The Village of Northfield

Updated 03/20/26 to change ordinance agenda item #4.

Notice: A regular meeting of the Village Board of the Village of Northfield is scheduled in the Boardroom at Village Hall, 361 Happ Road, Northfield, IL.

View the meeting live stream at www.youtube.com/@villageofnorthfield.

MEETING AGENDA
REGULAR MEETING OF THE BOARD OF TRUSTEES
VILLAGE OF NORTHFIELD

Tuesday, March 24, 2026, at 7:00 p.m.

I. Call to Order / Roll Call

II. Village President's Report

III. Public Comment

IV. Approval of Bills and Disbursements – February 2026

V. Omnibus Vote – Consent Items

1. Approval of Minutes – February 24, 2026
2. Approval of a Proposal from Gewalt Hamilton for Professional Engineering GIS Services in the Amount of $31,500
3. Consent to Reappoint Jennifer Sucher to the Plan and Zoning Commission for the Term August 2025 – August 2029 and Appoint to Ashley Gaines to the Plan and Zoning Commission for the Term March 2026 – March 2030

VI. Individual Vote – Action Items

4. Adoption of an Ordinance Amending Chapter 14 of the Village Code Concerning Nuisances
5. Conduct a Public Hearing Regarding the Proposed Fiscal Year 2026/2027 Budget
6. Adoption of an Ordinance Amending Appendix D, Article I, of the Village Code as it relates to Water/Sewer Fees
7. Adoption of an Ordinance Establishing the Fiscal Year 2026/2027 Village Budget
8. Adoption of an Ordinance Approving an Amendment to the Planned Unit Development and Relief from the Village Code at 700-770 Frontage Road
9. Adoption of an Ordinance Granting Approval of a Special Use and Relief from the Zoning Ordinance Standards to Build a Two-Story Medical Office Building at 790 Frontage Road

VII. Trustee Liaison Reports (as needed)

VIII. Departmental Reports

Community Development
Finance
Public Works
Village Manager
Fire-Rescue
Police
Village Attorney

IV. Adjourn

The Village of Northfield 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 and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village Manager's office at 847/446-9200 or 847/446-7131 (TDD) at least one week prior to the meeting, if possible, to allow the Village of Northfield to make reasonable accommodations for those persons.

The Village of Northfield
Board of Trustees Meeting

Agenda Item No: IV.

Meeting Date: March 24, 2026

Staff Contact: Kathleen Morley, Finance

Discussion Only: ☐
Consider for Approval: ☒

Subject: Approval of Bills and Disbursements – February 2026

Summary: The Village Board reviews the Bills and Disbursements for approval at the Village Board meetings.

Background Information: The following Bills and Disbursements for the period February 1, 2026, through February 28, 2026, are recommended by the Finance Director and Village Manager for approval:

- Check Register List (attached) and Payroll totaling $1,946,741.37
  - Check Register February 2026 $1,345,727.16
  - Employee Payroll February 6, 2026, $ 305,044.75
  - Employee Payroll February 20, 2026, $ 295,969.46

  Payroll Expenses don't appear on the check register printout but are ratified with the Bills and Disbursements.

- Check & EFT Numbering February 2026 (329 disbursements)
  - Last check number approved: 34209
    - Start/End Checks – 34210 through 34413
  - Last ACH approved: 299(A)
    - Start/End ACH's in February 2026: 300(A)- 443(A)
  - Last EFT approved: 332 (E)
    - Start/End EFT's in February 2026: none

    (A) = ACH, (E) = EFT

- Voided Checks and Cause – (5 Void)
  - 34210-34212, 34214 – printing error.
  - 34217 – wrong vendor.

CHECK REGISTER FOR VILLAGE OF NORTHFIELD

CHECK DATE 02/01/2026 - 02/28/2026

Check Date	Check	Vendor Name	Description	Amount
Bank CONCK CONSOLIDATED CHECKING (NORTHVIEW BANK)				
02/02/2026	300(A)	AIR ONE EQUIPMENT, INC	REPLACEMENT SENSOR & CALIBRATION GAS	502.00
02/02/2026	301(A)	AMAZON CAPITAL SERVICES, INC	HOT HANDS PACKS	74.90
02/02/2026	302(A)	CINTAS CORPORATION NO. 2	FIRST AID CABINET - JAN 2026	29.72
			FIRST AID SUPPLIES 1800 WINNETKA	396.48
				426.20
02/02/2026	303(A)	CORE & MAIN LP	GEL CAPS	33.79
02/02/2026	304(A)	FAST SIGNS	2/2/26 PLAN AND ZONING COMMISSION & 2/4	183.16
02/02/2026	305(A)	GALL'S LLC	DUTY GEAR - DELICHTE	47.47
02/02/2026	306(A)	GARVEY'S OFFICE PRODUCTS	HOLE PUNCH & STAPLER	34.49
			PAPER PRODUCTS 1800 WINNETKA	121.50
				155.99
02/02/2026	307(A)	GARVEY'S OFFICE PRODUCTS	OFFICE SUPPLIES DESK PROTECTOR	83.84
02/02/2026	308(A)	GARVEY'S OFFICE PRODUCTS	PAPER SUPPLIES FOR 1800 WINNETKA	418.74
02/02/2026	309(A)	GRAINGER	REPAIR PARTS 1515/1516 / FD OFFICE BASE	867.18
02/02/2026	310(A)	IMAGETEC L.P.	COPIER 1800 WINNETKA	458.49
02/02/2026	311(A)	J G UNIFORMS, INC	SGT CHEVRONS - ANIOLOWSKI	10.00
			UNIFORM PANTS - MAROTTA	105.40
			OC POUCH - DELICHTE	27.50
			WHITE GLOVES/MOURNING BANDS	114.00
				256.90
02/02/2026	312(A)	LECHNER & SONS	PW WEEKLY UNIFORM RENTAL	53.88
02/02/2026	313(A)	MOTOROLA SOLUTIONS INC-STARCO	STARCOM MONTHLY USAGE CHARGE	305.00
02/02/2026	314(A)	POMP'S TIRE	SQUAD 3# REPLACEMENT TIRE	132.50
02/02/2026	315(A)	SAFEBUILT ILLINOIS, LLC	CODE ENFORCEMENT - 5/20/25 - 1875 WILLO	210.00
			CODE ENFORCEMENT - JUNE 2025 - 228 FRON	122.50
			JANUARY 2025 - INSPECTIONS AND PLUMBING	1,610.00
			AUGUST 2025 - CODE ENFORCEMENT	315.00
				2,257.50
02/02/2026	316(A)	SCHINDLER ELEVATOR CORP.	ELEVATOR PREVENTATIVE MAINTENANCE	292.26
02/02/2026	317(A)	STANDARD EQUIPMENT COMPANY	# 1620 REPAIR PART	1,024.15
02/02/2026	318(A)	THOMPSON ELEVATOR INSPECTION	ELEVATOR INSPECTION - 1050 ARBOR LANE	100.00
02/09/2026	333(A)	AVALON PETROLEUM COMPANY	GAS FOR VILLAGE VEHICLES	3,912.30
02/09/2026	334(A)	HMO ILLINOIS	Remittance Check	34,757.77
02/09/2026	335(A)	AMAZON CAPITAL SERVICES, INC	CHAIR DOLLY - VILLAGE HALL	159.98
02/09/2026	336(A)	SCHINDLER ELEVATOR CORP.	ELEVATOR PREVENTATIVE MAINTENANCE	292.26
02/09/2026	337(A)	CLIENTFIRST CONSULTING GRP LL	SERVER OS UPGRADES - DEC	37.50
			EMAIL PURGE - DEC	360.00
			CYBERSECURITY	5,943.75
			COMPUTER EQUIPMENT REPLACEMENT - DEC	4,650.00
			IT SUPPORT - DEC	6,571.25
				17,562.50

Check Date	Check	Vendor Name	Description	Amount
Bank CONCK CONSOLIDATED CHECKING (NORTHVIEW BANK)				
02/09/2026	338(A)	GARVEY'S OFFICE PRODUCTS	COPY PAPER/FILE FOLDERS	77.99
			SPONGES, FOIL, SCRUBBERS, DISHWASHER PO	157.95
			BERKOWSKY CALCULATOR	21.89
				257.83
02/09/2026	339(A)	AMAZON CAPITAL SERVICES, INC	HUB PULLER	41.39
02/09/2026	340(A)	SHERMAN MECHANICAL INC	360 HAPP RD POST OFFICE HVAC REPAIR	512.16
02/09/2026	341(A)	IDLEWOOD ELECTRIC SUPPLY INC	360 HAPP RD REPAIR PARTS	40.30
02/09/2026	342(A)	LECHNER & SONS	PW WEEKLY UNIFORM RENTAL	53.88
02/09/2026	343(A)	LAUTERBACH & AMEN, LLP	ACCOUNTING SERVICES - JANUARY 2026	15,077.00
02/09/2026	344(A)	J G UNIFORMS, INC	INITIAL UNIFORM ORDER - MCGARRY	1,325.30
			SHOES - DELICHTE	76.00
			SHOES - GILMOUR	76.00
			TIE & TIE BAR - GILMOUR	11.00
			TIE & TIE BAR - INSLEY	11.00
			BATON - MCGARRY	177.00
				1,676.30
02/09/2026	345(A)	PEERLESS NETWORK, INC.	MONTHLY SERVISE CHARGE FOR FEB 2026	2,328.19
02/09/2026	346(A)	AMERICAN PRINTING TECHNOLOGIE	WEBSITE DATABSE HOSTING FEB 2026	165.00
02/09/2026	347(A)	GARVEY'S OFFICE PRODUCTS	LASER LABELS AND COPY PAPER ADMIN	154.06
			STORAGE BOXES ADMIN	35.99
			OFFICE SUPPLIES/LEGAL FILE POCKETS	6.99
				197.04
02/09/2026	348(A)	ICON ENTERPRISES INC	WEBSITE RENEWAL	1,190.83
02/16/2026	349(A)	CLIENTFIRST CONSULTING GRP LL	LOG CONSOLIDATION & MANAGEMENT - NOV	1,017.50
02/16/2026	350(A)	AXON ENTERPRISE INC	TASERS - 2026 LEASE PAYMENT	10,524.95
02/16/2026	351(A)	GARVEY'S OFFICE PRODUCTS	OFFICE SUPPLIES LEGAL POCKETS	49.73
02/16/2026	352(A)	MOTOROLA SOLUTIONS INC-STARCO	STARCOM - FEB 2026	1,535.00
02/16/2026	353(A)	ALLIED UNIVERSAL	FIRE ALARM DOOR OVERIDE - PD BASEMENT	2,143.43
02/16/2026	354(A)	MOTOROLA SOLUTIONS INC-STARCO	STARCOM MONTHLY USAGE CHARGE FEBRUARY	305.00
02/16/2026	355(A)	AMAZON CAPITAL SERVICES, INC	COMMUNICATION EQUIPMENT FOR TRAINING/ME	79.47
			COMMUNICATION EQUIPMENT FOR TRAINING/ME	152.40
				231.87
02/16/2026	356(A)	MEADE ELECTRIC COMPANY	TRAFFIC SIGNAL MAINT. LAGOON/ WILLOW	230.45
02/16/2026	357(A)	UNIFIRST CORPORATION	FLOOR MATS 1800 WINNETKA	139.22
02/16/2026	358(A)	GARVEY'S OFFICE PRODUCTS	GENUINE JOE STANDARD FOIL FR/PW	74.29
			GENUINE JOE STANDARD FOIL FR/PW	74.29
				148.58
02/16/2026	359(A)	AEREX PEST CONTROL	V/H & P/D PEST CONTROL - FEBRUARY 2026	144.00

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CHECK DATE 02/01/2026 - 02/28/2026

Check Date	Check	Vendor Name	Description	Amount
Bank CONCK CONSOLIDATED CHECKING (NORTHVIEW BANK)				
02/16/2026	360(A)	IDLEWOOD ELECTRIC SUPPLY INC	FD SHORELINE PLUG ENDS	97.26
			VH BULBS	45.69
				142.95
02/16/2026	361(A)	AMAZON CAPITAL SERVICES, INC	CABLES AND CONFERENCE PHONE BATTERY	79.36
02/16/2026	362(A)	MC SQUARED ENERGY SERVICES LL	ELEC SVC S WILLOW RD 14 M W SUNSET 12/1	638.19
			ELEC SVC 0 SW SUFFORK RD 12/18/25-1/21/	12.32
			ELEC SVC 1900 FRONTAGE RD 12/18/25-1/21	2.02
			ELEC SVC 317 WAUKEGAN ST 12/18/25-1/21/	29.28
			ELEC SVC 0 E S HAPP RD 12/18/25-1/21/26	78.65
				760.46
02/16/2026	363(A)	AMERICAN PRINTING TECHNOLOGIE	JAN 2026 WATER BILLING SERVICE	550.00
			POSTAGE IN ADVANCE WATER BILLS	2,000.00
				2,550.00
02/16/2026	364(A)	THOMPSON ELEVATOR INSPECTION	ELEVATOR INSPECTION - 400 CENTRAL AVENU	100.00
			ANNUAL ELEVATOR INSPECTIONS	301.00
			ELEVATOR INSPECTIONS - 7030 AND 7050 AR	200.00
				601.00
02/16/2026	365(A)	CONWAY SHIELD	NEW BUNKER BOOTS FIRE	373.00
02/16/2026	366(A)	GARVEY'S OFFICE PRODUCTS	PRINTING PAPER ADMIN	50.92
02/23/2026	367(A)	GEWALT HAMILTON ASSOC. INC.	ENGINEERING FOR DEC 2025	28,611.06
02/23/2026	368(A)	AVALON PETROLEUM COMPANY	GAS FOR VILLAGE VEHICLES	4,127.65
02/23/2026	369(A)	MC SQUARED ENERGY SERVICES LL	ELEC SRV 361 HAPP RD 12/18/2025-01/21/2	3,316.02
02/23/2026	370(A)	BS&A	CREDIT CARD FEES JANUARY 2026	2,733.06
02/23/2026	371(A)	THOMSON REUTERS WEST	THOMPSON REUTERS - JAN 2026	115.71
02/23/2026	372(A)	AMAZON CAPITAL SERVICES, INC	WATER MAIN SCRAPER	198.73
			WEBCAM WITH MICROPHONE FOR COMMUNITY DE	18.99
				217.72
02/23/2026	373(A)	J G UNIFORMS, INC	INITIAL UNIFORM ISSUE - MCGARRY	412.15
02/23/2026	374(A)	ENVIROSAFE PEST MANAGEMENT IN	1569 HARDING ROAD - RODENT CONTROL	785.00
			1569 HARDING ROAD - RODENT CONTROL - FI	325.00
				1,110.00
02/23/2026	375(A)	CONWAY SHIELD	NEW HELMET PASSPORT FOR ENGINE 29	136.50
02/23/2026	376(A)	THOMPSON ELEVATOR INSPECTION	ANNUAL ELEVATOR INSPECTIONS	344.00
02/23/2026	377(A)	AMAZON CAPITAL SERVICES, INC	VACUUM FILTERS	36.98
			SEWER REPAIR PARTS	242.84
			TOOL HOLDER FOR BUCKET TRUCK PW	118.86
				398.68

CHECK REGISTER FOR VILLAGE OF NORTHFIELD

CHECK DATE 02/01/2026 - 02/28/2026

Check Date	Check	Vendor Name	Description	Amount
Bank CONCK CONSOLIDATED CHECKING (NORTHVIEW BANK)				
02/23/2026	378(A)	FAST SIGNS	HAPP ROAD SURVEY SIGNS	204.48
02/23/2026	379(A)	AIR ONE EQUIPMENT, INC	FIREFIGHTER GLOVES	180.00
02/23/2026	380(A)	LECHNER & SONS	PW WEEKLY UNIFORM RENTAL	53.88
02/23/2026	381(A)	AEREX PEST CONTROL	LIBRARY PEST CONTROL	60.00
			POST OFFICE PEST CONTROL	60.00
				120.00
02/23/2026	382(A)	MC SQUARED ENERGY SERVICES LL	ELEC SVC 0 SW HIBBARD RD 12/31/2025-1/3	33.49
02/23/2026	383(A)	AMAZON CAPITAL SERVICES, INC	REPLACEMENT LIGHT BULBS	53.34
02/23/2026	384(A)	AMERICAN PRINTING TECHNOLOGIE	PRINT 2026 WATER & SEWER BILL ENVELOPE	1,153.74
02/23/2026	385(A)	LECHNER & SONS	PW WEEKLY UNIFORM RENTAL	53.88
02/23/2026	386(A)	VULCAN MATERIALS COMPANY	STREET REPAIRS PW	844.19
02/23/2026	387(A)	POMP'S TIRE	PW LANDSCAPE TRAILER TIRES	421.72
			SQUAD #3 REPLACEMENT TIRE	132.50
				554.22
02/23/2026	388(A)	AMAZON CAPITAL SERVICES, INC	LEAF BLOWER TIRE TUBES	9.49
			MEASURING TAPE/WHEELS FOR PW	142.77
			EMERGENCY EXIT SIGN - BASEMENT ELEVATOR	14.40
				166.66
02/23/2026	389(A)	THOMPSON ELEVATOR INSPECTION	ELEVATOR DEMOLITION PERMIT INSPECTION -	100.00
02/27/2026	390(E)	VILLAGE OF WINNETKA	WATER PURCHASE NORTHFIELD JAN 2025	31,177.88
			WATER PURCHASE VLTS SIDE WILLOW RD JAN	18,701.08
			WATER PURCHASE HIBBARD AND HL JAN 2026	10,203.16
				60,082.12
02/27/2026	391(E)	FEDERAL PAYROLL TAXES	Remittance Check	79,790.20
02/27/2026	392(E)	ILLINOIS DEPARTMENT OF REVENU	Remittance Check	13,094.76
02/27/2026	393(E)	WISCONSIN STATE TAX	Remittance Check	118.94
02/27/2026	394(E)	FEDERAL PAYROLL TAXES	Remittance Check	74,568.82
02/27/2026	395(E)	ILLINOIS DEPARTMENT OF REVENU	Remittance Check	12,598.38
02/27/2026	396(E)	WISCONSIN STATE TAX	Remittance Check	124.31
02/27/2026	397(E)	FIRST NATIONAL BANK OF OMAHA	STAFF LUNCH	102.03
			NAMEPLATE	11.98
				114.01
02/27/2026	398(E)	FIRST NATIONAL BANK OF OMAHA	DIVE TEAM EQUIPMENT	567.00
			NIPSTA CLASS	1,075.23
			BOOKS FOR CLASS	668.82
			OFFICE SUPPLIES	55.43
				2,366.48

Check Date	Check	Vendor Name	Description	Amount
Bank CONCK CONSOLIDATED CHECKING (NORTHVIEW BANK)				
02/27/2026	399(E)	FIRST NATIONAL BANK OF OMAHA	ZOOM WEBINAR SUBSCRIPTION	31.98
			BUSINESS LUNCH - PATRICK BRENNAN & STEV	83.39
			FINANCIAL FORECAST FORUM - STEVE GUTIER	109.00
			STEVE GUTIERREZ MEMBERSHIP	50.00
				274.37
02/27/2026	400(E)	FIRST NATIONAL BANK OF OMAHA	INVESTIGATION/CI	87.46
			CHRISTMAS DINNER	214.99
				302.45
02/27/2026	401(E)	FIRST NATIONAL BANK OF OMAHA	COMPUTER DOCKING STATION	132.00
			LAPTOP OPENING TOOL	16.48
			BUILDING COMMISSIONER JOB POSTING	75.00
			CONTROLMAP SUBSCRIPTION DEC 2025	200.00
			BUILDING COMMISSIONER JOB POSTING	250.00
				673.48
02/27/2026	402(E)	FIRST NATIONAL BANK OF OMAHA	EXPRESS FLAT RATE ENVELOPE	33.40
			DOG ID TAGS	14.82
			KLEENEX	97.60
			APPT BOOK FOR R JOHNSON	24.62
			DOG ID TAGS	31.82
			SMALL PAPER PLATES	64.12
			LARGE PAPER PLATES	64.12
			MONTLY LEASE FOR POSTAGE MASCHINE DEC 2	308.46
			PRISONER MEALS DEC 2026	44.49
				683.45
02/27/2026	403(E)	FIRST NATIONAL BANK OF OMAHA	COMPUTER HARD DRIVE	136.60
02/27/2026	404(E)	FIRST NATIONAL BANK OF OMAHA	ANNUAL MFA SUBSCRIPTION DEC 2025	3,600.00
02/28/2026	405(A)	GEWALT HAMILTON ASSOC. INC.	ENGINEERING FOR JANUARY 2026	22,878.25
02/28/2026	406(A)	SAFEBUILT ILLINOIS, LLC	PLUMBING PLAN REVIEW AND INSPECTIONS -	2,966.05
02/28/2026	407(A)	EVERLAST BLACKTOP INC	W. FRONTAGE WATERMAIN CONSTRUCTION	32,683.70
			W. FRONTAGE WATERMAIN CONSTRUCTION	257,685.71
				290,369.41
02/28/2026	408(A)	WIGHT & COMPANY	LIBRARY DESIGN SVC. JAN 2026.	17,793.80
02/28/2026	409(A)	FOSTER & FOSTER CONSULTING AC	ACTUARY ANALYSIS - TIER II PENSION IMPA	3,500.00
02/28/2026	410(A)	AA SERVICE COMPANY	HVAC REPAIR 2323 WILLOW	616.55
02/28/2026	411(A)	AMAZON CAPITAL SERVICES, INC	KEYBOARD FOR PCR: PATIENT CARE REPORTS	19.99
02/28/2026	412(A)	J G UNIFORMS, INC	NEW PATCHES FOR FIRE UNIFORMS	540.00
02/28/2026	413(A)	THOMPSON ELEVATOR INSPECTION	ANNUAL ELEVATOR INSPECTION - 361 HAPP R	43.00
			ANNUAL ELEVATOR INSPECTIONS	688.00
				731.00

Check Date	Check	Vendor Name	Description	Amount
Bank CONCK CONSOLIDATED CHECKING (NORTHVIEW BANK)				
02/28/2026	414(A)	AMAZON CAPITAL SERVICES, INC	SAFETY VEST PW	21.59
			BRACKET FOR TOOL MOUNT	33.90
				55.49
02/28/2026	415(A)	AIR ONE EQUIPMENT, INC	ANNUAL PREVENTIVE MAINTENANCE SERVICE &	1,039.00
02/28/2026	416(A)	SCHINDLER ELEVATOR CORP.	VH/PD ELEVATOR INSPECTIONS	266.35
			PW/FD ELEVATOR INSPECTIONS	292.26
				558.61
02/28/2026	417(A)	CINTAS CORPORATION NO. 2	FIRST AID SUPPLIES FIRE/PW	402.68
02/28/2026	418(A)	J G UNIFORMS, INC	UNIFORM BOOTS FIRE	160.00
02/28/2026	419(A)	LECHNER & SONS	PW WEEKLY UNIFORM RENTAL	53.88
02/28/2026	420(A)	IDLEWOOD ELECTRIC SUPPLY INC	REPLACEMENT BULBS AND PARTS FOR PD LOCK	321.45
02/28/2026	421(A)	MOTOROLA SOLUTIONS INC-STARCO	PORTABLE RADIO BATTERIES	503.04
02/28/2026	422(A)	AMAZON CAPITAL SERVICES, INC	PW TRAILER REPLACEMENT BULB	9.89
02/28/2026	423(A)	CHICAGO PARTS & SOUND LLC	PW/PD FILTERS	413.63
02/28/2026	424(A)	CONTOUR LANDSCAPING	LANDSCAPE MAINTENANCE AGREEMENT JANUARY	598.00
			LANDSCAPE MAINTENANCE AGREEMENT FEBRUAR	598.00
				1,196.00
02/28/2026	425(A)	THE MULCH CENTER	SPOIL DUMPING FROM MAIN BREAK	420.00
			SPOIL DUMPING FROM MAIN BREAK	420.00
				840.00
02/28/2026	426(A)	CORE & MAIN LP	METER WIRE	1,550.00
			REPAIR SLEEVE	385.00
				1,935.00
02/28/2026	427(A)	MEADE ELECTRIC COMPANY	TRAFFIC SIGNAL/ MAINT. WILLOW & LAGOON	223.52
02/28/2026	428(A)	HMO ILLINOIS	Remittance Check	14,762.39
02/28/2026	429(A)	CORE & MAIN LP	6" VALVE REPLACEMENT PACKAGE	3,595.00
			8" VALVE REPLACEMENT PACKAGE	5,159.60
			10" VALVE REPLACEMENT PACKAGE	7,516.60
				16,271.20
02/28/2026	430(A)	SHERMAN MECHANICAL INC	VH/PD HVAC QUARTERLY MAINT. AGREEMENT	2,203.00
			LIBRARY/POST OFFICE HVAC QUARTERLY MAIN	1,470.00
				3,673.00
02/28/2026	431(A)	THOMPSON ELEVATOR INSPECTION	ANNUAL ELEVATOR INSPECTION - 1670 WILLO	43.00
02/28/2026	432(A)	GARVEY'S OFFICE PRODUCTS	TOILET PAPER, PAPER TOWELS & PLATES FOR	316.18

Check Date	Check	Vendor Name	Description	Amount	
Bank CONCK CONSOLIDATED CHECKING (NORTHVIEW BANK)					
02/28/2026	433(A)	DELL MARKETING L.P.	COMPUTER REPLACEMENT PROGRAM	3,561.33	
02/28/2026	434(A)	CINTAS CORPORATION NO. 2	FIRST AID CABINET - FEB 2026	23.61	
02/28/2026	435(A)	CONSTANGY, BROOKS, SMITH & PR	CYBER SECURITY	35.00	
02/28/2026	436(A)	AMAZON CAPITAL SERVICES, INC	LEAD DIY HOME SAMPLE KITS	79.90	
02/28/2026	437(A)	CLIENTFIRST CONSULTING GRP LL	EMAIL PURGE - JAN	120.00	
			CYBERSECURITY	225.00	
			COMPUTER EQUIPMENT REPLACEMENT - JAN	1,462.50	
				1,807.50	
02/28/2026	438(A)	TRUE PROMOTIONS, INC.	BUSINESS CARDS MCGARRY	134.62	
02/28/2026	439(A)	JENNING'S CHEVROLET	#30 REPAIR PARTS	748.62	
02/28/2026	440(A)	AMAZON CAPITAL SERVICES, INC	REPLACEMENT SWITCHES	13.98	
02/28/2026	441(A)	GARVEY'S OFFICE PRODUCTS	TOILET PAPER FR/PW	123.90	
02/28/2026	442(A)	J.V. HENIK, INC	405 CENTRAL AVENUE - STRUCTURAL ENGINEE	2,300.00	
02/28/2026	443(A)	CONSTANGY, BROOKS, SMITH & PR	CYBER SECURITY	1,995.00	
02/04/2026	34210	SECRETARY OF STATE-Vehicle Sr	FIRE CHIEF SPECIAL PLATES	8.00	V
	Void Reason: PRINTED INCORRECTLY				
02/04/2026	34211	SECRETARY OF STATE-Vehicle Sr	DEPUTY FIRE CHIEF SPECIALTY PLATES	8.00	V
	Void Reason: PRINTED INCORRECTLY				
02/04/2026	34212	SECRETARY OF STATE-Vehicle Sr	FIRE CHIEF SPECIAL PLATES	8.00	V
	Void Reason: PRINTING ERROR				
02/04/2026	34213	COMMONWEALTH EDISON	ELEC SVC 1900 FRONTAGE RD WATER TOWER 1	11.39	
02/04/2026	34214	SECRETARY OF STATE-Vehicle Sr	DEPUTY FIRE CHIEF SPECIALTY PLATES	8.00	V
	Void Reason: PRINTING ERROR				
02/04/2026	34215	SECRETARY OF STATE-Vehicle Sr	FIRE CHIEF SPECIAL PLATES	8.00	
02/04/2026	34216	SECRETARY OF STATE-Vehicle Sr	DEPUTY FIRE CHIEF SPECIALTY PLATES	8.00	
02/09/2026	34217	ALEXANDER EQUIPMENT CO, INC	CHLORINE AT RESERVOIR	416.29	V
	Void Reason: WRONG VENDOR				
02/09/2026	34218	INTL ASSN of FIRE CHIEFS	MEMBERSHIP FIRE DUES	235.00	
02/09/2026	34219	THE J.P. COOKE COMPANY	DATE STAMP RECEIVED - COMMUNITY DEVELOP	105.10	
02/09/2026	34220	ICMA 457 PLAN	Remittance Check	10,972.11	
02/09/2026	34221	ILLINOIS MUNICIPAL RETIREMENT	Remittance Check	58,708.20	
02/09/2026	34222	NSEBC PPO INSURANCE	Remittance Check	57,187.00	
02/09/2026	34223	NSEBC DENTAL	Remittance Check	2,862.00	
02/09/2026	34224	NORTHFIELD POLICE PENSION FUN	Remittance Check	8,886.01	
02/09/2026	34225	ALADTEC INC	ANNUAL SUBSCRIPTION 2026 - 2027	4,448.20	
02/09/2026	34226	NORTHEASTERN IL PUBLIC SAFETY	NIPSTA MEMBERSHIP INVESTMENT 2026	3,633.00	
02/09/2026	34227	CASTILLO, MAITE	MEAL REIMBURSEMENT - CASTILLO	148.55	
02/09/2026	34228	INTL ASSC OF CHIEFS OF POLICE	2026 IACP MEMBERSHIP - HUTENSKY	220.00	
02/09/2026	34229	ENDEAVOR HEALTH	PRE-EMPLOYMENT MEDICAL - STROZIK	1,236.00	
02/09/2026	34230	VCNA PRAIRIE ILLINOIS INC	WATER MAIN RESTORATION	822.54	
			WATER MAIN RESTORATION	636.36	
				1,458.90	
02/09/2026	34231	LAKELAND ELEVATOR CORPORATION	VH/PD ELEVATOR REPAIR	470.00	
02/09/2026	34232	GENUINE PARTS COMPANY	#1620 PM SUPPLIES	278.84	
02/09/2026	34233	VILLAGE OF NORTHFIELD	WATER 1800 WINNETKA AVE PB/FD 01/31/202	312.78	

Check Date	Check	Vendor Name	Description	Amount
Bank CONCK CONSOLIDATED CHECKING (NORTHVIEW BANK)				
			WATER 361 HAPP RD 01/31/2026	132.33
			WATER 1785-1787 ORCHARD LN BASEMENT 01/	44.13
			WATER 1787 ORCHARD LN 01/31/2026	44.13
			WATER 360 HAPP RD PUBLIC MEETING RM 01/	44.13
			WATER 2323 WILLOW RD 01/31/2026	240.60
			WATER 2323 WILLOW RD 01/31/2026	44.13
				862.23
02/09/2026	34234	ENDEAVOR HEALTH	MMR VACCINE 2ND ROUND TRITTHARDT	109.00
02/09/2026	34235	911 TECH INC	COP FTO SOFTWARE - 2026	1,440.00
02/09/2026	34236	KOLLMORGEN & NATTA, PC	DR. NATTA - NOV 2025	1,047.02
02/09/2026	34237	RONALD M. SANDLER	VILLAGE PROSECUTOR - JAN 2026	720.00
02/09/2026	34238	AT&T MOBILITY	SRO CELL PHONE - JAN 2026	42.33
02/09/2026	34239	ACCURATE EMPLOYMENT SCREENING	NEW EMPLOYEE BACKGROUND CHECK	76.13
02/09/2026	34240	KOLLMORGEN & NATTA, PC	DR. NATTA - DEC 2025	831.60
02/09/2026	34241	CLESEN WHOLESALE	GARDEN CLUB HOLIDAY DECORATIONS	242.40
			GARDEN CLUB HOLIDAY DECORATIONS	879.05
				1,121.45
02/09/2026	34242	MPC COMMUNICATIONS & LIGHTING	FD #2901 SIREN/LIGHT CONTROLLER	1,175.00
02/09/2026	34243	FIRE GUYS ENTERPRISES INC	#28 REPLACEMENT FLOOR MATS	138.95
02/09/2026	34244	ENDEAVOR HEALTH	MEDICAL SCREENING - PERRI	78.00
02/09/2026	34245	WHOLESALE DIRECT, INC	2" AND 3" BALL DROP #1525	166.51
02/09/2026	34246	MICHAEL & WHITNEY DRAEGERT	#1610 SAFETY INSPECTION	53.00
02/09/2026	34247	AFTERMATH HOLDING CORPORATION	AIR QUALITY TESTING	995.00
02/09/2026	34248	ANGELA NEVAREZ	REIMB VEHICLE STICKER	50.00
02/09/2026	34249	CONWAY SHIELD	NEW HELMET SHIELDS	134.50
02/09/2026	34250	COMMONWEALTH EDISON	ELEC SVC O N WILLOW LITE W/CENTRAL 12/1	105.97
			ELEC SVC 361 HAPP RD 12/18/25-1/21//26	38.27
			ELEC SVC OE S HAPP RD IN FRONT OF 777 H	106.22
			ELEC SVC ON S WILLOW 1/4 MW SUNSET RIDG	438.48
			ELEC SVC O CENTRAL & OAK 12/18/25-1/21/	209.55
			ELEC SVC O SW SUFFORK & MIDDLEFORK 12/1	53.28
			ELEC SVC OS WILLOS LITE E HAPP 12/17/25	81.20
				1,032.97
02/09/2026	34251	NICOR GAS	NATURAL GAS 2323 WILLOW RD 12/22/25-01/	262.82
			NATURAL GAS 360 HAPP RD 12/22/25-1/21/2	503.43
				766.25
02/09/2026	34252	COMMONWEALTH EDISON	ELEC SVC SW HIBBARD & LONGMEADOW 12/31/	55.64
02/09/2026	34253	RICOH USA INC	COPIER MAINT FIN AND CD FEB 2026	138.82
02/09/2026	34254	HARRIS COMPUTER CORP	1099 FORMS AND ENVELOPES	378.40
02/11/2026	34255	MCMURRAY INC	COMPLETION BOND RFND 11 BRISTOL RD	10,000.00
02/11/2026	34256	INTERNATIONAL CYBERNETICS COM	ROAD REHABILITATION	7,800.00
02/11/2026	34257	ICMA (RHS)	Remittance Check	3,013.90
02/11/2026	34258	GASVODA & ASSOCIATES, INC	EMERGENCY PUMP REPAIR	6,296.00

CHECK REGISTER FOR VILLAGE OF NORTHFIELD

CHECK DATE 02/01/2026 - 02/28/2026

Check Date	Check	Vendor Name	Description	Amount
Bank CONCK CONSOLIDATED CHECKING (NORTHVIEW BANK)				
02/11/2026	34259	COMMONWEALTH EDISON	ELEC SVC MASETR ACC OLD WILLOW & WAUKEG	4,152.40
02/11/2026	34260	SCHROEDER ASPHALT SERVICES IN	2025 PAVEMENT PATCHING PROGRAM	57,714.23
02/11/2026	34261	BENISTAR/UA-6803	RETIREE INSURANCE JANUARY 2026	2,137.20
02/11/2026	34262	DELTA DENTAL VISION PPO	JANUARY VISION RETIREES 2026	71.29
02/11/2026	34263	NSEBC DENTAL	RETIREE DENTAL	105.00
02/11/2026	34264	DELTA DENTAL VISION PPO	RETIREES VISION FEBRUARY 2026	80.29
02/11/2026	34265	NSEBC PPO INSURANCE	RETIREE DECEMBER PPO 2025	9,960.22
02/11/2026	34266	GAINES, JAMES	ST/PKWY BOND PARTIAL RFND 342 INGRAM ST	1,500.00
02/11/2026	34267	ZENGELER CLEANERS	COMPLETION BOND & BUILDING ESC RFND 310	900.00
02/11/2026	34268	MPC COMMUNICATIONS & LIGHTING	SQUAD 2 UPFIT	8,047.95
02/11/2026	34269	PATINO, RACHEL	MEAL REIMBURSEMENT - PATINO	46.40
02/11/2026	34270	VILLAGE of ARLINGTON HEIGHTS	PSEBA INSURANCE PAYMENT - FEB	356.00
02/11/2026	34271	VERIZON WIRELESS OPERATIONS	CELLULAR SERVICE DEC 25 - JAN 26	741.23
			SCADA COMMUNICATIONS FR/PW	608.16
				1,349.39
02/11/2026	34272	AT&T MOBILITY	FIRSTNET MONTHLY CHARGES F/D CAD	264.60
02/11/2026	34273	JOHN W WEISS HARDWARE CO INC	FD/PW BUILDING MAINT. SUPPLIES	37.96
02/11/2026	34274	CONSTANGY, BROOKS, SMITH & PR	CYBER SECURITY	315.00
02/11/2026	34275	FEDERAL EXPRESS	FEDEX EXPRESS SHIPPING	18.85
02/11/2026	34276	CIVILTECH ENGINEERING, INC	SVT PHASE II ENGINEERING - JULY 2025 -	796.31
02/11/2026	34277	DAILY HERALD MEDIA GROUP	PLAN AND ZONING COMMISSION - 2/2/26 - N	51.30
02/11/2026	34278	CHICAGO TRIBUNE	ZONING BOARD OF APPEALS - 2-4-26 - NOTI	22.59
02/11/2026	34279	OPTIMAL IMAGING SUPPLIES, LLC	LASERJET PRITER CARTRIGES	423.00
			LASERJET PRINTER CARTRIGES	423.00
			LASERJET PRINTER CATRIGES	423.00
				1,269.00
02/11/2026	34280	NSEBC DENTAL	RETIREES DENTAL PPO	220.00
02/18/2026	34281	73 W CANTERBURY LLC	COMPLETION BOND RFND 73 CANTERBURY LN W	10,000.00
02/18/2026	34282	ED ENTERPRISES INC	COMPLETION BOND RFND 31 REGENT WOOD RD	2,500.00
02/18/2026	34283	KLAIRMONT INVESTMENTS LLC	COMPLETION BOND RFND 1845 OAK ST, SUITE	2,500.00
02/18/2026	34284	COMPASS MINERALS AMERICA INC	BULK SALT	6,885.38
			BULK SALT	7,171.95
				14,057.33
02/18/2026	34285	US DIGITAL DESIGNS INC	DIGITAL DISPATCH TONE OUT - SVC CONTRAC	8,382.00
02/18/2026	34286	ICMA (RHS)	Remittance Check	3,203.96
02/18/2026	34287	ANCEL GLINK, P.C.	LEGAL SERVICES - JANUARY 2026	10,541.50
02/18/2026	34288	STEVEN COLNITIS	COMPLETION BOND & TREE ESC RFND 575 SOM	11,000.00
02/18/2026	34289	ILLINOIS STATE POLICE	FINGERPRINTING FEE	35.00
02/18/2026	34290	GREENCORE FACILITY SERVICES L	FEBRUARY 2026 - VILLAGE HALL AND POLICE	1,760.00
02/18/2026	34291	COMCAST	ETHERNET SERVICE - JAN AND FEB	987.90
02/18/2026	34292	NORTHFIELD VILLAGE CENTER	CONDO ASSESSMENT 403 MAR 2026	311.96
02/18/2026	34293	NORTHFIELD VILLAGE CENTER	CONDO ASSESSMENT 303 MAR 2026	308.20
02/18/2026	34294	NORTHFIELD VILLAGE CENTER	CONDO ASSESSMENT 311 MAR 2026	355.18
02/18/2026	34295	NORTHFIELD VILLAGE CENTER	CONDO ASSESSMENT 211 MAR 2026	349.55
02/18/2026	34296	NORTHFIELD VILLAGE CENTER	CONDO ASSESSMENT 203 MAR 2026	300.69

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Check Date	Check	Vendor Name	Description	Amount
Bank CONCK CONSOLIDATED CHECKING (NORTHVIEW BANK)				
02/18/2026	34297	NORTHFIELD VILLAGE CENTER	CONDO ASSESSMENT 103 MAR 2026	295.05
02/18/2026	34298	COMCAST	VILLAGE HALL TELEVISION - FEBRUARY	6.93
02/18/2026	34299	SUNSET RIDGE COUNTRY CLUB	GRADING AND TREE PERMIT ESC RFND 2100 S	1,400.00
02/18/2026	34300	STEVEN MALINOWSKI	MEAL REIMBURSEMENT - MALINOWSKI	10.99
02/18/2026	34301	TOSHIBA BUSINESS SOLUTIONS	RECORDS COPIER MAINT CONTRACT 11/25-2/2	40.27
02/18/2026	34302	ICMA 401 A	Remittance Check	500.00
02/18/2026	34303	401 A PLAN 100435	Remittance Check	1,269.82
02/18/2026	34304	ICMA 457 PLAN	Remittance Check	11,479.65
02/18/2026	34305	DELTA DENTAL DHMO	Remittance Check	46.03
02/18/2026	34306	ILSDU/ILLINOIS STATE DISBURSE	Remittance Check	250.00
02/18/2026	34307	ILLINOIS MUNICIPAL RETIREMENT	Remittance Check	30,838.16
02/18/2026	34308	ROTH IRA	Remittance Check	1,595.17
02/18/2026	34309	ICMA LOAN REIMBURSEMENT	Remittance Check	1,109.75
02/18/2026	34310	NORTHFIELD POLICE PENSION FUN	Remittance Check	8,952.44
02/18/2026	34311	MEDICAL & CHILDCARE DEPOSITS	Remittance Check	1,754.18
02/18/2026	34312	GOCREDIT.ME	Remittance Check	150.44
02/18/2026	34313	THOMAS INSLEY	MEAL REIMBURSEMENT - INSLEY	25.45
02/18/2026	34314	WRAP TECHNOLOGIES	BOLAWRAP 150 BATTERY PACK	79.95
02/18/2026	34315	LeGRAND SERVICES	PLAN AND ZONING COMMISSION - 2-2-26 - A	274.00
02/25/2026	34316	ROBERT DOLD	REIMBURSMENT FOR LEAD SERVICES LINE REP	8,255.00
02/25/2026	34317	OTTO, ERIC	COMPLETION BOND RFND 1940 SUSNSET RIDGE	9,062.50
02/25/2026	34318	SANDRA WONG RONKOSKE	COMPLETION BOND RFND 283 BRISTOL ST	10,000.00
02/25/2026	34319	COMPASS MINERALS AMERICA INC	BULK SALT	10,419.65
02/25/2026	34320	GENUINE PARTS COMPANY	DEF #1620	90.84
02/25/2026	34321	HIGHLAND PARK FORD	SQUAD # 8 REPAIR AND PARTS	1,020.30
02/25/2026	34322	ROCHESTER MIDLAND CORP.	BATHROOM CHEMICAL CLEANING SERVICE 1800	1,199.64
02/25/2026	34323	INTL ASSN of FIRE CHIEFS	FIRE CHIEFS' MEMBERSHIP	340.00
02/25/2026	34324	WHOLESALE DIRECT, INC	E 29 R SCENE LIGHT BATTERY	296.61
02/25/2026	34325	MUNICIPAL FLEET MANAGERS ASSO	MUNICIPAL FLEET MANAGERS DUES	50.00
02/25/2026	34326	AETNA TRUCK PARTS, INC	PW VEH. SUPPLIES	296.50
02/25/2026	34327	JOHN W WEISS HARDWARE CO INC	FD WASHER SOAP/ METER BATTRIES	41.98
02/25/2026	34328	NORTH SUBURBAN EMPLOYERS	RETIREES JANUARY 2026 PPO	12,042.00
02/25/2026	34329	TODAY'S UNIFORMS, INC	FFIB CLOTHING FOR EMPLOYEES	10,078.40
02/25/2026	34330	IMAGETREND, INC	PRE PLAN PROGRAM DIGITAL FIRE/AMBO CALL	3,317.00
02/25/2026	34331	NICOR GAS	NATURAL GAS 360 HAPP RD 1/22/26-2/4/26	306.86
02/25/2026	34332	VILLAGE OF WINNETKA	QUARTERLY FIRE PROTECTION SERVICE	8,289.05
02/25/2026	34333	TRACEY SCHEPPACH	FINAL WATER BILL OVERPAYMENT REFUND	205.01
02/25/2026	34334	GENUINE PARTS COMPANY	#1555 REPAIR AND SERVICE PARTS	162.72
02/25/2026	34335	JCL GRAPHICS	E 29 GRAPHIX CHANGE	450.00
02/25/2026	34336	AT&T MOBILITY	AT&T MOBILITY - JAN 2026 BRENNAN	19.86
02/25/2026	34337	GROSSE POINTE TOWING INC	#30 TOWING	475.00
02/25/2026	34338	JCL GRAPHICS	E 29 R GRAPHIX	200.00
02/25/2026	34339	R.N.O.W., INC	#1516 HYD FITTINGS	391.89
02/25/2026	34340	MCCULLOUGH KUBOTA	ZERO TURN CUTTING BLADES	57.36
02/25/2026	34341	MICHAEL & WHITNEY DRAEGERT	#1525 SAFETY INSPECTION	35.00
02/25/2026	34342	FONTANA LEADERSHIP DEVELOPMEN	FIRE OFFICERS MEETING	1,000.00
02/25/2026	34343	WATERWAY GAS AND WASH COMPANY	PD CAR WASHES - JAN 2026	122.00
02/25/2026	34344	JOHN W WEISS HARDWARE CO INC	KICKDOWN DOOR HOLDS	9.59
02/25/2026	34345	PELOTON, INC	PELOTON SUBSCRIPTION RENEWAL FFIB	528.00
02/25/2026	34346	SMITHEREEN PEST MGMT SERVICES	TREAT FOR ROACHES	200.00
02/25/2026	34347	PBA, INC.	INVOICE MARCH 2026	400.00
02/25/2026	34348	SUNRISE TREE COMPANY INC	STUMP GRINDING- VARIOUS LOCATIONS	585.00

CHECK REGISTER FOR VILLAGE OF NORTHFIELD

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Check Date	Check	Vendor Name	Description	Amount
Bank CONCK CONSOLIDATED CHECKING (NORTHVIEW BANK)				
02/25/2026	34349	COMMONWEALTH EDISON	ELEC SVC MASTER ACCOUNT	2,305.22
02/25/2026	34350	COMMONWEALTH EDISON	ELEC SVC OE S HAPP IN FRONT OF 777 1/21	107.69
			ELEC SVC CENTRAL AVE & OAK ST 1/21/26-2	173.01
			ELEC SVC 361 HAPP RD 1/21/26-2/19/26	2,057.67
			ELEC SVC SW SUFFORK & MIDDLEFORK 1/21/2	49.30
			ELEC SVC ON S WILLOW SUNSET RIDGE 1/21/	478.03
			ELEC SVC OS WILLOW LITE E HAPP 1/20/26-	71.91
			ELEC SVC ON WILLOW LITE W CENTRAL 1/20-	88.85
				3,026.46
02/25/2026	34351	CUTLER WORKWEAR	WINTER WORK COATS FOR PW	554.37
02/25/2026	34352	ICMA 401 A	Remittance Check	500.00
02/25/2026	34353	401 A PLAN 100435	Remittance Check	3,330.01
02/25/2026	34354	ICMA 457 PLAN	Remittance Check	10,501.67
02/25/2026	34355	AFLAC	Remittance Check	578.00
02/25/2026	34356	ILSDU/ILLINOIS STATE DISBURSE	Remittance Check	250.00
02/25/2026	34357	ROTH IRA	Remittance Check	1,984.41
02/25/2026	34358	ICMA LOAN REIMBURSEMENT	Remittance Check	1,109.75
02/25/2026	34359	NORTHFIELD POLICE PENSION FUN	Remittance Check	8,877.12
02/25/2026	34360	ICMA (RHS)	Remittance Check	2,944.12
02/25/2026	34361	MEDICAL & CHILDCARE DEPOSITS	Remittance Check	1,754.18
02/25/2026	34362	GOCREDIT.ME	Remittance Check	150.44
02/25/2026	34363	DES PLAINES MATERIAL & SUPPLY	MANHOLE PRE-CAST FOR VALVE VAULT	1,000.00
02/25/2026	34364	DELTA DENTAL DHMO	Remittance Check	46.03
02/25/2026	34365	COMPASS MINERALS AMERICA INC	BULK SALT	1,715.06
02/25/2026	34366	JOSEPH P GUTEKANST	LIGHT/BALLAST REPLACEMENT	362.92
02/25/2026	34367	IL SECRETARY OF STATE POLICE	LICENSE PLATE RENEWAL - SQUAD 10	151.00
02/25/2026	34368	FOX VALLEY FIRE & SAFETY	WATER RES FIRE ALARM INSPECTION	240.00
02/25/2026	34369	MADISON NATIONAL LIFE	Remittance Check	581.12
02/25/2026	34370	NICOR GAS	NATURAL GAS 2323 WILLOW RD 1/22/26-2/23	309.10
			NATURAL GAS 360 HAPP RD 2/4/26-2/23/26	333.13
			NATURAL GAS 1800 WINNETKA 2/4/26-2/23/2	2,215.30
				2,857.53
02/25/2026	34371	COOK COUNTY CLERK	COOK COUNTY TRANSFER LIST SUBSCRIPTION	400.00
02/25/2026	34372	WINNETKA PARK DISTRICT	REFUND WATER METER RENTAL DEPOSIT	1,357.76
02/28/2026	34373	JOSEPH P GUTEKANST	FURNISH & INSTALL CIRCUIT WIRING FR/PW	622.74
			SPLIT SWITCH CIRCUIT WIRING FR/PW HALL	1,526.00
				2,148.74
02/28/2026	34374	BUCKEYE POWER SALES	VH/PD GEN SET REPAIR	783.00
02/28/2026	34375	AUTOMATIC FIRE CONTROLS, INC	PW/FR FULL FIRE ALARM INSPECTION	1,200.00
02/28/2026	34376	LAWSON PRODUCTS, INC.	E-29 NUTSERT REPAIR PART	40.02
02/28/2026	34377	MICHAEL & WHITNEY DRAEGERT	#1620 SAFETY INSPECTION	53.00
02/28/2026	34378	SUPERIOR	VILLAGE HALL CFOLD TOWELS	388.00
02/28/2026	34379	LAKELAND ELEVATOR CORPORATION	VH/PD & PW/FR ELEVATOR SERVICE	250.00
02/28/2026	34380	BURRIS EQUIPMENT CO.	#1535 REPLACEMENT BROOM	1,082.62

Check Date	Check	Vendor Name	Description	Amount
Bank CONCK CONSOLIDATED CHECKING (NORTHVIEW BANK)				
			ZERO TURN MOWER CUTTING BLADES	88.19
				1,170.81
02/28/2026	34381	ASAP PAVEMENT SERVICES	GRADING ESC RFND 937 HAPP RD	400.00
02/28/2026	34382	BREEZY HILL LANDSCAPING	GRADING ESC RFND 560 OAK TREE LANE	400.00
02/28/2026	34383	DAYLE MACK	GRADING ESC RFND 140 THACKERAY LN	88.62
02/28/2026	34384	DANIEL MILNES	TREE ESC RFND 2089 OLD WILLOW RD	1,000.00
02/28/2026	34385	JODIE HIVELEY	GRADING ECS RFND 560 OAK TREE LN	400.00
02/28/2026	34386	SOUKOULIS, PETER	COMPLETION BOND RFND 850 HAPP RD	1,000.00
02/28/2026	34387	KAPLAN PAVING	GRADING & TREE ECS RFND 300 STERLING LN	1,400.00
02/28/2026	34388	HIGHLAND PARK FORD	#4 REPAIR PARTS	240.24
02/28/2026	34389	SNAP-ON	PD/PW REPAIR TOOL	402.00
02/28/2026	34390	BREDEMANN FORD in GLENVIEW	A-29 SERVICE FILTERS	209.40
02/28/2026	34391	GENUINE PARTS COMPANY	#30 REPAIR PARTS	28.90
02/28/2026	34392	FOX VALLEY FIRE & SAFETY	FIRE ALARM DOOR OVERRIDE - PD BASEMENT	585.00
02/28/2026	34393	COOK COUNTY CLERK	RECORDING - EASEMENTS - 570 FRONTAGE RO	176.00
02/28/2026	34394	ROBBINS DIMONTE, LTD	TELEPHONE CONFERENCE - 1569 HARDING ROA	192.50
02/28/2026	34395	DAILY HERALD MEDIA GROUP	700-770 FRONTAGE ROAD & 790 FRONTAGE RO	110.70
02/28/2026	34396	DELTA DENTAL -VISION	Remittance Check	76.35
02/28/2026	34397	DELTA DENTAL VISION PPO	Remittance Check	407.34
02/28/2026	34398	CENTURY PRINT & GRAPHICS	BUSINESS CARDS - TED BLUMENTHAL	83.65
02/28/2026	34399	COMCAST	ETHERNET SERVICE - MAR	139.90
02/28/2026	34400	CUTLER WORKWEAR	WINTER COATS FOR PW	1,504.22
02/28/2026	34401	CRITICAL REACH, INC.	2026 APBNET ANNUAL SUPPORT FEE	375.00
02/28/2026	34402	RONALD M. SANDLER	VILLAGE PROSECUTOR - FEB 2026	720.00
02/28/2026	34403	CHANDLERTHINKS LLC	NORTHFIELD NEWSLETTER MAR/APR2026	375.00
02/28/2026	34404	METROPOLITAN FIRE CHIEFS ASSN	METRO FIRE CHIEFS' MEMBERSHIP A. BERKOW	50.00
			METRO FIRE CHIEFS' MEMBERSHIP T. BURKE	50.00
				100.00
02/28/2026	34405	SUBURBAN ACCENTS	100 YEAR ANNIVERSARY DECALS	485.00
02/28/2026	34406	AMERICAN WATER WORKS ASSN	AWWA MEMBERSHIP 2026	424.00
02/28/2026	34407	LOWE'S	MATERIALS FOR PW JOBS	343.56
02/28/2026	34408	VILLAGE OF NORTHFIELD	WATER 1800 WINNETKA AVE PB/FD 02/28/0	396.99
02/28/2026	34409	CLARK DIETZ	WAGNER / BOSWORTH RRFB ENGINEERING MAR	1,085.00
02/28/2026	34410	ALEXANDER CHEMICAL CORP	CHLORINE AT RESERVOIR	340.88
02/28/2026	34411	COMMONWEALTH EDISON	ELEC SVC SW HIBBARD & LONGMEADOW 1/30/2	64.14
02/28/2026	34412	JOHN W WEISS HARDWARE CO INC	CAR WASH SUPPLIES	127.07
02/28/2026	34413	VILLAGE OF NORTHFIELD	WATER 361 HAPP RD 02/28/2026	168.42
			WATER 1785-1787 ORCHARD LN BASEMENT 02/	44.13
			WATER 1787 ORCHARD LN 02/28/2026	44.13
			WATER 360 HAPP RD PUBLIC MEETING RM 02/	44.13
			WATER 2323 WILLOW RD 02/28/2026	144.36
			WATER 2323 WILLOW RD 02/28/2026	44.13
				489.30
CONCK TOTALS:				

CHECK REGISTER FOR VILLAGE OF NORTHFIELD

CHECK DATE 02/01/2026 - 02/28/2026

Check Date	Check	Vendor Name	Description	Amount
Bank CONCK CONSOLIDATED CHECKING (NORTHVIEW BANK)				
Total of 334 Checks:				1,346,175.45
Less 5 Void Checks:				448.29
Total of 329 Disbursements:				1,345,727.16

DRAFT MINUTES
OF THE
REGULAR BOARD MEETING OF THE BOARD OF TRUSTEES
OF THE VILLAGE OF NORTHFIELD
TUESDAY, February 24, 2026

As provided by public notice, the Village Board of the Village of Northfield met in the Boardroom of the Village Hall on Tuesday, February 24, 2026 for the Regular Board meeting. The meeting was called to order by President Tracey Mendrek at 7:03 PM.

CALL TO ORDER

The Deputy Village Clerk took the roll call.

PRESENT:	President	Tracey Mendrek
	Trustees	Charles Orth Tom Whittaker Todd Fowler Matt Galin Andrew Juedes Ed Elfmann
ABSENT:		None
ALSO PRESENT:		Village Manager Patrick Brennan Village Attorney Greg Jones Police Chief Mike Hutensky Community Development Director Steve Gutierrez Director of Administrative Services Melissa Jewett Deputy Clerk Holly Fabbri

EMPLOYEE RECOGNITION

President Mendrek commended Public Works employee Luke Albrecht, who was unable to attend the meeting, for receiving his Arborist Certification.

Police Chief Hutensky introduced the newest police officer, Michael McGarry.

VILLAGE PRESIDENT'S REPORT

Village President Mendrek said that about a year ago, it was announced that Mariano's would vacate the property at 1822 Willow Road. She mentioned that at that time, the owners had been working hard to secure a grocery store and were in serious talks with Sunset Foods. She noted that as of this week, the two parties had not been able to reach an agreement, and both sides had stepped away from the negotiations. She emphasized that the Village was disappointed

by this outcome, but after 8 months of a vacant storefront, the Board must turn its attention to a new solution for the location.

Village President Mendrek stated that the Village's 2040 Comprehensive Plan provides clear guidance on the residents' hopes for the Village Center, and the Board reaffirmed this direction during a recent workshop. Mendrek asked the Board to take a step forward to carefully manage the future of the Village by placing a temporary moratorium on any new office-related uses in the Village Center Zoning District. She explained that, pending approval of this resolution, the Board will direct the Plan and Zoning Commission to conduct a public hearing on the proposed temporary moratorium, allow time for a review of the Zoning Code, and then return the matter to the Village Board for final action. She noted that the Village has also engaged a consultant to conduct an eligibility study to determine whether any locations within the business district qualify as a redevelopment area, which could open the door to tax-increment financing. If the area is deemed eligible, this would provide the Village with a valuable tool to take a more proactive role in shaping local land use. She remarked that these two initiatives will follow a parallel path over the next 6-8 months, and by announcing them here this evening, would inform the development community of the Village's intent. She noted that Northfield has watched from the sidelines as many of its neighboring communities, including Northbrook, Glenview, Deerfield, and Highland Park, utilized similar redevelopment plans to enhance their downtown areas. She said she believes that it is Northfield's time to take decisive steps to strengthen its community.

Village President Mendrek stated that in staying true to the Village's Comprehensive Plan and residents' requests for a more vibrant Village Center, the Board will continue to seek innovative ways to advance economic development in the community. She thanked Patrick Brennan, Steve Gutierrez, and Amina Awad, for their hard work and dedication.

PUBLIC COMMENT

Resident Chaya Rubenstein stated she was speaking on behalf of the League of Women Voters Winnetka-Northfield-Kenilworth. She noted that early voting had started and recommended visiting their website at LWVWNK for recordings, voting news, candidate information, and upcoming events. She said they would be hosting a spring luncheon on April 30 from 11:00 AM to 1:00 PM at the North Shore Senior Center, Northfield, featuring Arne Duncan and Chicago CRED participants.

APPROVAL OF BILLS AND DISBURSEMENTS – January 2026

Trustee Orth made a motion, seconded by Trustee Fowler, to approve the bills and disbursements from January 1, 2026 through January 31, 2026.

President Mendrek opened the floor to questions and comments from the Trustees and there were none.

After opening the floor to comment from the public and hearing none, President Mendrek called for a roll call vote.

AYES: Orth, Whittaker, Fowler, Galin, Juedes, Elfmann

NAYS: None
ABSTAIN: None
ABSENT: None

The motion passed with six votes in favor, and none opposed.

OMNIBUS VOTE - CONSENT ITEMS

The Village President asked the Deputy Clerk to read the Consent Agenda items into the record. Those were reported as follows:

1. Approval of Minutes – January 27, 2026
2. Approval of a Resolution Authorizing the Release of Certain Executive Session Meeting Minutes and Authorizing Destruction of Certain Recordings of Executive Session Meetings
3. Adoption of an Ordinance Granting Approval for a Final Plat of Subdivision at 119-123 Happ Road

Trustee Fowler made a motion, seconded by Trustee Whittaker, to approve Consent Agenda items 1 through 3.

President Mendrek opened the floor to questions and comments from the Board.

After opening the floor to comment from the public and hearing none, President Mendrek called for a roll call vote.

AYES: Orth, Whittaker, Fowler, Galin, Juedes, Elfmann
NAYS: None
ABSTAIN: None
ABSENT: None

The motion passed with six votes in favor, and none opposed.

APPROVAL OF A RESOLUTION DIRECTING CONSIDERATION OF A TEMPORARY MORATORIUM ON NEW OFFICE USES IN THE VILLAGE CENTER ZONING DISTRICT

Trustee Orth made a motion, seconded by Trustee Juedes, to approve a resolution directing consideration of a temporary moratorium on new office uses in the Village Center Zoning District.

President Mendrek reiterated that Northfield's 2040 Comprehensive Plan provides guidance for the direction that the residents hope for the Village Center. She noted that the Board had met at an off-site meeting and discussed in detail the various zoning districts and what they wanted to see and not see. She said that while the Village has parameters for small office uses, nothing was in place to address larger office spaces. She stated that she, along with Village Manager Brennan and the legal counsel, believed it was appropriate to institute a temporary moratorium to allow the Plan and Zoning Commission adequate time to review the zoning code to ensure that it aligns with the vision and objectives contained in Comprehensive Plan.

President Mendrek opened the floor to questions and comments from the Trustees. It was recommended that the materials from the Board's spring review of the Comprehensive Plan were shared with the Plan and Zoning Commission.

After opening the floor to comment from the public and hearing none, President Mendrek called for a roll call vote.

AYES: Orth, Whittaker, Fowler, Galin, Juedes, Elfmann
NAYS: None
ABSTAIN: None
ABSENT: None

TRUSTEE LIAISON REPORTS

Trustee Elfmann said that the Happ Road Committee had met and noted there was considerable discussion surrounding the surveys. He noted the response rate was high, with about 900 responses to the residential survey and nearly 50 to the business survey. He stated that the Happ Road Committee would be giving a presentation at the March 24th Committee of the Whole meeting. He remarked that the Zoning Board of Appeals had approved both items that were presented. He thanked the Northfield Park District for hosting a wonderful Daddy Daughter dance event.

President Mendrek noted that the staff effort to increase the email database likely contributed to the higher survey response rate. She said she asked Cook County Commissioner Scott Britton, as well as all the Department Heads, to attend and hear the committee's comments and concerns.

Trustee Galin stated on February 9th, the Library, the Village, and the project architect met to discuss design concepts for the library. He believed it was a good meeting, an exciting project, and that initial concepts would be available in the next month or so. He commented that the Northwest Municipal Conference did not have a meeting due to a lack of quorum.

Trustee Orth stated that the Architectural Commission meeting for February was canceled. He said the next Northfield Park District meeting would be held on February 26th. He said the Centennial Committee would be meeting on February 27th. and recommended everyone to view the wonderful information on Centennial website. He remarked that the Committee was brainstorming additional ideas, such as a potential Centennial block party, and the Centennial Celebration on August 22nd. President Mendrek commented that they would soon be announcing their musical acts for the Centennial Celebration.

Trustee Juedes said that Sunset Ridge School has been busy preparing for the arrival of the new Superintendent, hosting facility tours in support of the proposed referendum, completing registration for the 8th graders who will be joining New Trier next year, and recently held its annual spelling bee. He said Sunset Ridge School was enhancing its creative arts curriculum across grades and analyzing data to improve its math placement policy. He remarked that at

New Trier, they are undertaking changes to design flexible student experiences that offer innovative ways to progress through high school beyond the standard protocol of classes as they continue to create a culture of belonging. He noted that on the preceding Friday, there had been an Institute Day and that the Board is increasing AP opportunities for sophomore students.

DEPARTMENTAL REPORTS

Police Chief Hutensky stated that the Board of Police Commissioners would meet the following day to interview candidates and hopefully make a conditional offer to fill the final vacancy.

President Mendrek stated that a Special Committee of the Whole meeting would be held on March 10th at 5:30 PM to discuss the proposed FY2026-2027 Budget.

ADJOURN

There being no further business or issues to come before the Board, Trustee Whittaker made a motion, seconded by Trustee Fowler, to adjourn the meeting. Upon a unanimous voice vote, President Mendrek declared the motion passed.

President Mendrek declared the meeting adjourned at 7:35 PM.

The Village of Northfield
Board of Trustees Meeting

Agenda Item No: 02

Discussion Only: ☐
Consider for Approval: ☒

Meeting Date: March 24, 2026

Staff Contact: Steve Gutierrez, Community Development

Subject: Approval of a Proposal from Gewalt Hamilton for Professional Engineering GIS Services in the Amount of $31,500.

Summary: Staff is seeking a renewal of our annual agreement with Gewalt Hamilton Associates (GHA) to provide GIS services to the Village at a fixed annual cost of $31,500.

Background Information: GHA has provided the Village with GIS services for many years. The GIS system is vital to day-to-day Community Development and Public Works operations. Over the years, GHA has evolved its GIS system to the point that they now offer cloud-based services, 3-D and topographic mapping, and many other power tools that allow Village staff to assess and analyze a myriad of issues. Attached is a proposal for the renewal of those services for the next twelve months. The proposal is in line with other GHA clients and lower than other alternatives.

Budgeted: Yes **Financial Impact:** The cost of the GIS services is built into the Engineering Services line item, which is trending in line with the budgeted amount.

Recommendation: Approval of the proposed annual agreement with GHA to provide GIS services to the Village at an annual cost of $31,500.00.

Attachment: GHA proposal.

GHA GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS

625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701
www.gha-engineers.com

March 2, 2026

Steve Gutierrez
Community Development Director
Village of Northfield
361 Happ Road
Northfield, IL 60093

Re: **Proposal for Professional Geospatial Services**
Northfield GIS Services FY 26 - 27
Northfield, Illinois
GHA Proposal No. 2026.G008

Dear Mr. Gutierrez:

Gewalt Hamilton Associates, Inc. (GHA) is pleased to submit this proposal for professional GIS services in support of the Village of Northfield. Building on a long-standing and successful partnership, we look forward to continuing our collaboration and advancing the Village's GIS program with modern, reliable, and scalable solutions.

GHA has an established history of delivering innovative GIS services to local governments and institutions throughout the region. Our experience includes successful partnerships with communities and organizations such as Barrington, Grayslake, Northwestern University, Oak Brook, Orland Park, Round Lake Beach, and Vernon Hills. This breadth of experience enables us to bring proven approaches, current technologies, and practical insight to the Village of Northfield.

Our team is committed to understanding the operational needs and priorities of each community we serve, ensuring that GIS solutions are not only technically sound but directly supportive of day-to-day decision-making. Through a strategic, collaborative approach, we are confident in our ability to deliver GIS services that meet your requirements and provide long-term value.

Please find attached our proposal to continue this work. If our proposal is acceptable, please sign and return one copy to our office.

Should you have any questions or if we can be of additional assistance, please feel free to call me at 847.821.6265 or email me at GNewton@GHA-Engineers.com. We look forward to continuing our work with you and the Village.

Sincerely,
Gewalt Hamilton Associates, Inc.

Gregory A. Newton, GISP
Director of Geospatial Services

GHA GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701
www.gha-engineers.com

Agreement for Professional Geospatial Services
Northfield GIS Services FY 26 - 27
Village of Northfield, Illinois
GHA Proposal No. 2026.G008

Village of Northfield, Illinois, 361 Happ Road, Northfield, IL 60093 and Gewalt Hamilton Associates, Inc. (GHA), 625 Forest Edge Drive, Vernon Hills, IL 60061, agree and contract as follows:

I. Project Understanding

The Village of Northfield is seeking ongoing GIS Services. GHA proposes to fulfill the role of Village GIS Consultant. Our team has performed successfully in both managing and guiding the tasks and processes needed to achieve the goals identified.

Our approach to serving the Village's GIS Program will take advantage of GHA's scalability of services. As a process-driven organization, we know the value of a controlled pace and believe that the Village will benefit significantly by choosing to contract with the GHA Team.

II. Scope of Services

Based on our understanding of the project, we propose the following professional services:

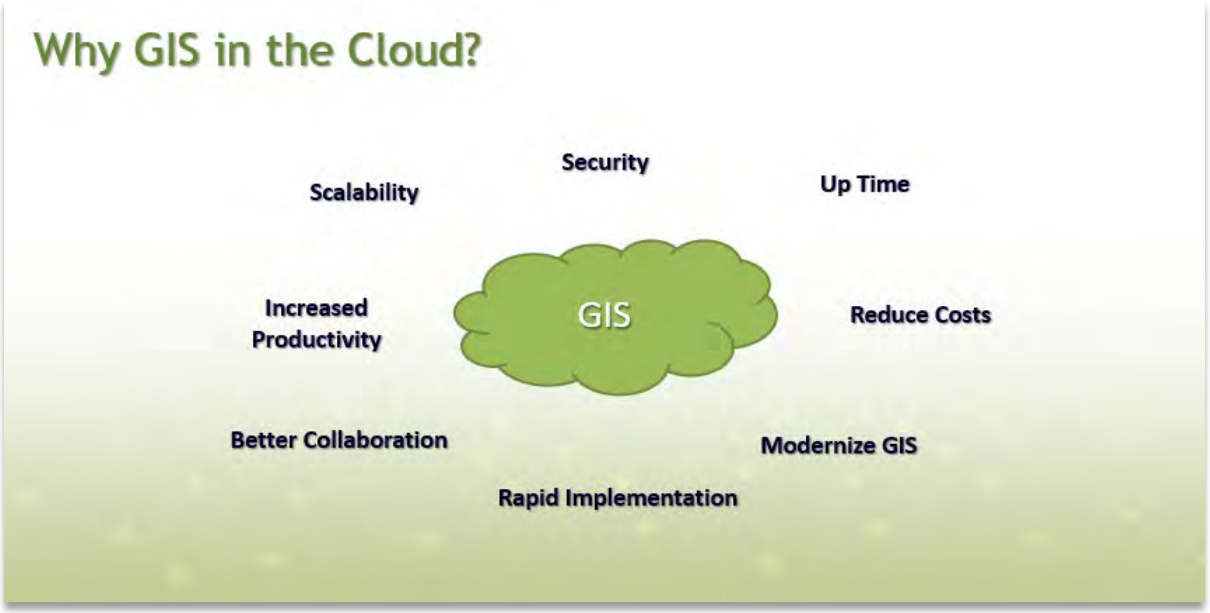
A. Proactive and Reactive GIS Services:

1. **Objective:** To provide continuous GIS support services with unlimited service requests, ensuring enhanced service without affecting the fixed monthly fee.
2. **Proactive Services:**
   - ✓ Ongoing monitoring and maintenance of GIS infrastructure.
   - ✓ Routine data quality assessments and updates.
   - ✓ Trend analysis and recommendations for system optimization.
3. **Reactive Services:**
   - ✓ Swift response to GIS-related issues and incidents.
   - ✓ Troubleshooting and resolution of GIS service disruptions.
   - ✓ Emergency support for critical GIS operations.
4. **Fixed Monthly Fee Inclusion**
   - ✓ The fixed monthly fee covers unlimited service requests for both proactive and reactive services, allowing for enhanced service without impacting the price.



B. GIS Data and Application Cloud Hosting

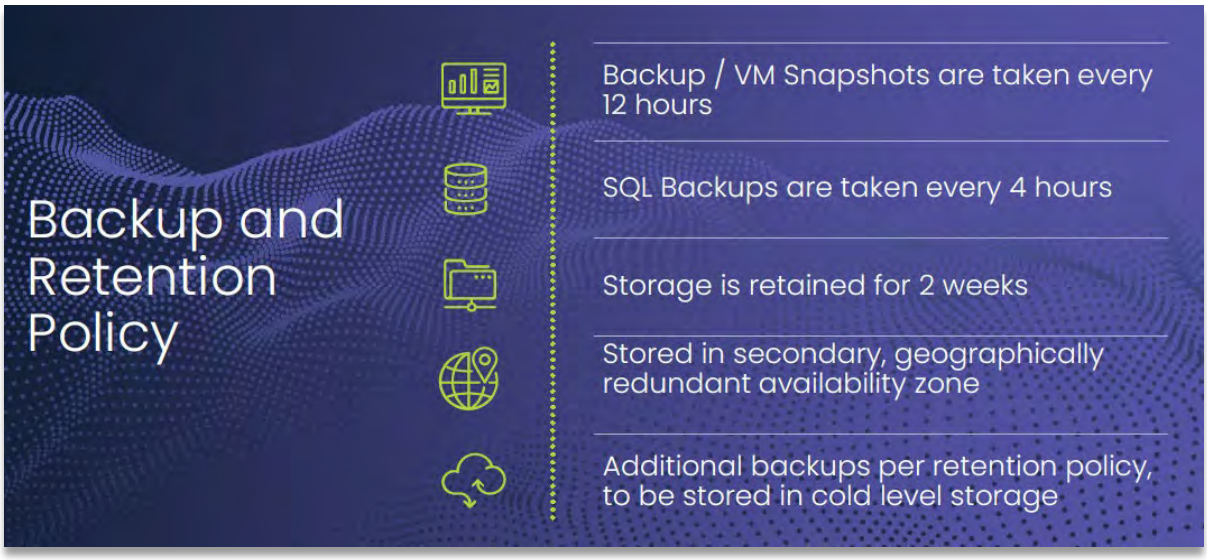
1. **Objective:** To maintain a robust cloud-based hosting environment for the Village's GIS data and applications. Organize existing Village data and migrate to and organized SQL database on GHA's cloud environment.



2. **Features:**
   - ✓ Deployment of GIS applications on AWS cloud servers tailored to the Village's needs.
   - ✓ Scalable infrastructure to accommodate the Village's growing data requirements.
   - ✓ Data redundancy and backup solutions every 4 hours for enhanced disaster recovery.

- ✓ Access to two (2) creator level licenses (value of $750/yr each) and unlimited viewer level licenses (value of $100/yr each) to edit and access secure GIS data and applications. Additional creator level licenses can be provided upon request.

3. **Security and Compliance:**
   - ✓ Implementation of robust security protocols, aligning with the Village's specific security requirements.
   - ✓ Compliance with industry-standard data protection regulations, taking into account the Village's data.



C. 3D-Enabled GIS Web Application

1. **Objective:** To maintain a dynamic web-based GIS application with advanced 3D visualization capabilities, customized for the Village.

2. **Features:**
   - ✓ Interactive 3D mapping environment with seamless navigation, designed to cater to the Village's needs.
   - ✓ Integration of diverse spatial datasets in 3D format, specific to the Village's data sources.
   - ✓ User-friendly querying and analysis tools with a focus on the Village's unique requirements.
   - ✓ Customizable 3D data layers for specialized applications relevant to the Village's use cases.

3. **Ongoing Maintenance:**
   - ✓ Regular updates, bug fixes, and performance enhancements tailored to the Village's operational needs.
   - ✓ Integration of additional 3D data sources as required by the Village.
   - ✓ Testing for cross-browser and device compatibility, considering the Village's technology landscape.

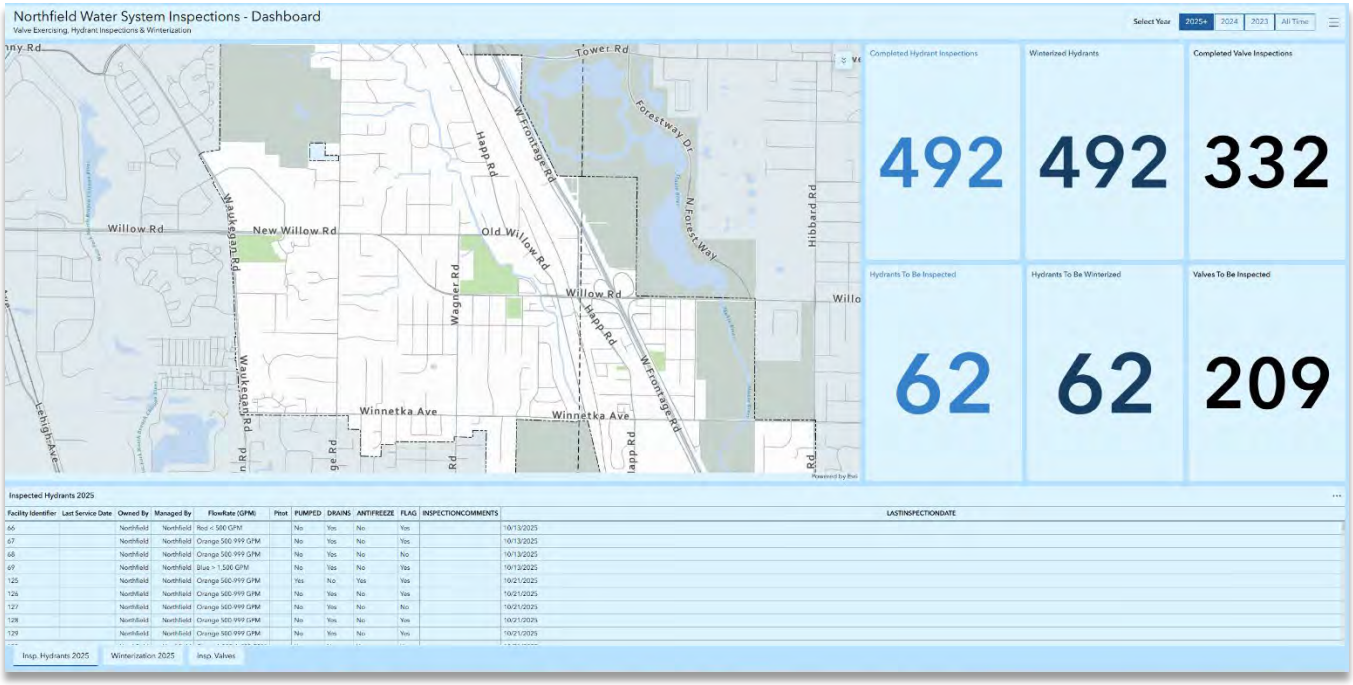


D. ESRI-Native Work Order System

1. **Objective:** To maintain a work order management system tightly integrated with the ESRI GIS platform, customized for the Village.

2. **Features:**
   - ✓ Work order creation, assignment, and tracking within the GIS environment, in alignment with the Village's workflows.
   - ✓ Spatial visualization of work order locations on the GIS map, tailored to the Village's specific needs.
   - ✓ Seamless integration with existing GIS data layers for context, considering the Village's data sources.
   - ✓ Reporting and analytics for work order performance evaluation, customized for the Village's requirements.
   - ✓ User authentication and role-based access control configured to the Village's specifications.

3. **Integration:**
   - ✓ Smooth integration with the existing ESRI GIS infrastructure, with attention to the Village's unique configurations.
   - ✓ Compatibility with ESRI ArcGIS tools and services, considering the Village's specific toolset.
   - ✓ Synchronization of data between GIS and Work Order System, with the Village's workflows in mind.



Services not Included

The following tasks are not included in our scope of services:

- **A.** *Investigation or physical location of underground utilities;*
- **B.** *Construction staking or any construction phase services;*
- **C.** *Review fees or utility locate fees.*

III. Project Schedule

The project's scope and pricing will be in effect from May 1st, 2026, to April 30th, 2027. We will work diligently with the Village to meet project milestones and deadlines, as reasonably identified by the Village.

IV. Key Personnel

Mr. Gregory A. Newton, GISP will serve as the Project Manager and be the primary contact for the duration of this project. Additional technical and professional staff will provide support as needed.

V. Compensation for Services

Based upon the scope of services noted above, GHA proposes a fixed monthly fee as follows:

Service	Monthly Fee Estimate
Proactive and Reactive GIS Services	$ 1,850.00
GIS Data and Application Cloud Hosting	$ 575.00
Maintain 3D-Enabled GIS Web Application	$ 100.00
Provide ESRI-Native Work Order System	$ 100.00
Total Estimated Monthly Fee	**$2,625.00**

Reimbursable expenses, including items such as photos, postage, mileage, messenger services, printing, etc., will be billed directly to the Client without markup.

For any additional services beyond those outlined in Section II: Scope of Services, the Client shall pay GHA in accordance with the attached GHA Hourly Rates.

Invoices will be submitted on a monthly basis, and will detail services performed. Statements of GHA charges made against a project are submitted to Clients on a monthly basis. This permits the Client to review the status of the work in progress and the charges incurred.

VI. General Conditions

The delineated services provided by Gewalt Hamilton Associates, Inc., (GHA) under this Agreement will be performed as reasonably required in accordance with the generally accepted standards for civil engineering and surveying services as reflected in the contract for this project at the time when and the place where the services are performed.

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or GHA. GHA's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against GHA because of this Agreement or the performance or nonperformance of services hereunder. In no event shall GHA be liable for any loss of profit or any consequential damages.

GHA shall not have control of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for job site safety measures. Such control is the sole responsibility of the Client's contractor.

The Client and GHA agree that all disputes between them arising out of or relating to this Agreement or the Project shall be submitted to nonbinding mediation in Chicago, Illinois unless the parties mutually agree otherwise.

This Agreement, including all subparts and Attachment A, which is attached hereto and incorporated herein as the General Provisions of this Agreement, constitutes the entire integrated agreement between the parties which may not be modified without all parties consenting thereto in writing.

By signing below, you indicate your acceptance of this Agreement in its entirety.

Gewalt Hamilton Associates, Inc.	Village of Northfield, Illinois
Gregory A. Newton, GISP	Steve Gutierrez
Director of Geospatial Services	Community Development Director
Date: 03/02/2026	Date:

Enc.: Attachment A
GHA Hourly Rates

ATTACHMENT A TO GEWALT HAMILTON ASSOCIATES, INC.
PROFESSIONAL SERVICES AGREEMENT

1. Standard of Care. The services provided by Gewalt Hamilton Associates, Inc., (GHA) under this Agreement will be reasonably performed consistent with the generally accepted standard of care for the Scope of Basic Services called for herein at the time when and the place where the services are provided. GHA will use reasonable care to comply with applicable codes and laws in effect at the time its services are provided.

2. Duration of Proposal. The terms of this Agreement are subject to renegotiation if not accepted within 60 calendar days of the date indicated on this Agreement. Requests for extension beyond 60 calendar days shall be made in writing prior to the expiration date. The fees and terms of this Agreement shall remain in full force and effect for one year from the date of acceptance of this Agreement, and shall be subject to revision at that time, or any time thereafter if GHA gives written notice to the other party at least 60 calendar days prior to the requested date of revision. In the event that the parties fail to agree on the new rates or other revisions, either party may terminate this Agreement as provided for herein.

3. Client Information. Client shall provide GHA will all project criteria and full information for its Scope of Basic Services. GHA may rely, without liability, on the accuracy and completeness of the information Client provides, including that of its other consultants, contractors and subcontractors, without independently verifying that information.

4. Payment. Payments are due within 30 calendar days after a statement is rendered. Statements not paid within 60 calendar days of the end of the calendar month when the statement is rendered will bear interest at the rate of one percent (1.0%) per month until paid. The provision for the payment of interest shall not be construed as authorization to pay late. Failure of the Client to make payments when due shall, in GHA's sole discretion, be cause for suspension of services without breach or termination of this agreement. Upon notification by GHA of suspension of services, Client shall pay in full all outstanding invoices within 7 calendar days. Client's failure to make such payment to GHA shall constitute a material breach of the Agreement and shall be cause for termination by GHA. GHA shall be entitled to reimbursement of all costs actually incurred by GHA in collecting overdue accounts under this Agreement, including, without limitations, attorney's fees and costs. GHA shall have no liability for any claims or damages arising from either suspension or termination of this Agreement due to Client's breach The Client's obligation to pay for GHA's services is in no way dependent upon the Client's ability to obtain financing, rezoning, payment from a third party, approval of governmental or regulatory agencies or the Client's completion of the project.

5. Instruments of Service. The Client acknowledges GHA's plans and specifications, including field data, notes, calculations, and all documents or electronic data, are instruments of service. GHA shall retain ownership rights over all original documents and instruments of service. All instruments of service provided by GHA shall be reviewed by Client within 10 calendar days of receipt. Any deficiencies, errors, or omissions the Client discovers during this period will be reported to GHA and will be corrected as part of GHA's Basic Services. Failure to provide such notice shall constitute a waiver. The Client shall not reuse or make, or permit to be made, any modifications to the instruments of service without the prior written authorization of GHA. The Client waives all claims against GHA arising from any reuse or modification of the instruments of service not authorized by GHA. The Client agrees, to the fullest extent permitted by law, to defend and indemnify and hold GHA harmless from any liability, damage, or cost, including attorneys' fees, arising from the unauthorized reuse or modification of the instruments of service by any person or entity. The parties agree that if elements of the Scope of Basic Services identified in this Agreement are reduced and/or eliminated by Client, then Client waives, releases and holds GHA harmless from all claims and damages arising from those reduced and/or eliminated services. If GHA's Scope of Basic Services does not include construction administration phase services, Client assumes responsibility for interpretation of the instruments of service and construction observation, and waives all claims against GHA for any act, omission or event connected thereto. Unless included in GHA's Scope of Basic Services, GHA shall not be liable for coordination with of the services of Client's other design professionals.

6. Electronic Files. The Client acknowledges that differences may exist between the electronic files delivered and the printed instruments of service. In the event of a conflict between the signed / sealed printed instruments of service prepared by GHA and the electronic files, the signed / sealed instruments of service shall control. GHA's electronic files shall be prepared in the current software GHA uses and will follow GHA's standard formatting unless the Scope of Basic Services requires otherwise. Client accepts that GHA makes no warranty that its software will be compatible with other systems or software.

7. Applicable Codes. The Client acknowledges that applicable laws, codes and regulations may be subject to various, and possibly contradictory, interpretations. Client accepts that GHA does not warrant or guarantee that the Client's project will comply with interpretations of applicable laws, codes, and regulations as they may be interpreted to the project. Client agrees that GHA shall not be responsible for added project costs, delay damages, or schedule changes arising from unreasonable or unexpected interpretations of the laws, codes, or regulations applied to the project, nor for changes required by the permitting authorities due to changes in the law that became effective after completion of GHA's instruments of service. Client shall compensate GHA for additional fees required to revise the instruments of service to comply with such interpretations. Client shall also compensate GHA for additional fees required to revise the instruments of service if Client changes the project scope after GHA's completes its instruments of service.

8. Utilities and Soils. When the instruments of service include information pertaining to the location of underground utility facilities or soils, such information represents only the opinion of the engineer as to the possible locations. This information may be obtained from visible surface evidence, utility company records or soil borings performed by others, and is not represented to be the exact location or nature of these utilities or soils in the field. Client agrees that GHA may reasonably rely on the accuracy and completeness of information furnished by third parties respecting utilities, underground conditions and soils without performing any independent verification. Contractor is solely responsible for utility locations, their markings in the field and their placement on the plans based on information they provided. Client agrees GHA is not liable for damages resulting from utility conflicts, mistaken utility locates, unfavorable soils, and concealed or unforeseen conditions, including but not limited to added construction costs and/or project delays. If the Client wishes to obtain the services of a contractor to provide test holes and exact utility locations, GHA may incorporate that information into the design and reasonably rely upon it. If not included in the Scope of Basic Services, such work will be compensated as additional services.

9. Opinion of Probable Construction Costs. GHA's Scope of Basic Services may include the preparation of an opinion of probable construction costs. Client acknowledges that GHA has no control over the costs of labor, materials, or equipment, or over the contractor's methods of determining prices, or over competitive bidding or market conditions. Opinions of probable costs, shall be made on the basis of experience and qualifications applied to the project scope contemplated by this Agreement as well as information provided by Client (the accuracy and completeness of which GHA may rely upon), and represent GHA's reasonable judgment. Client accepts that GHA does not guarantee or warrant that proposals, bids, or the actual construction costs will not vary from opinions of probable cost prepared for the Client. GHA shall not be liable for cost differentials between the bid and/or actual costs and GHA's opinion of probable construction costs. Client agrees it shall employ an independent cost estimator if, based on its sole determination, it wants more certainty respecting construction costs.

10. Contractor's Work. Client agrees that GHA does not have control or charge of and is not responsible for construction means, methods, techniques, sequences or procedures, or for site or worker safety measures and programs including enforcement of Federal, State and local safety requirements, in connection with construction work performed by the Client or the Client's construction contractors. GHA is not responsible for the supervision and coordination of Client's construction contractors, subcontractors, materialmen, fabricators, erectors, operators, suppliers, or any of their employees, agents and representatives of such workers, or responsible for any machinery, construction equipment, or tools used and employed by contractors and subcontractors. GHA has no authority or right to stop the work. GHA may not direct or instruct the construction work in any regard. In no event shall GHA be liable for the acts or omissions of Client's construction contractors, subcontractors, materialmen, fabricators, erectors, operators or suppliers, or any persons or entities performing any of the work, or for failure of any of them to carry out their work as called for by the Construction Documents. The Client agrees that the Contractor is solely responsible for jobsite and worker safety and warrants that this intent shall be included in the Client's agreement with all prime contractors. The Client agrees that GHA and GHA's personnel and consultants (if any) shall be defended/indemnified by the Contractor for all claims asserted against GHA which arise out of the Contractor's or its subcontractors' negligence, errors or omissions in the performance of their work, and shall also be named as an additional insured on the Contractor's and subcontractors' general liability insurance policy. Client warrants that this intent shall be included in the Client's agreement with all prime contractors. If the responsible prime contractor's agreement fails to comply with the Client's intent, then the Client agrees to assume the duty to defend and indemnify GHA for claims arising out of the Contractor's or subcontractors' negligence, errors or omissions in the performance of their work.

11. Contractor Submittals. Shop drawing and submittal reviews by GHA shall apply only to the items in the submissions that concern GHA's scope of Basic Services and only for the purpose of assessing if, upon successful incorporation in the project, they are generally consistent with the GHA's Instruments of Service. Client agrees that the Contractor is solely responsible for the submissions and for compliance with the Instruments of Service. Owner agrees that GHA's review and action in relation to the submissions does not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to jobsite or worker safety. GHA's consideration of a component does not constitute acceptance of an assembled item.

12. Hazardous Materials. Client agrees that GHA has no responsibility or liability for any hazardous or toxic materials, contaminants or pollutants.

13. Record Drawings. If required by the Scope of Basic Services, record drawings will be prepared which may include unverified information compiled and furnished by others, the accuracy and completeness of which GHA may reasonably rely upon. Client accepts that GHA shall not verify the information provided to it and agrees GHA will not be responsible for any errors or omissions in the record drawings due to incorrect or incomplete information furnished by others to GHA.

14. Disputes. Client agrees to limit GHA's total aggregate liability to the Client for GHA's alleged acts, errors or omissions to $50,000 or the amount of GHA's paid fees for its services on the project, whichever is greater. GHA's liability to Client shall be limited to twelve months from the last invoice submitted to Client by GHA, regardless of payment by Client. GHA makes no guarantees or warranties, either expressed or implied, including any warranty of habitability or fitness for a particular purpose. The parties agree to waive all claims against the other for any and all consequential damages, including attorneys' fees. The parties agree to waive against each other all rights and claims otherwise covered by property insurance, by builder's risk insurance or by all risk insurance, including but not limited to subrogation rights regardless of whether the claims arise during or post-construction and regardless of final payment to GHA.

All disputes arising out of or relating to this Agreement shall first be negotiated between the parties. If unresolved, the dispute shall be submitted to mediation as a condition precedent to litigation. Mediation shall take place in Chicago, Illinois unless the Client and GHA mutually agree otherwise. The fees and costs of the mediator shall be apportioned equally between the parties. If mediation is unsuccessful, litigation shall be the form of dispute resolution and shall be filed in the jurisdiction where the project was pending. The controlling law shall be the law of the jurisdiction where the project was located. Client agrees that all causes of action under this Agreement shall be deemed to have accrued and all statutory limitations periods shall commence no later than the date of GHA's services being substantially completed. Client agrees that any claim against GHA arising out of this Agreement shall be asserted only against the entity and not against GHA's owners, officers, directors, shareholders, or employees, none of whom shall bear any liability and may not be subject to any claim.

15. Miscellaneous. Either Client or GHA may terminate this Agreement without penalty at any time with or without cause by giving the other party ten (10) calendar days prior written notice. The Client shall, within thirty (30) calendar days of termination pay GHA for all services rendered and all costs incurred up to the date of termination in accordance with compensation provisions of this Agreement. Client shall not assign this Agreement without GHA's prior written consent. There are no third-party beneficiaries to this Agreement.

GHA GEWALT HAMILTON ASSOCIATES, INC.
An Employee-Owned Company

GHA PROFESSIONAL SERVICES HOURLY RATE GUIDE:
2026

The following rates will remain in effect until December 31, 2026,
at which time they are subject to an annual increase:

PRINCIPAL	$285.00
SENIOR PROJECT MANAGER II	$270.00
SENIOR PROJECT MANAGER I	$235.00
PROJECT MANAGER II	$215.00
PROJECT MANAGER I	$190.00

ENGINEER VI	$235.00
ENGINEER V	$210.00
ENGINEER IV	$195.00
ENGINEER III	$180.00
ENGINEER II	$165.00
ENGINEER I	$155.00

LAND SURVEYOR IV	$225.00
LAND SURVEYOR III	$185.00
LAND SURVEYOR II	$164.00
LAND SURVEYOR I	$144.00

GIS TECHNICIAN IV	$200.00
GIS TECHNICIAN III	$170.00
GIS TECHNICIAN II	$140.00
GIS TECHNICIAN I	$120.00

ENVIRONMENTAL RESOURCE SPECIALIST IV	$210.00
ENVIRONMENTAL RESOURCE SPECIALIST III	$185.00
ENVIRONMENTAL RESOURCE SPECIALIST II	$160.00
ENVIRONMENTAL RESOURCE SPECIALIST I	$145.00

ENGINEER TECHNICIAN V	$220.00
ENGINEER TECHNICIAN IV	$180.00
ENGINEER TECHNICIAN III	$160.00
ENGINEER TECHNICIAN II	$135.00
ENGINEER TECHNICIAN I	$100.00

LANDSCAPE ARCHITECT	$190.00

DATA MANAGER	$170.00
DATA TECHNICIAN III	$160.00
DATA TECHNICIAN II	$140.00
DATA TECHNICIAN I	$110.00

CAD MANAGER	$240.00
CAD TECHNICIAN III	$165.00
CAD TECHNICIAN II	$135.00
CAD TECHNICIAN I	$110.00

ADMINISTRATIVE II	$120.00
ADMINISTRATIVE I	$100.00

ACCOUNTING MANAGER	$210.00
ACCOUNTING II	$150.00
ACCOUNTING I	$140.00

Services provided under this Agreement will be billed according to the rates in effect at the time services are rendered.

The Village of Northfield
Board of Trustees Meeting

Agenda Item No: 04

Discussion Only: ☐
Consider for Approval: ☒

Meeting Date: March 24, 2026

Staff Contact: Steve Gutierrez, Community Development,

Subject: Adoption of an Ordinance Amending Chapter 14 of the Village Code Concerning Nuisances

Summary: Staff is suggesting the adoption of special regulations to provide us with better tools to combat properties with chronic nuisances.

Background Information: Currently, our Code has various nuisance provisions that can be brought to bear in an enforcement action, however, they can be cumbersome and lengthy to employ. The proposed ordinance would provide a procedural road map that would allow us to get more expedited results in addressing repeated and pervasive nuisances.

The ordinance defines what a chronic nuisance property is using criteria such as, structures unfit for occupancy, dangerous buildings, or multiple violations of our Code's nuisance and property maintenance regulations. The ordinance establishes a procedure to notify the responsible party (person in charge) and specific deadlines for their response. It also provides room for the person in charge to work with the Village on an acceptable abatement plan. Based on adequate evidence, the ordinance allows a judge to issue a temporary restraining order; to close a property; to order the removal of an offending structure, activity or condition; or to impose fines from $500.00-$750.00 per day. The ordinance would also establish an expedited procedure for a property that is an immediate threat to public safety or welfare. This procedure would minimize notice requirements, provide for the assessment of civil fines and authorize the Village to physically secure a dangerous property and seek reimbursement for our closure costs including recording a lien on the subject property.

Budgeted: N/A.

Financial Impact: None

Recommendation: Staff recommends that the Village Board consider adopting the attached ordinance amending Chapter 14 of the Village Code concerning nuisances.

Attachment: Ordinance

ORDINANCE NO. ___

AN ORDINANCE AMENDING CHAPTER 14 OF THE VILLAGE OF NORTHFIELD CODE OF ORDINANCES TO ADOPT REGULATIONS FOR CHRONIC NUISANCE PROPERTIES

Adopted by the
Village President and Board of Trustees of
the Village of Northfield
this __th day of March 2026

Published in pamphlet form by
direction and authority of the
Village of Northfield
Cook County, Illinois
This __th day of March 2026

VILLAGE OF NORTHFIELD
ORDINANCE NO. ____

AN ORDINANCE AMENDING CHAPTER 14 OF THE VILLAGE OF NORTHFIELD CODE OF ORDINANCES TO ADOPT REGULATIONS FOR CHRONIC NUISANCE PROPERTIES

WHEREAS, the Village of Northfield ("***Village***") is a home rule unit of local government as provided by Article VII, Section 6 of the Illinois Constitution of 1970, and has the authority to adopt ordinances and promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Northfield, Cook County, Illinois, in the exercise of their home rule powers, as follows:

Section 1. RECITALS. The foregoing recitals are incorporated as though fully set forth in this Section 1.

Section 2. AMENDMENT. Chapter 14, Article VI, Section 14-16 of the Village of Northfield Municipal Code is hereby amended as follows (additions in **bold** and double-underlined,:

14-VI CHRONIC NUISANCE PROPERTIES

14-16.1 Definitions.

CHRONIC NUISANCE PROPERTY: Any property upon which two (2) or more nuisance activities or conditions, as defined in this Ordinance, have occurred during any three (3) year period; such Chronic Nuisance Property status shall result either from; (i) two (2) or more distinct types of nuisance conditions or activities on such property (even though arising from the same factual circumstances or investigations), (ii) two (2) or more separate factual events that have been separately investigated by an inspector involving the same nuisance condition or activity, or (iii) combination of two (2) or more conditions, activities, or events as described in (i) and (ii). Nuisance activities or conditions include the following:

1. **"Structures unfit for human occupancy" as defined by the Village's property maintenance code.**
2. **"Dangerous or Unsafe Buildings" as defined by the Village's property maintenance code.**

3. **Multiple violation of Section 14-1 relative to nuisances of the Village Code.**
4. **Multiple and serious violations of the International Property Maintenance Code, as adopted by the most current edition of the Village of Northfield.**

CONTROL: The ability to regulate, restrain, dominate, counteract, or govern conduct that occurs on that property.

OWNER: Any person, agent, firm or corporation having any legal or equitable interest in the property. Owner includes but is not limited to: 1) a mortgagee in possession in who is vested (a) all or part of the legal title to the property or (b) all of part of the beneficial ownership and the right to the present use and enjoyment of the premises; or (2) an occupant who can control what occurs on the property.

PERMIT: To suffer, allow, consent to, acquiesce by failure to prevent, or expressly ascent or agree to the doing of an act.

PROPERTY: any real property, including land in that which is affixed, incidental or pertinent to land, including but not limited to any premises, room, house, building or structure or any separate part or portion thereof whether permitted or not.

14-16-2. Violations.

A. **Any certain property within the Village which becomes a Chronic Nuisance Property is in violation of this Section and is subject to its remedies.**

B. **Any Owner who permits property under his or her ownership or ownership and control to be a Chronic Nuisance Property shall be in violation of this Section and subject to its remedies.**

14-16-3. Procedure.

When the Community Development Director of the Village receives one or more inspection reports documenting the occurrence of nuisance activity on or within a property, the Community Development Director shall independently review such reports to determine whether they describe Village code violations. Upon such finding, the Community Development Director may:

A. **Notify the Owner in writing that the property is in danger of becoming a Chronic Nuisance Property. The notice shall contain the following information:**

1. **The street address or a legal description sufficient for identification of the property.**
2. **A statement that the Community Development Director has information that the property may constitute a Chronic Nuisance Property as defined in this Chapter, with a concise description of the nuisance activities that may exist, or that have occurred. The Community Development Director shall offer the Owner an opportunity to propose a course of action that the Community Development Director agrees will abate the nuisance activities giving rise to the violation.**
3. **Demand that the Owner respond to the Community Development Director within ten (10) days to discuss the nuisance activities.**

B. After complying with the notification procedures described herein when the Community Development Director receives an inspection report documenting the occurrence of a second nuisance activity at or within a property and determines that the property has become a Chronic Nuisance Property, the Community Development Director shall:

1. **Notify the Owner in writing that the property has been determined to be a Chronic Nuisance Property. The notice shall include the following information:**
    a. **The street address or a legal description sufficient for identification of the property.**
    b. **A statement that the Community Development Director has determined the property to be a chronic nuisance and the activities leading to their findings.**
    c. **Demand that the Owner respond within ten (10) days to the Community Development Director and propose a course of action that the Community Development Director agrees will abate the nuisance activities giving rise to the violation.**
    d. **Service shall be made either personally or by first class mail, postage prepaid, return receipt requested or by overnight mail with proof of delivery addressed to the Owner at the address of the property believed to be a Chronic Nuisance Property, or such other place which is likely to give the Owner notice of the determination by the Community Development Director.**

e. A copy of the notice shall also be served on the Owner at such address shown on the tax rolls on the county in which the property is located. If these persons are different than the Owner, service shall be made either personally or by (i) first class mail, postage prepaid or (ii) overnight service with proof of delivery.

f. A copy of the notice shall also be posted at the property after ten (10) days have elapsed from the service or mailing of the notice to the Owner and the owner has not contacted the Community Development Director.

g. The failure of any person to receive notice that the property may be a Chronic Nuisance Property shall not invalidate or otherwise affect the proceedings under this Chapter.

C. If after the notification, but prior to the commencement of legal proceedings by the Village pursuant to this Chapter, the Owner stipulates with the Community Development Director that the Owner will pursue a course of action the parties agree will abate the nuisance activities giving rise to the violation, the Community Development Director may agree to postpone legal proceedings for a period of not less than ten (10) days nor more than thirty (30) days, except in the case of nuisance activity where a search warrant was executed at the property. If the agreed course of action does not result in the abatement of the nuisance activity or if no agreement concerning abatement is reached within thirty (30) days, the Community Development Director may work with the Village Attorney to commence a legal proceeding to abate the nuisance.

D. When the Owner makes a response to the Community Development Director as required above, any conduct or statements made in connection with the furnishing of that response shall not constitute an admission that any nuisance activities have or are occurring. This subsection does not require the exclusion of any evidence which is otherwise admissible or offered for any other purpose.

14-16-5. Remedy.

A. In the event a Village Administrative Hearing Officer or the court determines the property to be a Chronic Nuisance Property, the Administrative Hearing Office or the court may order the property be closed and secured against all use and occupancy for a period of not less than thirty (30) days, but not more than one hundred and eighty (180) days, or the Administrative Hearing Officer or court may employ any other remedy deemed by it to be appropriate to abate the nuisance.

B. In addition to any remedy provide in paragraph A above, the Village's Administrative Hearing Officer or the court may impose upon the Owner of the property a civil penalty in the amount not less than five hundred dollars ($500.00) per day and up to seven hundred fifty dollars ($750.00) per day, payable to the Village, for each day the owner had actual knowledge that the property was a Chronic Nuisance Property and permitted the property to remain a Chronic Nuisance Property.

C. In determining that a remedy or remedies shall be allowed, the Village's Administrative Hearing Officer or the court may consider evidence or other conduct that has occurred on the property, including but not limited to:

   1. The actions or lack of action taken by the Owner to mitigate or correct the problem at the property.
   2. Whether the problem at the property was repeated or continuous.
   3. The magnitude or gravity of the problem.
   4. The cooperation of the Owner with the Village.
   5. The cost of the Village investigation and correcting or attempting to correct the condition.
   6. The disturbance of neighbors.
   7. The recurrence of loud and obnoxious noises.

14-16-6. Emergency Closing Procedures.

A. In the event that it is determined that the property is an immediate threat to the public safety and welfare, the Village may apply to the court for such interim relief, as is deemed by the Community Development Director to be appropriate. In such an event, the notification provisions provided for herein need not be complied with; however, the Village shall make a diligent effort to notify the Owner prior to the court hearing.

B. In the event that the Village's Administrative Hearing Officer or court finds the property constitutes a Chronic Nuisance Property, the Village's Administrative Hearing Office or court may order the remedy as set out

above, in addition, in the event that it also find the Owner had knowledge of activities or conditions of the property constituting or a violation this section and permitted the activities to occur, the Village's Administrative Hearing Officer or court may assess a civil fine as provided above.

C. **The Village's Administrative Hearing Officer or court may authorize the Village to physically secure the property against use or occupancy in the event the Owner fails to do so within the time specified by the court. In the event that the Village is authorized to secure the property, all costs reasonably incurred by the Village to affect a closure shall be made and assessed as a lien against the property. If used herein, "costs" mean these costs actually incurred by the Village for the physical securing of the property, as well as, tenant relocation costs.**

D. **The Village shall prepare a statement of costs of closure and shall thereafter submit said statement to the court for its review, If no objection to the statement is made within the period described by the Village's Administrative Hearing Officer or the court, a lien in said amount may be recorded against said property.**

E. **Any person who is assessed the costs of closure and/or any civil penalty by the court shall be personally liable for the payment thereof to the Village.**

14-16-7. Severability.

If any provision, clause, sentence, paragraph, section, or part of this chapter or application thereof to any person or circumstance, shall for any reason be judged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, or otherwise invalidate the remainder of this chapter and the application of such provision to the other persons or circumstances, but shall be confined in its operation to such revision, clause, sentence, paragraph, section or part thereof directly involved in the controversy in which such judgment shall have been rendered into the person or circumstances involved. It is hereby declared to the legislative intent of the Village Board that this chapter would have been adopted had such unconstitutional or invalid provisions, clause, sentence, paragraph, section or part thereof had not been included. (Ord. **26-___,4-24-2026**)

Section 3. SUPERSEDER. All ordinances, resolutions, and parts thereof in conflict with this Ordinance are hereby repealed only to the extent they conflict with this Ordinance.

Section 4. SEVERABILITY. If any part, subsection or clause of this Ordinance is deemed unconstitutional, invalid or otherwise unenforceable by a court of competent jurisdiction, the remaining sections, subsections, and clauses not affected thereby shall remain fully valid and enforceable.

Section 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

AYES: _____
NAYS: _____
ABSENT: _____

PASSED AND APPROVED by me this __th day of April 2026.

_____
Tracey Mendrek, Village President

ATTESTED and FILED in the office of the Village Clerk this __th day of April 2026.

_____
Patrick Brennan, Village Clerk

PUBLISHED by me in pamphlet form this ___th day of April 2026.

_____
Patrick Brennan, Village Clerk

The Village of Northfield
Board of Trustees Meeting

Agenda Item No: 06

Meeting Date: March 24, 2026

Staff Contact: Patrick Brennan, Administration
Kathleen Morley, Finance

Discussion Only: ☐
Consider for Approval: ☒

Subject: Adoption of an Ordinance Amending Appendix D, Article I, of the Village Code as it relates to Water/Sewer Fees.

Summary: The proposed FY 2026/2027 Budget includes the implementation of a 3.0% increase in the water/sewer fees due to increases in operational, equipment, and water procurement from the Village of Winnetka. An ordinance is required to amend the water and sewer rates.

Background Information: The Village purchases potable water from the Village of Winnetka to meet the day-to-day needs of residents. Winnetka has notified the Village of a 2.17% increase in the wholesale water rate. The recommendation by the Board is that the Village adjust the water/sewer rate by 3.0% effective May 1, 2026. The fee adjustment was presented for consideration at the March 10th Committee of the Whole meeting.

Budgeted: Yes Financial Impact: The proposed Fiscal 2026/2027 Budget contains a fee adjustment equating to a 3.0% increase in the water/sewer fees.

Recommendation: Staff recommends that the Village Board adopt the ordinance as presented.

Attachment: Ordinance

ORDINANCE NO. ___

AN ORDINANCE AMENDING APPENDIX D, ARTICLE I, FEES, OF THE VILLAGE CODE TO REFLECT A 3.0% CHANGE TO THE WATER AND SEWER RATES, EFFECTIVE MAY 1, 2026 IN THE VILLAGE OF NORTHFIELD, COOK COUNTY, ILLINOIS

Adopted by the
Village President and Board of Trustees of
the Village of Northfield
this 24th day of March 2026

Published in pamphlet form by
direction and authority of the
Village of Northfield
Cook County, Illinois
This 24th day of March 2026

ORDINANCE _____

ORDINANCE AMENDING APPENDIX D, ARTICLE I, FEES, OF THE VILLAGE CODE TO REFLECT A 3.0% CHANGE TO THE WATER AND SEWER RATES, EFFECTIVE MAY 1, 2026

BE IT ORDAINED by the President and Board of Trustees of the Village of Northfield, Cook County, Illinois, acting in the exercise of their Home Rule powers, that the following shall be effective beginning May 1, 2026:

Section 1. RECITALS. The foregoing recitals are incorporated as though fully set forth in this Section 1.

SECTION 2: That Appendix D, **Article I, Water and Sanitary Sewer Service Fees**, is amended to read in its entirety, as follows:

Water and sanitary sewer services fees effective May 1, 2026	
Water and sanitary sewer service	*$12.39 per 100 cubic feet–minimum of $45.45 monthly*
Water service only	*$8.88 per 100 cubic feet – minimum of $32.58 monthly*
Sanitary sewer only	*Flat rate of $51.24 monthly*
Nonresident water and sanitary sewer	*2x resident rate for water and 3x resident rate for sanitary sewer*
Water only rate for properties outside the Village	*Water service only rate x 2*
Sanitary sewer only rate for residential properties outside the Village	*3x the flat sanitary sewer only rate*
Sanitary sewer only rate for commercial properties outside the Village	*$10.54 per 100 cubic feet – based on documented monthly water usage*
Late fees	*10% after due date; 25 days late - $25 red tag plus late fee*
Reestablishment of water service	*$100 during business hours; $250 after normal business hours*

SECTION 3: Effective Dates.

It is intended that the fees, charges, rates, and regulatory measures set forth herein will become effective on bills issued after May 1, 2026.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: That this ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law. Each provision of this Ordinance shall remain in full force and effect unless expressly amended by subsequent ordinance, in which case the amended provision shall be immediately effective.

AYES:_____

NAYS:_____

ABSENT_____

ABSTAIN/RECUSE: _____

PASSED and **APPROVED** by me this 24th day of March 2026.

_____
Tracey Mendrek, President
Village of Northfield

ATTESTED and **FILED** in the office of the Village Clerk this 24h day of March 2026.

_____
Patrick Brennan, Village Clerk

PUBLISHED in pamphlet form this 24th day of March 2026.

_____
Patrick Brennan, Village Clerk

The Village of Northfield
Board of Trustees Meeting

Agenda Item No: 07

Discussion Only: ☐
Consider for Approval: ☒

Meeting Date: March 24, 2026

Staff Contact: Patrick Brennan, Administration
Kathleen Morley, Finance

Subject: Adoption of an Ordinance Establishing the Fiscal Year 2026/2027 Village Budget

Summary: The annual budget begins on May 1st and must be adopted by ordinance. The attached ordinance and the attached budget for the period May 1, 2026 – April 30, 2027, satisfy the requirements outlined in the Budget Officer Act. It is recommended that the Village Board approve the ordinance adopting the FY27 budget.

Background Information: The Village operates under the Budget Officer System and is required by State law to adopt a Budget Ordinance prior to the start of its May 1st fiscal year. The budget preparation process began several months ago as work began to update the capital fund projects. In January, the Village Board considered the proposed goals for the upcoming budget year. In February, during the Committee of the Whole meeting, the Trustees discussed the proposed capital items for FY26. On March 10th, a special meeting was held with the Committee of the Whole to present the Proposed FY27 budget, a copy of which has been made available to the public since March 6th.

On March 24th, the Village Board will conduct a public hearing regarding the budget. A notice of the public hearing was published in the Chicago Tribune on March 5, 2026. As part of the public hearing an overview of the budget will be provided as well as an opportunity for questions and comments.

The budget has been prepared to both maintain current service levels and accomplish the FY27 Goals and Objectives. Since the budget was presented on March 10th, there have been several proposed changes. The notable change is that a recently filled vacancy was not included in the personnel calculations in Public Works. The related wages and employment expenses put the proposed budget in a net negative position. Additional adjustments were made to other accounts in an effort to return the budget to a balanced position. The changes are as follows:

Account	Item	Initial $	Revised $	Net Change
01-000-4199	Centennial Celebration Revenue	$0	$25,000	+ $25,000 rev
01-100-5318	Succession Planning	$37,000	$20,000	($17,000) exp
01-400-5090	Fire Overtime	$120,000	$110,000	($10,000) exp
01-500-5010	P-W Wages	$493,206	$537,377	$44,171
01-500-5100	P-W Insurance	$102,900	$113,911	$11,011
01-500-5105	P-W FICA / Medicare	$51,784	$55,163	$3,379

01-500-5110	P-W IMRF	$67,288	$72,277	$4,989
01-500-5825	Sidewalk Repairs	$15,000	$5,000	($10,000) exp
			Net Change	+ $1,550 exp.

Prior to the changes, the March 10th Proposed Budget reflected a General Fund surplus of $28,027. With the adjustments listed above, the Proposed Budget now reflects a $26,477 surplus. A net increase in expenditures of $1,650.

Changes to Other Funds

In the Water & Sewer Fund (08), the proposed fire hydrant repainting was pushed out to a future year, resulting in a $15,000 reduction in expenditure in the fund.

In the Capital & Equipment Fund (12), expenditures were increased by $10,000 in 12-000-5782 to include the purchase of a portable speed display trailer.

It is recommended that the Village Board discuss the Proposed Fiscal Year 27 Budget. Upon conclusion of the public hearing, the Village Board may wish to proceed with adopting the ordinance as presented which would adopt the FY27 budget effective on May 1, 2026.

Budgeted: Yes Financial Impact: Establishes the Fiscal Year 27 Village Budget

Recommendation: Staff recommends that the Village Board adopt the ordinance as presented.

Attachment: Ordinance Adopting FY27 Budget

FY27 Budget

ORDINANCE NO._____

AN ORDINANCE ADOPTING THE VILLAGE OF NORTHFIELD ANNUAL BUDGET FOR ALL CORPORATE PURPOSES, IN LIEU OF AN ANNUAL APPROPRIATION ORDINANCE, FOR THE FISCAL YEAR 2026-2027

Passed by the Board of Trustees this ___ day of _____20__

Published by the Board of Trustees this ___ day of _____20__

Printed and Published in Pamphlet Form
By Authority of the
President and Board of Trustees

VILLAGE OF NORTHFIELD
COOK COUNTY, ILLINOIS

I hereby certify that this document was properly published on the date stated above.

_____
Village Clerk

ORDINANCE NO. 26-_____

AN ORDINANCE ADOPTING THE VILLAGE OF NORTHFIELD ANNUAL BUDGET FOR ALL CORPORATE PURPOSES, IN LIEU OF AN ANNUAL APPROPRIATION ORDINANCE, FOR THE 2026-2027 FISCAL YEAR

WHEREAS, the President and Board of Trustees of the Village of Northfield ("Village"), in accordance with the Section 8-2-9.1 of the Illinois Municipal Code, have provided for the preparation and adoption of an annual budget in lieu of passing an appropriate ordinance for the fiscal year beginning on May 1, 2026 and ending on April 30, 2027 ("Fiscal Year"); and

WHEREAS, the tentative annual budget for the Village for the Fiscal Year, upon which this Ordinance is based, was heretofore duly prepared and made conveniently available for at least ten days prior to the adoption of this ordinance, all in accordance with the Illinois Municipal Code Section 8-2-9.9; and

WHEREAS, the Village Board, pursuant to notice duly published on March 5, 2026 in the *Winnetka Talk*, a newspaper published and having a general circulation within the Village, held a public hearing on March 24, 2026, at the Village Hall, 361 Happ Road, Northfield, Illinois, to consider testimony regarding the tentative annual budget in accordance with Section 8-2-9.9 of the Illinois Municipal Code; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF NORTHFIELD, COUNTY OF COOK, STATE OF ILLINOIS, ACTING IN THE EXERCISE OF THEIR HOME RULE POWERS, AS FOLLOWS:

SECTION ONE: The foregoing recitals are incorporated by this reference and made a part of the findings of the President and Board of Trustees of the Village of Northfield as if fully set forth.

SECTION TWO: The Budget for all corporate purposes of the Village of Northfield, County of Cook, State of Illinois, for the Fiscal Year, as presented to the President and Board of Trustees of the Village of Northfield on March 24, 2026, and attached hereto as **Exhibit A**, is incorporated by this reference and is adopted as a part of this Ordinance.

SECTION THREE: The Village Clerk is authorized and directed to file a certified copy of this ordinance, together with a full and complete copy of the Budget and the Chief Fiscal Officer's certified estimate of revenues by source, with the County Clerk of Cook County within thirty (30) days following the adoption of this ordinance.

SECTION FOUR: That this ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

AYES: _____

NAYS: _____

ABSENT: _____

PASSED AND APPROVED this 24th day of March 2026 by the President of the Village of Northfield.

_____
Tracey Mendrek, Village President

ATTESTED and FILED in the office of the Village Clerk this 24th day of March 2026

_____
Patrick Brennan, Village Clerk

PUBLISHED by me in pamphlet form this 24th day of March 2026.

_____
Patrick Brennan, Village Clerk

Exhibit A

Village Budget Fiscal Year 2026-2027

I, Patrick Brennan, Village Clerk of the Village of Northfield, Cook County, Illinois, do hereby certify that the attached is a true and complete copy of Ordinance 26-_____ adopting the Annual Budget for Fiscal Year 2026-2027 for the Village of Northfield, which was approved and adopted by the President and Board of Trustees of the Village of Northfield, Illinois at a regularly scheduled meeting of the Board on March 24, 2026, at which time a quorum of members was present and voted.

_____
Patrick Brennan
Village Clerk
Village of Northfield

Seal

The Village of Northfield

FY2026-27 Budget



The Village of Northfield

ELECTED OFFICIALS

Tracey Mendrek, President
Ed Elfmann, Trustee
Todd Fowler, Trustee
Matt Galin, Trustee
Andrew Juedes, Trustee
Charles Orth, Trustee
Tom Whittaker, Trustee

EXECUTIVE TEAM

Patrick Brennan, Village Manager
Alan Berkowsky, Fire Chief
Steve Gutierrez, Director of Community Development
Matthew Huebner, Superintendent of Public Works
Michael Hutensky, Chief of Police
Melissa Jewett, Director of Administrative Services
Kathleen Morley, Finance Director/Treasurer

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The Village of Northfield

March 24, 2026

To the Honorable Village President and Board of Trustees:

It is my privilege to present the Village of Northfield's FY26-27 Annual Budget for your review. We are pleased to present a structurally balanced budget for the General Fund, which is the primary operating fund of the Village. FY27 revenues are projected to exceed expenditures by $26,477. Following the initial presentation on March 10, 2026, adjustments have been made to the budget based upon the discussions from the March 10th meeting as well as management updates to the budget. The changes are summarized in the table below.

Fund	Type	Account #	Account Name	Previous	Updated	Change
General Fund	Revenues	01-000-4199	Miscellaneous	$ 22,141	$ 47,141	$ 25,000
General Fund	Expenditures	01-100-5318	Succession Planning	$ 37,000	$ 20,000	$ (17,000)
General Fund	Expenditures	01-400-5090	Overtime	$ 120,000	$ 110,000	$ (10,000)
General Fund	Expenditures	01-500-5825	Sidewalk repairs	$ 15,000	$ 5,000	$ (10,000)
General Fund	Expenditures	01-500-5010	Public Works Wages- Maintenance	$ 493,206	$ 537,377	$ 44,171
General Fund	Expenditures	01-500-5100	Public Works Insurance	$ 102,900	$ 113,911	$ 11,011
General Fund	Expenditures	01-500-5105	Public Works FICA/Medicare	$ 51,784	$ 55,163	$ 3,379
General Fund	Expenditures	01-500-5110	Public Works - IMRF	$ 67,288	$ 72,277	$ 4,989
			General Fund Surplus/(Deficit)	$ 28,027	$ 26,477	$ (1,550)
Capital Fund	Expenditures	12-000-5782	Police Equipment	$ 261,220	$ 271,220	$ 10,000
			Capital Fund Surplus/(Deficit)	$ (1,104,721)	$ (1,114,721)	$ (10,000)
Water & Sewer	Revenues	08-000-4145	Utility Sales	$ 4,281,118	$ 4,314,629	$ 33,511
Water & Sewer	Expenditures	08-000-5010	Water & Sewer Maintenance	$ 298,964	$ 328,411	$ 29,447
Water & Sewer	Expenditures	08-000-5100	Water & Sewer Insurance	$ 98,088	$ 105,429	$ 7,341
Water & Sewer	Expenditures	08-000-5105	Water & Sewer FICA/Medicare	$ 44,051	$ 46,304	$ 2,253
Water & Sewer	Expenditures	08-000-5110	Water & Sewer IMRF	$ 63,085	$ 66,411	$ 3,326
Water & Sewer	Expenditures	08-000-5880	Water main replacement	$ 2,413,900	$ 2,397,900	$ (16,000)
			Water & Sewer Fund Suplus/(Deficit)	$ (1,117,635)	$ (1,110,491)	$ 7,144

The budget has been prepared to both maintain current service levels and accomplish the FY27 Goals and Objectives which are as follows:

- Working with the Park District, host **Northfield's Centennial Celebration** which is planned for August 22nd. ($55,000)
- Complete the design and initiate construction of the **Library Expansion Project**. The budget includes funds for the design phase. The cost of the construction phase will be determined during the fiscal year. ($101,000 – design)

- **Enhance Economic Development** through additional business retention and development efforts, increasing Village exposure to the development community, and improving the tools the Village has available to more fully participate in the development process. ($21,750)
- **Enhance Resident Outreach** by improving the email and social media contact points, promoting events, and a joint newsletter with sister governments.
- Finalizing design plans or the **Skokie Valley Trail.** Large portions of the trail are planned within unused portions of the ComEd right-of-way. Securing approval for use of the land for the trail extension will be a priority in the fiscal year. ($35,000 – engineering)
- As a part of **Sustainability Initiatives**, securing a grant for the installation of four public electric vehicle charging stations on Walnut Street. There are no charging stations on public property in the Village. ($42,000)
- Finalizing the design of the **Orchard Public Parking** lot upon vacant vegetated land north of Orchard Lane and east of Walnut Street. ($35,000)

In the current year budget (FY26) revenues are projected to exceed budget by $883,037. This comes in a year when a drop of over $300,000 was anticipated. Three revenue categories are primarily responsible for the positive revenue experience. Sales tax revenue is exceeding budget as is building permit related revenue. For FY27, we anticipate all three of these areas to maintain their FY26 revenue levels, but are only budgeting an increase of $8,000 over FY26 projections. The total revenue budgeted for FY27 in the General Fund is $15,644,862, which is $96,871 over FY26 projections. A conservative revenue estimate was budgeted due to a combination of national economic factors and to ensure that the current year revenue experience is stabilized. A portion of the unexpected sales tax growth is due to a 70% reduction in the Use Tax.

The Village efforts to enhance economic development and growth in the business district are anticipated to result in continued growth in building permit activity during FY27. As a result, revenue projections are $200,000 over the 5-year average of $365,000 (FY21-FY25 actuals). This revenue is considered "elastic revenue" as the amounts can vary greatly from year to year. Thus, the revenue trends will continue to be monitored for the remainder of the current fiscal year and into the future fiscal year.

The FY27 General Fund expenditures are budgeted at $15,618,385. This represents a $893,264 increase over the FY26 budget and $495,976 over FY26 projections. The increased FY27 expense is primarily due to employment related expenses. Those include:

- Personnel/wage expenses up $448,105
    - One new full-time position added to Administration (Assist to Village Manager)
    - One new full-time position added to Community Development (Building Official)
    - Police Department – filled two vacant positions filled during FY26 and one remaining vacant full-time police officer to fill in FY27
    - Cost of living increase planned at 3.0%, plus programmed step increases for those within step program
- Personnel Expenses (e.g. health insurance, retirement fund)
    - Health Insurance Expenses up $112,302
    - Illinois Municipal Retirement Fund up $24,947
    - Police Pension expenses up $296,045

A transfer of $911,976 is planned to the Capital & Equipment Fund for FY27.

The General Fund is the primary operating fund of the Village, but it is not the only fund. The attached FY27 proposed budget provides information for each of the Village funds. The proposed surplus/deficit of the remining funds other than debt service are as follows:

Fund	**Revenues**	**Expenditures**	**Surplus / (Deficit)**	**Note**
Motor Fuel (04)	$328,274	$420,000	($91,726)	Planned draw of $380k grant funding
Foreign Fire (07)	$58,675	$18,500	$40,175	
Water/Sewer (08)	$4,591,834	$5,702,325	($1,110,491)	Planned draw, $2M Happ/Harding Water Main
Storm Sewer (11)	$46,700	$80,000	($33,300)	Planned draw, system study
Capital & Equipment (12)	$1,269,159	$2,383,880	($1,114,721)	Planned draw, special projects
Police Pension (20)	$2,665,000	$2,266,600	$398,400	Not counting investment gain/loss

Water & Sewer Rate Adjustment

Part of the budget development process is a review of the Village fees and fines. At the direction of the Village Trustees, the water/sewer fees have been adjusted and are presented for your review and consideration.

Water and Sewer Rate – The Village purchases potable water from the Village of Winnetka to meet the day-to-day needs of residents. Winnetka has notified the Village of a 2.17% increase in the wholesale water rate. At the suggestion of the Village Trustees, the related customer fees were increased by 3% in the revised budget from the previously calculated 2.17% increase. The change resulted in a .09 increase in the rate per cubic feet resulting in an additional $33,511 in utility revenues. The water/sewer rate for FY26-27 is $12.39 per 100 cubic feet for the combined water and sewer rate.

Projected Fiscal Year End – FY26

The Proposed FY27 budget includes a column for the preliminary fiscal year 2026 end of year estimates. The FY26 amended budget anticipated expenditures exceeding revenues by $59,807 (loss) with the shortfall to be covered by the Capital & Equipment Fund. As mentioned earlier in this document, with two months remaining in the current year budget, the preliminary projection is for revenues to exceed budget by $883,037 and expenditures exceed budget by $397,648 resulting in a projected surplus of $485,389 over budget. The FY26 budget projections will be scrutinized over the coming weeks with a budget amendment proposed to be considered at the April 28th meeting of

the Village Board. At that time, a better projection of the fiscal year end activity will be available and any fund transfer recommendations will be offered.

Respectfully submitted,

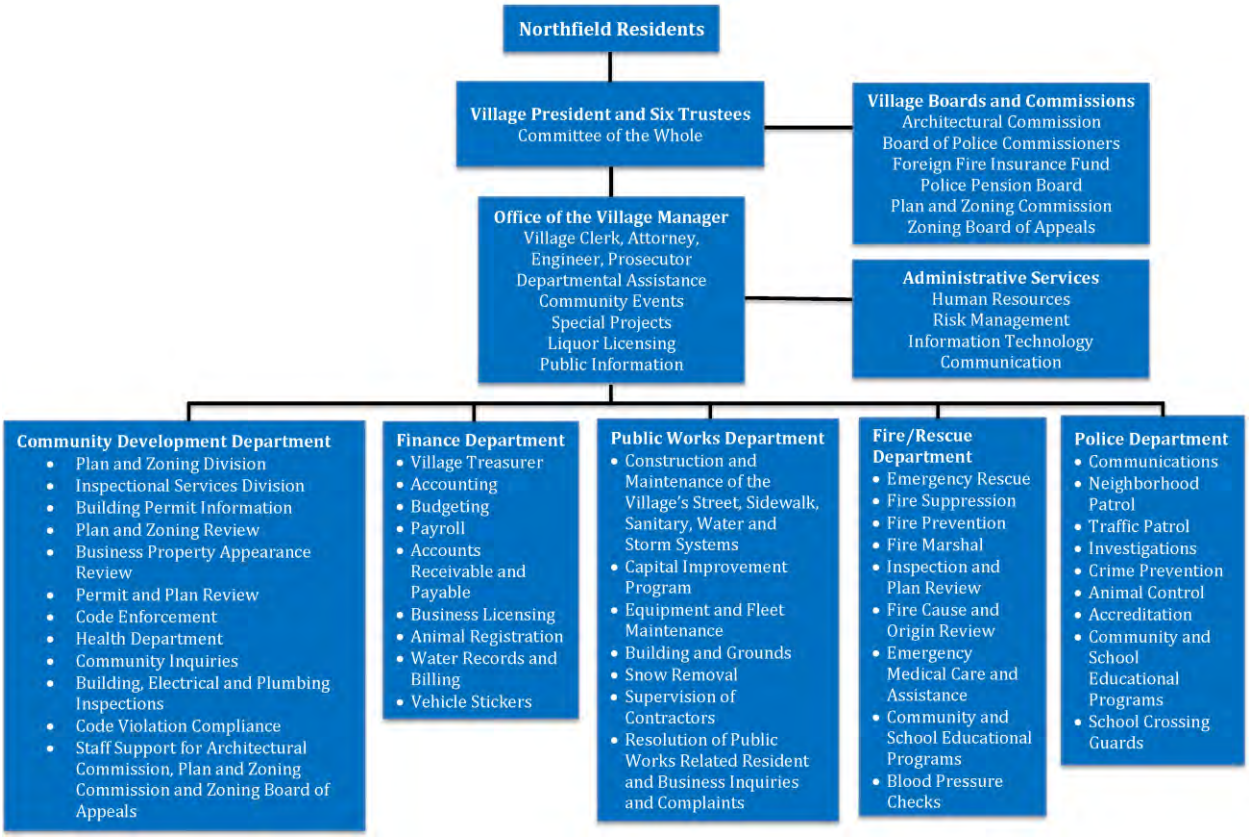


Kathleen Morley
Finance Director

Organization & Budget Process

The Village of Northfield

Organizational Chart:



VILLAGE OF NORTHFIELD
FISCAL YEAR 2026-27 BUDGET CYCLE

Tuesday, October 28, 2025	Adopt Estimated 2025 Tax Levy
Wednesday, November 5, 2025	Staff meets to review CIP - 9:30 am @ PW
Tuesday, December 2, 2025	Village Board meeting - Adopt 2025 Tax Levy
Thursday, December 11, 2025	Second Staff CIP Meeting- 9:30 am @ PW
Wednesday, January 6, 2026	Dept. Heads submit any proposed personnel or equipment changes
Wednesday January 7, 2026	Staff Training of BS&A budget module
Tuesday, January 27, 2026	COTW- discussion of FY 26/27 Goals and Objectives
Monday, January 19, 2026	Budget requests related to personnel changes due to Village Manager and Finance Director.
January 19 - February 13, 2026	Department Heads enter budget requests into BS&A (revenues & expenditures)
February 16- February 20, 2026	Department Head / Manager Budget Meetings
Tuesday, February 24, 2026	COTW Proposed Capital Plan Presented
Friday, February 27, 2026	Proposed Budget released to Village Board / public (no less than 10 days prior to adoption)
Monday, March 3, 2026	Send Notice of Public Hearing to newspaper for publication
Tuesday, March 10, 2026	Special COTW – FY26 Proposed Budget Discussion
Tuesday, March 24, 2026	If needed: COTW – Second budget workshop 5:30 PM
Tuesday, March 24, 2026	Village Board meeting - FY 27 Budget Hearing / Adopt FY27 Budget. 7:00 PM
Tuesday, April 28, 2026	Village Board meeting - Amend FY25-26 Budget / Last opportunity – adopt FY27 budget

FUND DESCRIPTIONS

Fund Accounting

The accounts of the Village are organized by funds and account groups, each of which is considered a separate accounting entity. Funds are established to segregate specific activities or objectives of a government in accordance with special regulations, restrictions or limitations. The various funds are grouped into generic fund types in three broad fund categories as follows:

Governmental Funds

The funds used to fund those activities of a government that are carried out to provide services to citizens and that are financed primarily through taxes and intergovernmental revenues. Governmental Fund types include four types of funds – general, special revenue, debt service and capital projects.

- **Operating Fund**: Accounts for all activity except those required to be accounted for in another fund. The Village has one general operating fund:
    - General Fund (Fund 01): Normally the most important fund of a municipality, it accounts for all resources not otherwise devoted to specific activities and finances many of the basic municipal departmental functions, such as administration & finance, community development, police, fire, and public works. This fund is the recipient of the bulk of the general tax revenues (e.g., property tax, state income tax).
- **Debt Service Funds**: They are used to account for the accumulation of resources for, and the payment of, long-term debt principal and interest. The Village has four Debt Service Funds:
    - 2016 General Obligation ("GO") Debt Service Fund (Fund 15). This fund was established following a referendum approving the bond issuance of $2.2 million. The fund accounts for the debt service on bond, which was issued for capital improvements within the Village, including: street resurfacing/reconstruction; storm sewer improvements; sidewalk and streetscape improvements; and rehabilitation of life safety systems. The debt service is secured by a tax levy on all secured by a tax levy on all taxable property in the Village and carries a 1.84% interest rate. The bonds are scheduled to mature in 2030.
    - 2017 General Obligation ("GO") Debt Service Fund (Fund 22). This fund was established following a referendum approving the bond issuance of $3.9 million. The fund accounts for the debt service on bond, which was issued for capital improvements within the Village, including: street resurfacing/reconstruction; storm sewer improvements; sidewalk and streetscape improvements; and rehabilitation of life safety systems. The debt service is secured by a tax levy on all secured by a tax levy on all taxable property in the Village and carries a 2.4% interest rate. The bonds are scheduled to mature in 2032.

    - 2019 General Obligation ("GO") Debt Service Fund (Fund 26). This fund was established following a referendum approving the bond issuance of $1.4 million. The fund accounts for the debt service on bond, which was issued for capital improvements within the Village, including: street resurfacing/reconstruction; storm sewer improvements; sidewalk and streetscape improvements; and rehabilitation of life safety systems. The debt service is secured by a tax levy on all secured by a tax levy on all taxable property in the Village and carries a 2.145% interest rate. The bonds are scheduled to mature in 2033.
    - Rolling Ridge SSA Debt Service (Fund 24). This fund was established in 2018 to account for debt service associated with bonds issued for infrastructure improvements in the Rolling Ridge SSA. The bonds are secured by a tax levy on all the taxable property in the SSA. The bonds are scheduled to mature in 2032.
- **Capital Improvement/Equipment Replacement Funds**: Accounts for all resources used for the acquisition of capital improvements by the Village except those financed by Proprietary Funds. The Village has one capital project fund:
    - Capital Improvement/Equipment Replacement Fund (Fund 12): Used to account for revenues and expenditures relative to the construction of capital improvements such as major road work or used to purchase large pieces of equipment that have a useful life of over a year.
- **Special Revenue Funds**: Accounts for receipts from revenue sources that have been earmarked for specific activities. The Village has three special revenue funds:
    - Motor Fuel Tax (MFT) Fund (Fund 04): Revenue is provided by the Village's share of state gasoline taxes and the transportation renewal fund.
    - Foreign Fire Fund (Fund 07): Revenue is provided by the Foreign Fire insurance tax.
    - Storm Sewer Fund (Fund 11): Funding generally comes from storm water management fees, development fees, and grants.

Enterprise Fund:

These funds are used to account for a government's business type activities supported, in whole or part, by fees or charges. The Village has one enterprise fund:

- Water & Sanitary Sewer Fund (08): Accounts for provisions of water & sanitary sewer service to residents of the Village. All activities necessary to the water & sewer operations are accounted for in this fund, including administration, operations, maintenance, capital improvements, and related debt service.

Fiduciary Funds:

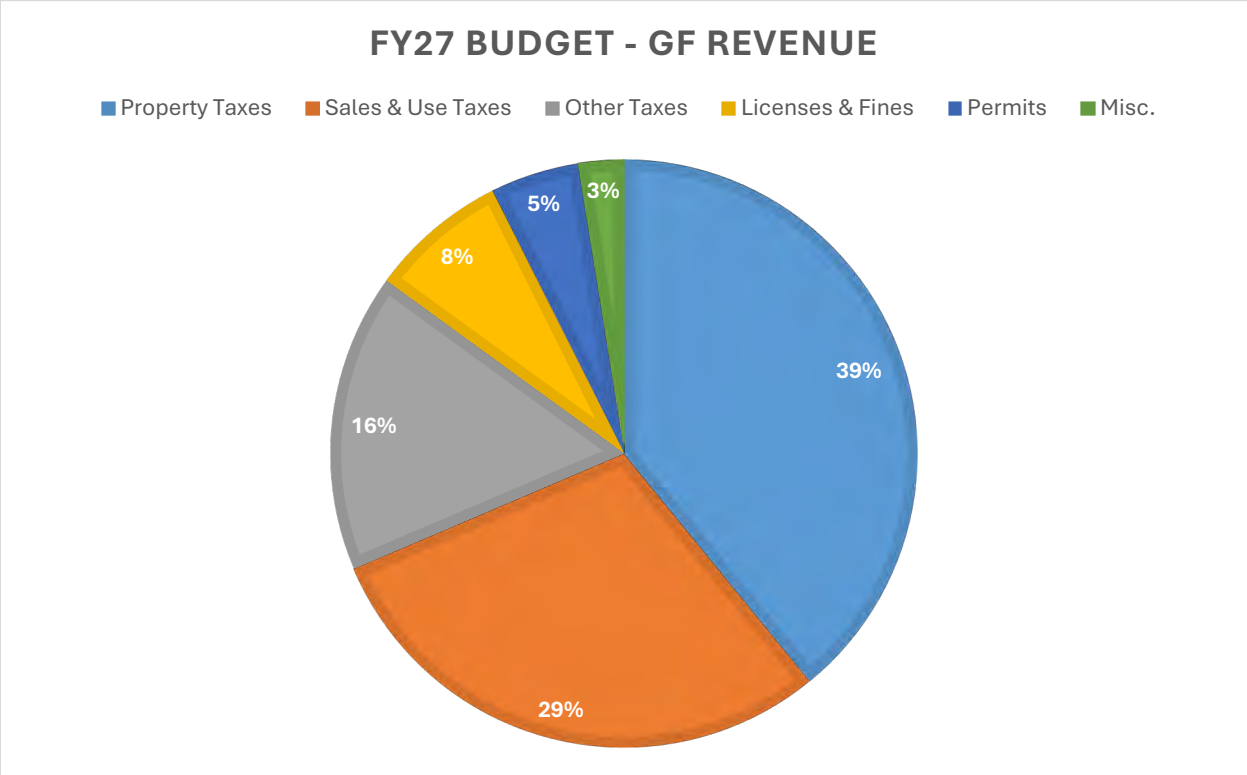
This type of fund includes money held by the Village for non-operational purposes. Fiduciary Fund revenues are merely retained by the Village until they are expended for the intended purpose.

- **Pension Trust Fund**: Fund made up of money that has been contributed both by the employer and the employee for pension benefits. The Village has one Pension Trust Fund:
    - Police Pension Fund (Fund 20): Accounts for the accumulation of resources to pay for retirement and other related benefits for sworn members of the Village's police force.

It is important to note that, although each fund is a separate entity, certain payments are often made from one fund to another. Such "contributions to other funds" could be made for any number of reasons. Such a transfer most commonly occurs from the Village's General Fund. That fund, as the beneficiary of the general tax dollars of the community, is a resource to support other activities, particularly capital improvements in Fund 12. To avoid a distortion of the overall Village financial picture, the Fund Overview page addresses such transfers in the row titled Capital transfers.

Departmental Highlights

GENERAL FUND OVERVIEW



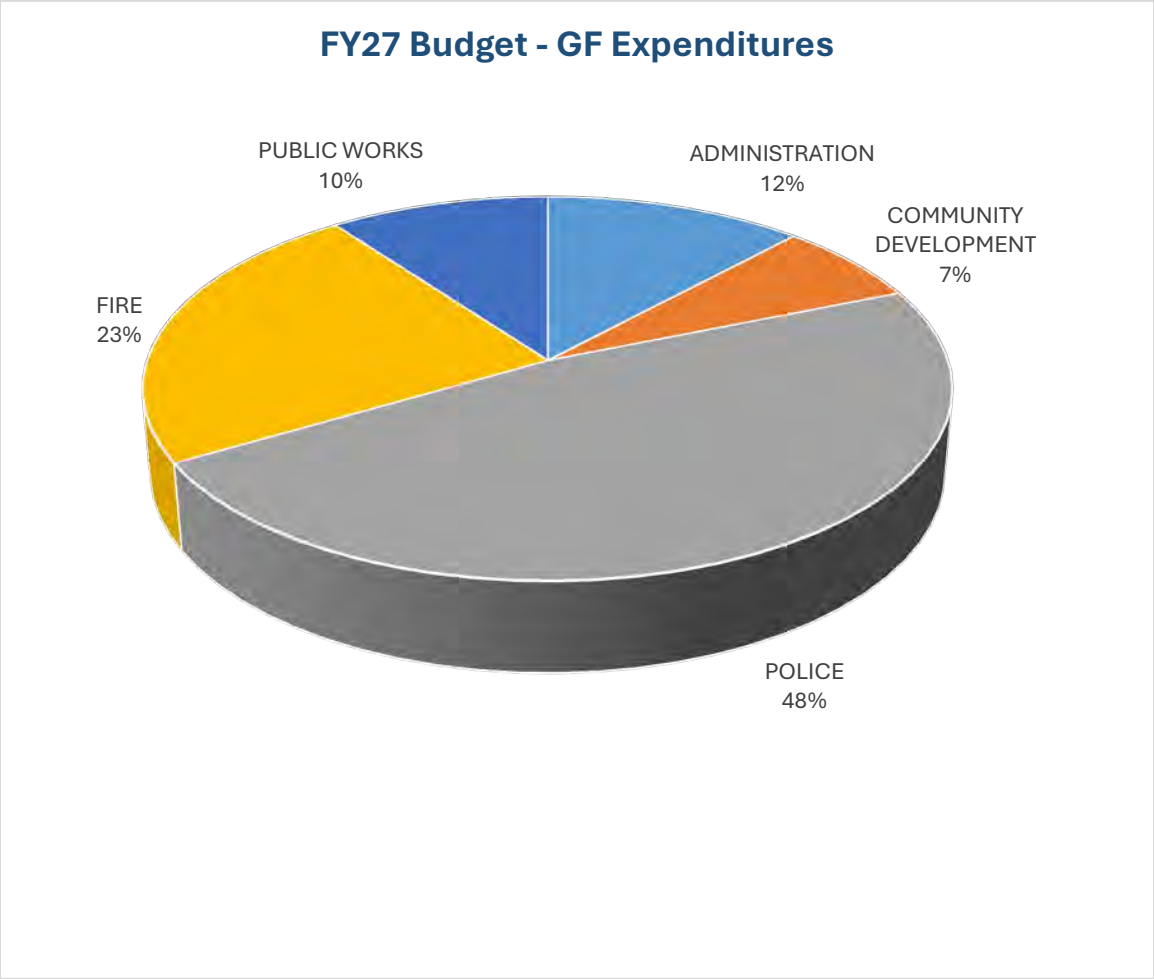
Notable Revenue Trends

- Unanticipated strength in sales tax revenue.
- Home rule sales tax revenue trending with sales tax revenue.
- Significant Use Tax declines projected to continue.
- Building Permit activity expected to strengthen.
- Continued reductions in telecommunications and cable TV related tax revenue.

Local & Regional Outlook

- Continued efforts to return grocery tax to Village.
- Delays in property tax revenues not expected to continue in FY27.
- Working to revitalize central business districts to bring new business and homes.
- Local economy shows strength with continued interest in building activities.

- The State is under continued financial pressure and restricting or lowering shared revenues.
- Personal Property Replacement Tax Fund state true-ups projected to be reduced.
- Leveling the Playing Field Act expected to stabilize sales tax revenue as tax declines.
- FY26 jump in sales tax revenue being watched closely in FY27 for stability vs return to average.



Notable Expenditure Trends

- Addition of new positions included in wage expense
- Increase in employment expenses
- Increase in police pension expense

ADMINISTRATION & FINANCE

Function

The Administration and Finance section of the budget encompasses several functional areas. These areas include the Village Manager's Office, Finance Department and Administrative services. The Village Manager's Office has the primary responsibility of overseeing the day-to-day operations of all Village Departments and implementing the policy direction of the Village Board of Trustees. The Administrative Services and Finance Department provides general financial services and supporting administrative functions to all departments. Examples of service areas and projects funded within these areas include: special projects, information technology, legal services, financial operations, human resources, utility billing, customer service, payroll, accounts payable, and Village Clerk operations.

Significant Goals & Objectives

- Implement the FY27 Goals & Objectives set by the Village Board.
- Provide support for the reevaluation process for the configuration of Happ Road.
- Complete Phase II Engineering for the Skokie Valley Trail.
- Enhance economic development efforts to promote the long-term viability of the business districts.
- Continue to implement the 10-year infrastructure plan for roads, streetscape, and life safety needs.
- Foster and ensure a culture of accountability, efficiency, and transparency.
- Continue to advocate with State, County, and local agencies.
- Continue to seek opportunities to cost-effectively collaborate with neighboring communities.
- Work with the Winnetka-Northfield Public Library District to design an expanded space for the Northfield branch of the library.

Performance Indicators

Department Name	KPI	2024 Actual	2025 Actual
Administration & Finance	Committee of the Whole Meetings	13	12
Administration & Finance	Ordinances Prepared	18	23
Administration & Finance	Resolutions Prepared	32	20
Administration & Finance	Village Board Meetings	15	12
Administration & Finance	Accounts Payable Checks Issued	2388	2520
Administration & Finance	IMRF Rate	9.91	11.47
Administration & Finance	Payroll Checks Issued	2773	2391
Administration & Finance	Vehicle Stickers Issued	3265	3575

Fiscal 2027 Highlights

The Administration and Finance department budget contains the following notable items:

- Celebrating the Village's Centennial in collaboration with the Park District.
- Completing the design of the expanded Northfield Branch Library.
- Finalizing the layout and design of the Skokie Valley Trail extension.
- Completing the design of the Orchard Public Parking Lot.
- Seeking funding for 4-6 new public electric charging stations on Walnut Street.
- Adding a new full-time position to assist with communications, special projects, and contract negotiations.
- Increasing Economic Development outreach efforts to improve the commercial corridors.

Staffing

Department	Position Name	FY26	FY27
Administration & Finance	Executive Assistant to the Village Manager	0.50	0.50
Administration & Finance	Payroll Clerk	0.50	0.50
Administration & Finance	Village Service Rep	0.50	0.50
Administration & Finance	Village Service Rep	0.50	0.50
Administration & Finance	Accounting Assistant- Water Billing	0.50	0.50
Administration & Finance	Accounting Assistant- Accounts Payable	0.50	0.50
Administration & Finance	Village Manager	1.00	1.00
Administration & Finance	Director Administrative Services	1.00	1.00
Administration & Finance	Assistant Finance Director	1.00	1.00
Administration & Finance	Assistant to the Village Manager	0.00	1.00
Administration & Finance	Finance Director (contracted role)	0.00	0.00
	Total Full-Time Equivalents	6.00	7.00

COMMUNITY DEVELOPMENT

Function

The Community Development and Building Department consists of a multi-discipline team of in-house and contract professionals responsible for Northfield's planning, code enforcement, economic development, engineering, stormwater management, GIS, tree preservation, design review, signage, and health inspections. In their review of construction plans, the staff ensures compliance with provisions of the Village code, including zoning, subdivision, stormwater, property maintenance, appurtenant structures, health, signage, and tree policies.

Significant Goals & Objectives

- Effectively shepherd redevelopment projects that further the goals expressed in the Comprehensive Plan and that strengthen the Village's tax base.
- Increase the Village's efforts for proactive economic development support for local businesses.
- Administer the property maintenance code to ensure strong property values.
- Foster a culture of compliance with local codes to ensure the protection of the public health, safety, and welfare of our citizens.
- Foster a culture of accountability, efficiency, and transparency.
- Explore innovative programs to maintain current service levels at reduced costs.
- Emphasize best storm water management practices via diligent code enforcement, assistance to property owners with flooding concerns, participation in the National Flood Insurance Program Community Rating System, and public education.

Performance Indicators

Department Name	KPI	2024 Actual	2025 Actual
Community Development	Ad-Hoc Committee Meetings	4	0
Community Development	Architectual Commission Cases	8	15
Community Development	Building Inspections	189	204
Community Development	Building Permits Issued	73	103
Community Development	Business Group Meetings	12	14
Community Development	Construction Value ($000)	15081	20564
Community Development	Demolition Permits	5	8
Community Development	Electric Inspections	219	229
Community Development	Fence Permits	40	54
Community Development	Formal Complaint/Prop Investigations	60	117
Community Development	Freedom of Info Act Requests	133	106
Community Development	Grading Permits Issued	90	74
Community Development	Health Inspections	97	94
Community Development	HVAC Inspections	117	121
Community Development	New Housing Units	6	8
Community Development	Plan & Zoning Commission Cases	4	11
Community Development	Plumbing Inspections	263	278
Community Development	Prelim Plan Review Committee Mtgs	1	1
Community Development	Tree Protection Reviews	75	115
Community Development	Tree Removal Permits	84	61
Community Development	Zoning Board of Appeals Cases	5	5

Fiscal 2027 Highlights

The Community Development department budget contains the following notable items:

- The addition of a full-time Building official.

Staffing

Department	Position Name	FY26	FY27
Community Development	Building Official	0.50	1.00
Community Development	Intern	1.00	1.00
Community Development	Community Development Director	1.00	1.00
Community Development	Administrative Secretary II	1.00	1.00
Community Development	Planning Technician	1.00	1.00
Community Development	Engineer (contracted role)	0.00	0.00
	Total Full-Time Equivalents	4.50	5.00

POLICE

Function

The Northfield Police Department is a full-service law enforcement agency with responsibility for traffic and law enforcement, criminal investigations, parking enforcement, crime prevention, public education, and general services.

The Department also contributes to, and receives assistance from specialized regional policing resources including:

- Glenview Joint Emergency Telephone System Board (911 and dispatch).
- Northern Illinois Police Alarm System (NIPAS) for hostage/barricade incidents, high-risk warrant service, major crime scene searches, search and rescue missions, dignitary protection, and mobile field force.
- North Regional Major Crimes Task Force (NORTAF) for homicides, kidnappings, and fatal& serious auto accidents.
- Burglary Task Force.
- Northeastern Regional Crime Laboratory.
- Cook County Internet Cromes Against Children Task Force (ICAC).
- Lexipol Training.
- STARCOM regional radio system.

Significant Goals & Objectives

- Continue to attract highly qualified and diverse candidates to the Department.
- Foster a culture of compliance with local codes to ensure the protection of public health, safety, and welfare of our citizens.
- Continue to monitor and enforce speed limits along community roadways to improve safety for pedestrians, bicyclists, and motorists.
- Provide a strong presence in the schools via the Officer Friendly, School Resource Officer, and specialized training programs.
- Explore innovative programs and partnerships to maintain and/or enhance the current service levels at reduced costs.

- Empower officers to proactively address community concerns and act as ambassadors for the Village.
- Continue to foster a culture of accountability, efficiency, and transparency.
- Build community relationships through community policing.

Performance Indicators

Department Name	KPI	2024 Actual	2025 Actual
Police	Calls for Service	19486	20654
Police	DUI Arrests	4	2
Police	Parking Citations	225	240
Police	Physical Arrests	26	22
Police	Police Commission Board Mtgs	7	4
Police	Police Pension Board Meetings	5	4
Police	Prisoner Stays (Overnight)	1	1
Police	Traffic Citations	361	223
Police	Traffic Stops	912	1077
Police	Freedom of Info Act Requests	90	111

Staffing

Department	Position Name	FY26	FY27
Police	Administrative Secretary	1.00	1.00
Police	Public Service Officer/Records	2.00	2.00
Police	Total Sworn Officers	21.00	21.00
	Total Full-Time Equivalents	24.00	24.00

FIRE

Function

The Northfield Fire-Rescue Department provides emergency fire, rescue, and paramedic services. The Department functions as the first-line response to a variety of situations including fires, accidents, medical emergencies, hazardous material incidents, technical and below ground rescue, underwater rescue and recovery, and the acts of terrorism. The Department is also actively involved with the education of the public matters of life safety and property conservation and accident prevention.

Significant Goals & Objectives

- Foster a culture of compliance with local codes to ensure the protection of the public health, safety and welfare of our citizens.
- Foster a culture of accountability, efficiency and transparency.
- Ensure proper training of all department members.
- Monitor staffing levels to ensure adequate and qualified personnel are sufficient to ensure full shift coverage.
- Conduct periodic inspections of commercial properties to identify life-safety concerns.
- To develop a training committee to direct the training efforts of the department and to facilitate the requirements of OSHA & ISO into our training efforts by July 2026.
- To develop a driver's training program to ensure that all new drivers meet the standards set forth in the new program as established by the training committee by April 2027.
- To conduct incident command training for our Lieutenants and Captains by March 2027.

Performance Indicators

Department Name	KPI	2024 Actual	2025 Actual
Fire Department	Total Calls for Service	1510	1540
Fire Department	EMS Calls for Service	666	657
Fire Department	Fire Calls for Service	844	883
Fire Department	Inspections (Fire Protection)	150	145
Fire Department	New Fire Protection Systems (Fire Protection)	0	0
Fire Department	Plan Reviews/Field Inspections (Fire Protection)	28	24
Fire Department	System Testing (Fire Protection)	40	290
Fire Department	Violations/Request for Documentation (Fire Protection)	343	237

Staffing

Department	Position Name	FY26	FY27
Fire Department	Fire Chief	1.00	0.50
Fire Department	Deputy Fire Chief	1.00	1.00
Fire Department	Captain	3.00	4.00
Fire Department	Lieutenant	8.00	7.00
Fire Department	Firefighter-Paramedic	17.00	23.00
Fire Department	Firefighter/EMT	1.00	6.00
Fire Department	Firefighter Only	4.00	1.00
Fire Department	Probationary FF/PM	10.00	5.00
Fire Department	Paramedic Only	2.00	2.00
Fire Department	Leave of Absence	6.00	2.00
	Total Full-Time Equivalents	53.00	51.50

PUBLIC WORKS

Function

To provide a high level of service by maintaining and improving the physical infrastructure of the Village of Northfield. This infrastructure is comprised of the streets, sidewalks, bridges, water, sewer, and storm systems, signage, capital equipment, vehicles, and Village property landscaping.

Significant Goals & Objectives

- Oversee the planned replacement of the water mains on South Happ, Harding and Mount Pleasant roads.
- Maintain and update the mandated lead service line inventory.
- Continue to implement the 10-year infrastructure plans for roads, streetscape, equipment, life safety and storm water management.
- Oversee the continued maintenance of landscaping along the Willow Road Corridor, Central Avenue Corridor, and the Village properties.
- Conduct routine cleaning operations of the Village sewer system to maintain optimal operating conditions.
- Explore innovative programs designed to maintain current service levels at reduced costs.
- Continue to work with the garden club to improve community aesthetics.
- Continue to work with the regional consortium to jointly bid on projects to achieve economies of scale.
- Implement the next phase of required Metropolitan Water Reclamation District of Greater Chicago inflow and infiltration program.

Performance Indicators

Department Name	KPI	2024 Actual	2025 Actual
Public Works	County Roads (Miles of Streets)	7.67	7.67
Public Works	Dedicated Village Streets (Miles of Streets	14.19	14.19
Public Works	Private Roads (Miles of Streets)	8.75	8.75
Public Works	State Roads (Miles of Streets)	11.45	11.45
Public Works	Miles Streets Plowed	661.5	1859.8
Public Works	Miles Streets Salted	697	538.1
Public Works	Sidewalk Replaced (Sq Ft)	1150	0
Public Works	Sidewalks (Lineal Feet)	22	19.6
Public Works	Snow/Ice Events	23	18
Public Works	Street Lights	105	105
Public Works	Tons Road Salt Purchased	400	360
Public Works	Total (Miles of Streets)	42.06	42.06
Public Works	Trees Planted	11	15
Public Works	Trees Removed	9	12
Public Works	Trees Trimmed	18	25

Staffing

Department	Position Name	FY26	FY27
Public Works	Administrative Secretary	0.50	1.00
Public Works	Public Works Director / Fire Chief	1.00	0.00
Public Works	PW Superintendent	0.50	1.00
Public Works	Foreman	0.00	2.00
Public Works	Facilities Coordinator	0.00	1.00
Public Works	Assistant Public Works Director	1.00	0.00
Public Works	Public Works Supervisor	1.00	0.00
Public Works	Head Mechanic / Fleet Manager	1.00	1.00
Public Works	Mechanic Assistant	1.00	1.00
Public Works	Seasonal	3.00	2.00
Public Works	Part Time	4.00	2.00
Public Works	Laborer	7.00	3.00
Public Works	Equipment Operator	0.00	2.00
	Total Full-Time Equivalents	20.00	16.00

FY 2026-27 Budget Detail

Village of Northfield
Fiscal Year 2026-27 Budget
Fund Overview

	FY 23-24 Actual	FY 24-25 Actual	FY25-26 Approved Budget	FY25-26 YTD	FY25-26 Year-End Estimate	FY26-27 Proposed Budget	Delta FY26B v. FY27P
GENERAL FUND (Fund 01)							
Total General Operating Revenues:	**14,151,514**	**14,882,716**	**14,664,954**	**11,624,770**	**15,547,991**	**15,644,862**	**979,908**
Administration General Operating Expenses:	1,841,480	1,998,414	1,676,756	1,339,963	1,653,126	1,822,579	145,823
Community Development General Operating Expenses:	822,809	910,981	1,042,214	748,327	1,014,155	1,063,812	21,598
Police General Operating Expenses:	6,111,963	6,303,681	6,717,077	5,201,856	6,655,527	7,181,066	463,989
Fire General Operating Expenses:	2,877,404	3,009,791	3,054,716	2,813,613	3,451,177	3,273,776	219,060
Public Works General Operating Expenses:	1,281,671	1,317,164	1,307,918	1,144,820	1,422,344	1,365,176	57,258
Capital Transfers	1,099,988	2,939,083	926,080	705,697	926,080	911,976	(14,104)
Surplus(Deficit) General Operating Fund:	**116,199**	**(1,596,399)**	**(59,807)**	**(329,506)**	**425,582**	**26,477**	**86,284**

Audited unassigned Fund Balance 04/30/2025:	**8,081,648**
Projected net revenue FY 25-26:	**425,582**
Projected Unassigned Fund Balance FYE 25-26:	**8,507,230**
Projected net revenue FY 26-27:	**26,477**
Projected Unassigned Fund Balance FYE 26-27:	**8,533,707**
Proj. as a Percentage of Operating Expenditures:	**58.0%**

Audited Fund Balance 04/30/2025:	**8,313,209**
Projected net revenue FY 25-26:	**425,582**
Projected Fund Balance FYE 25-26:	**8,738,791**
Projected net revenue FY 26-27:	**26,477**
Projected Fund Balance FYE 26-27:	**8,765,268**

CAPITAL FUND (Fund 12)							
Total Capital Fund Revenues:	1,796,984	3,459,071	2,513,581	722,856	1,342,094	1,269,159	(1,244,422)
Total Capital Fund Expenses:	990,631	2,157,150	2,684,400	885,413	999,948	2,383,880	(300,520)
Surplus(Deficit) Capital Fund:	**806,353**	**1,301,922**	**(170,819)**	**(162,557)**	**342,146**	**(1,114,721)**	**(943,902)**

Audited Fund Balance 4/30/25:	**4,626,874**
Projected net revenue FY 25-26:	**342,146**
Projected Fund Balance FYE 25-26:	**4,969,020**
Projected net revenue FY 26-27:	**(1,114,721)**
Projected Fund Balance FYE 26-27:	**3,854,299**

WATER & SANITARY SEWER FUND (Fund 08)							
Total Water & Sanitary Sewer Fund Revenues:	4,475,502	4,451,873	4,423,249	3,505,769	4,529,485	4,591,834	168,585
Total Water & Sanitary Sewer Fund Expenses:	3,191,921	3,389,626	4,358,153	2,538,339	3,955,505	5,702,325	1,344,172
Surplus(Deficit) Water & Sanitary Sewer Fund:	**1,283,580**	**1,062,248**	**65,096**	**967,430**	**573,980**	**(1,110,491)**	**(1,175,587)**

Audited Fund Balance 04/30/2025:	**5,401,680**
Projected net revenue FY 25-26:	**573,980**
Projected Fund Balance FYE 25-26:	**5,975,660**
Projected net revenue FY 26-27:	**(1,110,491)**
Projected Fund Balance FYE 26-27:	**4,865,169**

2016 GO BOND DEBT SERVICE FUND (Fund 15)							
Total 2016 GO Bond Debt Service Fund Revenues:	181,707	186,296	184,676	82,020	183,451	184,432	(244)
Total 2016 GO Bond Debt Service Fund Expenses:	190,282	180,148	178,676	169,338	177,204	179,214	538
Surplus(Deficit) 2016 GO Debt Service Fund:	**(8,575)**	**6,148**	**6,000**	**(87,318)**	**6,247**	**5,218**	**(782)**

Audited Fund Balance 04/30/2025:	**190,985**
Projected net revenue FY 25-26:	**6,247**
Projected Fund Balance FYE 25-26:	**197,232**
Projected net revenue FY 26-27:	**5,218**
Projected Fund Balance FYE 26-27:	**202,450**

2017 GO BOND DEBT SERVICE FUND (Fund 22)							
Total 2017 GO Bond Debt Service Fund Revenues:	316,236	314,838	315,640	143,584	316,383	313,520	(2,120)
Total 2017 GO Bond Debt Service Fund Expenses:	340,340	306,640	308,640	281,820	305,580	304,400	(4,240)
Surplus(Deficit) 2017 GO Debt Service Fund:	**(24,104)**	**8,198**	**7,000**	**(138,236)**	**10,803**	**9,120**	**2,120**

Audited Fund Balance 04/30/2025:	**328,840**
Projected net revenue FY 25-26:	**10,803**
Projected Fund Balance FYE 25-26:	**339,643**
Projected net revenue FY 26-27:	**9,120**
Projected Fund Balance FYE 26-27:	**348,763**

Village of Northfield
Fiscal Year 2026-27 Budget
Fund Overview

	FY 23-24 Actual	FY 24-25 Actual	FY25-26 Approved Budget	FY25-26 YTD	FY25-26 Year-End Estimate	FY26-27 Proposed Budget	Delta FY26B v. FY27P
ROLLING RIDGE SSA FUND (Fund 24)							
Total Rolling Ridge SSA Fund Revenues:	95,092	107,500	101,290	44,377	100,490	100,090	(1,200)
Total Rolling Ridge SSA Fund Expenses:	95,289	95,289	95,290	95,289	95,290	95,289	(1)
Surplus(Deficit) Rolling Ridge SSA Fund:	**(197)**	**12,210**	**6,000**	**(50,912)**	**5,200**	**4,801**	**(1,199)**

Audited Fund Balance 4/30/2025:	**171,920**
Projected net revenue FY 25-26:	**5,200**
Projected Fund Balance FYE 25-26:	**177,120**
Projected net revenue FY 26-27:	**4,801**
Projected Fund Balance FYE 26-27:	**181,921**

2019 GO BOND DEBT SERVICE FUND (Fund 26)							
Total 2019 GO Bond Debt Service Fund Revenues:	120,580	116,223	115,454	52,335	117,336	120,173	4,719
Total 2019 GO Bond Debt Service Fund Expenses:	118,608	117,069	115,454	105,227	114,613	117,847	2,393
Surplus(Deficit) 2019 GO Capital Projects Fund:	**1,972**	**(846)**	**0**	**(52,892)**	**2,723**	**2,326**	**2,326**

Audited Fund Balance 4/30/2025:	**118,654**
Projected net revenue FY 25-26:	**2,723**
Projected Fund Balance FYE 25-26:	**121,377**
Projected net revenue FY 26-27:	**2,326**
Projected Fund Balance FYE 26-27:	**123,703**

MOTOR FUEL TAX (Fund 04)							
Total Motor Fuel Tax Fund Revenues:	311,985	326,732	296,933	295,119	355,029	328,274	31,341
Total Motor Fuel Fund Expenses:	229,545	242,460	165,952	75,906	75,906	420,000	254,048
Surplus(Deficit) Motor Fuel Tax Fund:	**82,441**	**84,272**	**130,981**	**219,213**	**279,123**	**(91,726)**	**(222,707)**

Audited Fund Balance 04/30/2025:	**1,009,084**
Projected net revenue FY 25-26:	**279,123**
Projected Fund Balance FYE 25-26:	**1,288,207**
Projected net revenue FY 26-27:	**(91,726)**
Projected Fund Balance FYE 26-27:	**1,196,481**

FOREIGN FIRE FUND (Fund 07)							
Total Fire Fund Fund Revenues:	51,272	59,218	56,704	65,785	67,396	58,675	1,971
Total Fire Fund Fund Expenses:	19,421	10,412	38,500	21,401	24,778	18,500	(20,000)
Surplus(Deficit) Foreign Fire Fund:	**31,851**	**48,807**	**18,204**	**44,384**	**42,618**	**40,175**	**21,971**

Audited Fund Balance 04/30/2025:	**161,741**
Projected net revenue FY 25-26:	**42,618**
Projected Fund Balance FYE 25-26:	**204,359**
Projected net revenue FY 26-27:	**40,175**
Projected Fund Balance FYE 26-27:	**244,534**

STORM SEWER FUND (Fund11)							
Total Storm Sewer Fund Revenues:	41,875	46,655	40,834	50,336	67,080	46,700	5,866
Total Storm Sewer Fund Expenses:	4,131	0	10,000	1,452	1,500	80,000	70,000
Surplus(Deficit) Storm Sewer Fund:	**37,744**	**46,655**	**30,834**	**48,884**	**65,580**	**(33,300)**	**(64,134)**

Audited Fund Balance 04/30/2025:	**229,068**
Projected net revenue FY 25-26:	**65,580**
Projected Fund Balance FYE 25-26:	**294,648**
Projected net revenue FY 26-27:	**(33,300)**
Projected Fund Balance FYE 26-27:	**261,348**

POLICE PENSION FUND (Fund20)							
Total Police Pension Fund Revenues:	1,797,602	1,901,015	2,118,600	1,591,184	2,277,134	2,665,000	546,400
Gains/Losses on Investments:	2,075,198	2,329,063	0	5,176,734	0	0	0
Total Police Pension Fund Operational Expenses:	1,748,852	2,186,455	2,245,480	1,657,107	2,202,980	2,266,600	21,120
Surplus(Deficit) Police Pension Fund:	**2,123,947**	**2,043,623**	**(126,880)**	**5,110,810**	**74,154**	**398,400**	**525,280**

Audited Fund Balance 4/30/2025:	**27,664,985**
Projected net revenue FY 25-26:	**74,154**
Projected Fund Balance FYE 25-26:	**27,739,139**
Projected net revenue FY 26-27:	**398,400**
Projected Fund Balance FYE 26-27:	**28,137,539**

Village of Northfield
Proposed FY2026-27 Budget

REVENUE

GL NUMBER	DESCRIPTION	FY22-23 ACTIVITY	FY23-24 ACTIVITY	FY24-25 ACTIVITY	FY25-26 AMENDED BUDGET	FY25-26 YTD ACTIVITY	FY25-26 PROJECTED ACTIVITY	FY2026-27 PROPOSED BUDGET	DELTA FY25-26B VS FY26-27P
Fund 01 - GENERAL FUND									
01-000-4100	PROPERTY TAX	4,716,766	5,270,071	5,470,106	5,740,921	2,549,879	5,740,921	6,007,735	266,814
01-000-4101	ROAD & BRIDGE TAX	110,818	121,589	119,529	105,000	492	100,000	100,000	(5,000)
01-000-4110	SALES TAX	3,778,981	3,910,375	4,248,337	4,109,419	3,861,304	4,557,165	4,590,000	480,581
01-000-4111	LOCAL USE TAX	235,823	217,177	163,462	112,720	43,375	50,063	15,020	(97,700)
01-000-4112	INCOME TAX	885,029	957,083	1,025,611	1,025,331	887,389	1,016,213	1,010,000	(15,331)
01-000-4113	REPLACEMENT TAX	217,481	152,661	96,582	80,000	76,119	101,492	99,462	19,462
01-000-4115	HOME RULE SALES TAX	1,664,949	1,707,375	1,843,204	1,679,073	1,876,189	2,241,200	2,200,000	520,927
01-000-4116	SALES TAX SHARING AGREEMEI	(968,743)	(986,008)	(1,129,343)	(1,131,896)	(985,392)	(1,475,376)	(1,504,853)	(372,957)
01-000-4117	ADULT USE CANNABIS	9,055	8,924	12,957	9,000	31,716	38,662	35,000	26,000
01-000-4120	ELECTRIC UTILITY TAX	339,648	328,414	333,306	330,000	247,222	330,000	330,000	-
01-000-4121	NATURAL GAS UTILITY TAX	335,339	252,346	258,529	255,000	203,408	330,000	272,000	17,000
01-000-4122	TELECOMMUNICATION TAX	143,979	143,364	143,209	140,000	105,929	130,000	125,000	(15,000)
01-000-4130	911 SURCHARGE	240,373	305,555	308,025	315,000	219,299	295,000	285,000	(30,000)
01-000-4132	CABLE FRANCHISE FEE	150,386	148,153	133,100	151,000	123,499	125,000	115,000	(36,000)
01-000-4140	CONDOMINIUM RENT	72,452	73,602	74,802	75,240	61,880	76,092	77,614	2,374
01-000-4141	LEASE REVENUE	185,692	189,646	189,729	210,705	153,217	184,161	188,374	(22,331)
01-000-4142	POLICE SERVICE CONTRACTS	86,969	102,300	56,775	100,000	99,225	110,000	100,000	-
01-000-4143	PUBLIC WORKS SERVICE CONTF	1,140	0	0	6,180	1,920	1,920	1,500	(4,680)
01-000-4144	AMBULANCE SERVICE	215,419	206,870	206,875	202,383	165,512	220,683	205,000	2,617
01-000-4145	POLICE SPECIAL DETAILS	9,056	5,860	5,940	9,270	4,200	5,000	4,500	(4,770)
01-000-4150	VEHICLE LICENSING	168,503	163,246	184,454	190,200	175,028	175,028	178,000	(12,200)
01-000-4151	BUSINESS LICENSES	21,430	20,770	18,345	13,925	15,730	16,230	15,750	1,825
01-000-4152	LIQUOR LICENSES	28,955	29,455	25,805	21,630	29,855	30,000	20,000	(1,630)
01-000-4153	BUILDING PERMITS	526,842	321,530	326,642	375,000	365,108	510,000	580,000	205,000
01-000-4154	STORM WATER MGMT FEE	0	(585)	7,515	4,000	0	0	0	(4,000)
01-000-4155	LANDSCAPE/TREE PRESERV FEE	2,025	1,575	675	755	675	675	500	(255)
01-000-4156	ELECTRICAL PERMITS	70,354	32,916	37,770	38,240	41,789	56,090	60,000	21,760
01-000-4157	ALARM PERMITS	9,085	10,460	10,520	9,000	7,965	9,200	9,000	-
01-000-4158	ELEVATOR INSPECTION FEES	5,475	7,900	12,100	8,000	6,025	6,300	7,619	(381)
01-000-4159	HEALTH INSPECTION FEES	900	1,100	1,200	850	1,200	1,200	900	50
01-000-4160	HVAC PERMITS	43,656	32,014	18,681	20,000	25,788	36,100	38,000	18,000
01-000-4165	PLUMBING PERMITS	73,339	49,798	46,291	47,380	57,806	75,700	65,000	17,620
01-000-4171	CIRCUIT COURT FINES	28,773	17,372	6,554	7,000	4,760	6,347	6,100	(900)
01-000-4173	DUI FINES	0	0	0	1	1,500	1,500	1,500	1,499
01-000-4174	COMPLIANCE FINES	7,319	2,909	95	125	0	0	0	(125)
01-000-4175	PARKING FINES	5,107	7,871	3,700	5,200	6,375	6,700	6,700	1,500
01-000-4177	LOCAL ADJUDICATION	0	0	0	1	0	0	0	(1)
01-000-4198	GRANTS	0	0	87,352	0	15,686	38,024	0	-
01-000-4190	IRMA REIMBURSEMENT	108,223	137,645	209,805	100,000	97,156	97,156	100,000	-
01-000-4196	GARBAGE SERVICE FEE	1,603	2,157	2,196	2,160	2,204	2,204	2,300	140
01-000-4197	IDOT CONTRACT ISSUED	500,000	0	0	0	0	0	0	-
01-000-4199	MISC	26,126	18,438	21,218	20,500	20,946	22,781	47,141	26,641
01-000-4300	INTEREST INCOME	153,238	306,148	371,060	276,641	208,920	278,560	250,000	(26,641)
01-000-4305	GAIN/LOSS ON INVESTMENTS	(12,594)	(126,560)	(69,996)	0	813,873	0	0	-
Totals for General Fund Revenues		**14,198,969**	**14,151,514**	**14,882,716**	**14,664,954**	**11,624,770**	**15,547,991**	**15,644,862**	**979,908**

Village of Northfield
Proposed FY2026-27 Budget

ADMINISTRATION

GL NUMBER	DESCRIPTION	FY22-23 ACTIVITY	FY23-24 ACTIVITY	FY24-25 ACTIVITY	FY25-26 AMENDED BUDGET	FY25-26 YTD ACTIVITY	FY25-26 PROJECTED ACTIVITY	FY2026-27 PROPOSED BUDGET	DELTA FY25-26B VS FY26-27P
Fund 01 - GENERAL FUND									
Dept 100 - ADMINISTRATION									
PERSONNEL									
01-100-5000	WAGES- ADMINISTRATION	417,198	445,472	722,837	426,352	396,564	473,139	635,804	209,452
01-100-5085	WAGES - PART TIME	107,845	121,009	127,718	135,296	103,800	124,126	131,791	(3,505)
PERSONNEL		**525,043**	**566,481**	**850,555**	**561,648**	**500,364**	**597,265**	**767,595**	**205,947**
EMPLOYMENT EXPENSES									
01-100-5100	INSURANCE	58,347	61,617	76,507	61,116	51,017	61,116	61,766	650
01-100-5105	FICA/MEDICARE	33,390	36,117	53,944	38,019	32,754	36,756	38,246	227
01-100-5110	IMRF	54,908	49,359	84,531	66,333	48,733	58,719	69,844	3,511
EMPLOYMENT EXPENSES		**146,644**	**147,093**	**214,982**	**165,468**	**132,504**	**156,591**	**169,856**	**4,388**
CONTRACTUAL SERVICE									
01-100-5200	LEGAL-GENERAL	172,659	343,406	222,008	199,500	106,407	147,000	120,000	(79,500)
01-100-5201	LEGAL-PLANNING, ZONING	0	0	0	0	0	0	20,000	20,000
01-100-5202	LEGAL-DEVELOPMENT/CONSTR	0	0	0	0	0	0	10,000	10,000
01-100-5203	LEGAL-PERSONNEL	0	0	0	0	0	0	10,000	10,000
01-100-5205	AUDIT	23,639	27,385	23,265	30,368	25,634	28,538	33,279	2,911
01-100-5207	CREDIT CARD/BANK FEES	21,638	15,377	12,924	15,450	25,034	26,000	4,000	(11,450)
01-100-5208	BANK CHARGES	24,766	167	129	927	12	50	100	(827)
01-100-5210	VILLAGE PROSECUTOR	7,920	7,560	7,560	8,240	5,400	7,200	7,200	(1,040)
01-100-5215	SPECIAL PROJECTS	4,665	26,422	20,193	20,000	21,361	25,000	55,000	35,000
01-100-5220	VILLAGE CODE UPDATES	0	0	0	500	0	0	10	(490)
01-100-5225	NEWSLETTERS	1,975	1,730	1,875	2,500	1,875	2,250	3,400	900
01-100-5231	CONDOMINIUM ASSESSMENTS	18,705	18,678	20,418	21,339	18,539	25,000	28,000	6,661
01-100-5232	CONDOMINIUM MAINTENANC	9,491	2,306	13,509	9,500	1,670	3,000	9,000	(500)
01-100-5235	CONSULTANTS	5,910	6,760	13,900	8,904	3,500	6,950	7,000	(1,904)
01-100-5240	PROFESSIONAL SERVICES	131,438	246,110	126,192	145,477	140,171	145,000	143,000	(2,477)
01-100-5245	SCHOOLS & SEMINARS	160	55	2,548	4,000	796	2,595	4,000	0
01-100-5250	MEMBERSHIPS & DUES	8,848	10,855	14,965	13,734	14,155	14,155	14,500	766
01-100-5255	PERSONNEL ADMINISTRATION	1,550	17,153	12,573	11,000	3,033	3,033	4,000	(7,000)
01-100-5260	COMPUTER SOFTWARE	28,111	56,899	89,805	123,709	54,175	127,222	124,082	373
01-100-5265	COMPUTER MAINTENANCE	91,854	105,216	167,316	63,000	66,109	90,554	71,000	8,000
01-100-5270	COPIER MAINTENANCE	2,338	2,740	2,287	1,500	1,648	2,600	2,000	500
01-100-5275	TELEPHONE MAINTENANCE	6,029	10,512	6,464	10,500	5,468	8,000	7,500	(3,000)
01-100-5290	TRAFFIC SIGNAL MAINTENANCI	18,555	19,197	17,270	21,142	11,600	15,500	16,000	(5,142)
01-100-5295	TELEPHONE & INTERNET	10,173	9,549	12,042	11,500	8,861	11,500	6,000	(5,500)
01-100-5300	HEAT/NATURAL GAS	23,838	41,273	31,029	30,899	27,012	29,500	30,000	(899)
01-100-5305	WATER	3,124	3,412	8,027	5,198	5,334	7,112	6,500	1,302
01-100-5310	ADVERTISING/LEGAL NOTICES	1,136	1,008	880	1,545	708	1,000	1,500	(45)
01-100-5315	RISK MANAGEMENT (IRMA)	17,272	15,418	5,815	20,000	17,709	17,709	17,457	(2,543)
01-100-5318	SUCCESSION PLANNING	0	27,141	0	60,000	39,954	39,954	20,000	(40,000)
CONTRACTUAL SERVICE		**635,794**	**1,016,329**	**832,997**	**840,432**	**606,165**	**786,422**	**774,528**	**(65,904)**
COMMODITIES									
01-100-5600	GAS	4,333	4,302	3,710	3,700	2,757	3,300	3,500	(200)
01-100-5605	VEHICLE MAINTENANCE	2,764	3,018	2,337	2,575	2,085	2,500	2,500	(75)
01-100-5610	MEETING/SPECIAL EVENTS	9,624	10,086	4,556	8,000	11,085	15,000	14,000	6,000
01-100-5615	HOLIDAY DECORATIONS	17,399	9,443	8,760	10,500	11,348	11,348	10,550	50
01-100-5620	OFFICE SUPPLIES	10,164	11,654	12,298	9,000	8,854	11,200	9,000	0
01-100-5625	POSTAGE	8,298	6,566	14,946	18,500	5,427	6,500	8,500	(10,000)
01-100-5630	PUBLICATIONS	188	1,096	319	433	1,931	2,000	2,000	1,567
01-100-5799	SUNDRY	11,639	14,237	2,916	5,000	7,311	10,000	9,500	4,500
COMMODITIES		**64,410**	**60,402**	**49,841**	**57,708**	**50,798**	**61,848**	**59,550**	**1,842**
MINOR CAPITAL OUTLAY									
01-100-5800	COMPUTER EQUPMENT	1,360	1,175	39	1,000	133	1,000	1,000	0
01-100-5805	FURNITURE	0	0	0	500	0	0	50	(450)
01-100-5810	WILLOW RD LOAN REPYMT	500,000	50,000	50,000	50,000	50,000	50,000	50,000	0
01-100-5811	PRINCIPAL IDOT	50,000	0	0	0	0	0	0	0
MINOR CAPITAL OUTLAY		**551,360**	**51,175**	**50,039**	**51,500**	**50,133**	**51,000**	**51,050**	**(450)**
TRANSFERS TO CAPITAL FUND									
01-100-5900	EQUIPMENT TRANSFER	363,530	462,160	2,090,161	22,197	16,648	22,197	15,140	(7,057)
01-100-5905	VEHICLE TRANSFER	2,750	2,750	7,500	7,500	5,625	7,500	7,500	0
TRANSFERS TO CAPITAL FUND		**366,280**	**464,910**	**2,097,661**	**29,697**	**22,273**	**29,697**	**22,640**	**(7,057)**
Totals for dept 100 - ADMINISTRATION		**2,289,531**	**2,306,390**	**4,096,075**	**1,706,453**	**1,362,236**	**1,682,823**	**1,845,219**	**138,766**
Total- excluding Capital Transfers		1,923,251	1,841,480	1,998,414	1,676,756	1,339,963	1,653,126	1,822,579	145,823

Village of Northfield
Proposed FY2026-27 Budget

COMMUNITY DEVELOPMENT

GL NUMBER	DESCRIPTION	FY22-23 ACTIVITY	FY23-24 ACTIVITY	FY24-25 ACTIVITY	FY25-26 AMENDED BUDGET	FY25-26 YTD ACTIVITY	FY25-26 PROJECTED ACTIVITY	FY2026-27 PROPOSED BUDGET	DELTA FY25-26B VS FY26-27P
Fund 01 - GENERAL FUND									
Dept 200 - COMMUNITY DEVELOPMENT									
PERSONNEL									
01-200-5025	WAGES - BUILDNG & ZONING	379,130	378,990	430,434	452,900	365,470	439,979	499,401	46,501
01-200-5085	WAGES - PART TIME	22,754	33,341	22,240	35,110	20,326	24,726	25,981	(9,129)
PERSONNEL		**401,884**	**412,331**	**452,675**	**488,010**	**385,796**	**464,705**	**525,382**	**37,372**
EMPLOYMENT EXPENSES									
01-200-5100	INSURANCE	66,810	68,391	71,130	79,965	57,945	79,581	100,000	20,035
01-200-5105	FICA/MEDICARE	28,909	29,326	32,357	35,641	27,604	32,856	38,046	2,405
01-200-5110	IMRF	36,303	32,712	39,847	43,867	34,767	41,646	51,690	7,823
EMPLOYMENT EXPENSES		**132,021**	**130,429**	**143,335**	**159,473**	**120,316**	**154,083**	**189,736**	**30,263**
CONTRACTUAL SERVICE									
01-200-5235	CONSULTANTS	997	627	4,648	18,050	8,366	18,030	5,000	(13,050)
01-200-5240	PROFESSIONAL SERVICES	0	0	0	0	2,000	2,000	10,000	10,000
01-200-5245	SCHOOLS & SEMINARS	867	1,921	2,087	3,500	0	3,500	3,500	0
01-200-5250	MEMBERSHIPS & DUES	3,371	2,197	1,844	2,955	3,466	3,466	1,750	(1,205)
01-200-5265	COMPUTER MAINTENANCE	0	0	0	500	0	500	500	0
01-200-5270	COPIER MAINTENANCE	182	187	466	500	735	980	980	480
01-200-5295	TELEPHONE & INTERNET	1,446	1,620	1,538	1,500	1,914	2,857	2,857	1,357
01-200-5315	RISK MANAGEMENT (IRMA)	5,644	4,339	5,243	6,000	5,940	17,709	17,457	11,457
01-200-5323	ECONOMIC DEVELOPMENT	0	0	0	17,600	722	15,075	21,750	4,150
01-200-5325	ENGINEERING SERVICES	115,067	120,677	121,079	170,200	68,338	125,000	130,000	(40,200)
01-200-5410	BUILDING MAINTENANCE	47,088	51,927	50,794	48,904	49,015	53,000	53,000	4,096
01-200-5420	PRIVATE PROPERTY MAINTENA	0	0	1,000	1,000	0	0	0	(1,000)
01-200-5485	TECHN & FIRE-PREVENT. INSPE	48,791	62,435	78,621	82,370	78,411	121,500	64,000	(18,370)
01-200-5490	PO/LIBRARY MAINTENANCE	10,350	17,243	20,701	22,822	16,282	21,500	20,000	(2,822)
01-200-5495	VILLAGE HALL HVAC MAINT	9,684	11,123	16,951	10,480	0	0	9,500	(980)
CONTRACTUAL SERVICE		**243,488**	**274,297**	**304,972**	**386,381**	**235,189**	**385,117**	**340,294**	**(46,087)**
COMMODITIES									
01-200-5600	GAS	2,798	2,824	2,621	2,850	2,117	2,950	2,950	100
01-200-5605	VEHICLE MAINTENANCE	4,498	1,508	5,128	2,000	3,278	3,500	2,000	0
01-200-5620	OFFICE SUPPLIES	622	1,001	289	1,000	379	1,000	750	(250)
01-200-5655	UNIFORMS	425	244	515	500	473	800	700	200
01-200-5799	SUNDRY	616	174	1,107	1,000	193	1,000	1,000	0
COMMODITIES		**8,959**	**5,752**	**9,660**	**7,350**	**6,440**	**9,250**	**7,400**	**50**
MINOR CAPITAL OUTLAY									
01-200-5815	SPECIALIZED EQUIPMENT	385	0	340	1,000	587	1,000	1,000	0
MINOR CAPITAL OUTLAY		**385**	**0**	**340**	**1,000**	**587**	**1,000**	**1,000**	**0**
TRANSFERS TO CAPITAL FUND									
01-200-5900	EQUIPMENT REPLACEMENT	3,308	12,137	17,669	14,963	11,914	14,963	10,451	(4,512)
01-200-5905	VEHICLE TRANSFER	5,750	5,750	10,000	10,800	8,100	10,800	10,800	0
TRANSFERS TO CAPITAL FUND		**9,058**	**17,887**	**27,669**	**25,763**	**20,014**	**25,763**	**21,251**	**(4,512)**
Totals for dept 200 - COMMUNITY DEVELOPMENT		**795,797**	**840,696**	**938,650**	**1,067,977**	**768,342**	**1,039,918**	**1,085,063**	**17,086**
Total- excluding Capital Transfers		786,739	822,809	910,981	1,042,214	748,327	1,014,155	1,063,812	21,598

Village of Northfield
Proposed FY2026-27 Budget

POLICE

GL NUMBER	DESCRIPTION	FY22-23 ACTIVITY	FY23-24 ACTIVITY	FY24-25 ACTIVITY	FY25-26 AMENDED BUDGET	FY25-26 YTD ACTIVITY	FY25-26 PROJECTED ACTIVITY	FY2026-27 PROPOSED BUDGET	DELTA FY25-26B VS FY26-27P
Fund 01 - GENERAL FUND									
Dept 300 - POLICE									
PERSONNEL									
01-300-5030	WAGES - UNIFORMED	2,332,333	2,434,451	2,560,653	2,762,860	2,211,470	2,701,493	2,831,710	68,850
01-300-5035	WAGES - CIVILIAN	241,447	255,496	260,808	261,389	173,913	230,267	269,230	7,841
01-300-5040	WAGES - HOLIDAY PAY	64,149	68,543	64,604	0	66,327	76,327	0	0
01-300-5045	WAGES - OT TRAINING	7,555	6,423	6,776	0	425	550	0	0
01-300-5050	WAGES - ACTING SHIFT CMDR	6,513	6,835	2,214	0	5,120	6,769	0	0
01-300-5052	FIELD TRAINING OFFICER	0	0	1,021	0	593	765	0	0
01-300-5055	WAGES - COURT	11,799	7,611	5,496	0	0	0	0	0
01-300-5057	WAGES - CROSSING GUARDS	3,551	0	0	0	0	0	0	0
01-300-5060	WAGES - SPECIAL DETAIL	9,330	7,563	5,570	0	5,400	6,963	0	0
01-300-5085	WAGES - PART TIME	0	0	35,171	0	30,595	41,815	49,000	49,000
01-300-5090	WAGES - OVERTIME	297,954	351,550	221,199	200,000	79,315	102,275	110,000	(90,000)
01-300-5091	SALARIES - OT RECORDS	5,310	2,842	1,994	0	0	0	0	0
PERSONNEL		**2,979,942**	**3,141,316**	**3,165,506**	**3,224,249**	**2,573,158**	**3,167,224**	**3,259,940**	**35,691**
EMPLOYMENT EXPENSES									
01-300-5100	INSURANCE	476,160	470,447	427,180	508,876	385,484	508,800	588,354	79,478
01-300-5101	PSEBA INSURANCE	15,522	3,268	3,376	3,980	3,192	4,116	4,200	220
01-300-5105	FICA/MEDICARE	208,951	223,147	211,363	231,286	187,661	230,848	238,620	7,334
01-300-5110	IMRF	28,479	25,466	27,950	45,381	27,076	33,950	35,650	(9,731)
01-300-5115	401A CONTRIBUTION	0	0	7,978	0	10,355	11,820	25,886	25,886
01-300-5120	POLICE PENSION	1,681,780	1,400,596	1,537,871	1,791,955	1,346,083	1,791,955	2,088,000	296,045
EMPLOYMENT EXPENSES		**2,410,892**	**2,122,924**	**2,215,718**	**2,581,478**	**1,959,851**	**2,581,489**	**2,980,710**	**399,232**
CONTRACTUAL SERVICE									
01-300-5235	CONSULTANTS	12,570	36,909	17,928	12,000	8,347	18,500	16,500	4,500
01-300-5240	PROFESSIONAL SERVICES	0	0	15,000	15,000	0	15,000	15,000	0
01-300-5245	SCHOOLS & SEMINARS	11,210	(1,312)	37,490	25,000	16,359	16,359	17,000	(8,000)
01-300-5250	MEMBERSHIPS & DUES	3,111	3,000	3,069	3,200	2,874	3,000	3,500	300
01-300-5260	COMPUTER SOFTWARE	5,830	2,488	4,840	3,500	6,142	6,200	11,500	8,000
01-300-5265	COMPUTER MAINTENANCE	0	1,444	0	350	0	0	350	0
01-300-5270	COPIER MAINTENANCE	1,562	1,646	1,410	1,800	1,063	1,500	1,500	(300)
01-300-5275	CONSOLIDATED DISPATCH-GLE	384,200	404,390	418,600	446,800	286,411	429,616	424,600	(22,200)
01-300-5295	TELEPHONE & INTERNET	15,043	14,100	13,741	0	11,125	13,300	13,600	13,600
01-300-5310	ADVERTISING/LEGAL NOTICES	1,092	1,191	1,191	700	1,191	1,191	700	0
01-300-5315	RISK MANAGEMENT (IRMA)	119,494	135,913	140,131	125,000	144,768	145,000	174,566	49,566
01-300-5330	MEDICAL SCREENINGS	470	296	273	500	188	500	500	0
01-300-5345	RADIO EQUIP MAINT	15,751	14,234	6,561	18,000	5,938	8,000	9,000	(9,000)
01-300-5365	NORTHERN IL CRIME LAB	10,642	11,396	11,396	11,700	11,396	11,396	11,500	(200)
01-300-5370	NIPAS	6,775	7,060	6,990	9,000	9,504	9,504	9,000	0
01-300-5375	MAJOR CRIME TASK FORCE	5,600	5,600	6,600	6,800	6,600	6,600	7,000	200
01-300-5380	ACCREDITATION / LEXIPOL	7,315	7,783	8,250	9,000	6,786	6,786	12,000	3,000
01-300-5385	NORCOM / STARCOM	10,848	12,818	14,562	15,000	14,936	18,000	19,000	4,000
01-300-5390	POLICE TOWING	739	0	530	750	0	0	500	(250)
01-300-5395	TELETRAC-VEHICLE GPS	2,957	2,957	2,957	1,000	1,932	1,932	0	(1,000)
01-300-5400	MOBILE DATA NETWORK	5,435	4,698	310	2,500	0	0	0	(2,500)
01-300-5405	SCALE MAINTENANCE	900	550	900	1,000	1,034	1,034	1,100	100
01-300-5410	BUILDING / JAIL MAINTENANCE	10,476	3,579	4,025	7,000	4,779	7,000	600	(6,400)
01-300-5415	LIVESCAN/FINGERPRINT EXPEN	0	0	1,093	1,200	547	547	500	(700)
01-300-5425	MEDICAL SUPPLIES	310	322	428	750	278	500	600	(150)
01-300-5435	POLICE COMMISSION	9,771	27,508	24,915	15,000	12,552	23,000	15,000	0
01-300-5440	INVESTIGATION EXPENSE	20,343	8,985	27,238	25,000	10,702	25,000	25,000	0
01-300-5441	UPS MAINTENANCE	3,036	3,200	3,376	3,500	3,579	3,579	3,800	300
CONTRACTUAL SERVICE		**665,480**	**710,755**	**773,804**	**761,050**	**569,030**	**773,044**	**793,916**	**32,866**
COMMODITIES									
01-300-5600	GAS	51,006	53,489	46,809	50,000	39,836	45,000	50,000	0
01-300-5605	VEHICLE MAINTENANCE	46,998	41,435	33,959	35,000	20,768	30,000	35,000	0
01-300-5620	OFFICE SUPPLIES	5,079	2,445	2,156	3,500	2,119	3,000	3,500	0
01-300-5625	POSTAGE	0	0	17	4,300	68	100	100	(4,200)
01-300-5655	UNIFORMS	12,891	18,683	32,489	18,500	18,962	25,000	25,000	6,500
01-300-5685	WEAPONS/RANGE SERVICES	3,918	5,787	5,031	7,600	5,058	7,000	8,000	400
01-300-5690	PHOTOGRAPHY	0	0	0	500	0	0	0	(500)
01-300-5695	JAIL EXPENSE	0	0	0	0	20	20	0	0
01-300-5700	PUBLIC EDUCATION	1,791	2,691	1,300	5,000	473	750	1,500	(3,500)
01-300-5703	FINGERPRINTING FEES	526	295	0	400	400	400	400	0
01-300-5705	TRAINING MATERIALS	1,113	2,456	1,935	3,000	0	1,500	2,000	(1,000)
01-300-5710	FORMS & PRINTING	5,145	4,046	7,464	5,000	2,578	3,500	3,500	(1,500)
01-300-5799	SUNDRY	3,238	2,374	3,434	3,000	2,171	3,000	3,000	0
COMMODITIES		**131,704**	**133,701**	**134,594**	**135,800**	**92,453**	**119,270**	**132,000**	**(3,800)**

Village of Northfield
Proposed FY2026-27 Budget

POLICE

MINOR CAPITAL OUTLAY								
01-300-5800	COMPUTER EQUIPMENT	432	27	1,128	1,000	0	1,000	1,000	0
01-300-5805	FURNITURE	732	0	0	6,000	1,947	6,000	6,000	0
01-300-5815	SPECIALIZED EQUIPMENT	9,838	3,241	12,789	7,000	5,416	7,000	7,000	0
01-300-5830	DUI EQUIPMENT	712	0	141	500	0	500	500	0
MINOR CAPITAL OUTLAY		**11,715**	**3,268**	**14,058**	**14,500**	**7,363**	**14,500**	**14,500**	**0**
TRANSFERS TO CAPITAL FUND								
01-300-5900	EQUIPMENT REPLACEMENT	61,010	109,227	264,213	252,134	199,625	252,134	225,152	(26,982)
01-300-5905	VEHICLE TRANSFER	32,900	32,900	56,500	63,600	47,700	63,600	63,600	0
TRANSFERS TO CAPITAL FUND		**93,910**	**142,127**	**320,713**	**315,734**	**247,325**	**315,734**	**288,752**	**(26,982)**
Totals for dept 300 - POLICE		**6,293,642**	**6,254,090**	**6,624,394**	**7,032,811**	**5,449,181**	**6,971,261**	**7,469,818**	**437,007**
Total- excluding Capital Transfers		6,199,732	6,111,963	6,303,681	6,717,077	5,201,856	6,655,527	7,181,066	463,989

Village of Northfield
Proposed FY2026-27 Budget

FIRE

GL NUMBER	DESCRIPTION	FY22-23 ACTIVITY	FY23-24 ACTIVITY	FY24-25 ACTIVITY	FY25-26 AMENDED BUDGET	FY25-26 YTD ACTIVITY	FY25-26 PROJECTED ACTIVITY	FY2026-27 PROPOSED BUDGET	DELTA FY25-26B VS FY26-27P
Fund 01 - GENERAL FUND									
Dept 400 - FIRE									
PERSONNEL									
01-400-5000	WAGES- ADMINISTRATION	155,163	170,216	175,513	183,228	180,913	199,865	70,196	(113,032)
01-400-5015	WAGES - MECHANICS	48,345	58,625	68,389	72,555	83,178	106,308	110,500	37,945
01-400-5016	WAGES - TRAINING	2,886	20,798	36,640	0	10,418	15,000	18,750	18,750
01-400-5065	WAGES - FIRE SHIFT	711,949	993,126	1,061,502	1,098,966	978,456	1,204,000	1,137,107	38,141
01-400-5070	WAGES - EMS SHIFTS	489,858	751,008	719,800	731,158	506,702	630,000	639,000	(92,158)
01-400-5075	WAGES - PW STIPEND	120,294	182,954	188,884	201,261	187,011	217,626	224,155	22,894
01-400-5080	WAGES - EMERGENCY CALLBAC	5,800	10,501	10,399	0	7,400	10,000	8,000	8,000
01-400-5085	WAGES - PART TIME	0	0	0	15,558	23,750	55,000	94,936	79,378
01-400-5090	WAGES - OVERTIME	0	0	58	0	117,094	130,000	110,000	110,000
PERSONNEL		**1,534,295**	**2,187,228**	**2,261,185**	**2,302,726**	**2,094,922**	**2,567,799**	**2,412,644**	**109,918**
EMPLOYMENT EXPENSES									
01-400-5100	INSURANCE	42,357	51,094	56,973	53,792	78,733	92,346	98,252	44,460
01-400-5105	FICA/MEDICARE	100,783	141,500	147,838	172,082	150,086	182,120	185,664	13,582
01-400-5110	IMRF	132,387	154,584	169,709	153,920	192,026	231,823	174,115	20,195
EMPLOYMENT EXPENSES		**275,526**	**347,178**	**374,520**	**379,794**	**420,845**	**506,289**	**458,031**	**78,237**
CONTRACTUAL SERVICE									
01-400-5240	PROFESSIONAL SERVICES	80	0	0	0	0	0	32,000	32,000
01-400-5245	SCHOOLS & SEMINARS	22,097	9,634	13,972	18,000	13,578	18,000	23,000	5,000
01-400-5250	MEMBERSHIPS & DUES	37,142	29,817	53,389	36,000	32,625	36,000	21,128	(14,872)
01-400-5260	COMPUTER SOFTWARE	0	8,720	0	5,000	3,317	8,000	17,200	12,200
01-400-5265	COMPUTER MAINTENANCE	0	90	0	1,000	0	0	500	(500)
01-400-5270	COPIER MAINTENANCE	0	0	0	1,000	0	0	500	(500)
01-400-5275	RED CENTER	89,512	81,739	91,456	93,616	61,616	92,424	110,120	16,504
01-400-5295	TELEPHONE & INTERNET	7,055	7,064	6,778	7,200	6,397	6,397	17,280	10,080
01-400-5315	RISK MANAGEMENT (IRMA)	71,125	42,920	52,892	54,000	59,400	59,400	34,913	(19,087)
01-400-5330	HEALTH/FITNESS TRAINING	0	209	9,977	11,000	7,094	10,000	8,000	(3,000)
01-400-5345	COMMUNICATION EQUIP MAI	2,571	9,373	6,195	5,500	3,124	5,000	4,800	(700)
01-400-5485	TECHN & FIRE-PREVENT. INSPE	26,003	28,876	31,273	31,930	24,307	31,900	33,160	1,230
01-400-5717	PERSONAL PROTECTION EQUIP	1,168	818	760	500	0	500	500	0
CONTRACTUAL SERVICE		**256,753**	**219,259**	**266,692**	**264,746**	**211,458**	**267,621**	**303,101**	**38,355**
COMMODITIES									
01-400-5600	GAS	10,387	9,479	8,520	9,500	6,963	9,500	9,500	0
01-400-5605	VEHICLE MAINTENANCE	41,726	50,186	52,915	45,000	32,543	40,000	42,000	(3,000)
01-400-5606	VEH MAINT - SHARED FIRE TRU	0	0	933	0	454	500	0	0
01-400-5620	OFFICE SUPPLIES	2,878	1,806	1,811	2,000	1,450	2,000	1,800	(200)
01-400-5625	POSTAGE	0	0	0	250	0	0	0	(250)
01-400-5655	UNIFORMS	14,784	15,587	10,419	14,000	13,885	15,500	14,500	500
01-400-5705	TRAINING MATERIAL	566	1,003	542	850	1,313	1,313	1,250	400
01-400-5715	PARAMEDIC SUPPLIES	5,747	11,070	8,798	8,500	6,119	8,500	7,000	(1,500)
01-400-5720	OXYGEN/INHALATOR PARTS	862	597	727	800	699	800	800	0
01-400-5725	REPAIRS-SMALL EQUIPMENT	91	0	0	250	0	250	250	0
01-400-5730	FIRE PROTECTION MATERIALS	1,475	451	1,202	2,000	1,600	2,000	1,600	(400)
01-400-5735	BREATHING EQUIPMENT	3,746	3,736	2,775	3,500	2,558	3,500	3,500	0
01-400-5799	SUNDRY	2,588	717	1,324	1,000	2,605	2,605	1,000	0
COMMODITIES		**84,850**	**94,633**	**89,966**	**87,650**	**70,186**	**86,468**	**83,200**	**(4,450)**
MINOR CAPITAL OUTLAY									
01-400-5800	COMPUTER EQUIPMENT	738	280	779	500	49	500	500	0
01-400-5810	COMMUNICATION EQUIPMENT	601	157	0	800	6,402	7,000	800	0
01-400-5815	SPECIALIZED EQUIPMENT	5,975	25,519	12,019	5,500	5,206	5,500	5,500	0
01-400-5835	FIRE PROTECTION GEAR	13,489	3,150	4,629	13,000	4,544	10,000	10,000	(3,000)
MINOR CAPITAL OUTLAY		**20,802**	**29,106**	**17,427**	**19,800**	**16,201**	**23,000**	**16,800**	**(3,000)**
TRANSFERS TO CAPITAL FUND									
01-400-5900	EQUIPMENT REPLACEMENT	198,360	230,629	293,308	337,888	253,336	337,888	358,530	20,642
01-400-5905	VEHICLE TRANSFER	5,630	5,630	13,750	14,750	11,063	14,750	14,750	0
TRANSFERS TO CAPITAL FUND		**203,990**	**236,259**	**307,058**	**352,638**	**264,398**	**352,638**	**373,280**	**20,642**
Totals for dept 400 - FIRE		**2,376,217**	**3,113,663**	**3,316,849**	**3,407,354**	**3,078,011**	**3,803,815**	**3,647,056**	**239,702**
Total- excluding Capital Transfers		2,172,227	2,877,404	3,009,791	3,054,716	2,813,613	3,451,177	3,273,776	219,060

Village of Northfield
Proposed FY2026-27 Budget

PUBLIC WORKS

GL NUMBER	DESCRIPTION	FY22-23 ACTIVITY	FY23-24 ACTIVITY	FY24-25 ACTIVITY	FY25-26 AMENDED BUDGET	FY25-26 YTD ACTIVITY	FY25-26 PROJECTED ACTIVITY	FY2026-27 PROPOSED BUDGET	DELTA FY25-26B VS FY26-27P
Fund 01 - GENERAL FUND									
Dept 500 - PUBLIC WORKS									
PERSONNEL									
01-500-5010	WAGES - MAINTENANCE	426,112	486,494	504,172	551,994	459,470	529,119	537,377	(14,617)
01-500-5015	WAGES - MECHANICS	64,460	78,167	91,186	96,740	73,108	92,708	95,404	(1,336)
01-500-5085	WAGES - PART TIME	64,717	62,155	38,940	0	37,744	48,670	50,130	50,130
01-500-5090	WAGES - OVERTIME	61,407	34,810	29,019	20,000	55,895	64,731	35,000	15,000
PERSONNEL		**616,695**	**661,626**	**663,316**	**668,734**	**626,218**	**735,228**	**717,911**	**49,177**
EMPLOYMENT EXPENSES									
01-500-5100	INSURANCE	91,853	101,998	105,090	136,232	72,368	89,897	113,911	(22,321)
01-500-5105	FICA/MEDICARE	49,264	57,307	60,182	48,338	40,967	50,645	55,163	6,825
01-500-5110	IMRF	73,269	74,257	82,102	64,139	67,572	83,474	72,277	8,138
EMPLOYMENT EXPENSES		**214,386**	**233,562**	**247,374**	**248,709**	**180,906**	**224,016**	**241,351**	**(7,358)**
CONTRACTUAL SERVICE									
01-500-5240	PROFESSIONAL SERVICES	0	120	0	0	0	0	0	0
01-500-5245	SCHOOLS & SEMINARS	1,067	1,527	3,610	2,000	2,903	3,800	2,850	850
01-500-5250	MEMBERSHIPS & DUES	2,315	3,196	2,890	2,800	6,107	8,000	3,921	1,121
01-500-5265	COMPUTER MAINTENANCE	0	0	32	500	0	0	0	(500)
01-500-5270	COPIER MAINTENANCE	1,085	1,182	1,016	750	827	1,000	1,100	350
01-500-5295	TELEPHONE & INTERNET	7,198	6,274	5,416	6,500	4,583	6,500	3,780	(2,720)
01-500-5300	HEAT/NATURAL GAS	13,784	6,734	8,301	11,500	9,583	11,000	12,000	500
01-500-5305	WATER	6,188	11,380	6,334	7,500	7,646	10,000	6,300	(1,200)
01-500-5315	RISK MANAGEMENT (IRMA)	14,636	24,633	40,113	29,000	36,589	48,000	34,913	5,913
01-500-5325	ENGINEERING SERVICES	21,956	25,882	15,871	23,000	35,112	45,000	24,000	1,000
01-500-5330	HEALTH/FITNESS TESTING	445	775	555	875	289	550	1,000	125
01-500-5335	TREE TRIMMING	4,340	5,750	0	4,500	0	4,500	4,000	(500)
01-500-5336	TREE REMOVAL	17,725	13,117	14,265	12,500	830	12,500	12,500	0
01-500-5337	WILLOW RD LANDSCAPING MA	18,190	39,435	19,426	37,000	31,259	37,000	35,000	(2,000)
01-500-5340	TREE DISEASE CONTROL	0	851	506	1,000	0	1,000	500	(500)
01-500-5345	COMMUNICATION EQUIP MAI	178	82	25	500	362	500	500	0
01-500-5350	STORM SEWER MAINTENANCE	5,589	232	2,515	2,250	0	2,250	2,000	(250)
01-500-5355	STREET LIGHTING	29,321	36,795	28,625	30,000	25,499	30,000	30,000	0
01-500-5360	DUMPING FEES	2,205	2,013	4,410	2,500	11,342	13,000	4,500	2,000
01-500-5410	BUILDING MAINTENANCE	80,654	81,470	93,100	66,000	43,658	66,000	66,000	0
01-500-5425	MEDICAL SUPPLIES	0	0	0	0	0	0	250	250
CONTRACTUAL SERVICE		**226,874**	**261,450**	**247,009**	**240,675**	**216,588**	**300,600**	**245,114**	**4,439**
COMMODITIES									
01-500-5600	GAS	17,616	14,890	13,203	14,000	7,678	11,000	14,000	0
01-500-5605	VEHICLE MAINTENANCE	26,736	39,539	27,337	29,000	28,503	35,000	31,000	2,000
01-500-5620	OFFICE SUPPLIES	2,391	2,888	2,485	2,600	4,772	6,000	2,200	(400)
01-500-5640	JANITORIAL SUPPLIES	9,803	11,753	7,584	8,700	2,695	4,000	8,500	(200)
01-500-5645	TOOLS	4,079	2,597	1,994	2,000	380	2,000	2,000	0
01-500-5650	MECHANICS TOOLS	1,061	2,917	943	1,500	2,225	2,500	2,500	1,000
01-500-5655	UNIFORMS	4,910	4,859	7,340	5,500	4,008	5,000	5,200	(300)
01-500-5660	PAVEMENT MARKINGS	136	0	0	2,000	0	2,000	1,000	(1,000)
01-500-5665	SNOW & ICE REMOVAL	25,508	2,576	36,848	30,000	27,502	30,000	42,000	12,000
01-500-5670	STREET SIGNS	7,286	4,566	6,010	6,000	4,013	6,000	7,000	1,000
01-500-5675	STREET REPAIRS	9,558	1,005	562	3,000	844	3,000	3,000	0
01-500-5680	PARKWAY MAINTENANCE	45,888	29,057	45,730	20,000	27,671	32,000	24,900	4,900
01-500-5799	SUNDRY	6,364	1,852	1,687	1,000	799	1,000	1,000	0
COMMODITIES		**161,335**	**118,499**	**151,725**	**125,300**	**111,090**	**139,500**	**144,300**	**19,000**
MINOR CAPITAL OUTLAY									
01-500-5800	SPECIAL PROJECTS/STUDIES	852	122	26	500	131	500	500	0
01-500-5810	WILLOW RD LOAN REPYMT	347	0	0	500	0	0	0	(500)
01-500-5815	SPECIALIZED EQUIPMENT	9,881	4,645	3,714	5,500	4,287	5,500	4,500	(1,000)
01-500-5820	SHARED TREE PROGRAM	2,568	2,547	4,000	3,000	5,600	7,000	6,500	3,500
01-500-5825	SIDEWALK REPAIRS	12,603	(780)	0	15,000	0	10,000	5,000	(10,000)
MINOR CAPITAL OUTLAY		**26,251**	**6,534**	**7,740**	**24,500**	**10,017**	**23,000**	**16,500**	**(8,000)**
TRANSFERS TO CAPITAL FUND									
01-500-5900	EQUIPMENT REPLACEMENT	137,190	235,925	179,732	195,498	146,624	195,498	199,303	3,805
01-500-5905	VEHICLE TRANSFER	2,880	2,880	6,250	6,750	5,063	6,750	6,750	0
TRANSFERS TO CAPITAL FUND		**140,070**	**238,805**	**185,982**	**202,248**	**151,686**	**202,248**	**206,053**	**3,805**
Totals for dept 500 - PUBLIC WORKS		**1,385,611**	**1,520,476**	**1,503,146**	**1,510,166**	**1,296,506**	**1,624,592**	**1,571,229**	**61,063**
Total- excluding Capital Transfers		1,245,541	1,281,671	1,317,164	1,307,918	1,144,820	1,422,344	1,365,176	57,258

Village of Northfield
Proposed FY2026-27 Budget

CAPITAL FUND

GL NUMBER	DESCRIPTION	FY22-23 ACTIVITY	FY23-24 ACTIVITY	FY24-25 ACTIVITY	FY25-26 AMENDED BUDGET	FY25-26 YTD ACTIVITY	FY25-26 PROJECTED ACTIVITY	FY2026-27 PROPOSED BUDGET	DELTA FY25-26B VS FY26-27P
Fund 12 - CAPITAL FUND									
REVENUES									
12-000-4175	GRANTS	812,189	223,195	12,967	651,430	9,623	9,623	0	(651,430)
12-000-4193	CAPITAL LEASE PROCEEDS	458,701	0	0	550,000	0	0	0	(550,000)
12-000-4195	SALE OF VILLAGE PROPERTY	0	8,800	38,215	8,000	53,348	53,348	20,000	12,000
12-000-4200	OPERATING TRANSFERS - IN	937,200	1,344,526	3,126,427	1,137,679	834,488	1,112,651	1,094,159	(43,520)
12-000-4300	INTEREST INCOME	45,747	141,392	206,826	166,472	149,008	166,472	155,000	(11,472)
12-000-4305	GAIN/LOSS ON INVESTMENTS	0	79,071	74,637	0	(323,610)	0	0	-
REVENUES		**2,253,837**	**1,796,984**	**3,459,071**	**2,513,581**	**722,856**	**1,342,094**	**1,269,159**	**(1,244,422)**
CAPITAL EXPENDITURES									
12-000-5700	ROAD REHABILITATION	560,335	20,868	152,358	10,000	24,613	24,613	493,200	483,200
12-000-5780	ADMINISTRATIVE EQUIPMENT	105,046	0	229,542	133,600	80,455	80,454	153,800	20,200
12-000-5781	BLDG/COMMUNITY DEV. EQUII	0	0	13,563	0	0	0	38,500	38,500
12-000-5782	POLICE EQUIPMENT	0	19,909	110,430	174,770	26,268	29,964	271,220	96,450
12-000-5783	POLICE EQUIP - AUTO	51,337	96,033	62,882	54,000	69,831	69,831	48,000	(6,000)
12-000-5785	FIRE/ RESCUE EQUIP	31,271	108,913	62,107	622,400	90,555	90,555	171,900	(450,500)
12-000-5786	PUBLIC WORKS EQUIPMENT	86,205	12,600	540,490	117,000	46,076	46,076	377,200	260,200
12-000-5787	WATER DEPT EQUIP.	0	9,316	0	0	14,351	14,351	77,500	77,500
12-000-5788	SANITARY SEWER EQUIPMENT	0	0	0	50,000	2,923	2,923	35,000	(15,000)
12-000-5800	SPECIAL PROJECTS/STUDIES	0	133,039	46,330	0	995	995	0	-
12-000-5801	BIKE PATH IMPROVEMENTS	104,035	98,203	16,989	651,430	1,855	1,855	42,000	(609,430)
12-000-5845	ROAD REHABILITATION	118,617	164,562	0	0	0	0	0	-
12-000-5846	ROAD REHAB-ORCHARD PARKI	0	0	20,677	0	0	0	42,000	42,000
12-000-5847	SIDEWALK IMPROVEMENTS	0	6,883	44,835	326,000	285,955	285,955	181,200	(144,800)
12-000-5849	STORM SEWER IMPROVEMENT	0	0	0	5,000	0	0	80,000	75,000
12-000-5851	STREETSCAPE-ENTRY SIGNS	0	57,266	5,351	35,000	0	0	87,600	52,600
12-000-5856	PW/F-R FACILITY IMPROVEMEI	0	0	90,674	0	320	320	0	-
12-000-5857	PHASE 11 GIS UTILITY MAPPIN	330,950	(3,900)	0	0	0	0	0	-
12-000-5860	P.O./LIBRARY IMPROVEMENTS	0	350	482,267	160,000	46,345	46,345	122,760	(37,240)
12-000-5862	VILLAGE HALL IMPROVEMENTS	0	0	0	60,000	57,300	57,300	0	(60,000)
12-000-5864	MISC	22,320	41,217	56,972	63,000	26,730	26,730	162,000	99,000
12-000-5865	CAPITAL LEASE PAYMENT	264,866	211,356	212,658	222,200	108,238	217,770	0	(222,200)
12-000-5866	CAPITAL OUTLAY	8,500	0	0	0	0	0	0	-
12-000-5868	CAPITAL LEASE INTEREST PYMT	23,190	14,017	9,024	0	2,602	3,911	0	-
CAPITAL EXPENDITURES		**1,706,671**	**990,631**	**2,157,150**	**2,684,400**	**885,413**	**999,948**	**2,383,880**	**(300,520)**
NET SURPLUS / (DEFICIT) - FUND 12- CAPITAL FUND		**547,166**	**806,353**	**1,301,922**	**(170,819)**	**(162,557)**	**342,146**	**(1,114,721)**	**(943,902)**

Village of Northfield
Proposed FY2026-27 Budget

WATER & SEWER FUND

GL NUMBER	DESCRIPTION	FY22-23 ACTIVITY	FY23-24 ACTIVITY	FY24-25 ACTIVITY	FY25-26 AMENDED BUDGET	FY25-26 YTD ACTIVITY	FY25-26 PROJECTED ACTIVITY	FY2026-27 PROPOSED BUDGET	DELTA FY25-26B VS FY26-27P
Fund 08 - WATER & SEWER FUND									
REVENUES									
08-000-4145	UTILITY SALES	3,854,757	4,060,347	4,023,858	4,188,673	3,714,974	4,188,960	4,314,629	125,956
08-000-4146	LATE PAYMENT PENALTY	11,104	46,921	32,657	25,000	38,515	46,532	34,303	9,303
08-000-4149	SERVICE CHARGE	475	3,075	3,950	3,500	4,125	5,500	3,250	(250)
08-000-4159	WATER CONNECTION FEES	4,500	2,400	2,100	2,000	3,000	4,000	3,250	1,250
08-000-4160	METERS	15,165	7,250	7,159	7,000	10,350	13,800	11,739	4,739
08-000-4161	SEWER CONNECTION FEES	4,500	2,100	2,100	2,500	2,400	3,200	2,640	140
08-000-4190	IRMA REIMBURSEMENT	11,125	22,922	37,046	20,000	17,000	17,000	22,023	2,023
08-000-4199	MISC	0	0	125	500	125	0	0	(500)
08-000-4300	INTEREST INCOME	82,104	201,149	221,189	174,076	187,870	250,493	200,000	25,924
08-000-4305	GAIN/LOSS ON INVESTMENTS	0	129,338	121,689	0	(472,590)	0	0	-
08-000-4500	CAPITAL CONTRIBUTION	729,695	0	0	0	0	0	0	-
REVENUES		**4,713,425**	**4,475,502**	**4,451,873**	**4,423,249**	**3,505,769**	**4,529,485**	**4,591,834**	**168,585**
PERSONNEL									
08-000-5000	WAGES- ADMINISTRATION	146,578	155,962	226,942	156,808	136,325	155,193	118,201	(38,607)
08-000-5005	WAGES - OFFICE	21,841	32,240	31,768	19,781	27,925	33,803	29,657	9,876
08-000-5010	WAGES - MAINTENANCE	276,170	311,322	322,102	322,223	280,919	323,096	328,411	6,188
08-000-5015	WAGES - MECHANICS	48,345	58,625	68,389	72,555	53,520	62,302	71,553	(1,002)
08-000-5085	WAGES - PART TIME	97,647	101,250	94,498	90,197	71,686	95,399	97,198	7,001
08-000-5090	WAGES - OVERTIME	19,780	13,798	39,111	20,000	4,074	4,972	35,000	15,000
PERSONNEL		**610,361**	**673,197**	**782,810**	**681,564**	**574,449**	**674,765**	**680,020**	**(1,544)**
EMPLOYMENT EXPENSES									
08-000-5100	INSURANCE	62,632	90,910	96,993	117,678	58,524	71,475	105,429	(12,249)
08-000-5105	FICA/MEDICARE	49,386	56,229	62,142	48,511	37,485	45,459	46,304	(2,207)
08-000-5110	IMRF	141,554	72,046	85,997	68,160	59,429	69,750	66,411	(1,749)
08-000-5116	COMPENSATED ABSENCES	(7,085)	15,588	957	0	0	0	0	-
EMPLOYMENT EXPENSES		**246,487**	**234,773**	**246,089**	**234,349**	**155,438**	**186,684**	**218,144**	**(16,205)**
CONTRACTUAL SERVICE									
08-000-5205	AUDIT	6,511	9,455	7,655	12,593	10,704	10,800	12,711	118
08-000-5207	CREDIT CARD/BANK FEES	40,196	47,197	45,942	40,000	35,639	47,518	45,213	5,213
08-000-5208	INTERNET INQUIRY/E-BILLING	1,950	3,520	2,100	2,500	419	419	0	(2,500)
08-000-5240	PROFESSIONAL SERVICES	74,251	98,963	77,771	60,140	40,357	51,246	70,000	9,860
08-000-5245	SCHOOLS & SEMINARS	159	792	814	1,500	0	1,500	3,000	1,500
08-000-5250	MEMBERSHIPS & DUES	5,074	4,910	4,246	6,500	5,682	6,000	7,000	500
08-000-5260	COMPUTER SOFTWARE	200	6,250	31,830	30,927	44,352	43,632	30,372	(555)
08-000-5265	COMPUTER MAINTENANCE	14,679	20,912	40,939	15,000	16,735	22,639	17,750	2,750
08-000-5295	TELEPHONE & INTERNET	4,677	4,076	3,944	5,000	3,047	4,643	4,800	(200)
08-000-5315	RISK MANAGEMENT (IRMA)	12,739	51,511	41,943	43,000	47,520	60,000	69,826	26,826
08-000-5318	SUCCESSION PLANNING	0	6,785	0	60,000	12,793	12,793	20,000	(40,000)
08-000-5325	ENGINEERING SERVICES	45,786	17,790	9,450	20,000	11,860	20,000	20,000	-
08-000-5360	DUMPING FEES	0	0	0	5,000	720	5,000	5,000	-
08-000-5450	WATER SAMPLING	619	1,148	752	3,000	2,845	3,793	5,000	2,000
08-000-5455	LEAK DETECTION & REPAIRS	17,884	7,666	8,257	15,000	350	15,000	15,000	-
08-000-5464	BAD DEBT EXPENSE	(22)	0	0	750	0	0	0	(750)
08-000-5465	WATER PURCHASE - WINNETKA	937,739	983,201	1,006,375	1,086,721	826,413	1,021,775	1,100,000	13,279
08-000-5466	WATER PURCHASE - GLENCOE	5,834	9,204	13,774	8,500	3,071	4,094	6,000	(2,500)
08-000-5470	SANITARY SEWER MAINTENANC	16,635	2,500	11,475	15,000	5,562	15,000	15,000	-
08-000-5475	LIFT STATION MAINTENANCE	8,688	19,831	8,506	10,040	18,625	20,000	15,000	4,960
CONTRACTUAL SERVICE		**1,193,599**	**1,295,711**	**1,315,772**	**1,441,171**	**1,086,691**	**1,365,852**	**1,461,672**	**20,501**
COMMODITIES									
08-000-5600	GAS	9,025	9,060	7,920	9,000	7,382	9,843	9,100	100
08-000-5605	VEHICLE MAINTENANCE	11,346	23,042	14,747	20,000	18,570	24,638	20,000	-
08-000-5620	OFFICE SUPPLIES	1,997	2,286	0	2,000	0	750	1,000	(1,000)
08-000-5625	POSTAGE	6,542	10,969	6,030	10,000	7,175	9,566	10,000	-
08-000-5740	WATER MAIN PARTS	21,268	11,344	25,373	25,000	12,270	25,000	25,000	-
08-000-5745	FIRE HYDRANT PARTS	647	0	0	3,000	0	3,000	2,000	(1,000)
08-000-5750	WATER METER PARTS	0	728	7,459	8,500	9,109	12,145	9,500	1,000
08-000-5755	RESERVOIR	24,396	33,155	44,899	35,000	26,363	35,000	35,000	-
08-000-5760	WATER METER REPLACEMENTS	6,503	16,248	4,370	25,000	43,027	57,369	50,000	25,000
08-000-5770	SCADA MAINTENANCE	0	220	0	8,683	1,087	1,449	5,000	(3,683)
08-000-5799	SUNDRY	4,311	4,567	4,759	3,000	1,360	2,000	3,000	-
COMMODITIES		**86,036**	**111,619**	**115,558**	**149,183**	**126,342**	**180,760**	**169,600**	**20,417**
MINOR CAPITAL OUTLAY									
08-000-5810	WILLOW RD LOAN REPYMT	0	0	0	170,306	170,307	170,306	170,306	-
08-000-5880	WATER MAIN REPLACEMENT	21,824	(4,935)	35,352	953,890	13,930	806,000	2,397,900	1,444,010
08-000-5882	WATER METER REPLACEMENT	6,474	75,940	0	0	0	0	0	-
08-000-5885	RESERVOIR/PUMP STATION EQ	438	1,394	0	0	0	0	0	-

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WATER & SEWER FUND

08-000-5890	SANITARY SEWER EQUIPMENT	0	0	0	0	319	1,000	0	-
08-000-5891	SAN SEWER IMPROVEMENTS	29,225	50,908	85,882	230,000	40,415	100,000	412,500	182,500
08-000-5892	SAN SEWER TELEVISING	0	0	13,061	75,000	2,494	50,000	10,000	(65,000)
MINOR CAPITAL OUTLAY		**57,961**	**123,307**	**134,295**	**1,429,196**	**227,464**	**1,127,306**	**2,990,706**	**1,561,510**
TRANSFERS TO CAPITAL FUND									
08-000-5900	EQUIPMENT REPLACEMENT	123,880	150,639	187,344	186,798	140,009	186,798	182,183	(4,615)
08-000-5910	WILLOW ROAD INFRASTRUCTU	1,703,065	0	0	0	0	0	0	0
TRANSFERS TO CAPITAL FUND		**1,826,945**	**150,639**	**187,344**	**186,798**	**140,009**	**186,798**	**182,183**	**(4,615)**
BOND & INTEREST EXPENSE									
08-000-5920	PRINCIPLE PAYMENTS	0	(5,000)	5,000	220,000	220,000	220,000	0	(220,000)
08-000-5925	INTEREST PAYMENTS	13,379	34,404	16,317	15,892	7,946	13,340	0	(15,892)
BOND & INTEREST EXPENSE		**13,379**	**29,404**	**21,317**	**235,892**	**227,946**	**233,340**	**-**	**(235,892)**
DEPRECIATION									
08-000-5950	DEPRECIATION	556,692	573,272	586,441	0	0	0	0	-
DEPRECIATION		**556,692**	**573,272**	**586,441**	**-**	**-**	**-**	**-**	**-**
Total Expenditures for Fund 08 - WATER & SEWER FUN		**4,591,459**	**3,191,921**	**3,389,626**	**4,358,153**	**2,538,339**	**3,955,505**	**5,702,325**	**1,344,172**
NET SURPLUS / (DEFICIT) - FUND 08- WATER & SEWER F		**121,966**	**1,283,580**	**1,062,248**	**65,096**	**967,430**	**573,980**	**(1,110,491)**	**(1,175,587)**

Village of Northfield
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DEBT FUNDS

GL NUMBER	DESCRIPTION	FY22-23 ACTIVITY	FY23-24 ACTIVITY	FY24-25 ACTIVITY	FY25-26 AMENDED BUDGET	FY25-26 YTD ACTIVITY	FY25-26 PROJECTED ACTIVITY	FY2026-27 PROPOSED BUDGET	DELTA FY25-26B VS FY26-27P
REVENUES									
15-000-4100	PROPERTY TAX-2016 BOND	183,556	177,903	182,802	178,676	78,785	178,676	180,732	2,056
22-000-4100	PROPERTY TAX-2017 BOND	310,928	310,102	309,156	308,640	138,338	308,640	307,520	(1,120)
24-000-4100	PROPERTY TAX-ROLLING RIDGE	85,858	89,744	101,197	95,290	40,810	95,290	95,290	-
26-000-4100	PROPERTY TAX-2019 BOND	114,254	120,580	116,223	115,454	51,066	115,454	118,773	3,319
15-000-4300	INTEREST INCOME-2016 BOND	1,366	3,804	3,494	6,000	3,235	4,775	3,700	(2,300)
22-000-4300	INTEREST INCOME-2017 BOND	2,274	6,134	5,682	7,000	5,246	7,743	6,000	(1,000)
24-000-4300	INTEREST INCOME-ROLLING RII	2,458	5,348	6,303	6,000	3,567	5,200	4,800	(1,200)
26-000-4300	INTEREST INCOME-2019 BOND	0	0	0	0	1,269	1,882	1,400	1,400
REVENUES		**700,694**	**713,615**	**724,857**	**717,060**	**322,317**	**717,660**	**718,215**	**1,155**
BOND & INTEREST EXPENDITURES									
15-000-5920	PRINCIPAL PAYMENTS-2016 BO	155,000	155,000	160,000	160,000	160,000	160,000	165,000	5,000
15-000-5925	INTEREST PAYMENTS-2016 BOI	27,316	35,282	20,148	18,676	9,338	17,204	14,214	(4,462)
22-000-5920	PRINCIPAL PAYMENTS-2017 BO	240,000	245,000	250,000	255,000	255,000	255,000	260,000	5,000
22-000-5925	INTEREST PAYMENTS-2017 BOI	71,264	95,340	56,640	53,640	26,820	50,580	44,400	(9,240)
24-000-5920	PRINCIPAL PAYMENT-ROLLING	69,952	71,945	73,996	76,105	76,105	76,105	78,273	2,168
24-000-5925	INTEREST PAYMENTS-ROLLING	25,338	23,344	21,294	19,185	19,185	19,185	17,016	(2,169)
26-000-5920	PRINCIPAL PAYMENTS-2019 BO	90,000	95,000	95,000	95,000	95,000	95,000	100,000	5,000
26-000-5925	INTEREST PAYMENTS-2019 BOI	25,021	23,608	22,069	20,454	10,227	19,613	17,847	(2,607)
BOND & INTEREST EXPENDITURES		**703,891**	**744,519**	**699,146**	**698,060**	**651,674**	**692,687**	**696,750**	**(1,310)**
NET SURPLUS / (DEFICIT) - DEBT FUNDS		**(3,197)**	**(30,904)**	**25,710**	**19,000**	**(329,358)**	**24,973**	**21,465**	**2,465**

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MOTOR FUEL TAX

GL NUMBER	DESCRIPTION	FY 22-23 ACTIVITY	FY23-24 ACTIVITY	FY24-25 ACTIVITY	FY25-26 AMENDED BUDGET	FY25-26 YTD ACTIVITY	FY25-26 PROJECTED ACTIVITY	FY2026-27 PROPOSED BUDGET	FY25-26 BUDGET VS FY26-27 BUDGET
Fund 04 - MOTOR FUEL TAX									
REVENUES									
04-000-4114	MOTOR FUEL TAX	128,009	143,522	149,166	124,049	146,581	175,898	149,149	25,100
04-000-4115	TRANSPORTATION RENEWAL FI	103,475	122,062	130,927	133,251	115,440	135,000	138,825	5,574
04-000-4175	GRANTS	59,533	0	0	0	0	0	0	0
04-000-4300	INTEREST INCOME	24,004	46,401	46,639	39,633	33,099	44,131	40,300	667
REVENUES		**315,021**	**311,985**	**326,732**	**296,933**	**295,119**	**355,029**	**328,274**	**31,341**
CAPITAL EXPENDITURES									
04-000-5845	ROAD REHABILITATION	0	0	0	75,400	59,834	59,834	420,000	344,600
04-000-5914	CRACK SEAL/PAVEMENT STRIPI	68,844	94,215	107,130	90,552	16,072	16,072	0	(90,552)
CAPITAL EXPENDITURES		**68,844**	**94,215**	**107,130**	**165,952**	**75,906**	**75,906**	**420,000**	**254,048**
MINOR CAPITAL OUTLAY									
04-000-5920	PRINCIPAL PAYMENTS	120,000	125,000	130,000	0	0	0	0	-
04-000-5925	INTEREST PAYMENTS	7,565	10,330	5,330	0	0	0	0	-
MINOR CAPITAL OUTLAY		**127,565**	**135,330**	**135,330**	-	-	-	-	-
NET SURPLUS / (DEFICIT) - FUND 04- MOTOR FUEL TAX		**118,613**	**82,441**	**84,272**	**130,981**	**219,213**	**279,123**	**(91,726)**	**(222,707)**

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FOREIGN FIRE INSURANCE

GL NUMBER	DESCRIPTION	FY 22-23 ACTIVITY	FY23-24 ACTIVITY	FY24-25 ACTIVITY	FY25-26 AMENDED BUDGET	FY25-26 YTD ACTIVITY	FY25-26 PROJECTED ACTIVITY	FY2026-27 PROPOSED BUDGET	FY25-26 BUDGET VS FY26-27 BUDGET
Fund 07 - FOREIGN FIRE INSURANCE									
REVENUES									
07-000-4198	FOREIGN FIRE INSURANCE TAX	44,846	45,640	51,704	51,704	60,396	60,396	53,000	1,296
07-000-4300	INTEREST INCOME	2,554	5,632	7,514	5,000	5,389	7,000	5,675	675
REVENUES		**47,400**	**51,272**	**59,218**	**56,704**	**65,785**	**67,396**	**58,675**	**1,971**
CONTRACTUAL SERVICE									
07-000-5245	SCHOOLS & SEMINARS	(818)	0	0	7,000	0	0	0	(7,000)
07-000-5446	FIRE FACILITY	8,333	1,211	7,810	10,000	5,987	7,200	6,000	(4,000)
CONTRACTUAL SERVICE		**7,515**	**1,211**	**7,810**	**17,000**	**5,987**	**7,200**	**6,000**	**(11,000)**
COMMODITIES									
07-000-5655	UNIFORMS	9,239	4,256	605	16,500	10,078	10,078	5,000	(11,500)
07-000-5799	SUNDRY	5,989	13,954	1,997	5,000	5,335	7,500	7,500	2,500
COMMODITIES		**15,228**	**18,210**	**2,602**	**21,500**	**15,414**	**17,578**	**12,500**	**(9,000)**
NET SURPLUS / (DEFICIT) - FUND 07- FOREIGN FIRE INSU		**24,656**	**31,851**	**48,807**	**18,204**	**44,384**	**42,618**	**40,175**	**21,971**

Village of Northfield
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STORM SEWER FUND

GL NUMBER	DESCRIPTION	FY 22-23 ACTIVITY	FY23-24 ACTIVITY	FY24-25 ACTIVITY	FY25-26 AMENDED BUDGET	FY25-26 YTD ACTIVITY	FY25-26 PROJECTED ACTIVITY	FY2026-27 PROPOSED BUDGET	FY25-26 BUDGET VS FY26-27 BUDGET
Fund 11 - STORM SEWER FUND									
REVENUES									
11-000-4154	STORM WATER MGMT FEE	39,452	32,408	36,493	30,000	41,835	55,780	38,000	8,000
11-000-4191	STORM SEWER - COST SHARING	0	0	0	2,000	0	0	0	(2,000)
11-000-4300	INTEREST INCOME	3,817	9,466	10,162	8,834	8,501	11,300	8,700	(134)
REVENUES		**43,269**	**41,875**	**46,655**	**40,834**	**50,336**	**67,080**	**46,700**	**5,866**
CONTRACTUAL SERVICE									
11-000-5240	PROFESSIONAL SERVICES	0	0	0	0	0	0	75,000	75,000
CONTRACTUAL SERVICE		-	-	-	-	-	-	**75,000**	**75,000**
CAPITAL									
11-000-5850	MISC STORM SEWER PROJECTS	0	0	0	5,000	1,452	1,500	5,000	-
11-000-5899	MISCELLANEOUS	8,718	4,131	0	5,000	0	0	0	(5,000)
CAPITAL		**8,718**	**4,131**	-	**10,000**	**1,452**	**1,500**	**5,000**	**(5,000)**
NET SURPLUS / (DEFICIT) - FUND 11- STORM SEWER FUI		**34,551**	**37,744**	**46,655**	**30,834**	**48,884**	**65,580**	**(33,300)**	**(64,134)**

Village of Northfield
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POLICE PENSION

GL NUMBER	DESCRIPTION	FY 22-23 ACTIVITY	FY23-24 ACTIVITY	FY24-25 ACTIVITY	FY25-26 AMENDED BUDGET	FY25-26 YTD ACTIVITY	FY25-26 PROJECTED ACTIVITY	FY2026-27 PROPOSED BUDGET	DELTA FY26B v. FY27P
Fund 20 - POLICE PENSION									
REVENUES									
20-000-4100	PROPERTY TAX	1,681,780	1,400,596	1,537,871	1,688,600	1,197,459	1,791,955	2,088,000	399,400
20-000-4197	EMPLOYEE WITHHOLDING	286,310	240,385	206,950	260,000	275,535	329,535	432,000	172,000
20-000-4199	MISC	243	174	253	0	5,829	5,829	0	-
20-000-4300	INTEREST INCOME	165,457	156,448	155,941	170,000	112,361	149,815	145,000	(25,000)
20-000-4317	DIVIDENDS - EQUITIES	136,516	0	0	0	0	0	0	-
20-000-4318	DIVIDENDS - GLA DISCIP SMIDC	3,488	0	0	0	0	0	0	-
20-000-4337	GAIN/LOSS EQUITIES	45,427	2,075,198	2,329,063	0	5,176,734	0	0	-
20-000-4338	GAIN/LOSS GLA DISCIP SMIDCA	(111,523)	0	0	0	0	0	0	-
REVENUES		**2,207,699**	**3,872,800**	**4,230,078**	**2,118,600**	**6,767,917**	**2,277,134**	**2,665,000**	**546,400**
EXPENDITURES									
20-000-5100	INSURANCE	6,183	6,452	8,561	0	0	0	0	-
20-000-5200	LEGAL-GENERAL	14,627	32,972	62,307	50,000	14,885	22,000	30,000	(20,000)
20-000-5205	AUDIT	3,256	(1)	5,700	6,296	0	0	0	(6,296)
20-000-5235	BENEFIT ADMINISTRATION	13,130	0	0	0	0	0	0	-
20-000-5240	PROFESSIONAL SERVICES	5,890	16,500	19,446	20,852	17,443	23,500	25,000	4,148
20-000-5245	SCHOOLS & SEMINARS	0	560	580	1,000	0	1,000	750	(250)
20-000-5250	MEMBERSHIPS & DUES	0	0	1,070	0	0	0	0	-
20-000-5315	RISK MANAGEMENT (IRMA)	0	0	0	10,250	0	0	0	(10,250)
20-000-5330	HEALTH/FITNESS TESTING	0	8,712	0	3,000	9,511	9,511	10,000	7,000
20-000-5500	PENSION REFUNDS	0	0	49,960	0	31,309	31,309	0	-
20-000-5505	PENSION PAYMENTS	1,635,929	1,669,884	2,020,557	2,136,892	1,563,850	2,088,850	2,172,500	35,608
20-000-5510	BANK CHARGES	495	483	604	550	565	750	850	300
20-000-5511	COMPLIANCE FEES	4,845	1,068	0	0	0	0	0	-
20-000-5512	INVESTMENT MGMT FEE	32,832	12,222	17,669	16,640	19,544	26,060	27,500	10,860
EXPENDITURES		**1,717,185**	**1,748,852**	**2,186,455**	**2,245,480**	**1,657,107**	**2,202,980**	**2,266,600**	**21,120**
NET SURPLUS / (DEFICIT) - FUND 20- POLICE PENSION FI		**490,513**	**2,123,947**	**2,043,623**	**(126,880)**	**5,110,810**	**74,154**	**398,400**	**525,280**

Appendix A:

Capital Improvement Program

10-YEAR EQUIPMENT REPLACEMENT SCHEDULE for FY 26/27

ADMINISTRATION	FY Acquired	USEFUL LIFE	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Description/Comments
Copier	2025	7				$10,000						$12,000	7-5 Year Useful Life Changed - Multi-Function Machine Eliminated Single Printers
AED		7			$1,500						$1,500		
ADMINISTRATION TOTAL			**$0**	**$0**	**$1,500**	**$10,000**	**$0**	**$0**	**$0**	**$0**	**$1,500**	**$12,000**	

COMMUNITY DEVELOPMENT	FY Acquired	USEFUL LIFE	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Description/Comments
Copier	2025	7				$10,000						$12,000	
COMMUNITY DEVELOPMENT TOTAL			**$0**	**$0**	**$0**	**$10,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$12,000**	

POLICE	FY Acquired	USEFUL LIFE	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Description/Comments
Copier	2013	7		$10,000									7-5 Year Useful Life Changed - Multi-Function Machine Eliminated Single Prin
Duty weapons / rifles	2026	10	$7,000									$7,500	weapons + equipment
Squad Car Video Cameras - Axon (6)	2026	10	$19,350	$16,350	$16,350	$16,350	$16,350	$20,000	$20,000	$20,000	$20,000	$20,000	Year 1 - add $3k for IT integration, 5-yr lease
AED's (6)	2014	7			$6,000						$6,000		
UPS / Batteries	2018	7					$15,000						
Security Cameras for VH/PD	2026	5	$125,000					$125,000					Building Exterior Security Cameras
STARCOM Mobile & Portable Radios	2018	10		$170,000									
Squad Mobile Computers (7)	2026	5	$50,100					$50,000					
BolaWrap Device (6)	2022	6			$10,000					$10,000			
Body Cameras - Axon (24)	2025	5	$26,270	$26,270	$26,270	$26,270	$26,270	$26,270	$26,270	$26,270	$26,270	$26,270	Est. $58K in Grants. 1/25 Deadline. DOJ $48K/IRMA $10K
Squad Printers	2025	5											
Tazers	2025	5	$10,500	$10,500	$10,500	$10,500	$10,500	$10,500	$10,500	$10,500	$10,500	$10,500	
Drone	2025	5				$3,500				$3,500			
Portable Radar Trailer	2026	15	$10,000										
POLICE TOTAL			**$248,220**	**$233,120**	**$69,120**	**$56,620**	**$68,120**	**$231,770**	**$56,770**	**$70,270**	**$62,770**	**$64,270**	

Moved Out from Original Replacement Year **Lease/Lease Purchase** **Moved In from Original Replacement Year**

PUBLIC WORKS	FY Acquired	USEFUL LIFE	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Description/Comments
Pickup Truck (1500)	22/23	8	$5,100				$56,000						Moved out based on condition assessment. 4 Year Lease for $56,000
Pickup Truck (1505) - Water Division	2026	8								$77,000			Repurposed Pickup Truck for H2O Dept Delivery 25/26
Pickup Truck (1525)	19/20	8	$10,100	$5,100		$56,000							
Pickup Truck (1570)	22/23	8					$56,000						
Multipurpose Vehicle/Bucket Truck (1545)	21/22	12	$16,700							$160,000			4 Year Lease for $160,000
Step Van Service Vehicle (1540)	19/20	15									$125,000		
Small Dump Truck (1510)	13/14	8	$85,000						$85,000				
Small Dump Truck F550 (1520) - Salt	17/18	8		$140,000					$75,000	$140,000			
Small Dump Truck F550 (1530) - Brine / Water	13/14	8	$140,000						$140,000				
Large Dump Truck (1610)	23/24	12	$27,300										4 Year Lease for $200,000. Arrive 24/25.
Large Dump Truck (1630)	2025	10											
Large Dump Truck (1640)	2025	10											
Sidewalk Machine (1516)	15/16	12			$160,000								
Sidewalk Machine (1515)	19/20	12					$160,000						
Backhoe (1536)	15/16	13			$125,000								
Skid Steer Tractor (1535)	16/17	13				$80,000							
Pay loader (1542)	09/10	16		$325,000									
Vac Con Sewer Machine (1620)	22/23	10	$57,000					$450,000					Lease end - 2026
Mini- Excavator	2025	11											
Blacktop Roller	13/14	17											
Utility Cart	13/14	10	$20,000									$20,000	
Copier	11/12	8		$7,000							$7,000		
Fitness Equipment	Multi	Varies		$7,000									
Floor Cleaner	18/19	10			$10,000								
Wood Chipper	12/13	15		$80,000									
Riding Mower	17/18	10		$15,000									
Sign Making Equipment	13/14	10				$30,000					$30,000		
Waste Oil / Antifreeze System	94/95	15											
Utility/LandscapeTrailers	Multi	Varies											
Arrow Board	13/14	10	$8,000										
Tire Mounting & Balancing Equipment	09/10	15											
Shoring Equipment/Trench Box	10/11	10					$15,000						
Welder	09/10	10	$6,000									$6,000	
Deicing/Watering Tanks (3)	14/15	12			$12,000								
Traffic/Regulatory Signs	n/a	Varies	$2,000	$2,000	$2,200	$2,200	$2,300	$2,300	$2,400	$2,400	$2,500	$2,500	
Small Equipment & Tools	Multi	Varies			$6,000			$6,000				$6,000	
PUBLIC WORKS TOTAL			**$377,200**	**$581,100**	**$315,200**	**$168,200**	**$289,300**	**$458,300**	**$302,400**	**$379,400**	**$164,500**	**$34,500**	

Moved Out from Original Replacement Year

Lease Purchase

Moved In from Original Replacement Year

PUBLIC WORKS - Water/Sewer	FY Acquired	USEFUL LIFE	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Description/Comments
WATER													
VFD Water Pumps (3)	11/12	10	$45,000										
Generator 250KW & Auto Transfer Switch	10/11	17			$95,000								
SCADA	16/17	10	$30,000										
Valve Machine	19/20	10					$22,000						
Water Main Locator Device	23/24	10	$2,500										
Chlorinator	23/24	10								$30,000			
WATER TOTAL			**$77,500**	**$0**	**$95,000**	**$0**	**$22,000**	**$0**	**$0**	**$30,000**	**$0**	**$0**	
SANITARY SEWER													
Mobile Generator	05/06	15		$50,000									
Sanitary Sewer Push Camera	2025	8								$15,000			
Lift Station Control Panels Happ Rd. & Middlefork	19/20	25											
Happ Road Lift Station Pumps (2)	19/20	10			$15,000								
Middlefork Lift Station Pumps (2)	15/16	10		$15,000									
Longmeadow Lift Station Pumps (2)	15/16	10	$35,000										Replace Pumps and Upgrade Control Panel and Alarm
Ejector Pumps PW/F-R	94/95	20											(2014/15)
SANITARY SEWER TOTAL			**$35,000**	**$65,000**	**$15,000**	**$0**	**$0**	**$0**	**$0**	**$15,000**	**$0**	**$0**	

FIRE-RESCUE EQUIPMENT REPLACEMENT FUND	FY Acquired	USEFUL LIFE	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Description/Comments
Engine (E-29)	13/14	10			$1,500,000								Order FY 23-24, 3 year delivery. 4 year Lease/Purchase
Aerial Truck/Pumper (T-29) (Shared Purchase w/ Glnvw.)	12/13	8											Payment to Glenview 10% Share of Joint Aerial Truck/Pumper
Ambulance (A-29)	2016	10		$480,000									
VHF Base Radio	05/06	13											
SCBA Refilling System	00/01	12	$70,000										(2012/13)
Multipurpose Monitor/Defibrillator (2) Lease	2025	10	$22,400	$22,400	$22,400	$22,400	$22,400	$22,400	$22,400	$22,400	$22,400	$22,400	
Self-Contained Breathing Apparatus (28)	15/16	15											4 Year Lease/Purchase 5 Yr. Hydro x 3
Personal Fire Protection and Dive-Rescue Equipment	multi	6	$40,000	$40,000	$40,000	$40,000	$40,000		$40,000				
Extrication/TRT Equipment Hurst Tool	multi	15		$45,000									Extrication Equipment
Mobile Radios	multi	5	$14,500	$14,500	$14,500					$15,000			
Hose	multi	varies				$12,000		$12,000				$12,000	
Portable Radios/Batteries	multi	10	$20,000	$20,000	$20,000	$20,000							
ALS Squad Equipment	multi	varies	$5,000	$9,000	$9,000					$9,000	$9,000		
Vehicle Exhaust Removal System	2006	20											
AED's (7)	2014	7				$13,000							New PW/F-R Facilty and Training Units
Automated Chest Compression Device	2021	8											For Ambulance 29
Zetron	10/11	20											
Mobile Data Computers	17/18	5					$25,000						
FIRE-RESCUE TOTAL			**$171,900**	**$630,900**	**$1,605,900**	**$107,400**	**$87,400**	**$34,400**	**$62,400**	**$46,400**	**$31,400**	**$34,400**	

Moved Out from Original Replacement Year | Lease Purchase | Moved In from Original Replacement Year

VILLAGE-WIDE EQUIPMENT REPLACEMENT FUND	FY Acquired	USEFUL LIFE	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Description/Comments
Telephone System	15/16	10			$50,000								
HVAC- Condos (6)	24/25	15	$14,600	$14,600									U211 - 2025, approx. $7,300/unit
HVAC Master Control System	20/21	15											
HVAC #1 Brd. Rm, Lobby, Multi Purpose Rm. (Trane)	16/17	15											
HVAC #2 Police Dept. Jail Cells (Carrier)	15/16	15											
HVAC #3 Dispatch Center	14/15	15				$40,000							
HVAC #4 Building & Comm. Dev. Offices (Carrier)	17/18	15											
HVAC #5 Administration Office (Carrier)	05/06	15	$11,000										
HVAC #6 Police Dept. & 2nd Floor Offices (York)	15/16	15											
HVAC #7 Police Department Basement	14/15	15				$16,000							
HVAC #8 IT Room PD Basement	14/15	15				$16,000							
HVAC #9 Finance Server Room (Fujitso)	20/21	10											
Unit Heater PD Sally Port	96/97	15											
HVAC #1 - 360 Happ - Library (Carrier)	17/18	15											
HVAC #2 - 360 Happ - Library (Carrier)	17/18	15											
HVAC #3 - 360 Happ - Library Basement (Carrier)	01/02	15											
HVAC #4 - 360 Happ - Library (Carrier)	17/18	15											
HVAC #5 - 360 Happ - Post Office (Lennox)	16/17	15											
HVAC #6 - 360 Happ - Meeting Room (Lennox)	99/00	15											
Unit Heaters - Garage at 361 Happ (2)	13/14	15			$5,000								
Fire Alarm System Village Hall	19/20	15											Replace/Upgrade
Elevator Village Hall (modernization/code)	96/97	20			$160,000								Upgrade/Retrofit 16/17. 25/26
Sanitary Ejection Pump Village Hall	15/16	15	$15,000										
Hot Water Heater - Village Hall	12/13	10	$10,000										
Warning Siren (2)	17/18	20	$3,600	$1,100	$1,100	$1,200	$1,200	$3,600	$1,200	$1,300	$1,300	1300	Battery in 2026, maintenance annually and eval for replacement - 203
Emergency Generator - Village Hall/Police Department	17/18	20											
Emergency Generator - Public Works/Fire-Rescue	18/19	20											
Fuel Island	94/95	20			$75,000								
HVAC Unit - Public Works/Fire-Rescue RTU	19/20	20											
HVAC Vehicle Maintenance/Sign Shop	18/19	20											
Unit Heaters (4) F-R, 10 PW	17/18	15											
Hot Water Heater - Public Works/Fire-Rescue	14/15	10			$15,000								
Police													
Firing Range	96/97	11											(2007/08)
Radio Consolette	17/18	10		$25,000									
VHF Base Radios (3)	05/06	10											ISP/PW Frequency and Old Fire Frequency
Uninterrupted Power Supply System(UPS)	17/18	12											
EOC equipment	17/18	10	$7,000										Display Screens / projector / white boards
Comm Center Monitor System/Door Control Access	04/05	5											
Fitness Room Equipment	Multi	Varies											
Truck Scale	11/12	10			$15,000								Over 30 Years Old. Relocated from Happ Rd. Location in 1995
Live Scan	17/18	6											
Public Works													
VHF Base Radio	13/14	13											
Car Hoist	14/15	20											
Truck Hoist	15/16	20											
Overhead Door - Automatic Opener System		10	$24,000	$24,000	$24,000								Replace 4/yr. - 20 doors
Elevator - P/W - Fire (modernization/code)	1982?	20		$130,000									Upgrade/Retrofit 25/26
Video Surveillance	17/18	10											
Door Control Access System - Keyless Entry		10											
VILLAGE-WIDE TOTAL			**$85,200**	**$194,700**	**$345,100**	**$73,200**	**$1,200**	**$3,600**	**$1,200**	**$1,300**	**$1,300**	**$1,300**	

Moved Out from Original Replacement Year | Lease Purchase | Moved In from Original Replacement Year

EQUIPMENT REPLACEMENT PLAN SUMMARY	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2034/35
ADMINISTRATION	$0	$0	$1,500	$10,000	$0	$0	$0	$0	$1,500	$12,000
BUILDING & ZONING	$0	$0	$0	$10,000	$0	$0	$0	$0	$0	$12,000
POLICE	$248,220	$233,120	$69,120	$56,620	$68,120	$231,770	$56,770	$70,270	$62,770	$64,270
PUBLIC WORKS	$377,200	$581,100	$315,200	$168,200	$289,300	$458,300	$302,400	$379,400	$164,500	$34,500
WATER FUND	$77,500	$0	$95,000	$0	$22,000	$0	$0	$30,000	$0	$0
SEWER FUND	$35,000	$65,000	$15,000	$0	$0	$0	$0	$15,000	$0	$0
PUBLIC WORKS TOTAL	$489,700	$646,100	$425,200	$168,200	$311,300	$458,300	$302,400	$424,400	$164,500	$34,500
FIRE-RESCUE	$171,900	$630,900	$1,605,900	$107,400	$87,400	$34,400	$62,400	$46,400	$31,400	$34,400
VILLAGE-WIDE	$85,200	$194,700	$345,100	$73,200	$1,200	$3,600	$1,200	$1,300	$1,300	$1,300
EQUIPMENT REPLACEMENT PLAN TOTAL BY FISCAL YEAR	$995,020	$1,704,820	$2,446,820	$425,420	$468,020	$728,070	$422,770	$542,370	$261,470	$158,470
	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2034/35

10-YEAR VEHICLE REPLACEMENT AND ROTATION SUMMARY for FY 2026/2027

VILLAGE VEHICLES	Model	Model Year	USEFUL LIFE	FISCAL YEARS 2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Description/Comments
POLICE VEHICLES / Mileage														
#1 - Patrol Supervisor / 46,847	Explorer PPV	2023	5(10)		$54,000				$54,000					Rotate to Cmdr or Staff #30
#2 - Patrol / 98	Explorer PPV	2025	5(10)				$54,000						$54,000	Rotate to Fire-Rescue Staff Car #29
#3 - Patrol / 8,672	Explorer PPV	2023	5(10)				$54,000					$54,000		Rotate to P/W pool
#4 - Patrol / 30,217	Explorer PPV	2023	5(10)		$54,000					$54,000				Roate to Cmdr or Staff #30
#5 - Patrol / 17,053	Explorer PPV	2024	5(10)			$54,000					$54,000			Rotate to Detective
#6 - Patrol / 7,616	Explorer PPV	2023	5(10)			$54,000								
#7 - Public Safety Officer / 100,807	Explorer PPV	2018	10	$48,000										Roate to P/W Staff #26 slot
#10 - Chief / 36,227	Explorer PPV	2021	10					$54,000						Retain until replacement needed, then sell
POLICE VEHICLES - OTHER														
#13 - Motorcycle	Harley	2007	as needed											Declare as Surplus and Sell in FY27
#14 - ATV	Kawasaki	2003	as needed											Funded by Drug Asset Siezure Dollars $10K
FIRE-RESCUE VEHICLES														
#2900 - Fire Chief / 62,718	Expedition	2019	10			$80,000								Retain until replacement needed, then sell
U29 - P/U Truck / 2,949	F250	2024	10								$70,000			Revalate need to replace
Administration / Community Dvmt.														
#28 - Village Manager / 9,200	Explorer	2025	10											Sell when replacement received
#25 - Building Division / 110,236	Explorer	2014	10	$38,500										Rotate to Pool #26
Vehicle Totals				**$86,500**	**$108,000**	**$188,000**	**$108,000**	**$54,000**	**$54,000**	**$54,000**	**$124,000**	**$54,000**	**$54,000**	

VEHICLES ROTATED AND REASSIGNED TO STAFF POSITIONS AFTER PRIMARY SERVICE COMPLETE

STAFF VEHICLES	Model	FY Acquired	USEFUL LIFE	FISCAL YEARS 2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Description/Comments
#8 Detective / 86,990	Explorer PPV	2020	4(8)			XXX		XXX				XXX		Declare as Surplus and Sell when rotated out
#9 Commanders / 86,990	Taurus PPV	2015	10		XXX									Roll #1 or #4 to Commander in 2027
#30 Pool / 82,596	Tahoe	2018				XXX								Sell in 27/28 when #1 or #4 rotate out
Fire-Rescue														
#2901 Deputy Fire Chief / 81,556	Explorer	2021	4(8)				XXX			XXX				Sell when rotated out
Public Works														
#26 Pool / 131,869	Explorer	2013	8		XXX				XXX					Sell when #25 rotates in
#27 Pool / 86,633	Explorer	2014	8											

** Cost Includes Set-Up to Place Vehicles Into Service (I.E. Striping, Lighting, Radios, etc.)

Lease Purchase

Moved Out from Original Replacement Year

Moved In from Original Replacement Year

CAPITAL INFRASTRUCTURE SUMMARY OF 10-YEAR PROJECTS for FY2026/27

WATER SYSTEM	Fiscal Years										Brief Project Description
	FYF26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	FY34/35	FY35/36	
REPAIR/REPLACEMENT PROJECTS											**REPAIR/REPLACEMENT PROJECTS**
West Frontage 500-600 Block (FY25-26)											Should be complete by April 30, 2026
1700 Block of Mt. Pleasant	$370,500										Bid as alternate with Happ/Harding Project.
Happ Road - Winnetka to Northfield Square	$819,500										Link w/Harding, option for Mt. Pleasant / 3 lead svc. Lines
Harding Road - West	$809,000										Tee with Happ, 9 lead svc. Lines
Oak Tree Lane			$125,000								
West Frontage - Winnetka to New Trier			$792,500								Includes Proposed Sidewalk on Frontage Road from Winnetka Ave to New Trier Sub-Contractor
Meadowview/Winfield				$1,100,000							
Winnetka Road - East Frontage to Lagoon					$205,300						Includes 7 Potential Lead Service Addresses
Lagoon Drive - Winnetka to Harding					$209,900						
Latrobe - Willow to Sunset					$407,600						Includes 7 Potential Lead Service Addresses
East Frontage					$376,200						Includes 1 Potential Lead Service Address
Winnetka Court					$66,900						
Enid Lane/Drury					$859,000						Includes 1 Potential Lead Service Address
Waukegan Road						$1,585,300					Define Project Limits
Brandon - Winnetka to Glenview							$266,100				
Norfolk							$345,700				Includes 1 Potential Lead Service Address
Avon							$666,700				
Coventry							$416,100				
Eden's Lane							$439,000				
Somerset							$511,100				
Bracken Lane											
Sunset Ridge Road								$2,138,300			Project Limits; SSRRCC to Dorina
Birchwood									$410,900		
Dury Lane									$456,400		Project Limits; Sunset Ridge to Jeffrey
Pebble Fork									$393,800		
Thackeray											Includes 1 Potential Lead Service Address
Northfield Road										$1,118,600	
Woodland Lane											Project Limits; Woodland Lane North and Woodland Lane South
Dickens											Includes 4 Potential Leade Service Addresses
Willow ROW											Project Limits; Sunset Ridge and New Willow
Subtotal Water Main Projects	*$1,999,000*	*$0*	*$917,500*	*$1,100,000*	*$2,124,900*	*$1,585,300*	*$2,644,700*	*$2,138,300*	*$1,261,100*	*$1,118,600*	
Future Fiscal Year Design Engineering	$30,000	$75,000	$125,000	$140,000	$175,000	$150,000	$175,000	$80,000	$125,000		Anticipate design engineering one fiscal year prior, target January bidding for May 1 start
GENERAL IMPROVEMENT PROJECTS											**GENERAL IMPROVEMENT PROJECTS**
Water Valve Replacements	$30,000	$30,000	$30,000	$30,000							Shift from contractual work to in-house replacement if valve depth allows
Distribution System Analysis		$75,000									Goal to assess system flows, planned main sizing for replacements
Sandblast and Paint Fire Hydrants			$16,000	$16,000	$16,000	$16,000	$16,000				530 Hydrants in system, paint 106/year for 5 years
Water Meter Replacements	$7,000	$7,000	$7,000	$7,000	$7,000	$7,000	$7,000	$7,000	$7,000	$7,000	
Lead Service Line Replacements	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000	$100,000				Funding available for resident reimbursement program
Additional AMR Receiver Site	$32,000										

Subtotal	$2,198,000	$287,000	$2,113,000	$2,493,000	$4,547,800	$3,443,600	$5,587,400	$4,363,600	$2,654,200	$2,244,200
15% Engineering (non-water main project)										
10% Water Main Project Contingency	$199,900	$0	$91,750	$110,000	$212,490	$158,530	$264,470	$213,830	$126,110	$111,860
WATER PLAN TOTALS BY YEAR	**$2,397,900**	**$287,000**	**$2,204,750**	**$2,603,000**	**$4,760,290**	**$3,602,130**	**$5,851,870**	**$4,577,430**	**$2,780,310**	**$2,356,060**
	FYF26/27	**FY27/28**	**FY28/29**	**FY29/30**	**FY30/31**	**FY31/32**	**FY32/33**	**FY33/34**	**FY34/35**	**FY35/36**

Changed from Original Replacement Year
No Contingency and/or Engineering
Carried Forward from Previous Year

SANITARY SYSTEM	Fiscal Years										Brief Project Description
	FYF26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	FY34/35	FY35/36	
REHAB PROJECTS											**REHAB PROJECTS**
											Rehab work required by the MWRDGC I/I Elimination, Lining Manholes
Point and Emergency Repairs	$75,000	$75,000	$40,000	$40,000	$30,000	$30,000					
Manhole Relining		$50,000		$50,000		$50,000	$50,000	$50,000	$50,000	$50,000	
Sewer Lining	$150,000		$150,000		$150,000						
STUDIES											**STUDIES**
Televising	$75,000	$75,000		$75,000		$75,000		$75,000		$75,000	
System Analysis - MWRD Compliance	$60,000	$60,000	$80,000	$60,000	$80,000	$60,000	$80,000	$60,000	$80,000	$60,000	RJN Engineers - MWRDGC Requirements
Subtotal	$360,000	$260,000	$362,000	$405,000	$475,000	$280,000	$270,000	$310,000	$130,000	$185,000	
15% Engineering and Contingencies	$52,500	$26,000	$30,000	$32,100	$28,500	$38,250	$32,250	$24,750	$19,500	$27,750	
SANITARY PLAN TOTALS BY YEAR	**$412,500**	**$286,000**	**$392,000**	**$437,100**	**$503,500**	**$318,250**	**$302,250**	**$334,750**	**$149,500**	**$212,750**	
	FYF26/27	**FY27/28**	**FY28/29**	**FY29/30**	**FY30/31**	**FY31/32**	**FY32/33**	**FY33/34**	**FY34/35**	**FY35/36**	

Changed from Original Replacement Year
No Contingency and/or Engineering
Carried Forward from Previous Year

	FYF26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	FY34/35	FY35/36
WATER PLAN TOTALS BY YEAR	**$2,397,900**	**$287,000**	**$2,204,750**	**$2,603,000**	**$4,760,290**	**$3,602,130**	**$5,851,870**	**$4,577,430**	**$2,780,310**	**$2,356,060**
SANITARY PLAN TOTALS BY YEAR	**$412,500**	**$286,000**	**$392,000**	**$437,100**	**$503,500**	**$318,250**	**$302,250**	**$334,750**	**$149,500**	**$212,750**
Total - Water and Sanitary Sewer	**$2,810,400**	**$573,000**	**$2,596,750**	**$3,040,100**	**$5,263,790**	**$3,920,380**	**$6,154,120**	**$4,912,180**	**$2,929,810**	**$2,568,810**

STORM SEWER SYSTEM	Fiscal Years										Brief Project Description
	FYF26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	FY34/35	FY35/36	
REPAIR/REPLACEMENT PROJECTS											
SYSTEM EXTENSION PROJECTS											**SYSTEM EXTENSION PROJECTS**
Winnetka Road Trunk Line											$7,100,000 Partnership with MWRDGC, CCDOH, Glenview and Northfield
E/W Canterbury, Balmoral & Eddy											Connected to Winnetka Trunk Line
Lagoon Storm Sewer											
Mt. Pleasant Storm Sewer											
West Central Drainage Improvements - Willow Rd ROW, Jeffrey, Ingram, Thackeray and Graemere											Phase I = $1,068,025, Phase II = $2,721,312 Total = $3,789,337
Chapel Hill											
REHAB/SLIPLINING PROJECTS											
Central Avenue		$60,000									
Riverside & Avon		$60,000									
STUDIES/OTHER											**STUDIES**
Miscellaneous Storm/Backflow Prevention	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	Misc. Storm Water Projects/Backflow Prevention Grant
System Wide Study - Flows and Condition	$75,000										
Clean and Televise											
Subtotal	$80,000	$125,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	
15% Engineering											
10% Contingencies		$12,500									
STORM SEWER PLAN BY YEAR	**$80,000**	**$137,500**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	**$5,000**	
	FYF26/27	**FY27/28**	**FY28/29**	**FY29/30**	**FY30/31**	**FY31/32**	**FY32/33**	**FY33/34**	**FY34/35**	**FY35/36**	

Changed from Original Replacement Year
Carried Forward from Previous Year
No Contingency and/or Engineering

ROADWAY & PARKING LOT SYSTEM	Fiscal Years										Brief Project Description
	FYF26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	FY34/35	FY35/36	
Annual Maintenance											**Annual Maintenance**
Seal - **S**	$0	$0	$0	$14,032	$44,191	$6,030	$0	$0	$12,729	$0	
Crack Seal - **CS**	$16,000	$1,342	$0	$0	$0	$0	$562	$1,768	$242	$0	
Patch - **P**	$80,000	$110,477	$109,258	$130,158	$83,858	$94,182	$130,158	$83,858	$111,200	$100,000	
Resurface - **R**	$150,000	$0	$420,957	$1,325,723	$180,900	$0	$0	$381,880	$0	$0	Rebuild IL funding = $380k (P, R, RC) (for road project or Sunset Dr bridge)
Reconstruct - **RC**	$150,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	
Striping	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000	
Road & Parking Lot Annual Maintenance Total	**$411,000**	**$126,819**	**$545,215**	**$1,484,913**	**$323,949**	**$115,212**	**$145,720**	**$482,506**	**$139,171**	**$115,000**	
SIDEWALKS											
Sidewalk Projects	$25,000	$15,000	$25,000	$15,000	$25,000	$15,000	$25,000	$15,000	$25,000	$15,000	Eliminate gaps in sidewalks throughout Village
Crosswalk Striping	$5,000										Refresh crosswalk markings
Extension Project - Wagner Road	$81,000										Invest in Cook Grant funding. $81,000 Wagner Road, $245,000 Carryover.
Pedestrian - Rapid Flashing Beacon, North Happ	$40,000										
Sidewalk Committee Project - East Frontage Road (between Willow Road and Winnetka Road)											
Sidewalk Committee Project - Northfield Road (west side, north of the Bosworth pedestrian bridge)											
Sidewalk Committee Project - Happ Road (pedestrian crossing at Middlefork Tennis Club)											
Sidewalk Committee Project - Mount Pleasant Street (between Happ Road and West Frontage Road)											
Sidewalk Committee Project - Orchard Lane (west of Happ Road - in front of the library)											
Sidewalk Committee Project - Sunset Drive, Meadowbrook Drive, Valley View Road (between Sunset Ridge Road and Happ Road)											
Sidewalk Committee Project - Sunset Ridge Road (crosswalk at Sunset Ridge Country Club)											
Sidewalk Committee Project - Wagner Road (west side of road between Drury Lane and Winnetka Road)											
Sidewalk Committee Project - Winnetka Road (north side of road between Lagoon Drive and North Branch bike trail)											
Sidewalk Committee Project - Winnetka Road and Northfield Road (northeast corner)											
BRIDGES											
Sunset Drive Bridge Repairs (IDOT 016-412)	$58,000										Sunset Drive Scheduled to Be Resurfaced FY26/27
Old Willow Road Bridge											
Meadowbrook Bridge											

Subtotal Road, Parking Lot, Sidewalk, Bridge	$620,000	$141,819	$570,215	$1,499,913	$348,949	$130,212	$170,720	$497,506	$164,171	$130,000
10% Engineering	$62,000	$14,182	$57,022	$149,991	$34,895	$13,021	$17,072	$49,751	$16,417	$13,000
10% Contingencies	$62,000	$14,182	$57,022	$149,991	$34,895	$13,021	$17,072	$49,751	$16,417	$13,000
ROAD & PARKING LOT TOTALS BY YEAR	**$744,000**	**$170,183**	**$684,258**	**$1,799,896**	**$418,739**	**$156,254**	**$204,864**	**$597,007**	**$197,005**	**$156,000**
	FYF26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	FY34/35	FY35/36

Changed from Original Replacement Year
Carried Forward from Previous Year
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STREETSCAPE & SPECIAL PROJECTS	Fiscal Years										Brief Project Description
	FYF26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	FY34/35	FY35/36	
Parkway/Median Plants & Tree Replacements Willow Rd	$25,000		$20,000		$20,000		$20,000		$20,000		Willow Road Medians and Parkways
Centennial Celebration (((01 fund??)))	$35,000										

Street Light/Guardrail Painting		$25,000		$25,000		$25,000		$25,000		$25,000	
Parkway Tree Trimming Cycle	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	$20,000	
Library Expansion - Architectural	$102,300	$1,900,000									Ph 1 = $136,400, started in 11/2025
Orchard Parking Design	$35,000										
Walnut Parking - PD Construction	$28,000										
Happ Road Improvement Project	TBD										Revisioning Happ Road
Skokie Valley Trail	$35,000										
EV Charging Stations - Walnut	$42,000										

Discussion Draft

Subtotal	$322,300	$1,945,000	$40,000	$45,000	$40,000	$45,000	$40,000	$45,000	$40,000	$45,000
10% Engineering	$32,230	$194,500	$4,000	$4,500	$4,000	$4,500	$4,000	$4,500	$4,000	$4,500
10% Contingency	$32,230	$194,500	$4,000	$4,500	$4,000	$4,500	$4,000	$4,500	$4,000	$4,500
STREETSCAPE & SPECIAL PROJ. TOTALS BY YEAR	**$386,760**	**$2,334,000**	**$48,000**	**$54,000**	**$48,000**	**$54,000**	**$48,000**	**$54,000**	**$48,000**	**$54,000**
	FYF26/27	**FY27/28**	**FY28/29**	**FY29/30**	**FY30/31**	**FY31/32**	**FY32/33**	**FY33/34**	**FY34/35**	**FY35/36**

Changed from Original Replacement Year
Carried Forward from Previous Year
No Contingency and/or Engineering

PUBLIC FACILITIES & IT PROJECTS	Fiscal Years										Brief Project Description
	FYF26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	FY34/35	FY35/36	
Public Facilites											
Library/Post Office/Garage Roof (new 2025)											
Salt Dome											
Village Hall											
PD - entry door replacement (west)	$23,000										West entry in 2026, main entrance - out years
Village Hall Window Replacements - Ph II			$70,000								
Public Works Roof Replacement		$475,000									Replace 29 Year Old roof that has numerous leaks.
Fire/Public Works Window Replacement	TBD										
Public Works Material Storage/Dumpsite Bins			$32,000								
Subtotal Public Facility Projects	**$23,000**	**$475,000**	**$102,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Information Technology Projects											
Desktop/laptop replacements	$20,000	$15,000	$7,500	$7,000	$7,000	$7,000	$7,000	$7,000	$7,000	$7,000	
Consolidated cybersecurity - Manage Engine	$21,000										
Multi-factor authentication	$17,000										
Monitor / peripherial replacements	$6,000	$6,000	$6,000	$6,000	$6,100	$6,100	$6,100	$6,200	$6,200	$6,200	
Subtotal IT Projects	**$64,000**	**$21,000**	**$13,500**	**$13,000**	**$13,100**	**$13,100**	**$13,100**	**$13,200**	**$13,200**	**$13,200**	

Subtotal	$87,000	$496,000	$115,500	$13,000	$13,100	$13,100	$13,100	$13,200	$13,200	$13,200
10% Engineering	$2,300	$47,500	$10,200	$0	$0	$0	$0	$0	$0	$0
10% Contingencies	$2,300	$47,500	$10,200	$0	$0	$0	$0	$0	$0	$0
PUBLIC FACILITY & IT TOTALS BY YEAR	**$91,600**	**$591,000**	**$135,900**	**$13,000**	**$13,100**	**$13,100**	**$13,100**	**$13,200**	**$13,200**	**$13,200**
	FYF26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	FY34/35	FY35/36

Changed from Original Replacement Year
Carried Forward from Previous Year
No Contingency and/or Engineering

CAPITAL IMPROVEMENT PLAN SUMMARY	FYF26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	FY34/35	FY35/36
Water System	$2,397,900	$287,000	$2,204,750	$2,603,000	$4,760,290	$3,602,130	$5,851,870	$4,577,430	$2,780,310	$2,356,060
Sanitary Sewer System	$412,500	$286,000	$392,000	$437,100	$503,500	$318,250	$302,250	$334,750	$149,500	$212,750
Combined Water & Sewer Totals	$2,810,400	$573,000	$2,596,750	$3,040,100	$5,263,790	$3,920,380	$6,154,120	$4,912,180	$2,929,810	$2,568,810
Storm Sewer System	$80,000	$137,500	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000
Roadway & Sidewalk System	$744,000	$170,183	$684,258	$1,799,896	$418,739	$156,254	$204,864	$597,007	$197,005	$156,000
Streetscape & Special Projects	$386,760	$2,334,000	$48,000	$54,000	$48,000	$54,000	$48,000	$54,000	$48,000	$54,000
Public Facilities & IT	$91,600	$591,000	$135,900	$13,000	$13,100	$13,100	$13,100	$13,200	$13,200	$13,200
CAPITAL IMPROVEMENT PLAN TOTALS	$4,112,760	$3,805,683	$3,469,908	$4,911,996	$5,748,629	$4,148,734	$6,425,084	$5,581,387	$3,193,015	$2,797,010
	FYF26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	FY34/35	FY35/36

ROADWAY & PARKING LOT SYSTEM	Fiscal Years										Brief Project Description
	FYF26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	FY34/35	FY35/36	
Abbott Court			P								Resurfaced 2017
Alice Place	S			CS							Willow Road to South End
Ash Street	P			P							Patch/Crack Control 14/15
Avon Avenue					P						Resurfaced 16/17
Balmoral Avenue			CS		P						Resurfacedd 2008
Bosworth Lane Wagner to Dickens/Wagner to Jeffery	P	P	P	P/R	S						Resurfaced 2017 (Reconstruct Dickens to East end 2013/14)
Brandon Road			P		P						Resurfaced 16/17
Bristol North	P			P							Patch/Crack Control 14/15
Bristol Street			P								Resurfaced 2017
Camden Lane		P		R	S						(11-12) Reconstruct (2013/14)
Canterbury Lane East			CS		P						Patching / Resurfacedd 2008
Canterbury Lane West			CS		P						Resurfacedd 2008
Chapel Hill Lane		P			P						Reconstruct 16/17
Cherry Street		P		R	S						Reconstruct (2013/14)
Churchill Street		P	P	R	S						Resurfaced 2017 Willow to Bosworth (Reconstruct Bosworth to South End 2013/14)
Colonial Lane		P				P					Resurfaced 2017
Coventry Road						R					Reconstructed 2008 - Patch/Crack Control 14/15
Dickens Street			P				P				Resurfaced 2017 - Willow to Bosworth / Reconstruct - Bosworth to South End 2017
Drury Lane (Thackeray to West End)	P			P							Resurfaced
Drury Lane (Wagner to Graemere)	P			P							Overlay
Earl Drive (Including Dead End)		P		CS/R	S						Resurfacedd 2008 - Patch /Crack Control (Resurfacedd Edens Ln. to North end 2013) 14
East Circle Drive	S										Valley Way to South End
Eaton Street			P				P				Resurfaced 2017
Eddy Lane			P				P				Resurfaced 2017
Edens Lane						P					Resurfaced 2017
Elder Lane	S			CS							East Frontage to Lockwood
Enid Lane			R		CS						Resurfacedd 2008
Glen Oak Drive	P			P							Overlay
Graemere Street	P			P							Resurfaced
Grove Drive		P			P		P				Resurfaced 16/17
Happ Road (Old Willow Road to Northgate)			P								Resurfaced 2017
Harding Road (East Frontage to Lagoon)		P			P		P				Resurfaced 16/17
Harding Road (Happ to West End)		P			P		P				Resurfaced 16/17
Harding Road (Happ to West Frontage)	P				P						Pavement reconstruction 2018
Heather Terrace			CS		P						Reconstructed 2008
Holder Lane			CS		P						Reconstructed 2008
Ingram Street		P			P						Resurfaced
Jeffrey Street					P						Resurfaced
Lagoon Drive	S			CS							Willow to Winnetka
Lagoon Lane	S			CS							Winnetka to East Frontage
Latrobe Avenue			R	S			CS				Willow to South End
Linder Avenue			P				P				HMA Reconstruct 2017
Lockwood Avenue	S			CS							Willow to the South End

ROADWAY & PARKING LOT SYSTEM	Fiscal Years										Brief Project Description
	FYF26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	FY34/35	FY35/36	
Maple Street	P			P							Patch/Crack Control 14/15
Meadowbrook Drive	S			CS							Sunset Ridge to Sunset
Middlefork Road			P				P				Resurfaced 2017
Mt. Pleasant Street (Happ to West Frontage)		P			P						Resurfaced 16/17
Mt. Pleasant Street (Lagoon to East Frontage)	S			CS							Resurfacedd 2009
Norfork Road						R					Happ to Middlefork
Northfield Road											Grant STP 70% Village 30% ($1,222,900 Max FHWA) $1,747,000 ($468,000 & $56,100
Northgate Avenue		P		R	S	S					Patched 2009/Resurfaced (Resurfacedd 2013/14)
Oak Street	P			P							Patch/Crack Control 14/15
Old Willow Road	P/S			P/CS							North Happ to Sommerset
Orchard Lane	P			P							Patch/Crack Control (Patch & Crack Happ Rd to Dominicks P-Lot 2013/14)
Pine Street East	P			P							Pavement reconstruction 2018
Pine Street West		P			P	P					Resurfaced 16/17
Pleasant View Lane			CS		P	P					Reconstructed 2008
Red Barn Lane			CS		P	P					Reconstructed 2008
Riverside Drive	S			CS							Winnetka to Avon
Somerset Lane						P					**Resurfaced 16/17**
Southgate Avenue	P			P	P						Resurfaced 2017
Southridge Terrace (Including Dead End)	P		P			S					Resurfaced 2017
Stockton Drive			P			P					**Resurfaced 16/17**
Sunset Drive	R	S									Sunset Ridge to Southridge Terrace
Sunset Road	P				P		P	P	P		HMA Reconstruct 2017
Thackeray Lane	P			P			P	P	P		Resurfaced
Valley View Road	R	S									Meadowbrook to Sunset
Valley Way	R	S									Sunset Ridge to the West End
Wagner Road- Willow to Old Willow			P			P					**Resurfaced 16/17**
Walnut Street		R	S			CS					Resurfacedd 2010
West Fronatge Road - Ash Street to Dead End North	P			P	P		P	P	P		Recontruct 2017
Willow View Terrace		P									Resurfaced
Winfield Circle	P			P	P						HMA Reconstruct 2017
Winfield Drive	P			P	P						HMA Reconstruct 2017
Winnetka Court				CS	CS	P					Reconstruct 2008
Woodland Lane North (Including West Pine Street)			P				P	P	P		**Resurfaced 16/17**
Woodland Lane South				CS	CS		P	P	P		Patching 2017
PARKING LOTS											**PARKING LOTS**
Orchard Lane (Dominicks)		R	S								Recontructed 2010
Maple Street (North of Willow)		R	S			CS	CS	CS	CS		Recontructed 2010
West Frontage (Animal Hospital)	P			P	P						(11-12) Patch/Crack Control **(Patch 2013/14)**
Walnut Street (East and West Sides)											Resurfaced 2010
Public Works Fire-Rescue (Cell Tower Access Road)	P			P	P		P	P	P		Partial Reconstruct 2017
Library		P									Patch/Crack Control **(Patch & Crack 2013/14)**
Reservoir		P									Resurfaced 2018
Happ/Orchard Parking Lot (West)	P			P	P	CS					**(Patch 2013/14)**

ROADWAY & PARKING LOT SYSTEM	Fiscal Years										Brief Project Description
	FYF26/27	FY27/28	FY28/29	FY29/30	FY30/31	FY31/32	FY32/33	FY33/34	FY34/35	FY35/36	
Post Office Old PW		P									Patch/Crack Control **(Patch & Crack 2013/14)**
ALLEYS											**ALLEYS**
1751 Orchard		R	S			CS					Resurfaced 2018
West Frontage - Becker Animal Hospital							P	P	P		HMA Recontruct 2017
Cherry Street to Ash	P			P	P		P	P	P		HMA Recontruct 2017
West of Linder and West of Salon		P									Resurfaced 2018
Ash to Maple - Jocelyn Center	P			P	P		P	P	P		Pavement reconstruction 2017
Northfield Restaurant - Maple to Starbucks		P									Pavement reconstruction 2018
Starbucks - Central to Municipal P Lot		P									Pavement Reconstruction 2018

Appendix B:

Pay Plans & Compensation

VILLAGE OF NORTHFIELD

FY 2026-27 Pay Plan

Pay Increase **3.00%**

GRADE	POSITION		Fiscal Year 2026-27 MINIMUM (A)	1 YR. (B)	2 YRS. (C)	3 YRS. (D)	Old Maximum	New Maximum
A	Unused		53,931	55,876	57,888	59,968	74,155	77,863
		37.5	27.66	28.65	29.69	30.75	38.03	39.93
B	Unused		56,629	58,666	60,776	62,967	77,866	81,759
C	Administrative Secretary		59,458	61,601	63,815	66,113	81,755	85,843
		37.5	30.49	31.59	32.73	33.90	41.93	44.02
D	Unused		62,435	64,681	67,008	69,420	85,848	90,140
		37.5	32.02	33.17	34.36	35.60	44.02	46.23
		40	30.02	31.10	32.22	33.38	41.27	43.34
E	Laborer		65,550	67,909	70,355	72,889	90,131	94,638
	Public Safety Officer/Records	40	31.51	32.65	33.82	35.04	43.33	45.50
F	Equipment Operator		68,833	71,311	73,878	76,535	94,645	99,377
	Mechanic Aide	37.5	35.30	36.57	37.89	39.25	48.54	50.96
		40	33.09	34.28	35.52	36.80	45.50	47.78
G	Planning Technician		72,273	74,880	77,572	80,365	99,376	104,345
	Facilities Coordinator	37.5	37.06	38.40	39.78	41.21	50.96	53.51
		40	34.75	36.00	37.29	38.64	47.78	50.17
H	Executive Assistant to Village Manager		75,887	78,623	81,450	84,382	104,347	109,564
		37.5	38.92	40.32	41.77	43.27	53.51	56.19
I	Management Analyst		79,681	82,552	85,525	88,599	109,561	115,039
	Foreman	37.5	40.86	42.33	43.86	45.44	56.19	58.99
J	Planner		83,664	86,677	89,797	93,029	115,038	120,790
		37.5	42.90	44.45	46.05	47.71	58.99	61.94
		40	40.22	41.67	43.17	44.73	55.31	58.07
K	Unused	37.5	87,850	91,014	94,292	97,686	122,991	129,140
L	PW Field Supervisor		92,239	95,564	99,001	102,563	129,135	135,592
		40	44.35	45.94	47.60	49.31	62.08	65.19
M	Head Mechanic/Fleet Mgr.		96,857	100,302	103,958	107,699	135,600	142,380
	Senior Accountant	37.5	49.67	51.44	53.31	55.23	69.54	73.02
		40	46.57	48.22	49.98	51.78	65.19	68.45
N	Asst. to the Village Manager		101,691	105,352	109,146	113,076	142,368	149,486
		37.5	52.15	54.03	55.97	57.99	73.01	76.66
O	Asst. Dir. of Public Works		106,783	110,626	114,607	118,737	149,497	156,972
	Building Commissioner	37.5	54.76	56.73	58.77	60.89	76.67	80.50
	Asst. Dir. of Finance	40	51.34	53.19	55.10	57.08	71.87	75.47

Village of Northfield
FY 2027 Pay Plan
Part-Time

Grade	Position	Minimum	Maximum
A	Seasonal Labor	$17.05	$22.73
B	Unused	$17.95	$24.72
C	Laborer I	$19.80	$27.23
D	Administrative Intern	$21.85	$30.01
E	Unused	$24.06	$33.13
F	Village Service Representative	$26.57	$36.52
G	Records Clerk	$29.28	$40.27
H	Public Safety Officer Payroll Clerk Village Service Representative II Accounts Receivable Clerk Billing Clerk Administrative Secretary II	$32.34	$44.45
I	Unused	$39.30	$54.03
J	Mechanic	$43.33	$59.58
K	Inspectors	$42.89	$59.00
L	Deputy Clerk	$47.76	$65.65
M	Planner	$52.64	$74.32
N	Unused	$58.06	$81.36
O	Building Official	$63.98	$87.30
P	Engineer	$70.59	$99.28

Public Works Fire-Rescue Stipends 2026-27		
Position	**Stipend**	**Part-Time Hourly Rate**
Firefighter	$15,683	$8.90
Firefighter/EMT-B	$16,650	$9.45
Firefighter/FAE	$17,212	$9.77
Firefighter/FAE/EMT-B	$18,050	$10.24
Paramedic	$17,815	$10.11
Firefighter/Paramedic	$18,738	$10.63
Lieutenant	$20,974	$11.90
Lieutenant/EMT-B	$22,087	$12.54
Lieutenant/Paramedic	$23,128	$13.13
Captain	$26,099	$14.81
Captain/EMT-B	$26,905	$15.27
Captain/Paramedic	$27,712	$15.73
Deputy Chief	$34,453	$19.55
Deputy Chief/EMT-B	$35,073	$19.91
Deputy Chief/Paramedic	$35,694	$20.26

FIRE-RESCUE PAY PLAN
FY27

Class	Title	Weekday hourly rate	Weekend hourly rate	Holiday Hourly Rate
		10 hour shift	**8 hour shift**	**8 hour shift**
O	Deputy Chief / Paramedic	$509.98	$489.58	$611.97
N	Deputy Chief / EMT-B	$499.92	$479.93	$599.91
M	Deputy Chief	$490.20	$470.59	$588.24
L	Captain / Paramedic	$445.61	$427.79	$534.74
K	Captain / EMT-B	$436.87	$419.40	$524.25
J	Captain	$428.35	$411.22	$514.02
I	Lieutenant / Paramedic	$389.34	$373.77	$467.21
H	Lieutenant /EMT-B	$381.69	$366.42	$458.03
G	Lieutenant	$374.26	$359.29	$449.11
F	Firefighter / Paramedic	$340.28	$326.66	$408.33
E	Paramedic	$333.50	$320.16	$400.20
D	Firefighter / EMT-B / FAE	$327.05	$313.97	$392.46
C	Firefighter / FAE	$320.61	$307.78	$384.73
B	Firefighter / EMT-B	$314.27	$301.70	$377.12
A	Firefighter	$308.15	$295.82	$369.78

Class	Title	Weekday hourly rate	Weekend hourly rate	Holiday Hourly Rate
O	Deputy Chief / Paramedic	$51.00	$61.20	$76.50
N	Deputy Chief / EMT-B	$49.99	$59.99	$74.99
M	Deputy Chief	$49.02	$58.82	$73.53
L	Captain / Paramedic	$44.56	$53.47	$66.84
K	Captain / EMT-B	$43.69	$52.42	$65.53
J	Captain	$42.83	$51.40	$64.25
I	Lieutenant / Paramedic	$38.93	$46.72	$58.40
H	Lieutenant /EMT-B	$38.17	$45.80	$57.25
G	Lieutenant	$37.43	$44.91	$56.14
F	Firefighter / Paramedic	$34.03	$40.83	$51.04
E	Paramedic	$33.35	$40.02	$50.03
D	Firefighter / EMT-B / FAE	$32.71	$39.25	$49.06
C	Firefighter / FAE	$32.06	$38.47	$48.09
B	Firefighter / EMT-B	$31.43	$37.71	$47.14
A	Firefighter	$30.81	$36.98	$46.22

Class	Title	Callback Rate	Call Back Rate	Training Rate
		First Hour 2.5	**Subsequent Hours 1.25**	**Per Hour**
O	Deputy Chief / Paramedic	$127.49	$76.50	$51.00
N	Deputy Chief / EMT-B	$124.98	$74.99	$49.99
M	Deputy Chief	$122.55	$73.53	$49.02
L	Captain / Paramedic	$111.40	$66.84	$44.56
K	Captain / EMT-B	$109.22	$65.53	$43.69
J	Captain	$107.09	$64.25	$42.83
I	Lieutenant / Paramedic	$97.33	$58.40	$38.93
H	Lieutenant /EMT-B	$95.42	$57.25	$38.17
G	Lieutenant	$93.56	$56.14	$37.43
F	Firefighter / Paramedic	$85.07	$51.04	$34.03
E	Paramedic	$83.38	$50.03	$33.35
D	Firefighter / EMT-B / FAE	$81.76	$49.06	$32.71
C	Firefighter / FAE	$80.15	$48.09	$32.06
B	Firefighter / EMT-B	$78.57	$47.14	$31.43
A	Firefighter	$77.04	$46.22	$30.81

Village Of Northfield

FY 2026-27 Pay Plan
Police Department

FISCAL YEAR 2026-27

DEPUTY CHIEF (Salaried)		6.09%	6.09%	6.09%	6.09%	6.09%	5.00%
	A	**B**	**C**	**D**	**merit range**		**maximum**
Annual Salary (2080 hrs)	$132,300	$140,357	$148,905	$157,974	$167,594	$177,801	$186,691
Hourly rate of Salary	$63.6059	$67.4795	$71.5890	$75.9488	$80.5741	$85.4811	$89.7551

COMMANDER		6.09%	6.09%	6.09%	6.09%	6.09%	5.00%
	A	**B**	**C**	**D**	**E**	**F**	**G**
Hourly Rate	$58.9068	$62.4942	$66.3001	$70.3378	$74.6213	$79.1658	$83.1241

SERGEANT		6.09%	6.09%	6.09%	6.09%	6.09%	5.00%
	A	**B**	**C**	**D**	**E**	**F**	**G**
Hourly Rate	$52.5492	$55.7495	$59.1446	$62.7465	$66.5678	$70.6218	$74.1529

CORPORAL		6.09%	6.09%	6.09%	6.09%	6.09%	5.00%
	A	**B**	**C**	**D**	**E**	**F**	**G**
Hourly Rate	$45.1574	$47.9075	$50.8251	$53.9204	$57.2041	$60.6878	$63.7222

SWORN OFFICER		6.09%	6.09%	6.09%	6.09%	6.09%	5.00%
	A	**B**	**C**	**D**	**E**	**F**	**G**
Hourly Rate	$43.2327	$45.8656	$48.6588	$51.6221	$54.7659	$58.1011	$61.0062

PART-TIME SWORN OFFICER	
	A
Hourly Rate	$38.9029

POLICE RECRUIT	
	A
Hourly Rate	$36.0500

The Village of Northfield
Board of Trustees Meeting

Agenda Item No: 08

Meeting Date: March 24, 2026

Staff Contact: Steve Gutierrez, Community Development

Discussion Only: ☐
Consider for Approval: ☒

Subject: Adoption of an Ordinance Approving an Amendment to the Planned Unit Development and Relief from the Village Code at 700-770 Frontage Road

Summary: Fields Imports (Fields) is seeking an amendment to its PUD to make various improvements to its auto dealership campus at 700-770 Frontage Road.

Background Information: Fields wishes to expand its Volvo dealership showroom and service center, and to replace the existing car wash with a new car wash and vehicle prep facilities. The car wash and prep center requires a rear yard setback variation. On March 2, 2026, the Plan & Zoning Commission voted to recommend approval of the proposed amendment to Fields' PUD and the rear yard variation. On March 9, 2026, the Architectural Commission voted to recommend approval of the proposed architectural, landscape and lighting plans, and a parking lot landscaping variation. This amendment would be the latest in a series of previous amendments, which are noted in the attached ordinance.

Budgeted: No Financial Impact: No direct financial impact is anticipated from approving the PUD amendment.

Recommendation: Staff recommends that the Village Board consider adopting the attached ordinance approving the proposed PUD amendment and associated variations.

Attachments:

1. Ordinance Approving an Amendment to Fields's PUD and Variation
2. Staff Reports
3. Application

ORDINANCE NO. ___

AN ORDINANCE GRANTING APPROVAL FOR AN AMENDMENT TO THE SPECIAL USE/PUD ORDINANCE NO.94-812 (SUBSEQUENTLY AMENDED BY ORDINANCE NOS. 98-944,01-1059,02-1100,07-1318, 07-1337,09-1417, 09-1431) AND RELIEF FROM THE VILLAGE CODE TO CONSTRUCT A NEW CARWASH AND PREP CENTER AND TO EXPAND THE VOLVO DEALERSHIP SHOWROOM AND WORKSHOP AREAS AT THE PROPERTY LOCATED AT 700-770 FRONTAGE ROAD
IN THE VILLAGE OF NORTHFIELD, COOK COUNTY, ILLINOIS

Adopted by the
Village President and Board of Trustees of
the Village of Northfield
this 24th day of March 2026

Published in pamphlet form by
direction and authority of the
Village of Northfield
Cook County, Illinois
This 24th day of March 2026

ORDINANCE NO. _____

AN ORDINANCE GRANTING APPROVAL FOR AN AMENDMENT TO THE SPECIAL USE/PUD ORDINANCE NO.94-812 (SUBSEQUENTLY AMENDED BY ORDINANCE NOS. 98-944,01-1059,02-1100,07-1318, 07-1337,09-1417, 09-1431) AND RELIEF FROM THE RELIEF FROM THE VILLAGE CODE TO CONSTRUCT A NEW CARWASH AND PREP CENTER AND TO EXPAND THE VOLVO DEALERSHIP SHOWROOM AND WORKSHOP AREAS AT THE PROPERTY LOCATED AT 700-770 FRONTAGE ROAD
IN THE VILLAGE OF NORTHFIELD, COOK COUNTY, ILLINOIS

Preamble

A duly noticed public hearing was held by the Plan and Zoning Commission of the Village of Northfield on March 2, 2026, on the application of Fields Imports, Inc., owner and the Petitioner, for approval of an amendment to their Planned Unit Development (PUD), Ordinance No.94-812 (subsequently amended by Ordinances 98-944,01-1059,02-1100,07-1318, 07-1337,09-1417, 09-1431) and relief from the Zoning Ordinance (Appendix A) standards for the O/R Zoning District: a reduction of the west rear yard setback from the 20' minimum required (Article XIV, Section 14.4) to 5.92', and a reduction of the three new landscape island trees required (Chapter 10, Section 10.22. B.1), to two landscape island trees, to allow construction of a new carwash and prep center and to expand the Volvo dealership showroom and workshop areas at 700-770 Frontage Road (Subject Property) on the following legally described property to wit:

PARCEL 1:
LOT 2 OF MORTON SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1, AS RESERVED IN DEED FROM MEAT INDUSTRY SUPPLIERS, INC., A CORPORATION OF ILLINOIS TO LILLIAN MORTON AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS CO-EXECUTORS OF THE ESTATE OF SOL

MORTON, DECEASED, DATED OCTOBER 28, 1969 AND RECORDED NOVEMBER 6, 1969 AS DOCUMENT 21005886 FOR INGRESS AND EGRESS OVER THE TRACT OF LAND DESCRIBED AS: THAT PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 13 AFORESAID, AND THE WESTERLY LINE OF FRONTAGE ROAD AS PER DOCUMENT 13400399 RECORDED NOVEMBER 21, 1944; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE, 80.50 FEET TO THE POINT OF BEGINNING OF LAND TO BE DESCRIBED: THENCE CONTINUING SOUTHEASTERLY ALONG SAID WESTERLY LINE OF FRONTAGE ROAD 25.50 FEET TO A POINT 106.0 FEET SOUTHEASTERLY OF THE POINT OF COMMENCEMENT: THENCE SOUTHEASTERLY AT 90 DEGREES THERETO FOR A DISTANCE OF 191.90 FEET TO AN ANGLE POINT: THENCE SOUTHWESTERLY ON A LINE WHICH FORMS AN EXTERIOR ANGLE OF 170 DEGREES 45 MINUTES 40 SECONDS WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 135.0 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE WEST LINE OF FRONTAGE ROAD AFORESAID, 20.0 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 106 DEGRESS 46 MINUTES 06 SECONDS FOR A DISTANCE OF 99.38 FEET; THENCE NORTHEASTERLY 230.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL3:
THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13 AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13; THENCE NORTH 00 DEGREES, 05 MINUTES, 15 SECONDS EAST 305.32 FEET ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13 TO A LINE DRAWN PARALLEL WITH AND 135 FEET EASTERLY OF (AS MEASURED AT RIGHT ANGLES) THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, BEING AN IRON PIPE IN CONCRETE AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUING NORTH 00 DEGREES 05 MINUTES 15 SECONDS EAST ALONG SAID WEST LINE, 809.71 FEET TO THE WEST LINE OF THE FRONTAGE ROAD; THENCE SOUTH 25 DEGREES 32 MINUTES 39 SECONDS EAST, 35.83 FEET ALONG THE LAST SAID WEST LINE TO A "PK" NAIL, SAID NAIL BEING NORTH 25 DEGREES 32 MINUTES 39 SECONDS WEST, 1198.39 FEET ALONG SAID WEST LINE FROM ITS INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 13, AFORESAID, AND BEING ALSO NORTH 25 DEGREES 32 MINUTES 39 SECONDS WEST, 2.93 FEET FROM AN IRON ROD AT THE NORTHEAST CORNER OF LOT 2 IN THE MORTON SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 05 MINUTES 15 SECONDS WEST, 150 FEET TO AN IRON PIPE IN CONCRETE; THENCE SOUTH 00 DEGREES 58 MINUTES 05 SECONDS WEST, 638.85 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF LOT 2 IN MORTON SUBDIVISION, AFORESAID; THENCE NORTH 26 DEGREES 27 MINUTES 00 SECONDS WEST 12.71 FEET ALONG THE

SOUTHWESTERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 770 FRONTAGE ROAD, NORTHFIELD, IL

ALSO,

LOT 1 OF M.E. FIELDS SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 700 FRONTAGE ROAD, NORTHFIELD, IL

ALSO KNOWN AS:

LOT 1 OF FIELDS IMPORTS, NORTHFIELD RESUBDIVISION, BEING A CONSOLIDAITON IN THE SOUTHEAST ¼ SECTION OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Real Estate Index Nos. 04-13-401-017, 04-13-401-018 and 04-13-402-006

There has been compliance with all applicable provisions of the Zoning Ordinance of the Village of Northfield, and the President and Board of Trustees of the Village of Northfield have determined that the amendment to Planned Unit Development Ordinance should be granted. Further, the standards of a variation have been met, and the Village of Northfield and the President and Board of Trustees of the Village of Northfield have determined that the variations should be granted.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Northfield, Cook County, Illinois, in the exercise of their home rule powers, as follows:

SECTION 1. RECITALS. The foregoing recitals are incorporated as though fully set forth in this Section 1.

SECTION 2: Approval of an amendment to the Fields' Planned Unit

Development and relief from the following Zoning Ordinance (Appendix A) standards for the O/R Zoning District: a reduction of the west rear yard setback from the 20' minimum required (Article XIV, Section 14.4) to 5.92', and a reduction of the three new landscape island trees required (Chapter 10, Section 10.22.B.1), to two landscape trees, in order to construct a new carwash and prep center and to expand the Volvo dealership showroom and workshop areas, in accordance with the Petitioners Application and Supporting Materials, date stamped February 24, 2026, subject to the following conditions:

1. *The representations made in the application and supporting documents are binding upon the Petitioners. There shall be no additional uses permitted beyond those specifically enumerated herein or permitted by the Village of Northfield's Zoning Ordinance.*

2. *The Village of Northfield Health, Fire, and Building Officials shall be granted access to the subject property at any reasonable time for purposes of conducting inspections for compliance with Village Codes and Ordinances.*

3. *An approval pursuant to any requested review by a Village consultant, Village staff member, Village Commission or Village Board Committee shall be an approval of only those items specified in any motion, resolution, ordinance, or written report. Such approval shall not be deemed to be an approval of any matter which is within the jurisdiction of any other Village consultant, Village staff member, Village Board Committee or Village Commission that has not issued a report or given its approval. Neither shall such approval be deemed the approval of any County, State or Federal Agency. Under no circumstances shall the approval be deemed to be an approval of any matter not included in this ordinance by virtue of the fact that such a matter appeared on a supporting document which is not attached as an exhibit to this ordinance or incorporated as an exhibit as part of this ordinance.*

4. *The Petitioner shall comply in all other respects with the ordinances of the Village of Northfield and nothing in this Planned Unit Development shall be construed as a waiver of any of those requirements.*

5. *Violation of any condition of this Planned Unit Development Ordinance shall be cause to revoke said permit by the Corporate Authorities upon ten (10) days proper notice to the Petitioner. Alternatively, the Village Manager shall have the right to assess fines, not to exceed $750.00 per violation, for violations of this Planned Unit Development Ordinance. Such assessment of fines may be appealed to the Corporate Authorities by filing written notice of appeal within three (3) days of the assessment.*

6. *All provisions of Ordinances Nos. 94-812, 98-944,01-1059, 02-1100, 07-1318, 07-1337, 09-1417, and 09-1431, not expressly amended through this application, shall remain in full force and effect.*

7. *Changes in the project may only be made as follows:*

    A. *Minor Field Changes. Minor changes in locations or sizes shown on exhibits may be approved, in writing, by the Director of Community Development. Typically, a minor field change will not involve a percentage change greater than 3%. However, not all changes of less than 3% shall necessarily be deemed to be minor. The determination of the Director of Community Development as to whether a change is a minor field change shall be final.*
    B. *Village Board Approved Changes. The Village Board may approve, without referral to the Plan & Zoning Commission, such other changes as it believes are in the best interest of the Village and which do not involve changes in numbers found in the text of the Ordinance and which do not have a substantial, direct impact on adjacent properties. The determination of the Village Board as to whether a requested change should be referred to the Plan & Zoning Commission shall be final.*
    C. *Changes Requiring a Public Hearing. Any change involving a size, quantity or other numerical value found in the text of the Ordinance or any change having substantial, direct impact on adjacent properties shall not be made except after a public hearing before the Plan & Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer any requested change to the Plan & Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.*

SECTION 3: The following documents are attached and made a part of this Ordinance:

1. Departmental Staff Reports
2. Petitioner's Application dated February 24, 2026

SECTION 4: The owners of the subject property, the users of the subject property, and the Subject Property shall comply in all other respects with the ordinances of the Village of Northfield, and nothing in this Ordinance shall be construed as a waiver of any of those requirements.

SECTION 5: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

AYES:_____

NAYS:_____

ABSENT:_____

PASSED and APPROVED by me this 24th day of March 2026.

_____
Tracey Mendrek, Village President

ATTESTED and FILED in the office of the Village Clerk this 24th day of March 2026.

_____
Patrick Brennan, Village Clerk

PUBLISHED by me in pamphlet form, this 24th day of March 2026.

_____
Patrick Brennan, Village Clerk

The Village of Northfield

TO: CHAIRMAN BILL VASELOPULOS AND MEMBERS OF THE PLAN AND ZONING COMMISSION

FROM: STEVE GUTIERREZ, COMMUNITY DEVELOPMENT DIRECTOR
AMINA AWAD, PLANNING TECHNICIAN

MEETING DATE: MARCH 2, 2026

SUBJECT: **PUD AMMENDMENT – VOLVO EXPANSION AND CARWASH WITH PREP CENTER – 700-770 FRONTAGE ROAD**

PETITIONER

The petitioner is Fields Imports, Inc., owner of the properties at 700-770 Frontage Road. The campus has three current dealerships: Volvo, BMW, and Jaguar/ Land Rover.

REQUEST

The petitioner is seeking approval of an amendment to their planned unit development (PUD) in order to 1) build a new carwash and prep center for the use of the Fields campus behind the Jaguar/ Land Rover dealership and 2) to expand the Volvo showroom and service department. The existing carwash will be torn down and replaced with a 5,420 sq ft. two-tunnel carwash and a 7,290 sq ft prep center. The Volvo expansion will add 1,100 sq ft to the showroom and 2,460 square feet to the service center, for four new service bays. If approved construction of the new facilities would begin in the summer of 2026.

The 447,223 sq ft (10.29 acre) subject property is zoned O/R Office/Research District. The proposed amendments require one new Zoning Code variation, as shown in bold in the zoning analysis table below:

ZONING STANDARD	REQUIRED	PROPOSED
Min. Front Yard (east side)	10’	Approx. 105’
Min. Side Yard (north, south side)	10’	Approx. 55.64’ (south) Approx. 50.72’ (north)
Min. Rear Yard (west side)	**20’**	**5.92’**
Max. FAR	2.0	JLR .24 BMW .36 Volvo .28
Max. Lot Coverage	90%	JLR 86% BMW 87% Volvo 87%
Max. Building Height	35 ft	22’ (carwash) 26’-2” + any preexisting mechanical units (Volvo)
Min. Lot Size	40,000 SF	JLR 115,534 SF. BMW 222,817 SF. Volvo 110,316 SF.
Off-Street Parking This includes only conforming, non-tandem spaces.	JLR 54 spaces (3 ADA) BMW 136 spaces (5 ADA) Volvo 71 spaces (3 ADA)	JLR 94 spaces (3 ADA) BMW 201 spaces (6 ADA) Volvo 131 spaces (4 ADA) ComEd Easement 151 spaces

Parking Lot Dimensions		
Parking Space	18'x9'	At least 18'x9' Those parking spaces that have substandard dimensions near the Volvo expansion are preexisting.
Drive Aisle Width	Min. 24'	24+'
Driveway Width	Max. 25'	18'

DEALERSHIP PUD/SPECIAL USE HISTORY 670, 700, 770 FRONTAGE:

- **1989-1993:** Ordinances #89-581, #92-708, #93-761, #94-793, and #94-811 pertain to a PUD for a four-story office building that is later torn down for the dealerships
- **1994:** Special Use #94-812 is approved for a PUD to build the BMW and Jeep dealerships
- **1998:** Amendment Ordinance #98-944 alters #89-581, #92-708, #93-761, and #94-812 for a carwash addition and the use of special event banners, etc.
- **2001:** Amendment Ordinance #01-1059 alters Special Use #94-812 for underground detention and additions to the BMW and Jeep dealerships
- **2002:** Special Use #94-812 is altered slightly by the Village Board to accommodate more signage
- **2003:** A permit is issued for Fields to construct an approved ComEd easement parking lot
- **2005:** Amendment Ordinance #05-1256 to alter #94-812 and #01-1059 for a BMW addition and expansion of the carwash (with height variations) (never completed)
- **2007:** Amendment Ordinance #07-1318 alters #94-812, #98-944, #01-1059, #02-1100, and #05-1256 to expand the PUD to include 770 Frontage and to accommodate for the BMW building addition (with height variations)
- **2007:** Ordinance #07-1337 consolidates two lots into one commercial lot at 700-770 Frontage
- **2009:** Amendment Ordinance #09-1417 alters #94-812 to construct the Volvo dealership
- **2009:** Ordinance #09-1431R re-subdivides two lots at 700-770 Frontage into one commercial lot
- **2012:** Amendment Ordinance #12-1512 alters #94-812, #98-944, #01-1059, #02-1100, #05-1256, and #07-1318 to expand the carwash facility (never completed)
- **2013:** The Village Board makes minor PUD changes to accommodate a new Land Rover dealership where Jeep once was

PARKING:

The petitioner is proposing the elimination of a total of 52 parking spots across the campus with the new project. Despite this overall elimination of some parking spots, the campus still meets the PUD requirements for the individual dealerships. With the use of the ComEd easement lot, they also meet all technical off-street parking requirements based on the square footage of their facilities. Newly reconfigured parking meets all of our dimensional requirements and would provide adequate vehicle circulation.

DEPARTMENT REPORTS:

The proposed plans were reviewed by the Village Engineer, Building Official, Fire Department and Police Department and their reports are attached.

The Public Works and Fire Department comments are technical in nature and will be addressed in the permitting process. The Village Engineer has provided a review, which has been addressed by the applicant, and will be further reviewed during the building permit process, if the proposed PUD amendment is approved.

STAFF COMMENTS:

The proposed additions at Volvo and the new carwash prep center should not have a significant impact on surrounding properties, especially given the singular variation being requested in the rear setback. Shown below is the current view from the Village right of way trail facing 1) the existing carwash and 2) the existing Volvo dealership. The existing buildings have been outlined in yellow in the photos, but are not very visible due to intermediary vegetation and barriers that buffer residential properties from Fields, and which mitigate the impact of the proposed improvements.



Figure 1 Photo locations (red) in the Village ROW (yellow)

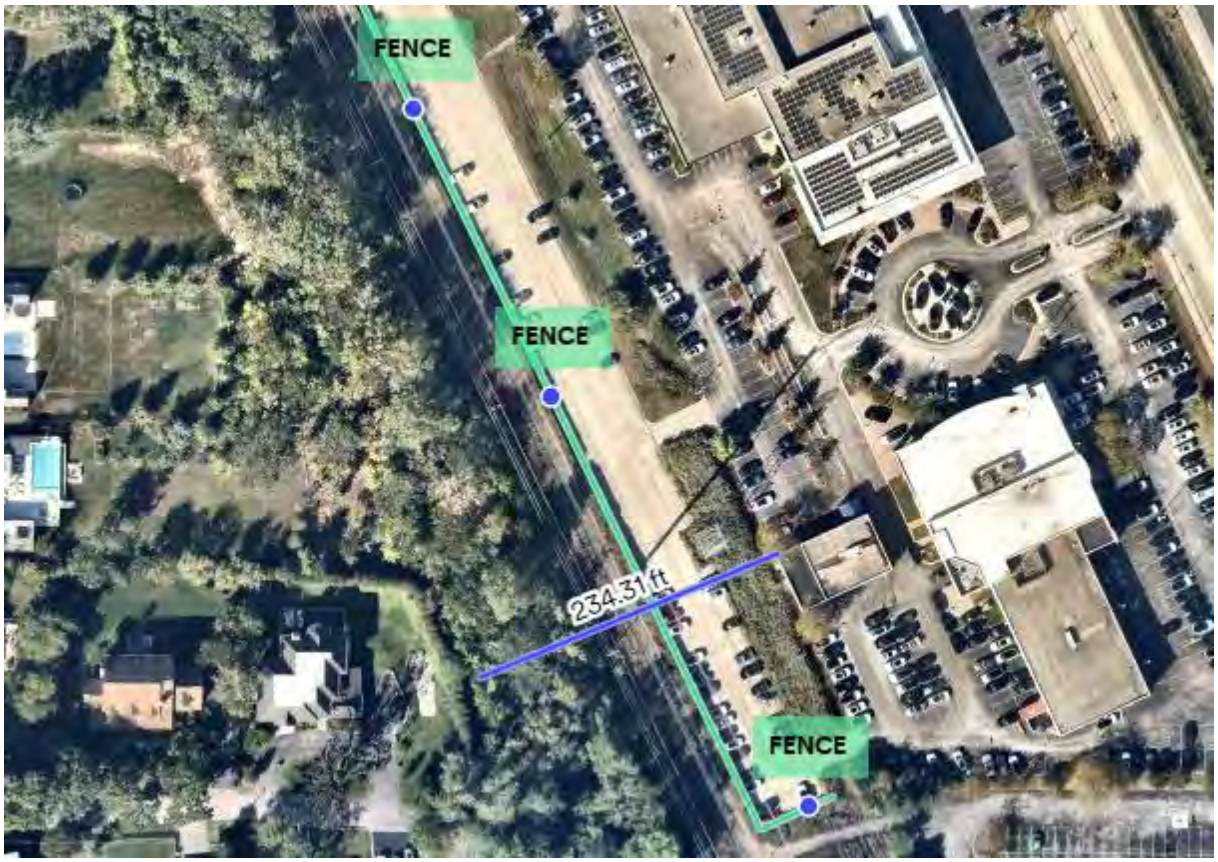


Figure 2 Facing west toward the existing carwash and the JLR dealership from the Village ROW



Figure 3 Facing west toward the existing Volvo dealership from the Village ROW

There is an existing approximately 7’ tall solid wood fence that runs between Fields and the residential properties along Happ Road to the west. With intervening brush, trees and fencing, the proposed carwash at 22’ in height would barely be visible to the neighboring residences that would be at least 230’ away.



No major changes are being made to the configuration of the campus with the proposed additions that would impact the site as a whole. No new parking lot lighting is being proposed.

The proposed expanded showroom space, extra service capacity and improved car wash/prep facilities will allow the petitioner’s dealerships to continue thriving, which is of great value to the community. For all the reasons noted above, staff is supportive of the proposed development.

MOTION:

At the conclusion of the discussion of this matter, if the Plan and Zoning Commission wishes to recommend approval of the proposed PUD, it may wish to consider the following motion:

Motion to recommend to the Village Board: Approval of an amendment to the Fields planned unit development and relief from the following Zoning Ordinance (Appendix A) standards for the O/R Zoning District: a reduction of the west rear yard setback from the 20’ minimum required (Article XIV, Section 14.4) to 5.92’, in order to construct a new carwash and prep center and to expand the Volvo dealership showroom and workshop areas, in accordance

with the Petitioners Application and Supporting Materials, date stamped February 24, 2026, subject to the following conditions:

1. *The representations made in the application and supporting documents are binding upon the Petitioners. There shall be no additional uses permitted beyond those specifically enumerated herein or permitted by the Village of Northfield's Zoning Ordinance.*

2. *The Village of Northfield Health, Fire, and Building Officials shall be granted access to the subject property at any reasonable time for purposes of conducting inspections for compliance with Village Codes and Ordinances.*

3. *An approval pursuant to any requested review by a Village consultant, Village staff member, Village Commission or Village Board Committee shall be an approval of only those items specified in any motion, resolution, ordinance, or written report. Such approval shall not be deemed to be an approval of any matter which is within the jurisdiction of any other Village consultant, Village staff member, Village Board Committee or Village Commission that has not issued a report or given its approval. Neither shall such approval be deemed the approval of any County, State or Federal Agency. Under no circumstances shall the approval be deemed to be an approval of any matter not included in this ordinance by virtue of the fact that such a matter appeared on a supporting document which is not attached as an exhibit to this ordinance or incorporated as an exhibit as part of this ordinance.*

4. *The petitioner shall comply in all other respects with the ordinances of the Village of Northfield and nothing in this planned unit development shall be construed as a waiver of any of those requirements.*

5. *Violation of any condition of this Planned Unit Development Ordinance shall be cause to revoke said permit by the Corporate Authorities upon ten (10) days proper notice to the Petitioner. Alternatively, the Village Manager shall have the right to assess fines, not to exceed $750.00 per violation, for violation of this Planned Unit Development Ordinance. Such assessment of fines may be appealed to the Corporate Authorities by filing written notice of appeal within three (3) days of the assessment.*

6. *Changes in the project may only be made as follows:*

    A. *<u>Minor Field Changes.</u> Minor changes in locations or sizes shown on exhibits may be approved, in writing, by the Director of Community Development. Typically, a minor field change will not involve a percentage change greater than 3%. However, not all changes of less than 3% shall necessarily be deemed to be minor. The determination of the Director of Community Development as to whether a change is a minor field change shall be final.*
    B. *<u>Village Board Approved Changes.</u> The Village Board may approve, without referral to the Plan & Zoning Commission, such other changes as it believes are in the best interest of the Village and which do not involve changes in numbers found in the text of the Ordinance and which do not have a substantial, direct impact on adjacent properties. The determination of the Village Board as to whether a requested change should be referred to the Plan & Zoning Commission shall be final.*

C. *Changes Requiring a Public Hearing. Any change involving a size, quantity or other numerical value found in the text of the Ordinance or any change having substantial, direct impact on adjacent properties shall not be made except after a public hearing before the Plan & Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer any requested change to the Plan & Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.*

{ Insert further conditions, if any, desired by the Plan and Zoning Commission }

ATTACHMENTS:

1. Departmental Staff Reports
2. Petitioner's Application dated February 24, 2026

VILLAGE OF NORTHFIELD
ENGINEERING DEPARTMENT
PLAN REVIEW

Project #: 2025-0022

Date: 12/5/25

PETITIONERS APPLICATION

Petitioner: Fields Imports, Inc.

Address: 2100 Frontage Road

City: Glencoe State: IL Zip Code: 60022

Project Location: 700-770 Frontage Road

Project Description: Request for modifications to the existing Planned Unit Development to allow for the existing car wash and prep building to be removed and replaced, an expansion and renovation to the existing Volvo dealership and an expansion of the existing parking lot on the west side at the Volvo dealership.

Type of Review Requested:

[X] Plan and Zoning Commission–1/5/26 [ ] Zoning Board of Appeals [X] Architectural Commission-1/12/26

		YES	NO	COMMENTS
1.	PUBLIC IMPROVEMENTS REQUIRED:			
	a. Underground Utilities			
	Water		X	All Private
	Sanitary Sewer		X	All Private
	Storm Sewer		X	All Private
	b. Surface Improvement			
	Pavement		X	All Private
	Curb & Gutter		X	All Private
	Sidewalks		X	All Private
	Street Lighting		X	All Private
	c. Easements			
	Utility & Drainage	X		Drainage easement required over stormwater detention
	Access	X		ComEd Lease Agreement required for improvements on ComEd ROW

2. PERMITS REQUIRED OTHER THAN VILLAGE:
   a. MWRDGC X b. IDOT ____ c. ARMY CORP ____
   d. IEPA X e. CCHD ____

		YES	NO	COMMENTS
3.	R.O.W DEDICATIONS?		X	
4.	SITE PLAN ACCEPTABLE?		X	
5.	PRELIMINARY PLAT ACCEPTABLE?		X	
6.	TRAFFIC STUDY ACCEPTABLE?		N/A	
7.	STORM WATER DETENTION REQUIRED?	X		
8.	CONTRIBUTION ORDINANCE EXISTING?		X	
9.	FLOOD PLAIN OR FLOODWAY EXISTING?		X	
10.	WETLAND EXISTING?		X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: Gewalt Hamilton Associates, Inc. DATE OF PLANS: 12/1/2025

Luke J. Sherry, PE, CFM — 12/16/2025

Engineer — Date

PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 12/17/25

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

December 16, 2025

Village of Northfield
Community Development Department
361 Happ Road
Northfield, Illinois 60093

Attention: Steven V. Gutierrez – Community Development Director

Subject: Preliminary Stormwater/Floodplain Review
700-770 Frontage Road Improvements Project
Village of Northfield, Cook County, Illinois
(CBBEL Project No. 250586)

Dear Mr. Gutierrez:

Christopher B. Burke Engineering, Ltd. (CBBEL) has completed a preliminary stormwater and floodplain review for the proposed 700-770 Frontage Road Improvements Project located in the Village of Northfield (Village). The existing site consists of multiple car dealerships with associated parking areas and access driveways. There are existing stormwater detention facilities onsite in the form of underground vaults, surface storage in the parking areas, and storm sewer pipe storage.

The proposed 1.34-acre project consists of a new car wash and prep center, as well as expansions to the existing showroom and workshop facilities. An additional parking lot area is also proposed on the adjacent ComEd property. New underground detention vaults, as well as one above-ground detention facility proposed on the ComEd property, is intended to provide the additional volume control and stormwater detention that is required for this development.

In conjunction with this review, CBBEL received the following information:

- Civil Site Plan prepared by Gewalt Hamilton Associates, Inc. (GHA), dated December 1, 2025.
- Preliminary Stormwater Memorandum prepared by GHA, dated December 1, 2025.
- Architectural Plans prepared by The JRB Group Architects, dated December 1, 2025.
- Cover letter prepared by The JRB Group Architects, dated December 1, 2025.

The above information was reviewed with respect to the stormwater/floodplain requirements of the Village of Northfield (Village), the Metropolitan Water Reclamation District (MWRD) Watershed Management Ordinance (WMO), and generally accepted

engineering practices. The purpose of this review was to identify any major deficiencies or issues that would affect the feasibility of the project or necessitate major design changes. It is acknowledged that a more detailed review will occur at the final engineering stage of the design.

Based on our review of this information, we offer the following comments:

1. The applicant is proposing an above-ground detention basin on the adjacent ComEd property, which appears to be below existing transmission towers/overhead lines. Based on our past experience with ComEd, storing water below transmission lines is typically not allowed. We recommend that the feasibility of the proposed plan be verified with ComEd.

2. The preliminary stormwater memorandum states that the incremental required detention was calculated using the Modified Rational Method per the Village Code. However, Section 7-66 of the Village Code requires event hydrograph methods to be used. While the use of the Modified Rational Method will be acceptable in determining the MWRD-required detention volume, the required Village detention should be re-calculated using a hydrologic model.

3. There is a discrepancy between the area shown for the proposed car wash on the site plan (1,100 SF) vs. what is shown on the architectural drawings (5,420 SF). The square footage shown on the architectural drawings appears to be the correct area. The stormwater calculations should be revisited and revised as necessary.

If you have any questions, please do not hesitate to contact me at lsherry@cbbel.com or 847-714-5661.

Sincerely,



Luke Sherry, PE, CFM
Senior Water Resources Engineer

LJS
N:\Northfield\250586\Water\Docs\L1_700-770 Frontage Road_121625.docx

VILLAGE OF NORTHFIELD
FIRE PREVENTION
PLAN REVIEW

Project #: 2025-0022

Date: 12/5/25

PETITIONERS APPLICATION

Petitioner: Fields Imports, Inc.

Address: 2100 Frontage Road

City: Glencoe State: IL Zip Code: 60022

Project Location: 700-770 Frontage Road

Project Description: Request for modifications to the existing Planned Unit Development to allow for the existing car wash and prep building to be removed and replaced, an expansion and renovation to the existing Volvo dealership and an expansion of the existing parking lot on the west side at the Volvo dealership.

Type of Review Requested:

[X] Plan and Zoning Commission–1/5/26 [ ] Zoning Board of Appeals [X] Architectural Commission-1/12/26

1.	NUMBER OF STORIES	2
2.	HEIGHT OF BUILDING	—
3.	FIRE LANES	OK
4.	FIRE HYDRANTS	OK
5.	STANDPIPE	NO
6.	SPRINKLERS	YES
7.	FIRE PUMP	NO
8.	FIRE ALARM	YES
9.	TYPE OF CONSTRUCTION . .	FIRE RESISTIVE

10. WHAT SPECIFIC CHANGES AND REQUIREMENTS DO YOU SUGGEST TO ACHIEVE ADEQUATE CONTROL AND EXTINGUISHMENT OF A FIRE?

FIRE ALARM & SPRINKLER SYSTEMS REQUIRED

11. GENERAL COMMENTS: SYSTEMS CONNECTED TO EXISTING

Fire Prevention Inspector

1-4-26
Date

PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 12/17/25

Attn: Chief Hutensky

VILLAGE OF NORTHFIELD
POLICE DEPARTMENT
PLAN REVIEW

Project #: 2025-0022

Date: 12/5/25

PETITIONERS APPLICATION

Petitioner: Fields Imports, Inc.

Address: 2100 Frontage Road

City: Glencoe State: IL Zip Code: 60022

Project Location: 700-770 Frontage Road

Project Description: Request for modifications to the existing Planned Unit Development to allow for the existing car wash and prep building to be removed and replaced, an expansion and renovation to the existing Volvo dealership and an expansion of the existing parking lot on the west side at the Volvo dealership.

Type of Review Requested:

[X] Plan and Zoning Commission–1/5/26 [ ] Zoning Board of Appeals [X] Architectural Commission-1/12/26

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?) NO

2. ARE LIGHTING REQUIREMENTS ADEQUATE? YES

3. PRESENT TRAFFIC PROBLEMS? NONE

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION: IN THE PAST 5 YEAR PERIOD, THERE WERE A TOTAL OF 7 TRAFFIC ACCIDENTS AT 700 W. FRONTAGE, AND 1 ACCIDENT AT 770 W. FRONTAGE.

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT: NONE ANTICIPATED

6. GENERAL COMMENTS: THE POLICE DEPARTMENT DOES NOT HAVE ANY CONCERNS WITH THE PETITIONERS APPLICATION

M.K. 12/05/2025

Police Chief Signature Date

PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 12/17/25

VILLAGE OF NORTHFIELD
PUBLIC WORKS DEPARTMENT
PLAN REVIEW

Project #: 2025-0022

Date: 12/5/25

PETITIONERS APPLICATION

Petitioner: Fields Imports, Inc.

Address: 2100 Frontage Road

City: Glencoe State: IL Zip Code: 60022

Project Location: 700-770 Frontage Road

Project Description: Request for modifications to the existing Planned Unit Development to allow for the existing car wash and prep building to be removed and replaced, an expansion and renovation to the existing Volvo dealership and an expansion of the existing parking lot on the west side at the Volvo dealership.

Type of Review Requested:

[X] Plan and Zoning Commission–1/5/26 [ ] Zoning Board of Appeals [X] Architectural Commission-1/12/26

		EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1.	UTILITIES:			
	Water			
	Metering			
	Backflow			
	Sanitary Sewer			
	Storm Sewer			
2.	SURFACE:			
	Pavement			
	Curb & Gutter			
	Sidewalks			
	Street Lighting			

3. GENERAL COMMENTS: PW doesn't have any concerns over their project. I think it would be best for them to continue having a separate meter, because the car wash uses a lot of water and they would have to pipe in a water supply from Land Rover so it is still metered.

Public Works Superintendent — 12/9/25 Date

PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 12/17/25

Ron Johnson

VILLAGE OF NORTHFIELD
BUILDING DEPARTMENT
PLAN REVIEW

Project #: 2025-0022

Date: 12/5/25

PETITIONERS APPLICATION

Petitioner: Fields Imports, Inc.

Address: 2100 Frontage Road

City: Glencoe State: IL Zip Code: 60022

Project Location: 700-770 Frontage Road

Project Description: Request for modifications to the existing Planned Unit Development to allow for the existing car wash and prep building to be removed and replaced, an expansion and renovation to the existing Volvo dealership and an expansion of the existing parking lot on the west side at the Volvo dealership.

Type of Review Requested:

[X] Plan and Zoning Commission–1/5/26 [ ] Zoning Board of Appeals [X] Architectural Commission-1/12/26

Comments: None

Ron Johnson
Building Commissioner

12/5/25
Date

PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 12/17/25

VILLAGE OF NORTHFIELD
LANDSCAPE /TREE PRESERVATION
PLAN REVIEW

Project #: 2025-0022

Date: 12/5/25

PETITIONERS APPLICATION

Petitioner: Fields Imports, Inc.

Address: 2100 Frontage Road

City: Glencoe State: IL Zip Code: 60022

Project Location: 700-770 Frontage Road

Project Description: Request for modifications to the existing Planned Unit Development to allow for the existing car wash and prep building to be removed and replaced, an expansion and renovation to the existing Volvo dealership and an expansion of the existing parking lot on the west side at the Volvo dealership.

Type of Review Requested:

[X] Plan and Zoning Commission–1/5/26 [ ] Zoning Board of Appeals [X] Architectural Commission-1/12/26

Arborist: _____ Phone: _____

Address: _____

Residential Project _____ Commercial Project X

Tree Inventory Plan:

Amount of Trees to be Protected _____ Species _____

Existing Condition of Trees _____

Parkway Trees Required _____

Maintenance Specifications Required _____

Tree Removals:

DBH Inches of Removals (2trees) 19" -poor condition

DBH Inches of Replacements _____

Landscape Plan Required _____

Consulting Forester Required for Review _____

Commercial Project Landscape Design Review Required For:

Transitional Zones _____

Parking Lots _____

Refuse _____

Additional Comments:

Landscaping requirements will be further reviewed in permitting.

All new signage requires Architectural Commission approval.

Amina Awad
Planning Technician

2/27/26
Date

PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 12/17/25

Village of Northfield

Plan and Zoning Commission Application

This application must be accompanied with a completed Ownership and Site Authorization Affidavit (see page 7).

Project Name: Volvo Sales & Service Renovations & Campus Car Wash & Prep Center
Petitioner/Owner Name: Fields Imports, INC
Petitioner/Owner Signature: _____
Address: 2100 FRONTAGE RD
City: GLENCOE **State:** IL **Zip:** 60022
Phone Number: (847) 998-5200
E-mail: shermin@fieldsauto.com

Contact Person: JEFFREY R. BROWN (THE JRB GROUP ARCHITECTS)
Address: 315 N. WILKE RD SUITE F
City: ARLINGTON HEIGHTS **State:** IL **Zip:** 60004
Phone Number: (847) 910-8347
E-mail: jbrown@jrbgroup.com

Project Location: 700-770 FRONTAGE RD
Zoning Designation: O/R office/research District w/ P.U.D.

Type of Review Requested (check all that apply):

- ☐ Subdivision
- ☒ Planned Unit Development
- ☐ Special Use
- ☐ Annexation Agreement
- ☐ Rezoning (map amendments)
- ☐ Zoning Text Amendment

The JRB Group Architects

January 26, 2026
Village of Northfield Planning and Zoning Commission
361 Happ Rd.
Northfield, IL 60095

RE: Fields Imports, Inc. 700 -770 Frontage Road Properties Proposed Modifications and PUD Amendment

Dear Commissioners:

On behalf of Fields Imports, Inc. we are pleased to present for your consideration plans for modifications and additions to the existing campus located at 700-770 Frontage Rd. The campus which was originally constructed in 1994 has gone through several expansions and modifications over time to arrive at it's current configuration. The proposed changes will also require an amendment to the existing P.U.D to reflect the proposed configuration.

The following is a brief description of each of the proposed modifications as depicted in the attached plans.

1. The existing car wash and prep building will be demolished and in it's place will be a proposed 7,290 S.F 14 bay Prep Center along with a 5,420 S/F two full tunnel car wash which will enable The Fields organization to better service it's existing and growing customer base.
2. The existing Volvo facility at 770 Frontage Rd will be expanded and renovated to bring it into compliance with the required current imaging and standards as required by the manufacturer. This proposed work will include an 1,100 S.F. additions to the showroom along with a complete façade renovation and interior remodeling.. Additionally there will be a2,460 S.F. expansion to the service department on the South end to accommodate 4 additional service bays.
3. The proposed amendment includes the request for a variance from the required 20'-0" west rear yard setback (Appendix A, Article XIV, Section 14.4) resulting in a 5.92 foot setback. This places the new Prep and Car Wash facility in the same setback as that of the existing structure which was granted in the original P.U.D.
4. Ther are no planned additions or modifications to the existing site lighting thereby creating no additional impact on the neighboring areas.
5. The current intention is to begin this work in the summer of 2026 in multiple phases so ads to create the minimal disruption to ongoing operations of the dealerships and their customers.

We sincerely hope that you will find the information in this request sufficient to approve the requested amendment on behalf of our client and we look forward to our continuing relationship with the Village and it's staff.

Sincerely,
The JRB Group Architects, LLC.

Jeffrey R Brown

Jeffrey R. Brown
Principal

Ownership and Site Authorization Affidavit

I, Shermin L. Pelinski, being first duly sworn upon oath, state that I am the

___ sole

___ an

_X_ authorized officer of the

Owner of the property commonly described as:

700 & 770 Frontage Road and that such property is legally owned by Fields Imports, Inc. as of the date of this affidavit.

As such, I hereby grant the employees of the Village of Northfield, their agents, and elected and appointed officials of the Village of Northfield permission to enter onto the property to perform a visual inspection and to familiarize themselves with conditions during reasonable hours. This permission is granted in connection with the application pertaining to the property pending before on or more bodies or agencies of Village government.

Signature of person named above

In the space below, a) for a partnership, name all partners;, b) for a corporation name all officers, directors and shareholders of 25% of more corporate stock;, c) if a Trust, name the trustee, all persons holding a beneficial interest, and all persons holding Power of Direction.

Name	Address	Interest Held
John R. Fields – Director / President	2100 Frontage Road, Glencoe, IL 60022	94.26%

Subscribed and sworn to before me this
25th day of November, 2025.

Notary Public

OFFICIAL SEAL
MARY KATHRYN MCDONALD
Notary Public, State of Illinois
Commission No. 1009565
My Commission Expires May 05, 2029

Ownership and Site Authorization Affidavit

I, Shermin L. Pelinski, being first duly sworn upon oath, state that I am the

___ sole

___ an

_X_ authorized officer of the

Owner of the property commonly described as:

670 Frontage Road and that such property is legally owned by F.A.I.M, LLC. as of the date of this affidavit. As such, I hereby grant the employees of the Village of Northfield, their agents, and elected and appointed officials of the Village of Northfield permission to enter onto the property to perform a visual inspection and to familiarize themselves with conditions during reasonable hours. This permission is granted in connection with the application pertaining to the property pending before on or more bodies or agencies of Village government.

Signature of person named above

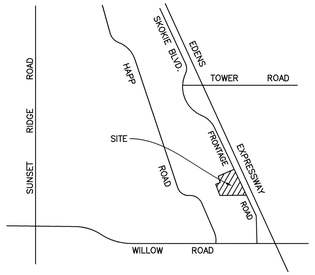
In the space below, a) for a partnership, name all partners;, b) for a corporation name all officers, directors and shareholders of 25% of more corporate stock;, c) if a Trust, name the trustee, all persons holding a beneficial interest, and all persons holding Power of Direction.

Name	Address	Interest Held
John R. Fields – Manager	2100 Frontage Road, Glencoe, IL 60022	42.85716%

Subscribed and sworn to before me this
25th day of November, 2025.

Notary Public

OFFICIAL SEAL
MARY KATHRYN MCDONALD
Notary Public, State of Illinois
Commission No. 1009565
My Commission Expires May 05, 2029



VICINITY MAP

LEGEND:

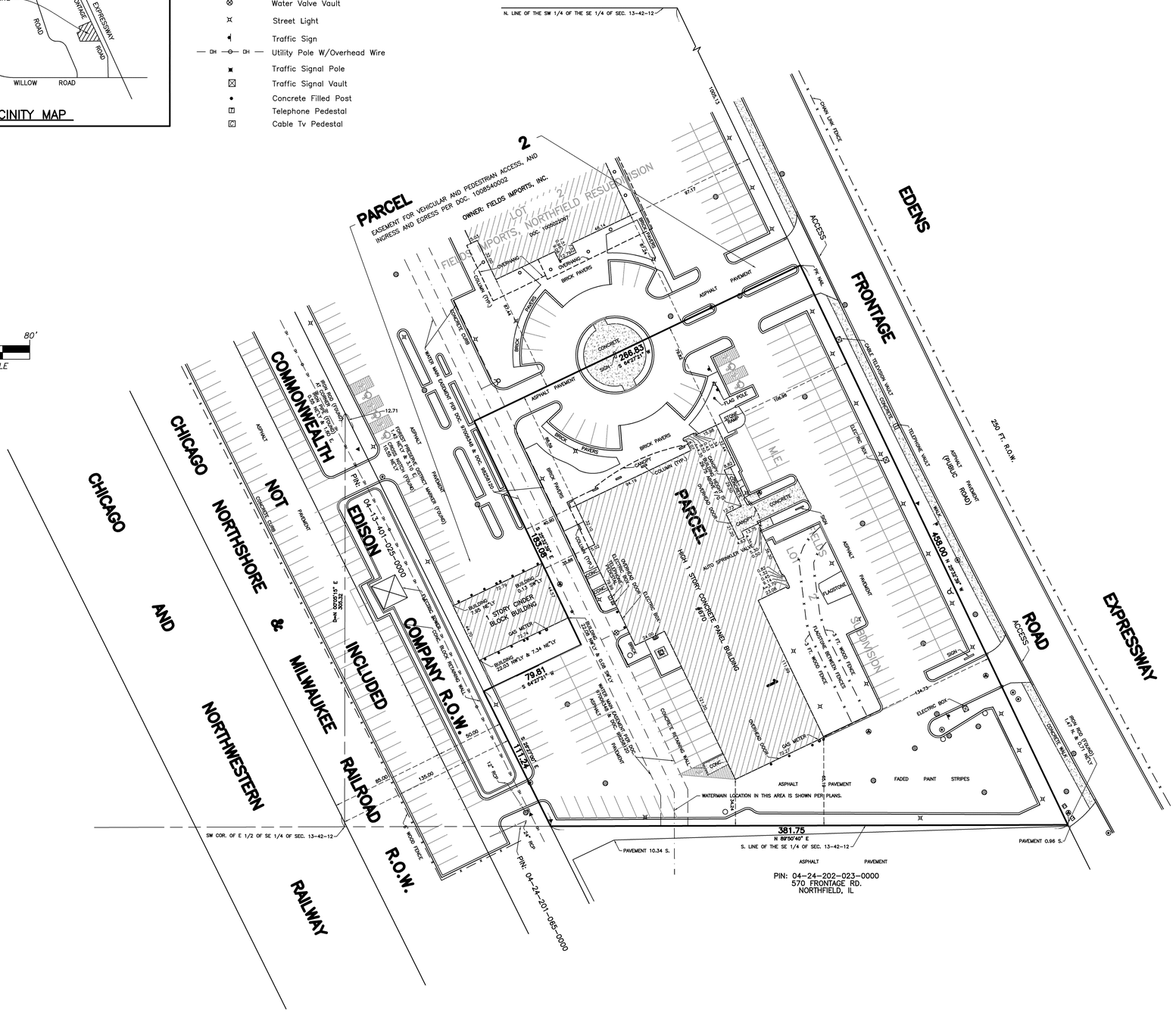
- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin/Inlet
- Fire Hydrant w/B-Box
- Water Valve Vault
- Street Light
- Traffic Sign
- Utility Pole W/Overhead Wire
- Traffic Signal Pole
- Traffic Signal Vault
- Concrete Filled Post
- Telephone Pedestal
- Cable Tv Pedestal

N

1" = 40'

0 40' 80'

GRAPHIC SCALE



DRAFTED BY: BJE

ORDER NO.: *160040(670)*
FILE: *13-42-12*
PROJECT NO.: 1762

[REPLACES PREVIOUS ORDER NO. 2009-0241, 2009-0383 & 2012-0021]

EDWARD J. MOLLOY & ASSOCIATES, LTD.

LAND & CONSTRUCTION SURVEYORS

1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700

E-MAIL: EMOLLOY@EJMOLLOY.COM

ALTA/ACSM LAND TITLE SURVEY

OF

PARCEL 1:
LOT 2 IN M. E. FIELDS SUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, AND INGRESS AND EGRESS AS SET FORTH IN THE RECIPROCAL EASEMENT AND ACCESS AGREEMENT MADE BY AND BETWEEN FAIM, LLC AND FIELD IMPORTS, INC., RECORDED MARCH 26, 2010 AS DOCUMENT 1008540002.

COMMONLY KNOWN AS: 670 FRONTAGE ROAD, NORTHFIELD, IL

SURVEYOR'S NOTES

TITLE COMMITMENT: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY LOAN POLICY NUMBER 1401-008887423-D1 DATED MARCH 15, 2012 AND EXTENDED BY DATE DOWN ENDORSEMENT 1B TO JUNE 26, 2014:

C. SHARED ACCESS DRIVEWAYS ONTO FRONTAGE ROAD AT THE NORTH AND SOUTH ENDS OF THE PROPERTY, AS WELL AS PARKING LOT LINKS, AS REQUIRED AND DESCRIBED IN ORDINANCE NO. 89-581, PLANNED UNIT DEVELOPMENT ORDINANCE. [ACCESS DRIVEWAYS ONTO FRONTAGE ROAD AND PARKING LOT LINKS PLOTTED ON THE DRAWING]

D. RIGHTS OF UTILITY COMPANIES TO MAINTAIN CABLE T.V. PEDESTAL, FIRE HYDRANTS AND MANHOLES AS DISCLOSED BY SURVEY BY NUMBER 2012-0021 MADE BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED FEBRUARY 28, 2012. [CABLE T.V. PEDESTAL, FIRE HYDRANTS AND MANHOLES PLOTTED ON THE DRAWING]

E. UNRECORDED EASEMENT IN FAVOR OF THE VILLAGE OF NORTHFIELD TO MAINTAIN A 12 INCH WATER MAIN ON THE EAST SIDE OF THE PROPERTY AS DISCLOSED BY LETTER DATED APRIL 14, 1995. [SURVEYOR HAS NOT BEEN FURNISHED A COPY OF LETTER TO REVIEW]

F. EASEMENT IN FAVOR OF THE VILLAGE OF NORTHFIELD, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. 97006348, AFFECTING 10 FEET ON EITHER SIDE OF THE WATER LINE AS SHOWN ON THE UTILITY PLAN ATTACHED TO AND MADE PART OF THE DOCUMENT. [EASEMENT PREMISES PLOTTED ON THE DRAWING]

G. TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN GRANT OF EASEMENT AGREEMENT BETWEEN VILLAGE OF NORTHFIELD, FIELD IMPORTS, INC., & F.A.I.M, INC. RECORDED APRIL 2, 1998 AS DOCUMENT NUMBER 98258120. [EASEMENT PREMISES PLOTTED ON THE DRAWING]

I. (A) TERMS, PROVISIONS AND CONDITIONS RELATING IT THE EASEMENT DESCRIBED AS PARCEL NO. 2 CONTAINED IN THE INSTRUMENT CREATING SUCH EASEMENT. (B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT. [PARCEL 2 PLOTTED ON THE DRAWING]

TAX PARCEL PERMANENT INDEX NUMBER: 04-13-402-007-0000

ACCESS STATEMENT: THE PROPERTY HAS DIRECT ACCESS TO AND FROM FRONTAGE ROAD OF EDENS EXPRESSWAY, A LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREET OR HIGHWAY.

TABLE A – ITEM 1 STATEMENT AS TO MONUMENTS PLACED: SEE DRAWING FOR ALL MONUMENTS PLACED OR FOUND WHILE COMPLETING THE FIELD SURVEY.

TABLE A – ITEM 2 STATEMENT AS TO ADDRESS: THE OBSERVED ADDRESS OF THE PROPERTY IS 670 FRONTAGE ROAD, NORTHFIELD, ILLINOIS.

TABLE A – ITEM 3 STATEMENT AS TO FLOOD ZONE CLASSIFICATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17031C0232J WITH A MAP REVISED DATE OF AUGUST 19, 2008, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

TABLE A – ITEM 4 STATEMENT AS TO GROSS LAND AREA: THE PROPERTY CONTAINS 115,534 SQUARE FEET OR 2.6523 ACRES.

TABLE A – ITEM 6(a) & 6(b) STATEMENT REGARDING ZONING CLASSIFICATION AND RESTRICTIONS: THE VILLAGE OF NORTHFIELD ZONING CERTIFICATE DATED MARCH 9, 2016 PROVIDED TO THE SURVEYOR STATES THAT THE PROPERTY HAS BEEN GRANTED SPECIAL USE STATUS AS A PLANNED UNIT DEVELOPMENT AND THAT THE PROPERTY IS A CONFORMING USE.

TABLE A – ITEM 7(a) STATEMENT AS TO EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL: SEE DRAWING FOR EXTERIOR DIMENSIONS OF BUILDINGS AT GROUND LEVEL.

TABLE A – ITEM 7(b)(1) STATEMENT REGARDING SQUARE FOOTAGE OF BUILDING FOOTPRINT: THE APPROXIMATE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL IS 22,162 SQUARE FEET.

TABLE A – ITEM 8 STATEMENT AS TO SUBSTANTIAL FEATURES OBSERVED: SURVEYOR HAS SHOWN LOCATION OF FEATURES EXISTING ON THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

TABLE A – ITEM 9 STATEMENT AS TO PAINT STRIPED PARKING SPACES: THE LAND SURVEYED HEREON CONTAINS A TOTAL OF 135 EXISTING PARKING SPACES INCLUDING 0 DESIGNATED HANDICAP PARKING SPACES.

TABLE A – ITEM 11(b) STATEMENT REGARDING EXISTING UTILITIES: SURVEYOR HAS SHOWN LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE. NO PLANS FROM UTILITY COMPANIES OR MARKINGS BY UTILITY COMPANIES HAVE BEEN PROVIDED BY CLIENT.

TABLE "A" ITEM 19 STATEMENT OF WETLAND AREAS: SURVEYOR FINDS NO INDICATION OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES ON THE PROPERTY.

TABLE A – ITEM 21 STATEMENT REGARDING PROFESSIONAL LIABILITY INSURANCE: PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

MARCH 23, 2016: REVISED NAME IN CERTIFICATION
MARCH 18, 2016: REVISED PER COMMENTS AND ZONING CERTIFICATE RECEIVED MAR. 15, 2016

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND MANAGING AGENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFY TO:

SUNTRUST BANK;

F.A.I.M., LLC.;

AKERMAN LLP;

CHICAGO TITLE INSURANCE COMPANY;

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 19 AND 21 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 16, 2016. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

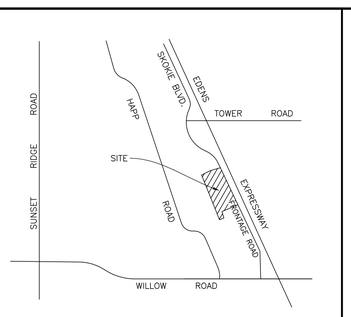
SIGNED AT BENSENVILLE, ILLINOIS THIS 19TH DAY OF FEBRUARY , A.D. 2016

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL DESIGN FIRM – LICENSE NO. 184-002910

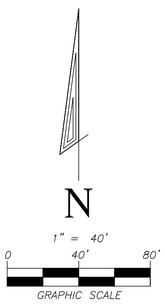
THOMAS A. MOLLOY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409
(EXPIRES NOVEMBER 30, 2016 AND IS RENEWABLE)
MANAGING AGENT, ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002910
(EXPIRES APRIL 30, 2017 AND IS RENEWABLE)

THOMAS A. MOLLOY 35-3409 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS BENSENVILLE, ILLINOIS

VALID ONLY WITH EMBOSSED SEAL

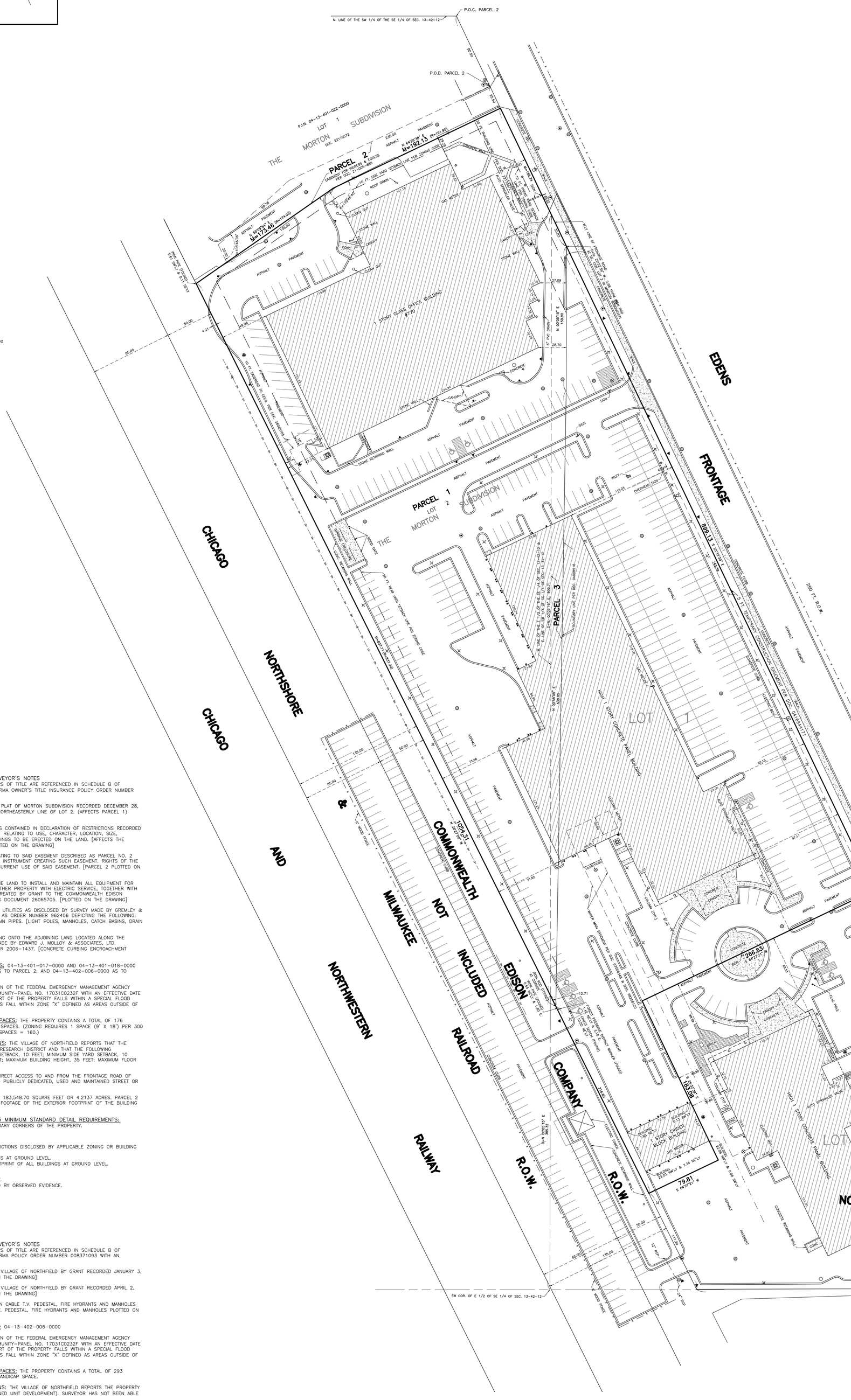


VICINITY MAP



LEGEND:

- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin/Inlet
- Fire Hydrant w/B-Box
- Water Valve Vault
- Street Light
- Traffic Sign
- DH — DH — Utility Pole W/Overhead Wire
- Traffic Signal Pole
- Traffic Signal Vault
- Concrete Filled Post
- Telephone Pedestal
- Cable Tv Pedestal



EDWARD J. MOLLOY & ASSOCIATES, LTD.

LAND & CONSTRUCTION SURVEYORS

1230 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700
E-MAIL: JMOLLOY@EJMOLLOY.COM

ALTA/ACSM LAND TITLE SURVEY

OF

PARCEL 1:
LOT 2 OF MORTON SUBDIVISION IN THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN DEED FROM MEAT INDUSTRY SUPPLIERS, INC., A CORPORATION OF ILLINOIS TO LILLIAN MORTON AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS CO-EXECUTORS OF THE ESTATE OF SOL MORTON, DECEASED, DATED OCTOBER 28, 1969 AND RECORDED NOVEMBER 6, 1969 AS DOCUMENT 21005886 FOR INGRESS AND EGRESS OVER THE TRACT OF LAND DESCRIBED AS: THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13 AFORESAID, AND THE WESTERLY LINE OF FRONTAGE ROAD AS PER DOCUMENT 13400399 RECORDED NOVEMBER 21, 1944; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE, 80.50 FEET TO THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE CONTINUING SOUTHEASTERLY ALONG SAID WESTERLY LINE OF FRONTAGE ROAD 25.50 FEET TO A POINT 106.0 FEET SOUTHEASTERLY OF THE POINT OF COMMENCEMENT; THENCE SOUTHEASTERLY AT 90 DEGREES THERETO FOR A DISTANCE OF 191.90 FEET TO AN ANGLE POINT; THENCE SOUTHWESTERLY ON A LINE WHICH FORMS AN EXTERIOR ANGLE OF 170 DEGREES 45 MINUTES 40 SECONDS WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 135.0 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE WEST LINE OF FRONTAGE ROAD AFORESAID, 20.0 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 106 DEGREES 46 MINUTES 06 SECONDS FOR A DISTANCE OF 99.38 FEET; THENCE NORTHEASTERLY 230.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13 AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13; THENCE NORTH 00 DEGREES, 05 MINUTES, 15 SECONDS EAST 305.32 FEET ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13 TO A LINE DRAWN PARALLEL WITH AND 135 FEET EASTERLY OF (AS MEASURED AT RIGHT ANGLES) THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, BEING AN IRON PIPE IN CONCRETE AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUING NORTH 00 DEGREES 05 MINUTES 15 SECONDS EAST ALONG SAID WEST LINE, 809.71 FEET TO THE WEST LINE OF THE FRONTAGE ROAD; THENCE SOUTH 25 DEGREES 32 MINUTES 39 SECONDS EAST, 35.83 FEET ALONG THE LAST SAID WEST LINE TO A "PK" NAIL, SAID NAIL BEING NORTH 25 DEGREES 32 MINUTES 39 SECONDS WEST, 1198.39 FEET ALONG SAID WEST LINE FROM ITS INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 13, AFORESAID, AND BEING ALSO NORTH 25 DEGREES 32 MINUTES 39 SECONDS WEST, 2.93 FEET FROM AN IRON ROD AT THE NORTHEAST CORNER OF LOT 2 IN MORTON SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 05 MINUTES 15 SECONDS WEST, 150 FEET TO AN IRON PIPE IN CONCRETE; THENCE SOUTH 00 DEGREES 58 MINUTES 05 SECONDS WEST, 638.85 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF LOT 2 IN MORTON SUBDIVISION, AFORESAID; THENCE NORTH 26 DEGREES 27 MINUTES 00 SECONDS WEST, 12.71 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 770 FRONTAGE ROAD, NORTHFIELD, IL

ALSO

LOT 1 OF M.E. FIELDS SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 700 FRONTAGE ROAD, NORTHFIELD, IL

ALSO KNOWN AS:

LOT 1 OF FIELDS IMPORTS, NORTHFIELD RESUBDIVISION, BEING A CONSOLIDATION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S NOTES

TITLE COMMITMENT: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY PRO FORMA OWNER'S TITLE INSURANCE POLICY ORDER NUMBER 008359063 DATED NO DATE:

E. A 30 FOOT BUILDING LINE AS SHOWN ON PLAT OF MORTON SUBDIVISION RECORDED DECEMBER 28, 1972 AS DOCUMENT 22170572 ALONG THE NORTHEASTERLY LINE OF LOT 2. (AFFECTS PARCEL 1) [PLOTTED ON THE DRAWING]

F. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIONS RECORDED JANUARY 14, 1954 AS DOCUMENT 15811758, RELATING TO USE, CHARACTER, LOCATION, SIZE, LANDSCAPING, APPROVAL OF PLANS OF BUILDINGS TO BE ERECTED ON THE LAND. [AFFECTS THE PROPERTY BUT IS INCAPABLE OF BEING PLOTTED ON THE DRAWING]

H. TERMS, PROVISIONS AND CONDITIONS RELATING TO SAID EASEMENT DESCRIBED AS PARCEL NO. 2 CONTAINED IN DOCUMENT NO. 21005886 THE INSTRUMENT CREATING SUCH EASEMENT. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT. [PARCEL 2 PLOTTED ON THE DRAWING]

J. EASEMENT IN, UPON, OVER AND ALONG THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED NOVEMBER 20, 1981 AS DOCUMENT 26065705. [PLOTTED ON THE DRAWING]

M. RIGHTS OF THE PUBLIC OR QUASI PUBLIC UTILITIES AS DISCLOSED BY SURVEY MADE BY GREMLEY & BIEDERMANN INC DATED SEPTEMBER 27,1996 AS ORDER NUMBER 962406 DEPICTING THE FOLLOWING: LIGHT POLES, MANHOLES, CATCH BASINS, DRAIN PIPES. [LIGHT POLES, MANHOLES, CATCH BASINS, DRAIN PIPES ARE PLOTTED ON THE DRAWING]

O. ENCROACHMENT OF THE CONCRETE CURBING ONTO THE ADJOINING LAND LOCATED ALONG THE WESTERLY LINE AS DISCLOSED BY SURVEY MADE BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED DECEMBER 6, 2006 AS ORDER NUMBER 2006-1437. [CONCRETE CURBING ENCROACHMENT OF 4.21 FEET PLOTTED ON THE DRAWING]

TAX PARCEL PERMANENT INDEX NUMBERS: 04-13-401-017-0000 AND 04-13-401-018-0000 AS TO PARCEL 1; 04-13-401-023-0000 AS TO PARCEL 2; AND 04-13-402-006-0000 AS TO PARCEL 3 AND OTHER LAND;

FLOOD MAP DESIGNATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17031C0232F WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2000, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN.

SUMMARY OF PAINT STRIPED PARKING SPACES: THE PROPERTY CONTAINS A TOTAL OF 176 PARKING SPACES INCLUDING 2 HANDICAPPED SPACES. (ZONING REQUIRES 1 SPACE (9' X 18') PER 300 SQUARE FEET OF BUILDING AREA. REQUIRED SPACES = 160.)

ZONING CLASSIFICATION AND RESTRICTIONS: THE VILLAGE OF NORTHFIELD REPORTS THAT THE PROPERTY IS CLASSIFIED ZONE "OR" OFFICE RESEARCH DISTRICT AND THAT THE FOLLOWING RESTRICTIONS APPLY: MINIMUM FRONT YARD SETBACK, 10 FEET; MINIMUM SIDE YARD SETBACK, 10 FEET; MINIMUM REAR YARD SETBACK, 20 FEET; MAXIMUM BUILDING HEIGHT, 35 FEET; MAXIMUM FLOOR AREA RATIO, 2.0

ACCESS STATEMENT: THE PROPERTY HAS DIRECT ACCESS TO AND FROM THE FRONTAGE ROAD OF EDENS EXPRESSWAY, A LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREET OR HIGHWAY.

AREA STATEMENT: THE PROPERTY CONTAINS 183,548.70 SQUARE FEET OR 4.2137 ACRES. PARCEL 2 CONTAINS 8,686 SQUARE FEET. THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE BUILDING AT GROUND LEVEL IS 47,966 SQUARE FEET.

NUMBERED ITEMS IN TABLE "A" OF 2005 MINIMUM STANDARD DETAIL REQUIREMENTS:
1. MONUMENTS PLACED OR FOUND AT BOUNDARY CORNERS OF THE PROPERTY.
2. VICINITY MAP.
3. FLOOD ZONE DESIGNATION.
4. LAND AREA.
6. SETBACK, HEIGHT AND FLOOR AREA RESTRICTIONS DISCLOSED BY APPLICABLE ZONING OR BUILDING CODES.
7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
7(b)(1). SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
8. SUBSTANTIAL VISIBLE IMPROVEMENTS.
9. PARKING AREAS AND STRIPING.
10. INDICATION OF ACCESS TO A PUBLIC WAY.
11(a). LOCATION OF UTILITIES AS DETERMINED BY OBSERVED EVIDENCE.
13. NAMES OF ADJOINING OWNERS.

SURVEYOR'S NOTES

TITLE COMMITMENT: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY PRO FORMA POLICY ORDER NUMBER 008371093 WITH AN EFFECTIVE DATE OF NO DATE:

R. WATER MAIN EASEMENT IN FAVOR OF THE VILLAGE OF NORTHFIELD BY GRANT RECORDED JANUARY 3, 1997 AS DOCUMENT 97006348. [PLOTTED ON THE DRAWING]

U. WATER MAIN EASEMENT IN FAVOR OF THE VILLAGE OF NORTHFIELD BY GRANT RECORDED APRIL 2, 1998 AS DOCUMENT 98258120. [PLOTTED ON THE DRAWING]

O. RIGHTS OF UTILITY COMPANIES TO MAINTAIN CABLE T.V. PEDESTAL, FIRE HYDRANTS AND MANHOLES DISCLOSED BY PREVIOUS SURVEY. [CABLE T.V. PEDESTAL, FIRE HYDRANTS AND MANHOLES PLOTTED ON THE DRAWING]

TAX PARCEL PERMANENT INDEX NUMBER: 04-13-402-006-0000

FLOOD MAP DESIGNATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17031C0232F WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2000, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN.

SUMMARY OF PAINT STRIPED PARKING SPACES: THE PROPERTY CONTAINS A TOTAL OF 293 PARKING SPACES INCLUDING 1 DESIGNATED HANDICAP SPACE.

ZONING CLASSIFICATION AND RESTRICTIONS: THE VILLAGE OF NORTHFIELD REPORTS THE PROPERTY SHOWN HEREON IS PART OF A P.U.D. (PLANNED UNIT DEVELOPMENT). SURVEYOR HAS NOT BEEN ABLE TO OBTAIN A COPY OF SAID P.U.D.

ACCESS STATEMENT: THE PROPERTY HAS DIRECT ACCESS TO AND FROM THE FRONTAGE ROAD OF EDENS EXPRESSWAY, A LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREET OR HIGHWAY.

AREA STATEMENT: THE PROPERTY CONTAINS 149,585 SQUARE FEET OR 3.4340 ACRES. THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE HIGH 1 STORY CONCRETE PANEL BUILDING ON THE SITE AT GROUND LEVEL IS 22,057 SQUARE FEET. THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE 1 STORY CINDER BLOCK BUILDING ON THE SITE AT GROUND LEVEL IS 3,248 SQUARE FEET.

NUMBERED ITEMS IN TABLE "A" OF 2005 MINIMUM STANDARD DETAIL REQUIREMENTS:
1. MONUMENTS PLACED OR FOUND AT BOUNDARY CORNERS OF THE PROPERTY.
2. VICINITY MAP.
3. FLOOD ZONE DESIGNATION.
4. LAND AREA.
7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
7(b)(1). SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
8. SUBSTANTIAL VISIBLE IMPROVEMENTS.
9. PARKING AREAS AND STRIPING.
10. INDICATION OF ACCESS TO A PUBLIC WAY.
11(a). LOCATION OF UTILITIES AS DETERMINED BY OBSERVED EVIDENCE.
13. NAMES OF ADJOINING OWNERS.

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, JOHN M. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND PRESIDENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL CORPORATION, HEREBY CERTIFY TO:
BMW FINANCIAL SERVICES NA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS;
FIELDS IMPORTS, INC. AN ILLINOIS CORPORATION;
SCHWARTZ FAMILY LIMITED PARTNERSHIP, DOING BUSINESS AS RIVERBROOK ASSOCIATES AND CHICAGO TITLE LAND TRUST AGREEMENT DATED MAY 5, 1997 AND KNOWN AS TRUST NO. 600094-04;
CHICAGO TITLE INSURANCE COMPANY;
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(a) AND 13 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

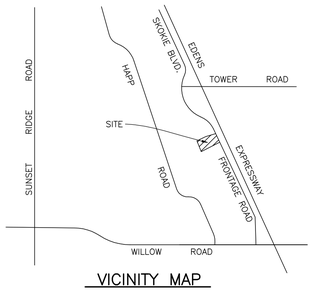
SIGNED AT BENSENVILLE, ILLINOIS THIS 3RD DAY OF DECEMBER , A.D. 2008

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL CORPORATION

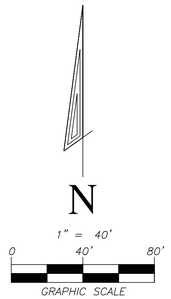
JOHN M. MOLLOY
PRESIDENT/ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3432
MY LICENSE EXPIRES NOVEMBER 30, 2010 AND IS RENEWABLE

VALID ONLY WITH EMBOSSED SEAL

DRAFTED BY: BJE
ORDER NO.: *2007-0526*
FILE: *13-42-12*
PROJECT NO.: *1762*

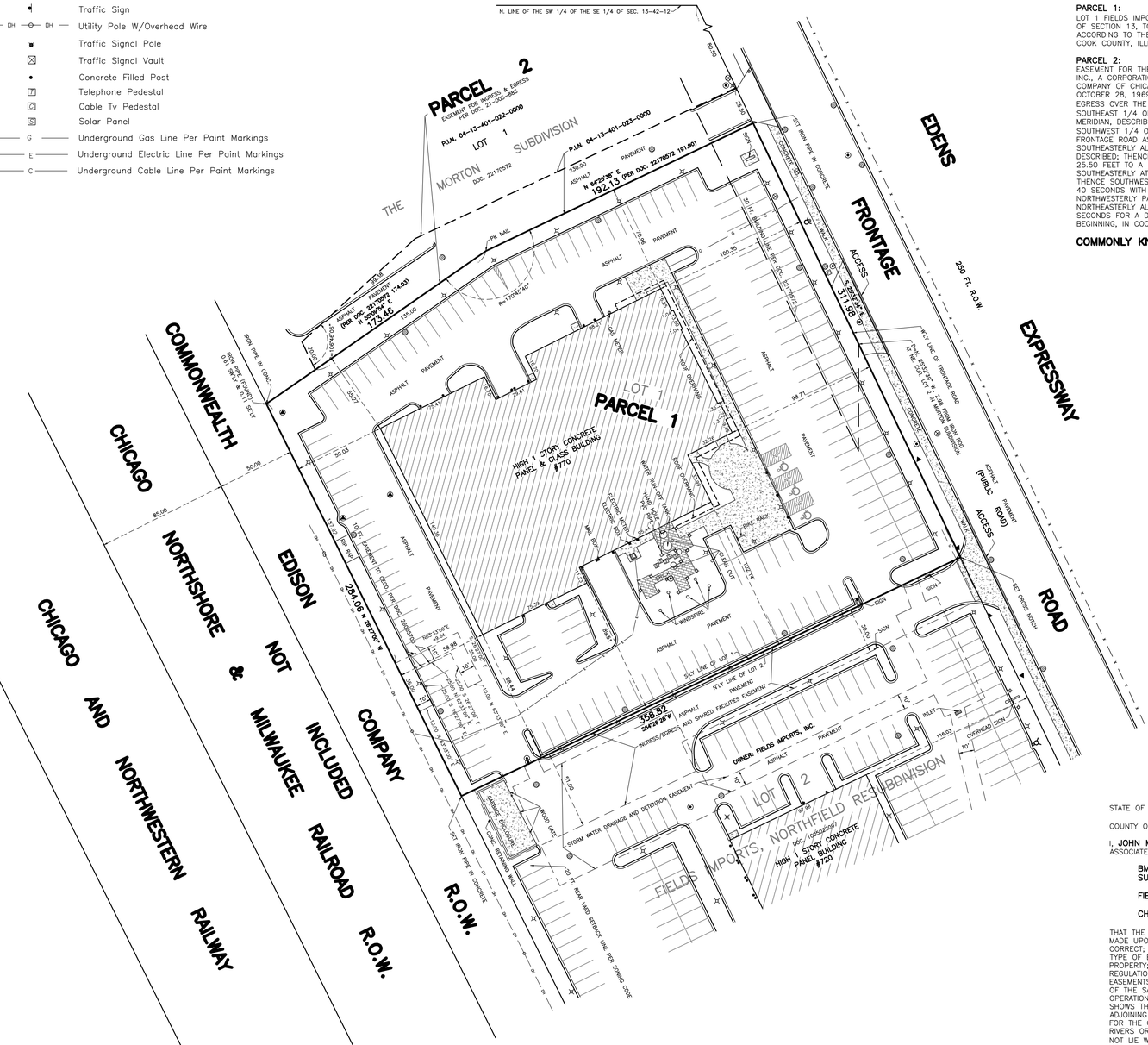


VICINITY MAP



LEGEND:

- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin/Inlet
- Flared End Section
- Fire Hydrant w/B-Box
- Water Valve Vault
- Street Light
- Traffic Sign
- DH — DH — Utility Pole W/Overhead Wire
- Traffic Signal Pole
- Traffic Signal Vault
- Concrete Filled Post
- Telephone Pedestal
- Cable Tv Pedestal
- Solar Panel
- G — Underground Gas Line Per Paint Markings
- E — Underground Electric Line Per Paint Markings
- C — Underground Cable Line Per Paint Markings



EDWARD J. MOLLOY & ASSOCIATES, LTD.

LAND & CONSTRUCTION SURVEYORS

1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700
e-mail: jmolloy@ejmolloy.com

ALTA/ACSM LAND TITLE SURVEY

OF

PARCEL 1:
LOT 1 FIELDS IMPORTS, NORTHFIELD RESUBDIVISION, BEING A RESUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2010 AS DOCUMENT 1005022097, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN DEED FROM MEAT INDUSTRY SUPPLIERS, INC., A CORPORATION OF ILLINOIS TO LILLIAN MORTON AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS CO-EXECUTORS OF THE ESTATE OF SOL MORTON, DECEASED, DATED OCTOBER 28, 1969 AND RECORDED NOVEMBER 6, 1969 AS DOCUMENT 21005886 FOR INGRESS AND EGRESS OVER THE TRACT OF LAND DESCRIBED AS: THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13 AFORESAID, AND THE WESTERLY LINE OF FRONTAGE ROAD AS PER DOCUMENT 13400399 RECORDED NOVEMBER 21, 1944; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 80.50 FEET TO THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE CONTINUING SOUTHEASTERLY ALONG SAID WESTERLY LINE OF FRONTAGE ROAD 25.50 FEET TO A POINT 106.0 FEET SOUTHEASTERLY OF THE POINT OF COMMENCEMENT; THENCE SOUTHEASTERLY AT 90 DEGREES THERETO FOR A DISTANCE OF 191.90 FEET TO AN ANGLE POINT; THENCE SOUTHWESTERLY ON A LINE WHICH FORMS AN EXTERIOR ANGLE OF 170 DEGREES 45 MINUTES 40 SECONDS WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 135.0 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE WEST LINE OF FRONTAGE ROAD AFORESAID, 20.0 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 106 DEGREES 46 MINUTES 06 SECONDS FOR A DISTANCE OF 99.38 FEET; THENCE NORTHEASTERLY 230.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 770 FRONTAGE ROAD, NORTHFIELD, IL

SURVEYOR'S NOTES

TITLE COMMITMENT: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE ORDER NUMBER 1401 008489041-1 D2 WITH AN EFFECTIVE DATE OF FEBRUARY 25, 2010:

Q. TERMS, PROVISIONS AND CONDITIONS RELATING IT SAID EASEMENT DESCRIBED AS PARCEL NO. 2 CONTAINED IN DOCUMENT NO. 21005886 THE INSTRUMENT CREATING SUCH EASEMENT. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT. (AFFECTS PARCEL 2) [PARCEL 2 PLOTTED ON THE DRAWING]

R. A 30 FOOT BUILDING LINE AS SHOWN ON THE PLAT OF SAID SUBDIVISION ALONG THE NORTHEASTERLY LINE OF LOT 1. (AFFECTS PARCEL 1) [PLOTTED ON THE DRAWING]

S. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIONS RECORDED JANUARY 14, 1954 AS DOCUMENT 15811758, RELATING TO USE, CHARACTER, LOCATION, SIZE, LANDSCAPING, APPROVAL OF PLANS OF BUILDINGS TO BE ERECTED ON THE LAND. [NON-PLOTTABLE MATTER]

T. EASEMENT IN, UPON, OVER AND ALONG THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED NOVEMBER 20, 1981 AS DOCUMENT 26065705. (AFFECTS PARCEL 1 AFFECTS AREA OF THE SOUTHWEST CORNER OF BUILDING SEE PLAT 26065705) [PLOTTED ON THE DRAWING]

V. RIGHTS OF THE PUBLIC OR QUASI PUBLIC UTILITIES AS DISCLOSED BY SURVEY MADE BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED DECEMBER 6, 2006 ORDER NUMBER 2006-1437, DEPICTING THE FOLLOWING: LIGHT POLES. [NEW SITE IMPROVEMENTS CONSTRUCTED, STATED LIGHT POLES NOT FOUND AND NEW POLES PLOTTED ON THE DRAWING]

W. ENCROACHMENT OF THE CONCRETE CURBING ONTO THE ADJOINING LAND LOCATED ALONG THE WESTERLY LINE AND OF THE SIGN LOCATED MAINLY ON THE LAND ONTO PUBLIC PROPERTY EAST AND ADJOINING, AS DISCLOSED BY SURVEY MADE BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED DECEMBER 6, 2006 NUMBER 2006-1437. [THE REFERENCED CONCRETE CURBING AND SIGN NO LONGER EXIST AND NEW SITE IMPROVEMENTS HAVE BEEN CONSTRUCTED, STATED ENCROACHMENTS NOT FOUND]

Z. DECLARATION OF RESTRICTIVE COVENANT AND GRANT OF RIGHT OF FIRST REFUSAL RECORDED MAY 7, 2007 AS DOCUMENT 0712735276 MADE BY AND BETWEEN FIELDS IMPORTS, INC. AND BMW FINANCIAL SERVICES NA, LLC RELATING TO USE OF LAND FOR BMW GROUP PRODUCTS AND GENERAL OFFICE PURPOSES ONLY AND GRANTING A RIGHT OF FIRST REFUSAL TO SAID BMW FINANCIAL SERVICES NA, LLC AND ALONG WITH THE RIGHT OF INSPECTION, AND THE TERMS, PROVISIONS AND CONDITIONS SET FORTH THEREIN. [NON-PLOTTABLE MATTER]

TAX PARCEL PERMANENT INDEX NUMBER: UNAVAILABLE

FLOOD MAP DESIGNATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17031C0232J WITH A MAP REVISED DATE OF AUGUST 19, 2008, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN

SUMMARY OF PAINT STRIPED PARKING SPACES: THE PROPERTY CONTAINS A TOTAL OF 180 PAINTED PARKING SPACES INCLUDING 3 DESIGNATED HANDICAP SPACES.

ACCESS STATEMENT: THE PROPERTY HAS DIRECT ACCESS TO AND FROM FRONTAGE ROAD OF EDENS EXPRESSWAY, A LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREET OR HIGHWAY.

AREA STATEMENT: THE PROPERTY CONTAINS 110,316 SQUARE FEET OR 2.533 ACRES.

INCLUDED TABLE "A" OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS PER THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS:

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES.
2. ADDRESS(ES) IF DISCLOSED IN RECORD DOCUMENTS, OR OBSERVED WHILE CONDUCTING THE SURVEY.
3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).

7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED UNDER SECTION 5 ABOVE) SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC.
9. STRIPING, NUMBER AND TYPE (e.g. HANDICAPPED, MOTORCYCLE, REGULAR, ETC.) OF PARKING SPACES IN PARKING AREAS, LOTS AND STRUCTURES.

11(a). LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE.

13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS.

DRAFTED BY: BJE

ORDERED BY: *FIELDS AUTO GROUP*
ORDER NO.: *2011-0052*
FILE: *13-42-12*
PROJECT NO.: 1762
[REPLACES PREVIOUS ORDER NO. 2009-0383]

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, **JOHN M. MOLLOY**, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND PRESIDENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL CORPORATION, HEREBY CERTIFY TO:

BMW FINANCIAL SERVICES NA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS;

FIELDS IMPORTS, INC. AN ILLINOIS CORPORATION;

CHICAGO TITLE INSURANCE COMPANY;

THAT THE SURVEY HEREON DRAWN PREPARED BY ME AND ENTITLED "ALTA/ACSM LAND TITLE SURVEY" WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS ARE AS SHOWN AND ALL ARE WITHIN THE BOUNDARY LINES OF THE PROPERTY; THAT THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES AND REGULATIONS WITH REFERENCE TO THE LOCATION OF SAID BUILDING AND IMPROVEMENTS; THAT THERE ARE NO EASEMENTS, ENCROACHMENTS OR USE AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED THEREON; THAT ALL UTILITY SERVICES REQUIRED FOR THE OPERATIONS OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY VISIBLE UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE; THAT ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY; AND THAT THE PARCELS DESCRIBED HERON DO NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH THE DOCUMENT ENTITLED "DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION — SPECIAL FLOOD HAZARD AREA MAPS". THIS SURVEY IS MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11(a) AND 13 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AT BENSENVILLE, ILLINOIS THIS 24TH DAY OF MARCH , A.D. 2011

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL CORPORATION

JOHN M. MOLLOY
PRESIDENT, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3432
MY LICENSE EXPIRES NOVEMBER 30, 2012 AND IS RENEWABLE

VALID ONLY WITH EMBOSSED SEAL

Fields Northfield

VOLVO

Sales-Service Facility Renovations

770 Frontage Road
Northfield, Illinois 60093

Campus Car Wash + Prep. Center

700 Frontage Road
Northfield, Illinois 60093





OWNER	CIVIL	ARCHITECT | INTERIOR ARCHITECT	GENERAL CONTRACTOR
FIELDS IMPORTS INC. 2100 FRONTAGE ROAD Glencoe, IL 60022	GEWALT HAMILTON ASSOCIATES, INC. 850 FOREST EDGE DRIVE VERNON HILLS, IL 60061 PHONE: 847.478.9700 FAX: 847.478.9701	THE JRB GROUP ARCHITECTS 3115 N. WILKE ROAD, SUITE F ARLINGTON HEIGHTS, IL 60004 PHONE: 847.506.0123 FAX: 847.506.0145	INTERNATIONAL CONTRACTORS INC. 1 MID AMERICA PLAZA 7TH FLOOR OAKBROOK TERRACE, IL 60181 PHONE: 630.834.8043

JRB
The JRB Group Architects
3115 N. Wilke Road Arlington Heights, Illinois 60004
Phone 847.506.0123 Fax 847.506.0145

FIELDS AUTO GROUP

No.	Date	Comments
	02.20.25	Issue for PZ/Arch Commission
	01.26.26	Issue for PZ/Arch Commission
	12.08.25	Issue for Arch Commission
	12.01.25	Issue for Arch/Plan Commission

Revisions

Commission No.	JRB 25003
Drawn By	ICI
Checked By	JRB
Approved By	JRB
Issued for Review	
Issued for Permits	
Issued for Pricing	
Issued for Construction	

Project Title

Fields Northfield

VOLVO

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Northfield, Illinois 60093

Campus Car Wash + Prep. Center
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Scope Document

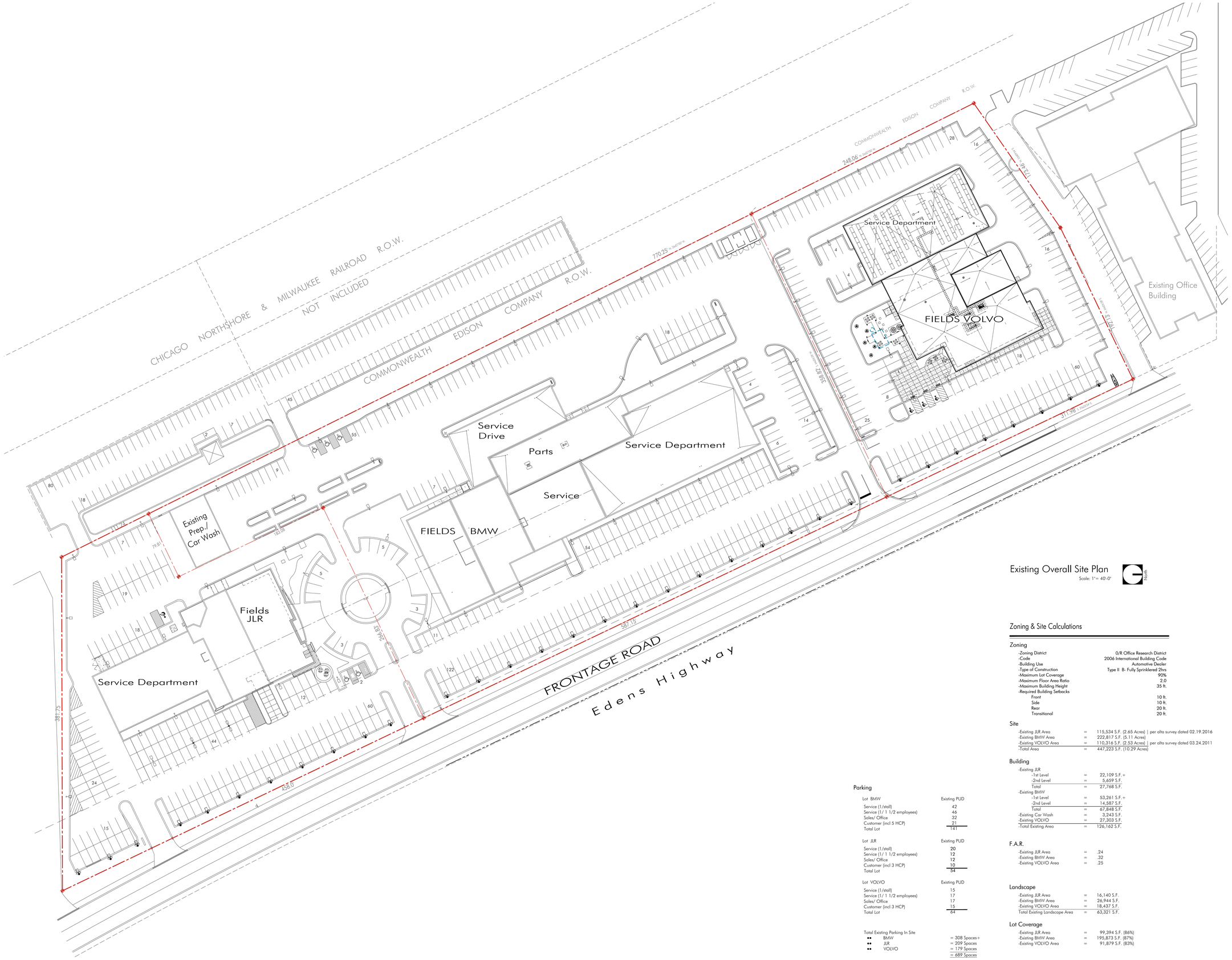
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Sheet Title

Title Sheet

Sheet No.

DD0.1



Existing Overall Site Plan

Scale: 1"= 40'-0"

Parking

Lot BMW	Existing PUD
Service (1/stall)	42
Service (1/ 1 1/2 employees)	46
Sales/ Office	32
Customer (incl 5 HCP)	21
Total Lot	141

Lot JLR	Existing PUD
Service (1/stall)	20
Service (1/ 1 1/2 employees)	12
Sales/ Office	12
Customer (incl 3 HCP)	10
Total Lot	54

Lot VOLVO	Existing PUD
Service (1/stall)	15
Service (1/ 1 1/2 employees)	17
Sales/ Office	17
Customer (incl 3 HCP)	15
Total Lot	64

Total Existing Parking In Site	
•• BMW	= 308 Spaces+
•• JLR	= 209 Spaces
•• VOLVO	= 179 Spaces
	= 689 Spaces
• Total Existing Parking Off Site	152 Spaces

Zoning & Site Calculations

Zoning

-Zoning District	O/R Office Research District
-Code	2006 International Building Code
-Building Use	Automotive Dealer
-Type of Construction	Type II B- Fully Sprinklered 2hrs
-Maximum Lot Coverage	90%
-Maximum Floor Area Ratio	2.0
-Maximum Building Height	35 ft.
-Required Building Setbacks	
Front	10 ft.
Side	10 ft.
Rear	20 ft.
Transitional	20 ft.

Site

-Existing JLR Area	=	115,534 S.F. (2.65 Acres) | per alta survey dated 02.19.2016
-Existing BMW Area	=	222,817 S.F. (5.11 Acres)
-Existing VOLVO Area	=	110,316 S.F. (2.53 Acres) | per alta survey dated 03.24.2011
-Total Area	=	447,223 S.F. (10.29 Acres)

Building

-Existing JLR		
-1st Level	=	22,109 S.F.+
-2nd Level	=	5,659 S.F.
Total	=	27,768 S.F.
-Existing BMW		
-1st Level	=	53,261 S.F.+
-2nd Level	=	14,587 S.F.
Total	=	67,848 S.F.
-Existing Car Wash	=	3,243 S.F.
-Existing VOLVO	=	27,303 S.F.
-Total Existing Area	=	126,162 S.F.

F.A.R.

-Existing JLR Area	=	.24
-Existing BMW Area	=	.32
-Existing VOLVO Area	=	.25

Landscape

-Existing JLR Area	=	16,140 S.F.
-Existing BMW Area	=	26,944 S.F.
-Existing VOLVO Area	=	18,437 S.F.
Total Existing Landscape Area	=	63,321 S.F.

Lot Coverage

-Existing JLR Area	=	99,394 S.F. (86%)
-Existing BMW Area	=	195,873 S.F. (87%)
-Existing VOLVO Area	=	91,879 S.F. (83%)

JRB

The JRB Group Architects
3115 N. Wilke Road Arlington Heights, Illinois 60004
Phone 847.506.0123 Fax 847.506.0145

FIELDS AUTO GROUP

02.20.25	Issue for PZ/Arch Commission
01.26.26	Issue for PZ/Arch Commission
12.01.25	Issue for Arch/Plan Commision

No.	Date	Comments

Revisions

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Project Title

Fields Northfield

VOLVO

Sales–Service Facility Renovations
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Campus Car Wash + Prep. Center
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Scope Document

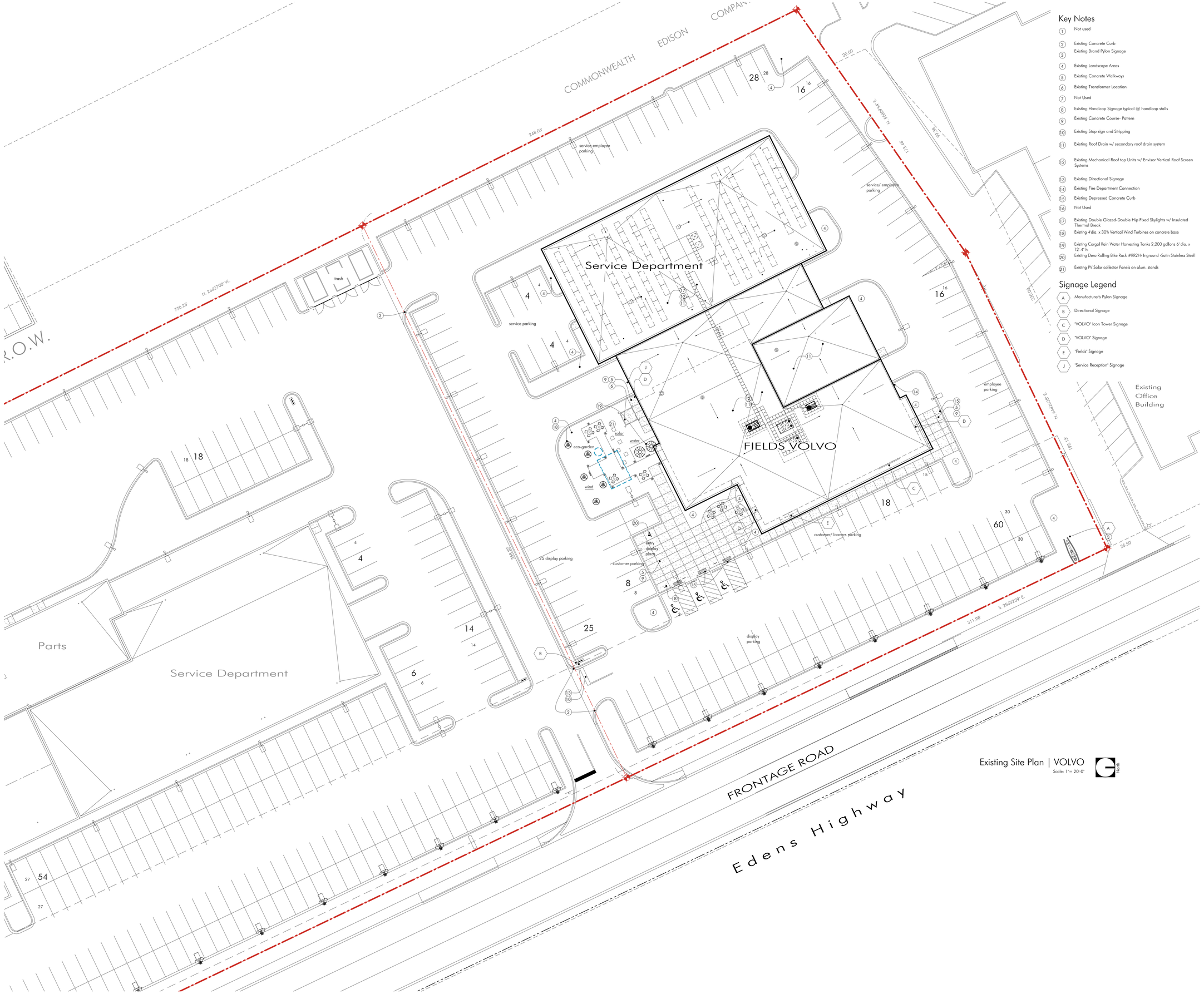
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Sheet Title

Existing Overall Site Plan

Sheet No.

EX1.1



Existing Site Plan | VOLVO

Scale: 1" = 20'-0"

Key Notes

1. Not used
2. Existing Concrete Curb
3. Existing Brand Pylon Signage
4. Existing Landscape Areas
5. Existing Concrete Walkways
6. Existing Transformer Location
7. Not Used
8. Existing Handicap Signage typical @ handicap stalls
9. Existing Concrete Course- Pattern
10. Existing Stop sign and Stripping
11. Existing Roof Drain w/ secondary roof drain system
12. Existing Mechanical Roof top Units w/ Envisor Vertical Roof Screen Systems
13. Existing Directional Signage
14. Existing Fire Department Connection
15. Existing Depressed Concrete Curb
16. Not Used
17. Existing Double Glazed-Double Hip Fixed Skylights w/ Insulated Thermal Break
18. Existing 4'dia. x 30'h Vertical Wind Turbines on concrete base
19. Existing Corgal Rain Water Harvesting Tanks 2,200 gallons 6' dia. x 12'-4" h
20. Existing Dero Rolling Bike Rack #RR2H- Inground -Satin Stainless Steel
21. Existing PV Solar collector Panels on alum. stands

Signage Legend

- A — Manufacturer's Pylon Signage
- B — Directional Signage
- C — "VOLVO" Icon Tower Signage
- D — "VOLVO" Signage
- E — "Fields" Signage
- J — "Service Reception" Signage

JRB

The JRB Group Architects

3115 N. Wilke Road Arlington Heights, Illinois 60004

Phone 847.506.0123 Fax 847.506.0145

FIELDS AUTO GROUP

No.	Date	Comments
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Scope Document

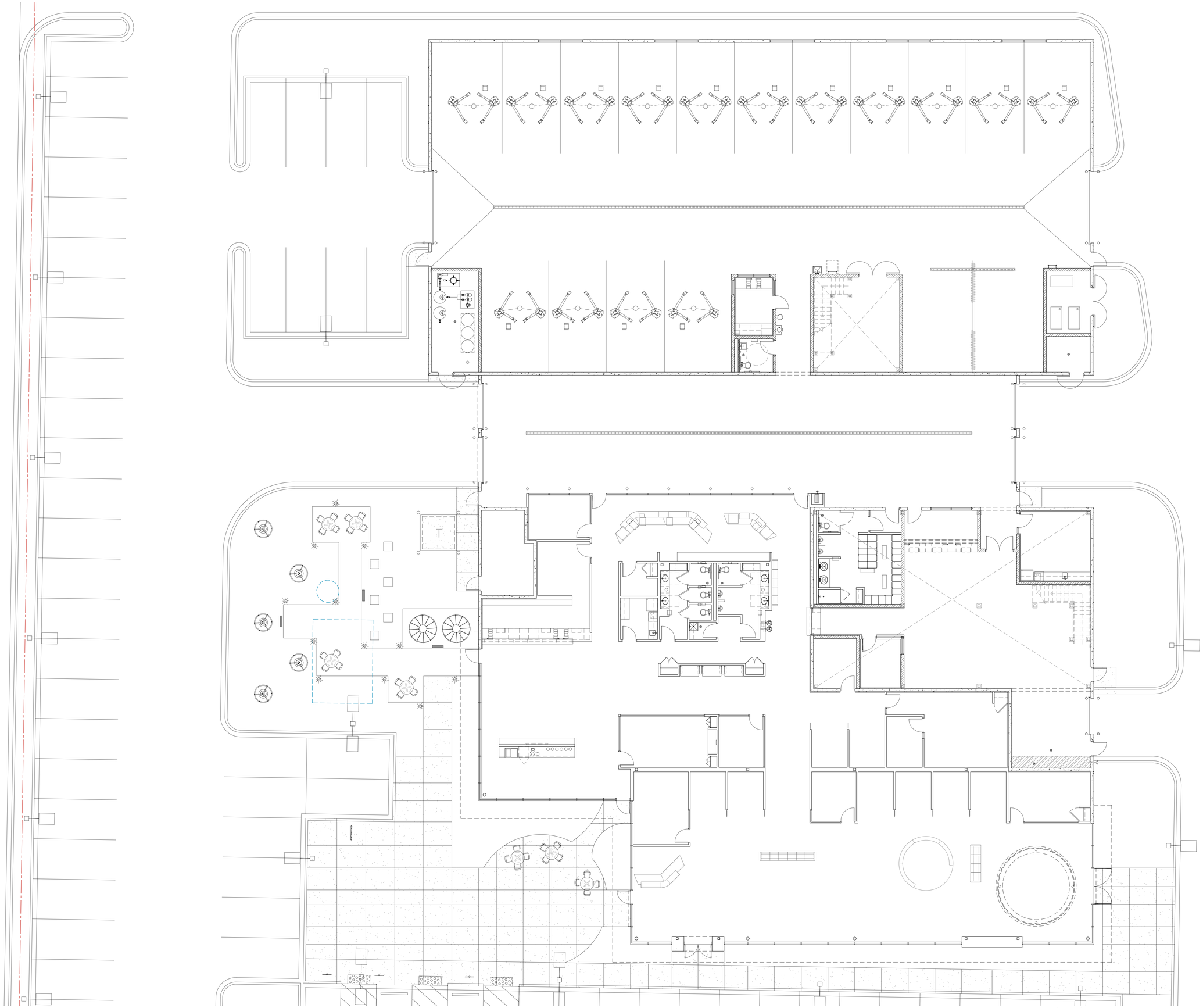
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Sheet Title

Existing Site Plan | VOLVO

Sheet No.

EX1.2



Existing Floor Plan

Scale: 1/8"= 1'-0"

North

JRB

The JRB Group Architects

3115 N. Wilke Road Arlington Heights, Illinois 60004

Phone 847.506.0123 Fax 847.506.0145

FIELDS SUITE GROUP

No.	Date	Comments
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Scope Document

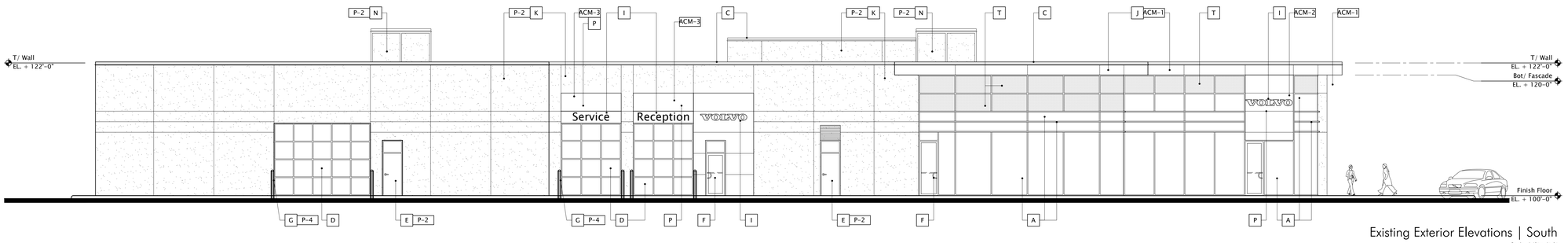
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Sheet Title

Existing Floor Plan

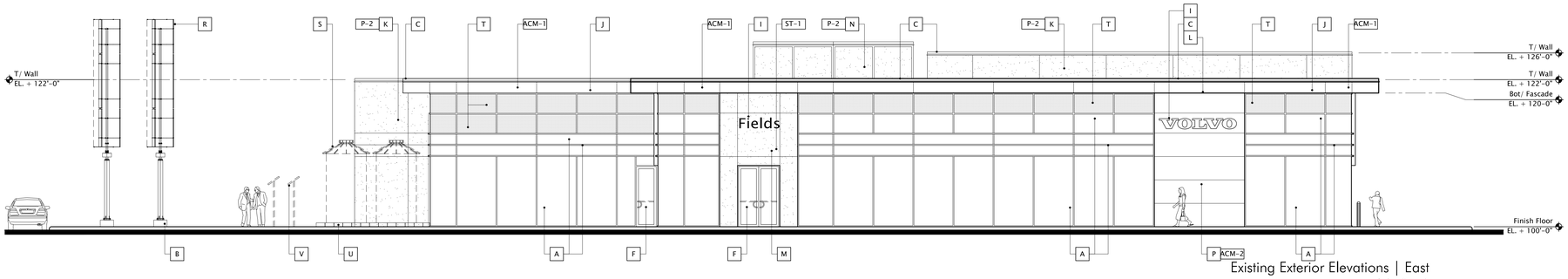
Sheet No.

EX1.3



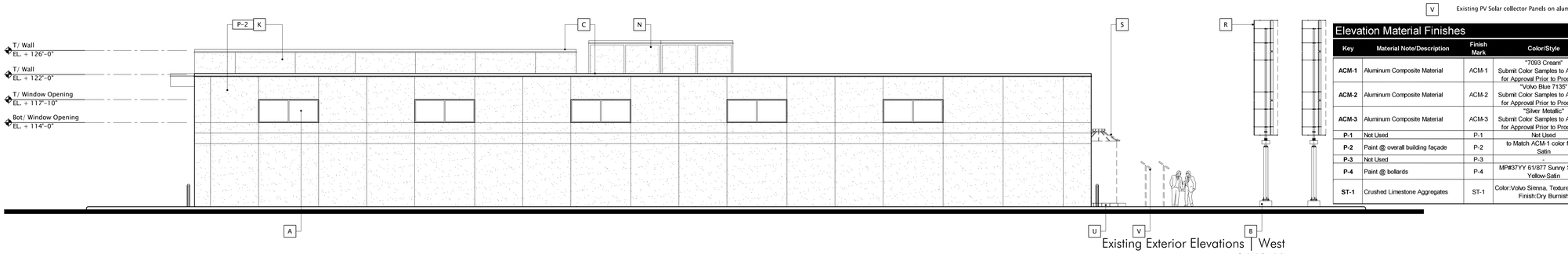
Existing Exterior Elevations | South

Scale: 1/8"= 1'-0"



Existing Exterior Elevations | East

Scale: 1/8"= 1'-0"

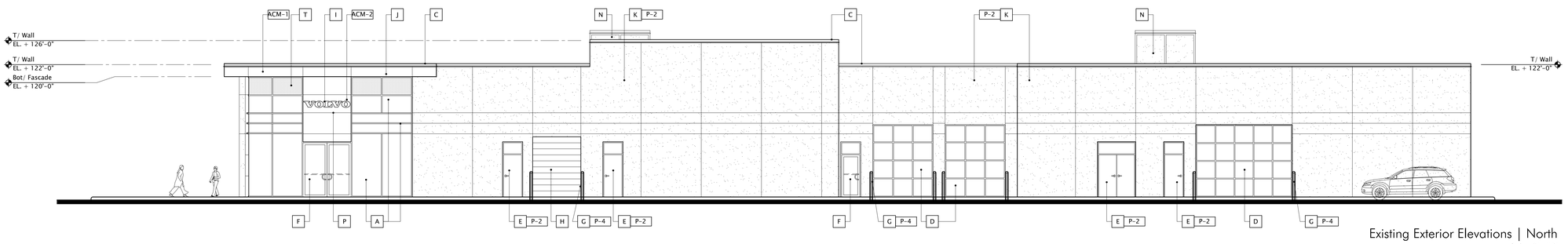


Existing Exterior Elevations | West

Scale: 1/8"= 1'-0"

Elevation Material Finishes

Key	Material Note/Description	Finish Mark	Color/Style	Manufacturer
ACM-1	Aluminum Composite Material	ACM-1	"7093 Cream" Submit Color Samples to Architect for Approval Prior to Production	Alucobond Alcan Composites USA Inc.
ACM-2	Aluminum Composite Material	ACM-2	"Volvo Blue 7135" Submit Color Samples to Architect for Approval Prior to Production	Alucobond Alcan Composites USA Inc.
ACM-3	Aluminum Composite Material	ACM-3	"Silver Metallic" Submit Color Samples to Architect for Approval Prior to Production	Alucobond Alcan Composites USA Inc.
P-1	Not Used	P-1	Not Used	
P-2	Paint @ overall building façade	P-2	to Match ACM-1 color finish Satin	ICI
P-3	Not Used	P-3		-
P-4	Paint @ bollards	P-4	MP#37YY 61/877 Sunny Side Up Yellow Satin	ICI
ST-1	Crushed Limestone Aggregates	ST-1	Color:Volvo Sienna. Texture:Smooth. Finish:Dry Burnish	ArcuStone contact:Glenn David 407.628.6400



Existing Exterior Elevations | North

Scale: 1/8"= 1'-0"

Exterior Elevations Notes

A	Existing 1" Ultra-Clear Low-E Insulated Glazing Solarban 60 (2) Starphire + Starphire in Thermally Broken Front Loaded Aluminum Curtainwall System w/ Clear Anodized Finish.
B	Existing Concrete base
C	Existing Pre-finished Metal Coping to Match Adjacent Surface
D	Existing Mill Finished Aluminum/Glass Overhead Doors w/ Track System
E	Existing Painted Hollow Metal Door & Frame w/ Transom Panel
F	Existing Aluminum/Glass Door to Match Curtain wall System Finish
G	Existing 5" O.D. x 6'-0" Long Concrete filled Painted Steel Bollard Typ. @ Both Sides.
H	Existing Mill Finished Aluminum Overhead Door w/ Track System
I	Existing Signages
J	Existing Aluminum Composite Wall System
K	Existing Precast Wall Panel System
L	Existing Volvo Icon Tower w/ Aluminum Composite "hairline" joints
M	Existing Crushed Limestone Aggregates "ArcusStone" Wall Finish
N	Existing Roof Top Units w/ Envisor Vertical Roof Screen Systems
P	'Hairline' Panel Joints
R	Existing 4' dia. x 30'h Vertical Wind Turbines
S	Existing Corgal Rain Water Harvesting Tanks 2,200 gallons 6' dia. x 12'-4" h
T	Existing 1" Ultra-Clear Low-E Insulated Glazing Solarban 60 (2) Starphire + Starphire ½" Spandrel- Clear with White Ceramic Frit #4 in Thermally Broken Front Loaded Aluminum Curtainwall System w/ Clear Anodized Finish.
U	Existing 7" high raised platform: Unilock Eco-Priora permeable patio pavers on bedding on concrete base slab
V	Existing PV Solar collector Panels on alum. stands

JRB

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3115 N. Wilke Road Arlington Heights, Illinois 60004
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FIELDS AUTO GROUP

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Scope Document

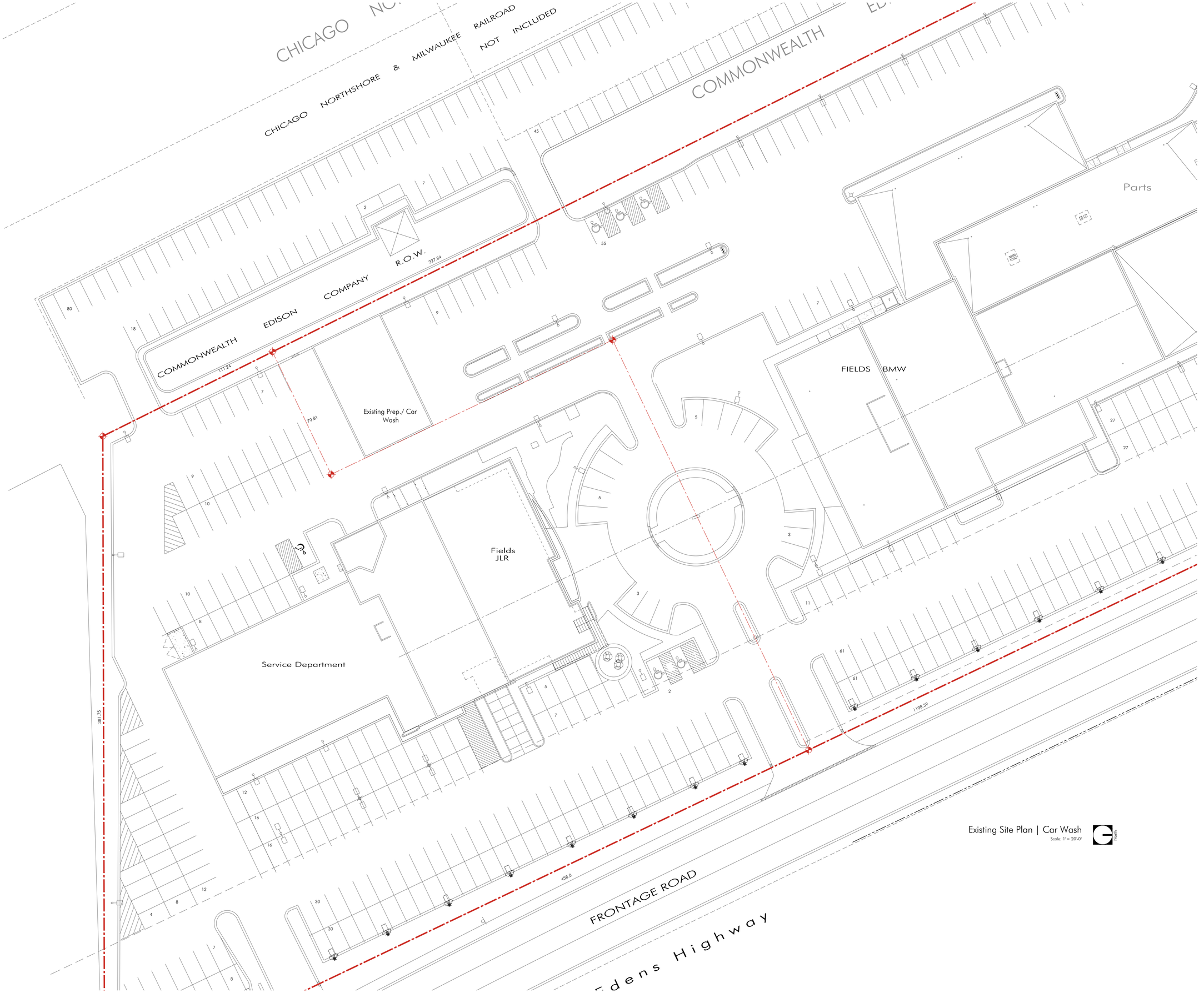
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Sheet Title

Existing Exterior Elevations

Sheet No.

EX1.4



Existing Site Plan | Car Wash

Scale: 1" = 20'-0"

JRB

The JRB Group Architects
3115 N. Wilke Road Arlington Heights, Illinois 60004
Phone 847.506.0123 Fax 847.506.0145

FIELDS AUTO GROUP

No.	Date	Comments
	02.20.25	Issue for PZ/Arch Commission
	01.26.26	Issue for PZ/Arch Commission
	12.01.25	Issue for Arch/Plan Commision

Revisions

Commission No.	JRB 25003
Drawn By	ICI
Checked By	JRB
Approved By	JRB
Issued for Review	
Issued for Permits	
Issued for Pricing	
Issued for Construction	

Project Title

Fields Northfield

VOLVO

Sales-Service Facility Renovations
770 Frontage Road
Northfield, Illinois 60093

Campus Car Wash + Prep. Center
700 Frontage Road
Northfield, Illinois 60093

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Scope Document

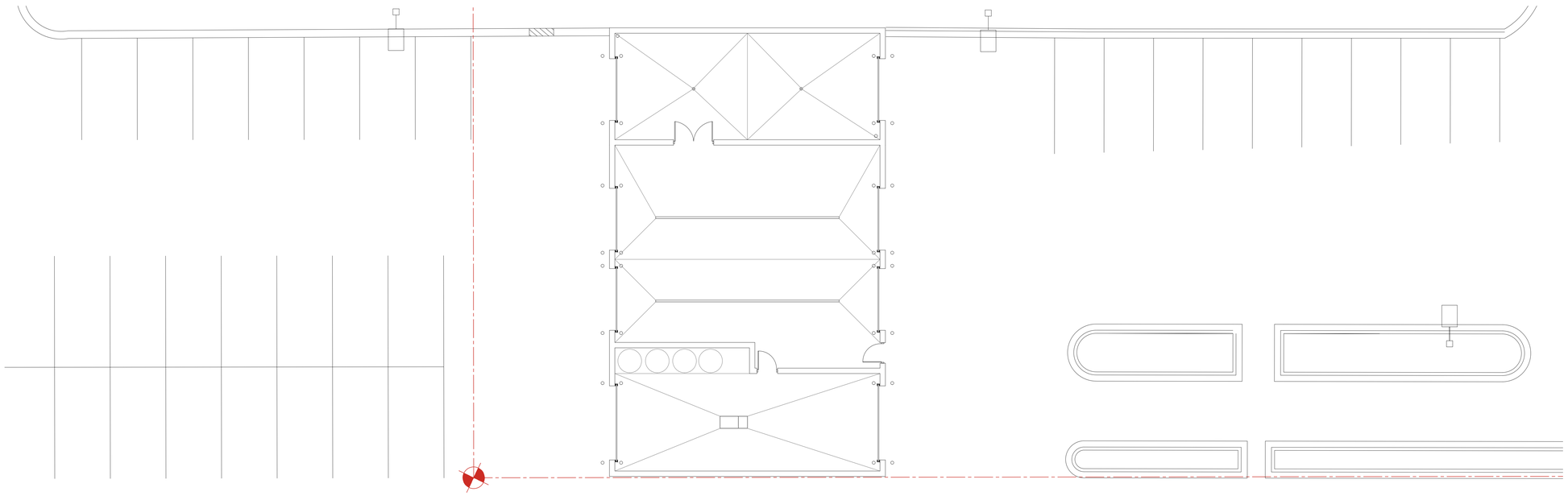
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Sheet Title

Existing Site Plan | Car Wash

Sheet No.

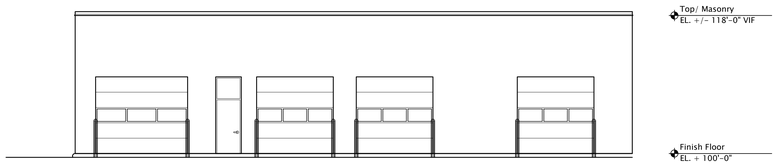
EX1.5



Existing Car Wash Floor Plan

Scale: 1/8"= 1'-0"

North



Existing Exterior Elevations | North

Scale: 1/8"= 1'-0"



Existing Exterior Elevations | South

Scale: 1/8"= 1'-0"



Existing Exterior Elevations | East-West

Scale: 1/8"= 1'-0"

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Sheet Title

Existing Car Wash Plan & Ext. Elevs

Sheet No.

EX1.6



Proposed Overall Site Plan

Scale: 1"= 40'-0"

Zoning & Site Calculations

Zoning

-Zoning District	0/R Office Research District
-Code	2006 International Building Code
-Building Use	Automotive Dealer
-Type of Construction	Type II B- Fully Sprinklered 2hrs
-Maximum Lot Coverage	90%
-Maximum Floor Area Ratio	2.0
-Maximum Building Height	35 ft.
-Required Building Setbacks	
Front	10 ft.
Side	10 ft.
Rear	20 ft.
Transitional	20 ft.

Site

-Existing JLR Area	=	115,534 S.F. (2.65 Acres) | per alta survey dated 02.19.2016
-Existing BMW Area	=	222,817 S.F. (5.11 Acres)
-Existing VOLVO Area	=	110,316 S.F. (2.53 Acres) | per alta survey dated 03.24.2011
-Total Area	=	447,223 S.F. (10.27 Acres)

Parking

	EXISTING	NEW
Lot BMW	Existing PUD	New PUD
Service (1/stall)	42	42
Service (1/ 1 1/2 employees)	46	60
Sales/ Office	32	32
Customer (incl 6 HCP)	21	21
Total Lot	141	155
Lot JLR	Existing PUD	Unaltered PUD
Service (1/stall)	20	20
Service (1/ 1 1/2 employees)	12	12
Sales/ Office	12	12
Customer (incl 3 HCP)	10	10
Total Lot	54	54
Lot VOLVO	Existing PUD	New PUD
Service (1/stall)	15	19
Service (1/ 1 1/2 employees)	17	21
Sales/ Office	17	21
Customer (incl 4 HCP)	15	18
Total Lot	64	79
Total Existing Parking In Site		
•• BMW	= 308 Spaces+	= 297 Spaces+
•• JLR	= 209 Spaces	= 185 Spaces
•• VOLVO	= 179 Spaces	= 149 Spaces
	= 689 Spaces	= 631 Spaces
• Total Existing Parking Off Site	152 Spaces	151 Spaces

Building

		EXISTING		NEW
-Existing JLR			-Unaltered JLR	
-1st Level	=	22,109 S.F.+	-1st Level	= 22,109 S.F.+
-2nd Level	=	5,659 S.F.	-2nd Level	= 5,659 S.F.
Total	=	27,768 S.F.	Total	= 27,768 S.F.
-Existing BMW			-Unaltered BMW	
-1st Level	=	53,261 S.F.+	-1st Level	= 53,261 S.F.+
-2nd Level	=	14,587 S.F.	-2nd Level	= 14,587 S.F.
Total	=	67,848 S.F.	Total	= 67,848 S.F.
-Existing Car Wash	=	3,243 S.F.	-Existing Car Wash	= ~~3,243 S.F.~~
-Existing VOLVO	=	27,303 S.F.	-Proposed CW/Prep.Center	= 13,340 S.F.
-Total Existing Area	=	126,162 S.F.	VOLVO	
			-Existing VOLVO	= 27,303 S.F.+
			-Proposed VOLVO Additions	= 3,560 S.F.
			Total Proposed Area	= 30,863 S.F.
			-Total Proposed Area	= 139,819 S.F.

F.A.R.

-Existing JLR Area	=	.24	-Unaltered JLR Area	= .24
-Existing BMW Area	=	.32	-Proposed BMW Area	= .36
-Existing VOLVO Area	=	.25	-Proposed VOLVO Area	= .28

Landscape

-Existing JLR Area	=	16,140 S.F.	-Unaltered JLR Area	= 16,140 S.F.
-Existing BMW Area	=	26,944 S.F.	-Proposed BMW Area	= 28,282 S.F.
-Existing VOLVO Area	=	18,437 S.F.	-Proposed VOLVO Area	= 14,226 S.F.
Total Existing Landscape Area	=	61,521 S.F.	Total Existing Landscape Area	= 57,398 S.F.

Lot Coverage

-Existing JLR Area	=	99,394 S.F. (86%)	-Unaltered JLR Area	= 99,394 S.F. (86%)
-Existing BMW Area	=	195,873 S.F. (87%)	-Proposed BMW Area	= 194,535 S.F. (87%)
-Existing VOLVO Area	=	91,879 S.F. (83%)	-Proposed VOLVO Area	= 95,055 S.F. (87%)

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Campus Car Wash + Prep. Center

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Scope Document

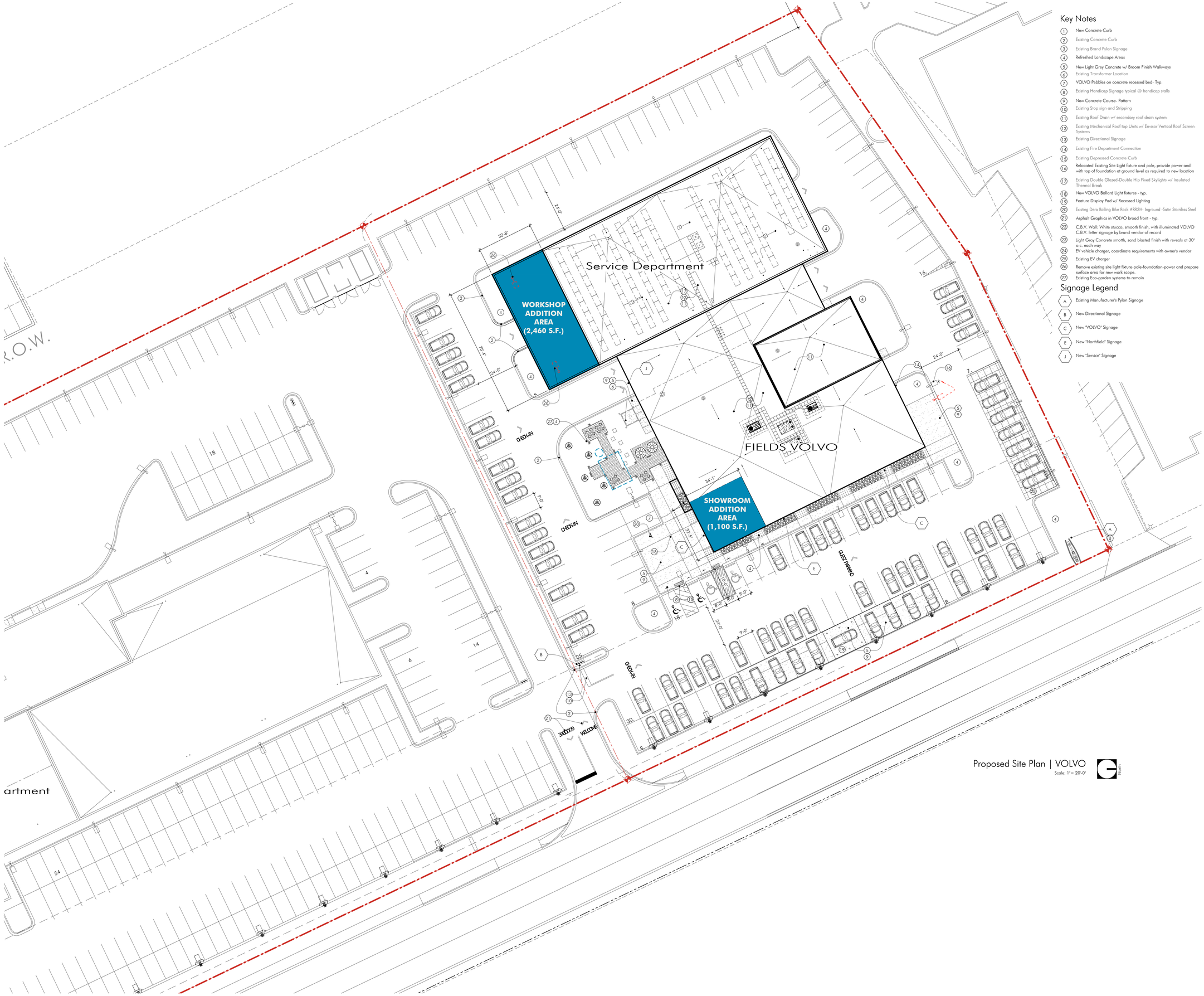
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Sheet Title

Proposed Overall Site Plan

Sheet No.

DD1.1



Proposed Site Plan | VOLVO

Scale: 1" = 20'-0"

Key Notes

1. New Concrete Curb
2. Existing Concrete Curb
3. Existing Brand Pylon Signage
4. Refreshed Landscape Areas
5. New Light Grey Concrete w/ Broom Finish Walkways
6. Existing Transformer Location
7. VOLVO Pebbles on concrete recessed bed- Typ.
8. Existing Handicap Signage typical @ handicap stalls
9. New Concrete Course- Pattern
10. Existing Stop sign and Stripping
11. Existing Roof Drain w/ secondary roof drain system
12. Existing Mechanical Roof top Units w/ Envisor Vertical Roof Screen Systems
13. Existing Directional Signage
14. Existing Fire Department Connection
15. Existing Depressed Concrete Curb
16. Relocated Existing Site Light fixture and pole, provide power and with top of foundation at ground level as required to new location
17. Existing Double Glazed-Double Hip Fixed Skylights w/ Insulated Thermal Break
18. New VOLVO Bollard Light fixtures - typ.
19. Feature Display Pad w/ Recessed Lighting
20. Existing Dero Rolling Bike Rack #RR2H- Inground -Satin Stainless Steel
21. Asphalt Graphics in VOLVO broad front - typ.
22. C.B.V. Wall: White stucco, smooth finish, with illuminated VOLVO C.B.V. letter signage by brand vendor of record
23. Light Gray Concrete smoth, sand blasted finish with reveals at 20' o.c. each way
24. EV vehicle charger, coordinate requirements with owner's vendor
25. Existing EV charger
26. Remove existing site light fixture-pole-foundation-power and prepare surface area for new work scope.
27. Existing Eco-garden systems to remain

Signage Legend

- A — Existing Manufacturer's Pylon Signage
- B — New Directional Signage
- C — New "VOLVO" Signage
- E — New "Northfield" Signage
- J — New "Service" Signage

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Northfield, Illinois 60093

Campus Car Wash + Prep. Center

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Sheet Title

Proposed Site Plan | VOLVO

Sheet No.

DD1.2



Proposed Floor Plan

Scale: 1/8"= 1'-0"

North

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The JRB Group Architects

3115 N. Wilke Road Arlington Heights, Illinois 60004

Phone 847.506.0123 Fax 847.506.0145

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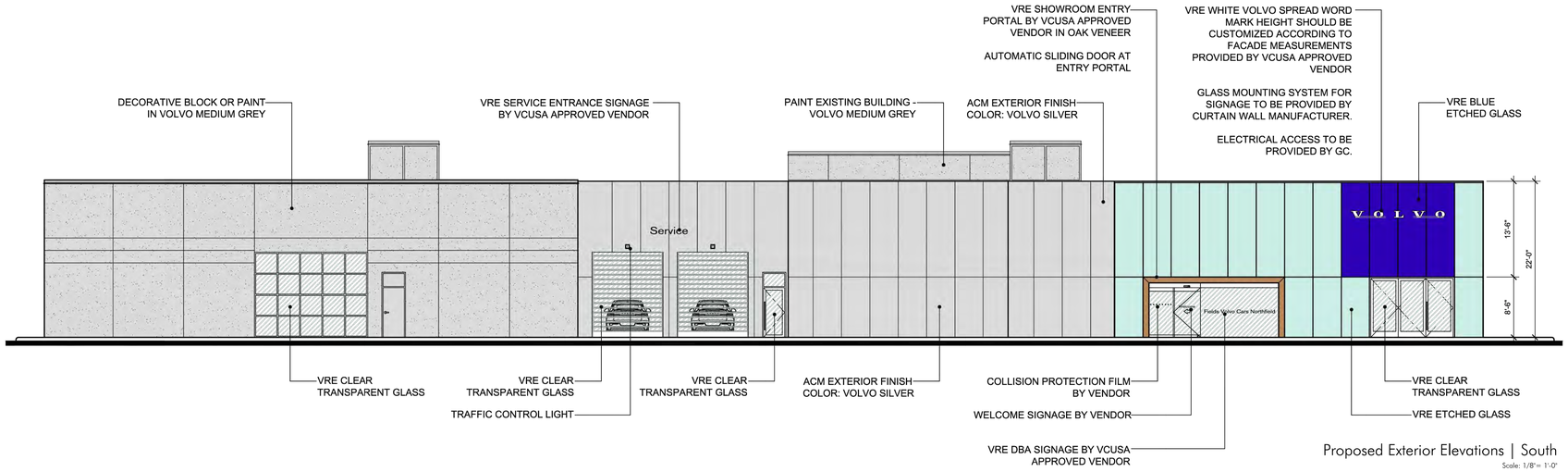
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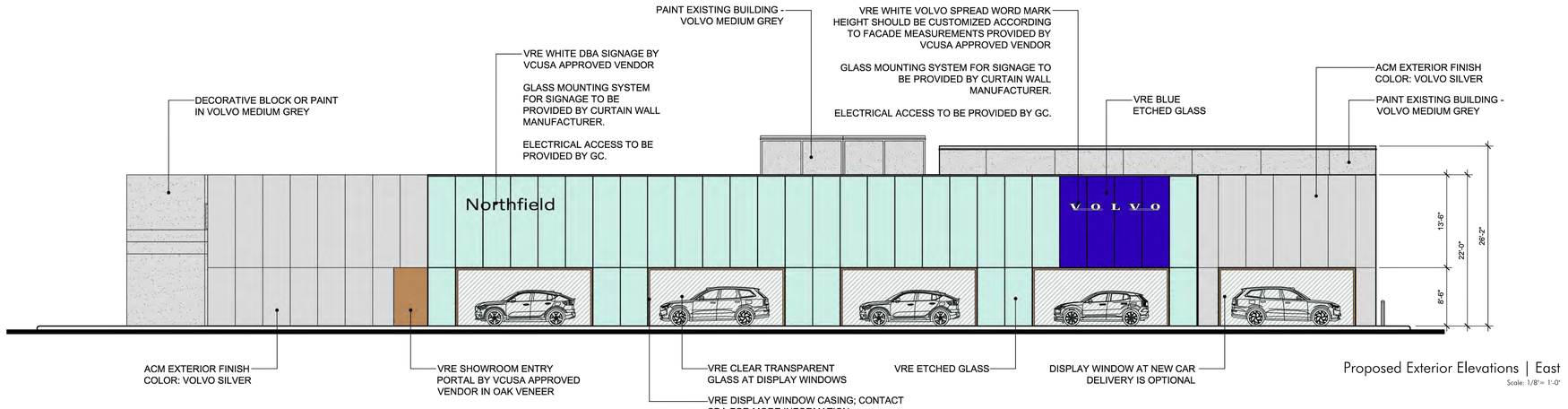
Sheet No.

DD1.3



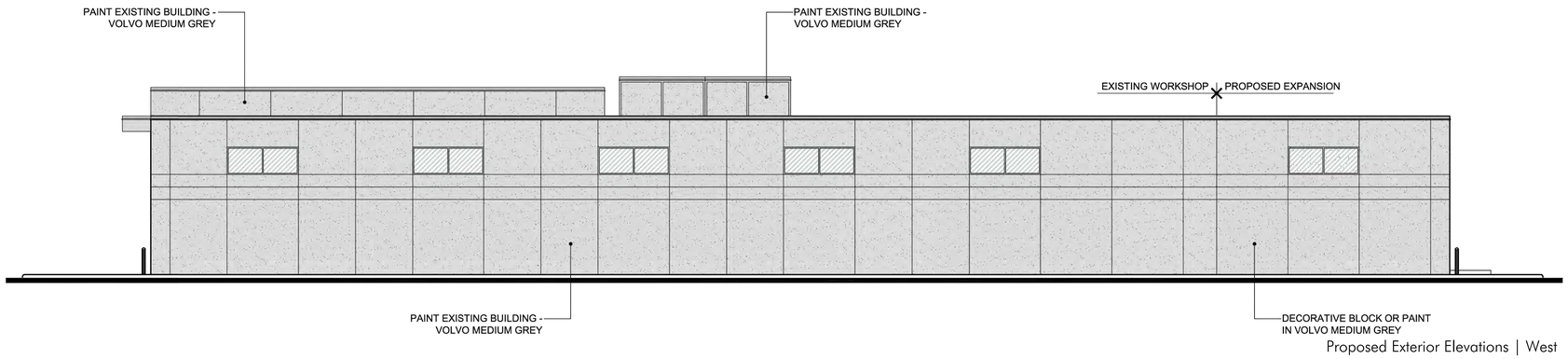
Proposed Exterior Elevations | South

Scale: 1/8"= 1'-0"



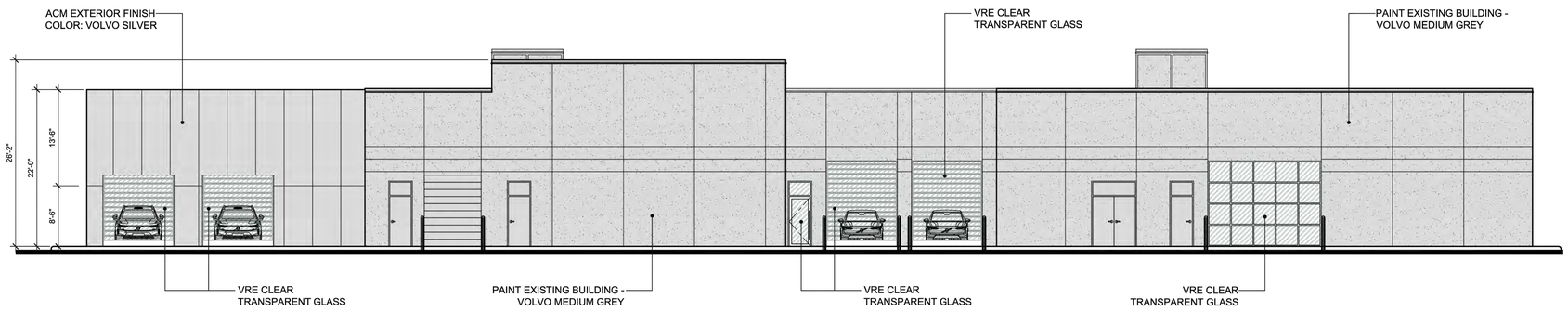
Proposed Exterior Elevations | East

Scale: 1/8"= 1'-0"



Proposed Exterior Elevations | West

Scale: 1/8"= 1'-0"



Proposed Exterior Elevations | North

Scale: 1/8"= 1'-0"

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Sheet Title

Proposed Exterior Elevations

Sheet No.

DD1.4



Proposed VRE Rendering | East Overall View

NTS



Existing Image | East Overall View

NTS

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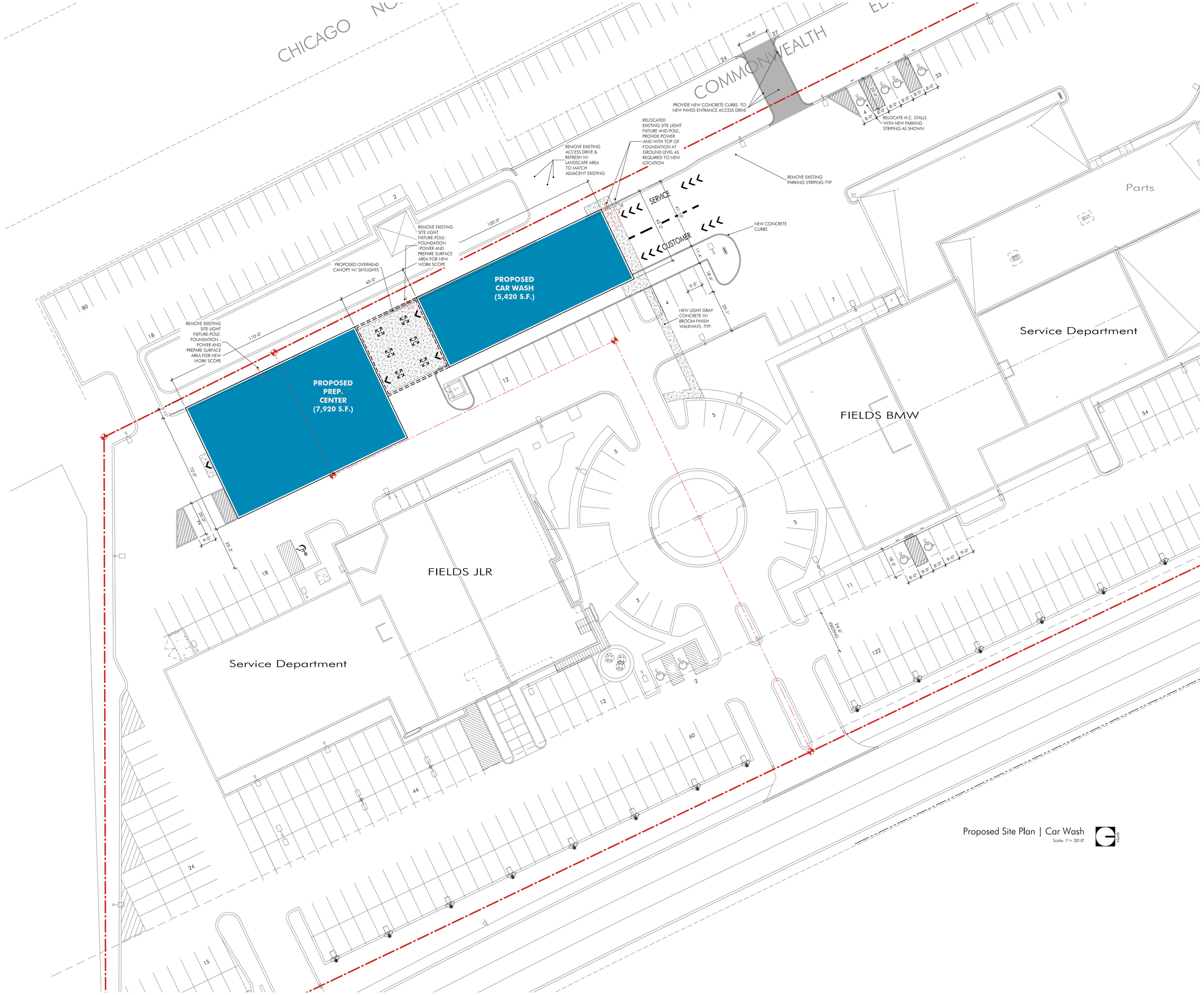
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Sheet Title

VOLVO Renderings

Sheet No.

DD1.5



Proposed Site Plan | Car Wash

Scale: 1" = 20'-0"

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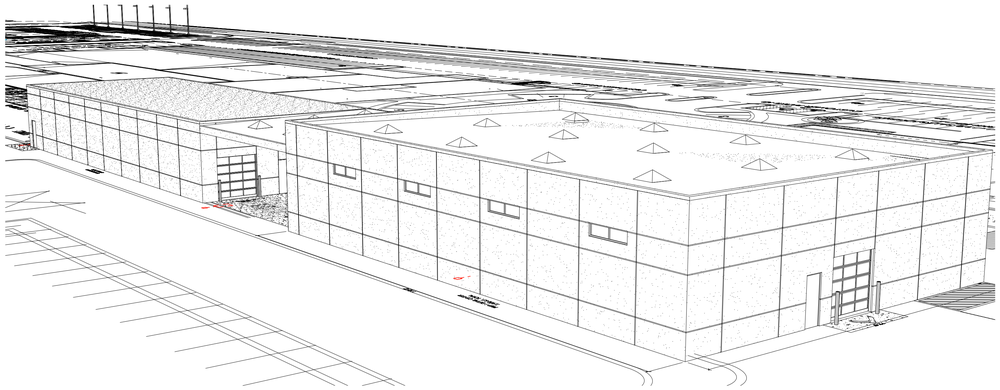
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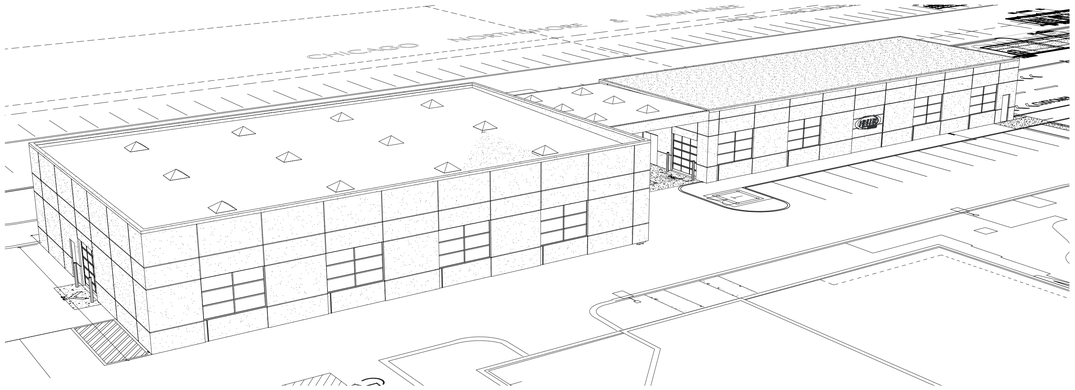
Proposed Site Plan | CW-Prep.Center

Sheet No.

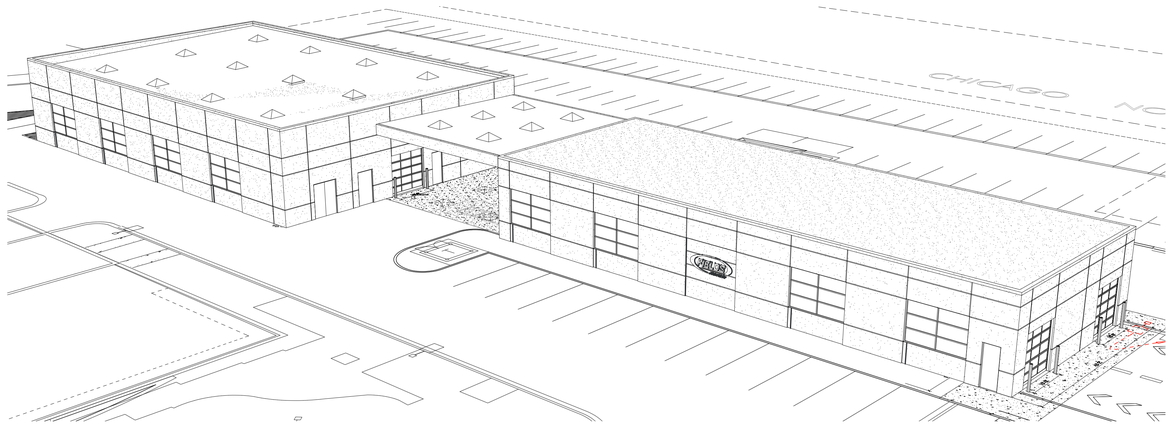
DD1.6



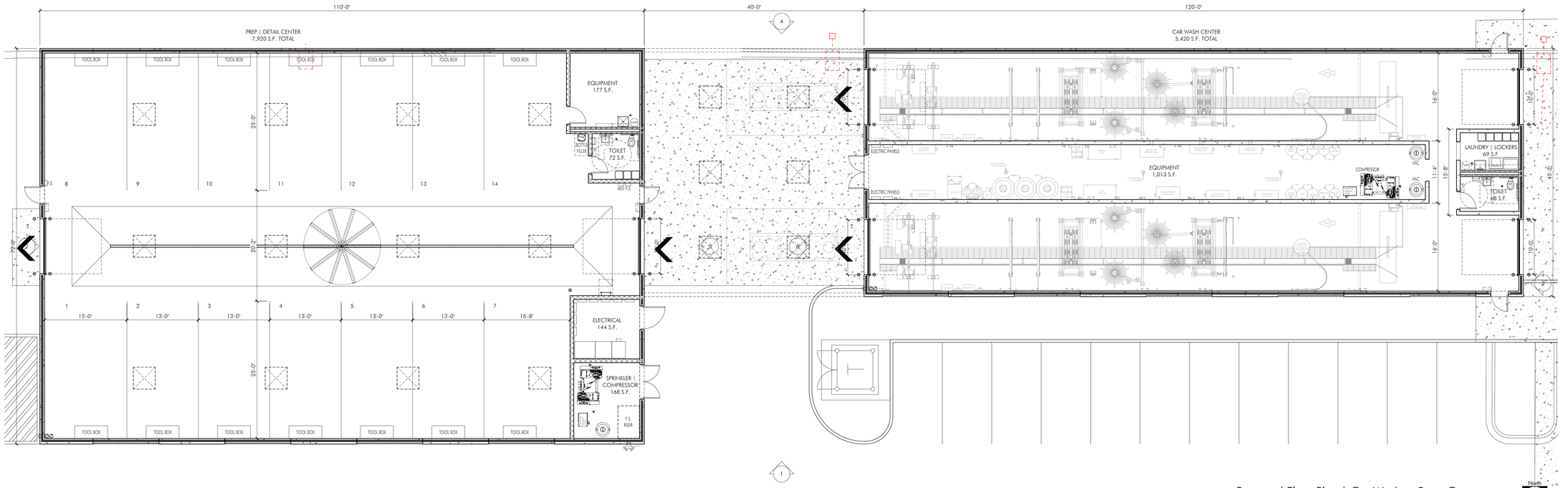
PERSPECTIVE VIEW | SOUTH-WEST
NTS



PERSPECTIVE VIEW | SOUTH-EAST
NTS



PERSPECTIVE VIEW | NORTH-EAST
NTS



Proposed Floor Plan | Car Wash + Prep. Center
Scale: 1/8"= 1'-0"

North

JRB

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Proposed Floor Plan CW-Prep. Center

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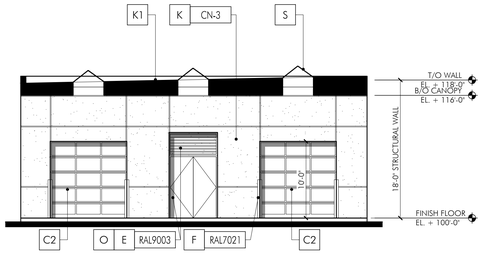
Exterior Elevations Notes

- C — 1" INSULATED TEMPERED CLEAR GLASS PPG SOLARBAN 70 LOW-E GLAZING IN ALUMINUM STOREFRONT SYSTEM. CLEAR ANODIZED FINISH.
- C2 — ALUMINUM/ CLEAR VISION GLASS OVERHEAD DOOR W/ TRACK SYSTEM AND STANDARD MANUFACTURER'S LOCK. CLEAR ANODIZED
- D — FACTORY PRE-FINISHED METAL COPING TO MATCH RAL 9003 DARK GREY
- E — HOLLOW METAL DOOR AND FRAME - FINISH AS SCHEDULED
- F — 5" OD X 6'-0" LONG CONCRETE FILLED PAINTED STEEL BOLLARDS TYPICAL @ BOTH SIDES - SEE FLOOR PLAN.
- K — PRECAST WALL PANEL SYSTEM (INSULATED BELOW ROOF LINE):
  - RUBBED SMOOTH TEXTURE FINISH @ EXTERIOR SIDE. PAINT AS SCHEDULED.
  - SMOOTH TEXTURE FINISH @ INTERIOR SIDE. PAINT AS SCHEDULED.
- K1 — PRECAST ROOF SLAB PANEL SYSTEM:
  - RUBBED SMOOTH TEXTURE FINISH @ EXTERIOR SIDES. PAINT AS SCHEDULED.
  - ROOF TPO MEMBRANE ON MINIMAL ROOF INSULATION FOR DRAIN PITCH.
- O — MECHANICAL LOUVER SYSTEM ABOVE MAN DOOR PAINTED TO MATCH DOOR FRAME. SEE M SHEETS AND DOOR SCHEDULE.
- Q — 'FIELDS AUTO GROUP' LOGO WALL PAINTED RAL 9003
- S — 3x3' SKYLIGHT DOME | CLEAR ANODIZED ALUMINUM FINISH

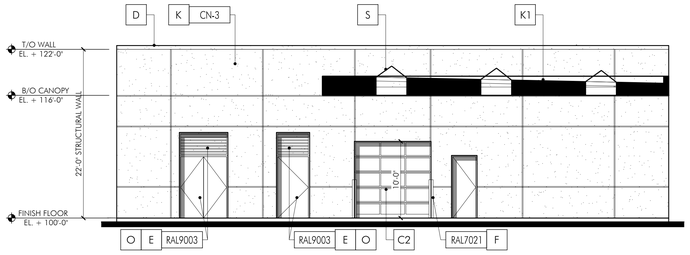
CN-3	EXTERIOR PAINT TO MATCH RAL9003 SATIN SHEEN. APPLY PER MANUFACTURER'S RECOMMENDATIONS
RAL7021	EXTERIOR PAINT TO MATCH RAL7021 SEMI-GLOSS SHEEN @ METALS | SATIN SHEEN @ ALL OTHER CONDITIONS
RAL9003	EXTERIOR PAINT TO MATCH RAL9003 SEMI-GLOSS SHEEN @ METALS | SATIN SHEEN @ ALL OTHER CONDITIONS



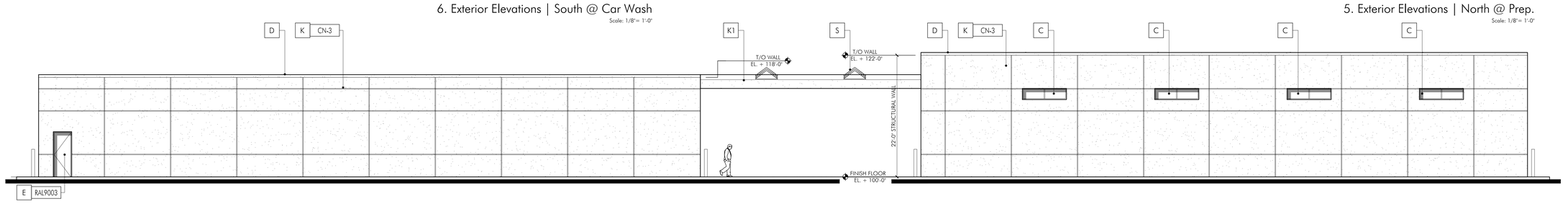
PERSPECTIVE VIEW | NORTH-EAST
NTS



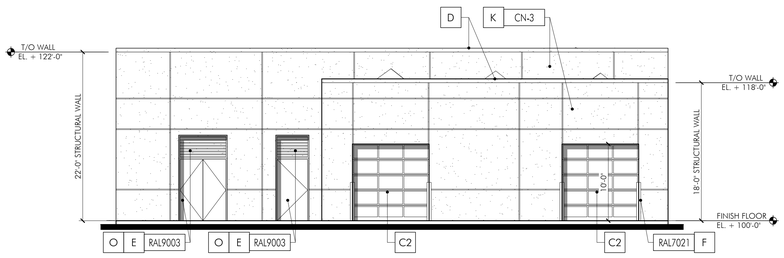
6. Exterior Elevations | South @ Car Wash
Scale: 1/8"= 1'-0"

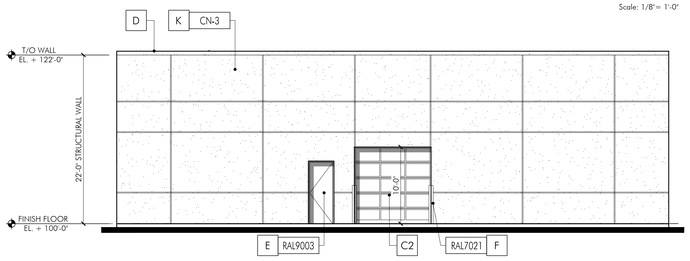


5. Exterior Elevations | North @ Prep.
Scale: 1/8"= 1'-0"

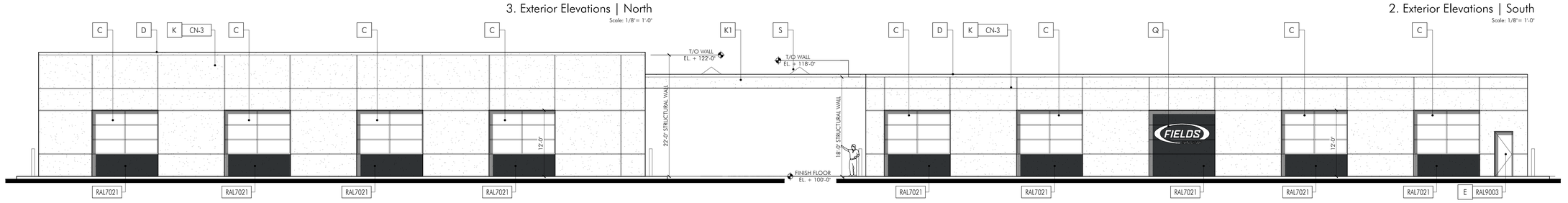


4. Exterior Elevations | West
Scale: 1/8"= 1'-0"





3. Exterior Elevations | North
Scale: 1/8"= 1'-0"



2. Exterior Elevations | South
Scale: 1/8"= 1'-0"

1. Exterior Elevations | East
Scale: 1/8"= 1'-0"

JRB

The JRB Group Architects
3115 N. Wilke Road Arlington Heights, Illinois 60004
Phone 847.506.0123 Fax 847.506.0145

FIELDS AUTO GROUP

No.	Date	Comments
	02.20.25	Issue for PZ/Arch Commission
	01.26.26	Issue for PZ/Arch Commission
	12.08.25	Issue for Arch Commission
	12.01.25	Issue for Arch/Plan Commission

Revisions

Commission No.	JRB 25003
Drawn By	ICI
Checked By	JRB
Approved By	JRB
Issued for Review	
Issued for Permits	
Issued for Pricing	
Issued for Construction	

Project Title

Fields Northfield

VOLVO

Sales-Service Facility Renovations
770 Frontage Road
Northfield, Illinois 60093

Campus Car Wash + Prep. Center

700 Frontage Road
Northfield, Illinois 60093

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Scope Document

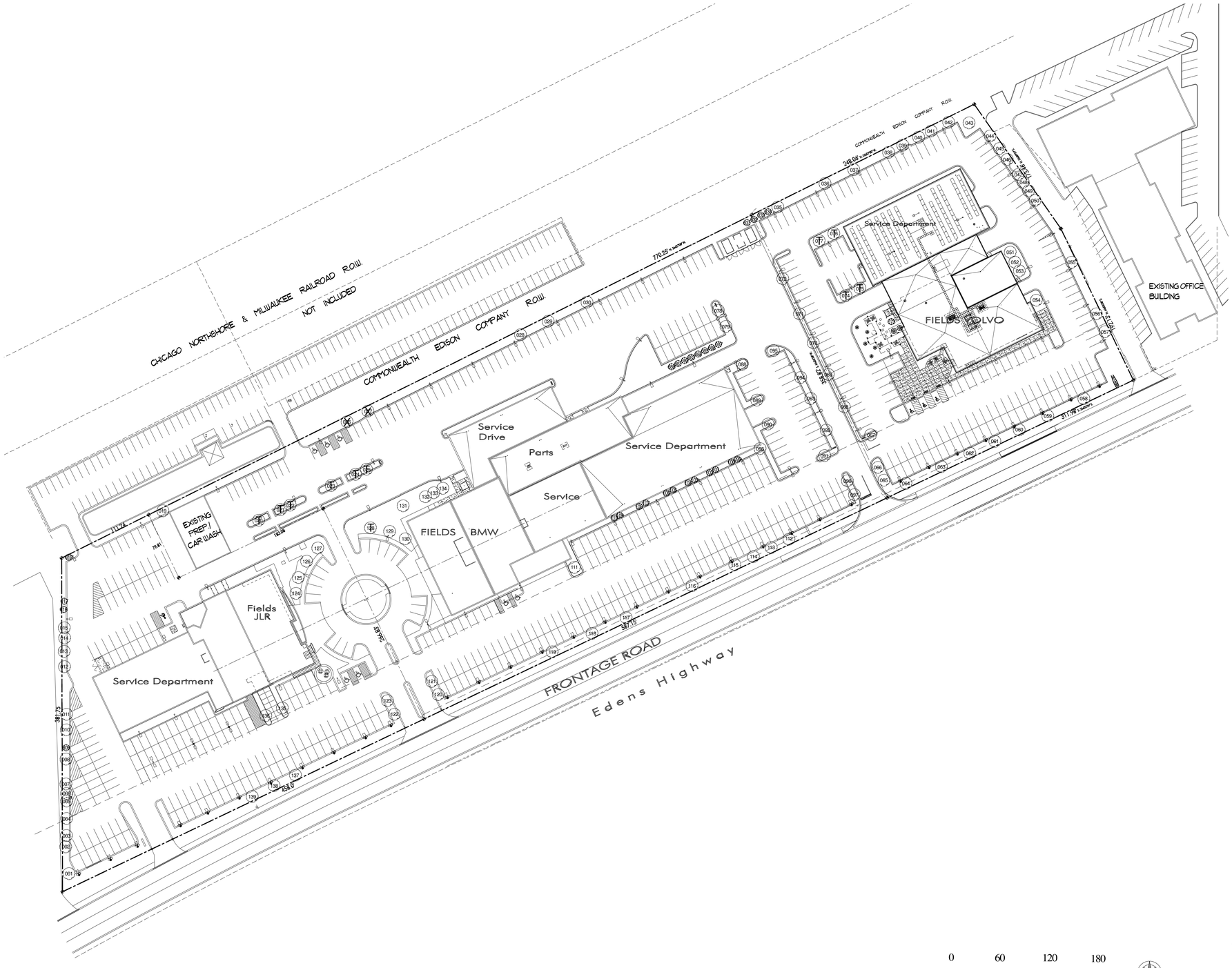
This preliminary drawing indicates the general scope of the project in terms of the architectural design concept, the dimensions of the building, the type of structural system, and an outline of the major elements of construction. As a "scope" document this drawing does not necessarily indicate or describe all work required for the full performance and completion of the work. These documents shall not be used for construction. They were prepared for the purpose of construction pricing only with the understanding that the Contractor, Subcontractor and material men are to furnish all the work of sound and quality construction and that the Contractor, Subcontractor and materials men shall be solely responsible for the inclusion of adequate amounts to cover the installation of all items indicated, described, or implied.

Sheet Title

Proposed Elevations CW-Prep. Center

Sheet No.

DD1.8



0 60 120 180

SCALE: 1"=60'

JRB
THE JRB GROUP ARCHITECTS
315 N ULKE ROAD ARLINGTON HEIGHTS, ILLINOIS 60004
PHONE 847.506.0123 FAX 847.506.0145

FIELDS AUTO GROUP

REVISIONS:

DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL 60048
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

700-770 FRONTAGE ROAD
NORTHFIELD, ILLINOIS

TREE SURVEY

DATE: 01.26.26
SCALE: 1"=60'
DRAWN: CJD

L101

TREE INVENTORY

Tree #	Common Name	Botanical Name	Size	Condition	Action
001	Red Sunset Maple	Acer rubrum ‘Red Sunset’	9”	Good	Maintain
002	Crabapple	Malus var.	7”	Fair	Maintain
003	Crabapple	Malus var.	7”	Fair	Maintain
004	Skyline Locust	Gleditsia triacanthos ‘Skyline’	10”	Good	Maintain
005	Crabapple	Malus var.	8”	Fair	Maintain
006	Crabapple	Malus var.	8”	Fair	Maintain
007	Skyline Locust	Gleditsia triacanthos ‘Skyline’	10”	Fair	Maintain
008	Crabapple	Malus var.	7”	Fair	Maintain
009	Crabapple	Malus var.	8”	Fair	Maintain
010	Crabapple	Malus var.	7”	Fair	Maintain
011	Skyline Locust	Gleditsia triacanthos ‘Skyline’	9”	Good	Maintain
012	Crabapple	Malus var.	7”	Fair	Maintain
013	Crabapple	Malus var.	8”	Fair	Maintain
014	Skyline Locust	Gleditsia triacanthos ‘Skyline’	10”	Fair	Maintain
015	Skyline Locust	Gleditsia triacanthos ‘Skyline’	10”	Fair	Maintain
015	Techny Arborvitae	Thuja occidentalis ‘Techny’	9’	Poor	Maintain
017	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Poor	Maintain
018	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Poor	Maintain
019	Skyline Locust	Gleditsia triacanthos ‘Skyline’	11”	Fair	Maintain
020	Red Sunset Maple	Acer rubrum ‘Red Sunset’	4”	Good	Transplant
021	Red Sunset Maple	Acer rubrum ‘Red Sunset’	4”	Good	Transplant
022	Red Sunset Maple	Acer rubrum ‘Red Sunset’	4”	Good	Transplant
023	Red Sunset Maple	Acer rubrum ‘Red Sunset’	4”	Good	Transplant
024	Red Sunset Maple	Acer rubrum ‘Red Sunset’	4”	Good	Transplant
025	Red Sunset Maple	Acer rubrum ‘Red Sunset’	4”	Good	Transplant
026	Box Elder	Acer negundo	9”	Poor	Remove
027	Box Elder	Acer negundo	10”	Poor	Remove
028	Box Elder	Acer negundo	9”	Poor	Maintain
029	Box Elder	Acer negundo	11”	Poor	Maintain
030	Box Elder	Acer negundo	10”	Poor	Maintain
031	Techny Arborvitae	Thuja occidentalis ‘Techny’	9’	Fair	Maintain
032	Techny Arborvitae	Thuja occidentalis ‘Techny’	9’	Poor	Maintain
033	Techny Arborvitae	Thuja occidentalis ‘Techny’	9’	Poor	Maintain
034	White Pine	Pinus strobus	10’	Fair	Maintain
035	Pin Oak	Quercus palustris	7”	Fair	Maintain
036	Skyline Locust	Gleditsia triacanthos ‘Skyline’	10”	Fair	Maintain
037	Swamp White Oak	Quercus bicolor	6”	Fair	Maintain
038	Maple	Acer var.	6”	Fair	Maintain
039	Swamp White Oak	Quercus bicolor	5”	Fair	Maintain
040	Maple	Acer var.	6”	Fair	Maintain
041	Swamp White Oak	Quercus bicolor	7”	Fair	Maintain
042	Maple	Acer var.	6”	Fair	Maintain
043	Northern Red Oak	Quercus rubra	6”	Good	Maintain
044	Swamp White Oak	Quercus bicolor	7”	Good	Maintain
045	Swamp White Oak	Quercus bicolor	7”	Good	Maintain
046	Swamp White Oak	Quercus bicolor	8”	Good	Maintain
047	Swamp White Oak	Quercus bicolor	8”	Good	Maintain
048	Swamp White Oak	Quercus bicolor	8”	Good	Maintain
049	Swamp White Oak	Quercus bicolor	7”	Good	Maintain
050	Swamp White Oak	Quercus bicolor	8”	Good	Maintain
051	Marmo Maple	Acer freemanii ‘Marmo’	10”	Good	Maintain
052	Marmo Maple	Acer freemanii ‘Marmo’	10”	Good	Maintain
053	Marmo Maple	Acer freemanii ‘Marmo’	10”	Good	Maintain
054	Northern Red Oak	Quercus rubra	6”	Good	Maintain
055	Northern Red Oak	Quercus rubra	7”	Good	Maintain
056	Northern Red Oak	Quercus rubra	6”	Good	Maintain
057	Northern Red Oak	Quercus rubra	7”	Good	Maintain
058	Kentucky Coffee Tree	Gymnocladus dioicus	9”	Good	Maintain
059	Kentucky Coffee Tree	Gymnocladus dioicus	8”	Good	Maintain
060	Kentucky Coffee Tree	Gymnocladus dioicus	9”	Good	Maintain
061	Kentucky Coffee Tree	Gymnocladus dioicus	9”	Good	Maintain
062	Kentucky Coffee Tree	Gymnocladus dioicus	10”	Good	Maintain
063	Kentucky Coffee Tree	Gymnocladus dioicus	9”	Good	Maintain
064	Kentucky Coffee Tree	Gymnocladus dioicus	9”	Good	Maintain
065	Kentucky Coffee Tree	Gymnocladus dioicus	8”	Good	Maintain
066	Kentucky Coffee Tree	Gymnocladus dioicus	8”	Good	Maintain
067	Common Hackberry	Celtis occidentalis	5”	Good	Maintain
068	Common Hackberry	Celtis occidentalis	5”	Good	Maintain
069	Common Hackberry	Celtis occidentalis	5”	Good	Maintain
070	Common Hackberry	Celtis occidentalis	5”	Good	Maintain
071	Common Hackberry	Celtis occidentalis	5”	Good	Maintain
072	Common Hackberry	Celtis occidentalis	5”	Good	Maintain
073	Mountbatten Juniper	Juniperus chinensis ‘Mountbatten’	10’	Fair	Maintain
074	Common Hackberry	Celtis occidentalis	5”	Good	Transplant
075	Common Hackberry	Celtis occidentalis	4”	Good	Transplant
076	Common Hackberry	Celtis occidentalis	5”	Good	Transplant
077	Common Hackberry	Celtis occidentalis	5”	Good	Transplant
078	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	8”	Fair	Maintain
079	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	8”	Fair	Maintain
080	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
081	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
082	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
083	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
084	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
085	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
086	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
087	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
088	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
089	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
090	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	8”	Fair	Maintain
091	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	8”	Fair	Maintain
092	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
093	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
094	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	8”	Fair	Maintain
095	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
096	Skyline Locust	Gleditsia triacanthos ‘Skyline’	9”	Good	Maintain
097	Skyline Locust	Gleditsia triacanthos ‘Skyline’	9”	Good	Maintain
098	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
099	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
100	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
101	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
102	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
103	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
104	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
105	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
106	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
107	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
108	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
109	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
110	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
111	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
112	Skyline Locust	Gleditsia triacanthos ‘Skyline’	10”	Good	Maintain
113	Maple	Acer var.	4”	Good	Maintain
114	Maple	Acer var.	4”	Good	Maintain
115	Skyline Locust	Gleditsia triacanthos ‘Skyline’	10”	Good	Maintain
116	Skyline Locust	Gleditsia triacanthos ‘Skyline’	11”	Good	Maintain
117	Skyline Locust	Gleditsia triacanthos ‘Skyline’	11”	Good	Maintain
118	Skyline Locust	Gleditsia triacanthos ‘Skyline’	12”	Good	Maintain
119	Skyline Locust	Gleditsia triacanthos ‘Skyline’	11”	Good	Maintain
120	Skyline Locust	Gleditsia triacanthos ‘Skyline’	12”	Good	Maintain
121	Skyline Locust	Gleditsia triacanthos ‘Skyline’	11”	Good	Maintain
122	Skyline Locust	Gleditsia triacanthos ‘Skyline’	12”	Good	Maintain
123	Skyline Locust	Gleditsia triacanthos ‘Skyline’	11”	Good	Maintain
124	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	8”	Fair	Maintain
125	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
126	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
127	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	8”	Fair	Maintain
128	Beech	Fagus var.	3”	Good	Transplant
129	Beech	Fagus var.	3”	Good	Maintain
130	Beech	Fagus var.	3”	Good	Maintain
131	Crabapple	Malus var.	6”	Fair	Maintain
132	Linden	Tilia var.	3”	Good	Maintain
133	Linden	Tilia var.	3”	Good	Maintain
134	Linden	Tilia var.	3”	Good	Maintain
135	Skyline Locust	Gleditsia triacanthos ‘Skyline’	12”	Good	Maintain
136	Skyline Locust	Gleditsia triacanthos ‘Skyline’	11”	Good	Maintain
137	Skyline Locust	Gleditsia triacanthos ‘Skyline’	12”	Good	Maintain
138	Skyline Locust	Gleditsia triacanthos ‘Skyline’	12”	Good	Maintain
139	Skyline Locust	Gleditsia triacanthos ‘Skyline’	12”	Good	Maintain

REVISIONS:

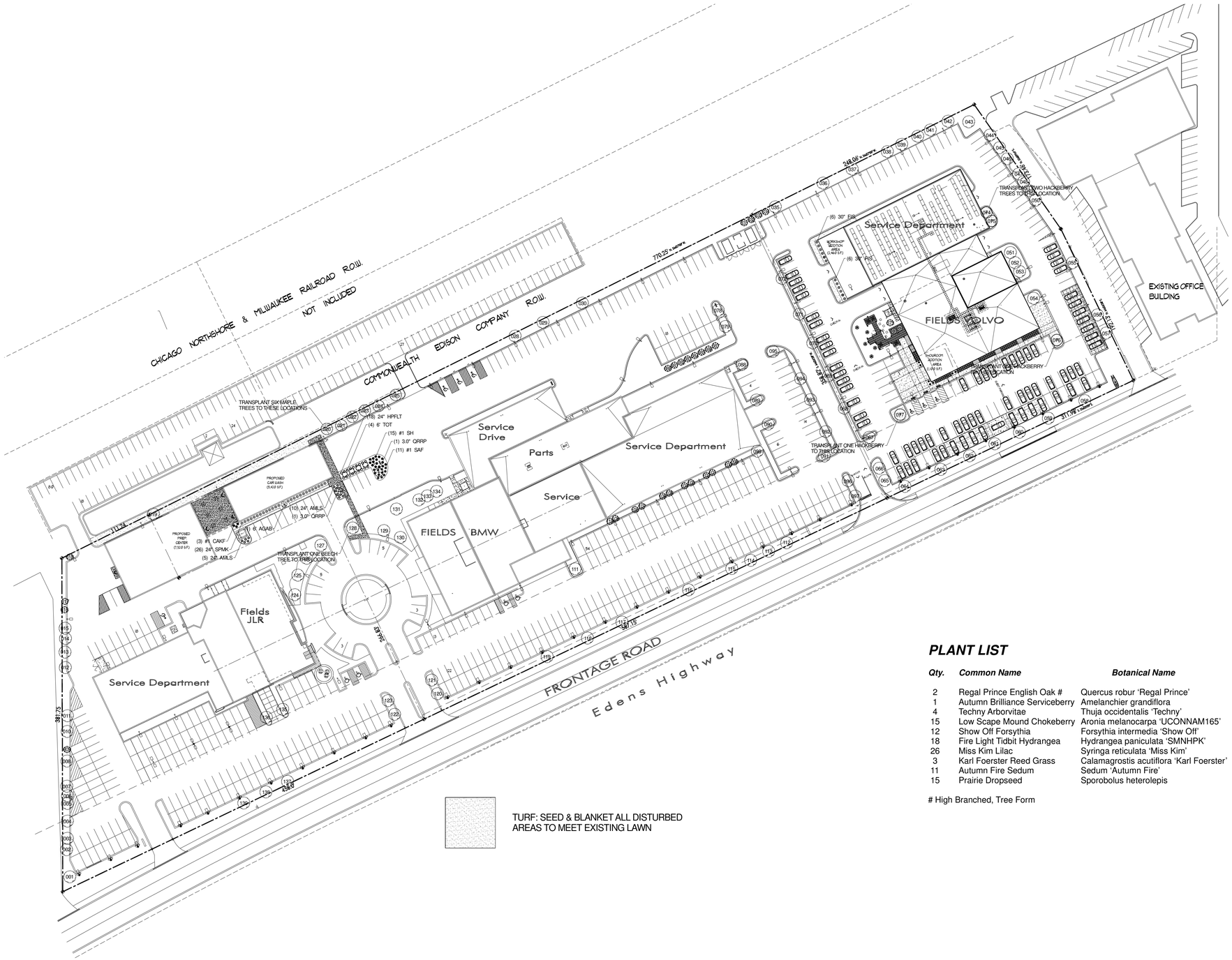
DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL. 60048
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

FIELDS AUTO GROUP
700-770 FRONTAGE ROAD
NORTHFIELD, ILLINOIS

TREE SURVEY

DATE: 01.26.26
SCALE: NONE
DRAWN: CJD

L102



TURF: SEED & BLANKET ALL DISTURBED AREAS TO MEET EXISTING LAWN

PLANT LIST

Qty.	Common Name	Botanical Name	Size	Remarks	Key
2	Regal Prince English Oak #	Quercus robur 'Regal Prince'	3.0"	B&B	QRRP
1	Autumn Brilliance Serviceberry	Amelanchier grandiflora	6'	B&B	AGAB
4	Techny Arborvitae	Thuja occidentalis 'Techny'	6'	B&B	TOT
15	Low Scape Mound Chokeberry	Aronia melanocarpa 'UCONNAM165'	24"	Cont.	AMLS
12	Show Off Forsythia	Forsythia intermedia 'Show Off'	30"	Cont.	FIS
18	Fire Light Tidbit Hydrangea	Hydrangea paniculata 'SMNHPK'	24"	Cont.	HPFLT
26	Miss Kim Lilac	Syringa reticulata 'Miss Kim'	24"	Cont.	SPMK
3	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1	Pots	CAKF
11	Autumn Fire Sedum	Sedum 'Autumn Fire'	#1	Pots	SAF
15	Prairie Dropseed	Sporobolus heterolepis	#1	Pots	SH

High Branched, Tree Form

0 60 120 180

SCALE: 1"=60'

JRB
THE JRB GROUP ARCHITECTS
315 N. WILKE ROAD ARLINGTON HEIGHTS, ILLINOIS 60005-2004
PHONE 847.506.0123 FAX 847.506.0145

FIELDS AUTO GROUP
700-770 FRONTAGE ROAD
NORTHFIELD, ILLINOIS

REVISIONS:

DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL. 60048
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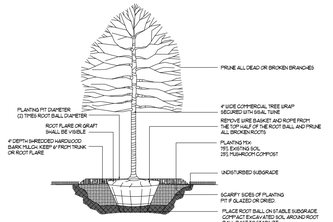
LANDSCAPE PLAN

DATE: 01.26.26
SCALE: 1"=60'
DRAWN: CJD

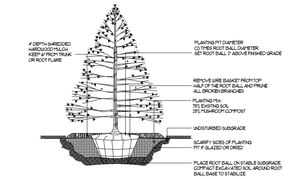
L103

GENERAL NOTES

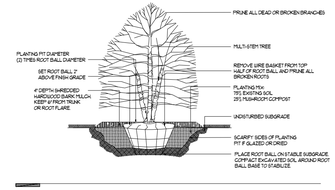
1. ALL DIMENSIONS AND SITE CONDITIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. SITE PLAN, ARCHITECTURE PLAN AND SITE SURVEY WERE PROVIDED BY OTHERS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
3. SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
4. ALL OVERHEAD AND UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING OR EXCAVATION. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING, PLANT OR MATERIALS PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS MAY BE MADE PRIOR TO PROCEEDING.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AREA, FENCES, SITE FEATURES AND PAVING TO REMAIN. ANY DAMAGE TO THESE EXISTING AREAS OR FEATURES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS SHALL BE TILLED, RE-GRADED, TOPSOIL ADDED AS NEEDED AND BE RESTORED WITH SOD.
6. IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FRIABLE LOAM OR SANDY LOAM, COMPRISED OF BETWEEN 20% AND 50% SILT, 10% AND 25% CLAY, AND 30% AND 60% SAND. THE PH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 6%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. CONTRACTOR SHALL PROVIDE A RECENT SOIL TEST ANALYSIS FOR ALL SOIL TO BE USED. THE ANALYSIS MUST INCLUDE THE INFORMATION REQUIRED ABOVE.
7. SEED SHALL BE A BLEND OF KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS, TALL FESCUE, AND FINE FESCUE.
8. ALL TREES ARE TO HAVE FRESH-LY DUG, BALLED AND BURLAPPED ROOT BALLS WITH SIZES THAT MEET THE STANDARDS OF THE AMERICAN NURSERYMEN'S ASSOCIATION. DECIDUOUS AND EVERGREEN SHRUBS MAY EITHER HAVE FRESH-LY DUG, BALLED AND BURLAPPED ROOT BALLS OR MAY BE CONTAINER GROWN. ALL PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS MUST BE CONTAINER GROWN. CONTAINER GROWN MATERIALS SHALL HAVE BEEN GROWN IN THEIR CURRENT CONTAINER FOR A PERIOD OF NO LESS THAN SIX MONTHS.
9. ALL TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT, AT THE NURSERY, PRIOR TO DIGGING. TREES THAT ARE ACCEPTABLE WILL BE SEALED. ALL SEALS APPLIED BY THE LANDSCAPE ARCHITECT MUST REMAIN ON THE TREES AND ARE NOT TO BE REMOVED BY THE CONTRACTOR. ALL TREES MUST HAVE SEALS IN PLACE AT TIME OF ACCEPTANCE OR WILL BE AUTOMATICALLY REJECTED. HEELED-IN TREES WILL NOT BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
10. ALL SHRUBS MUST MEET THE MINIMUM SIZES GIVEN IN THE PLANT LIST AND BE SPECIMEN QUALITY. SHRUBS THAT DO NOT MEET THESE GUIDELINES WILL BE REJECTED.
11. PLANT MATERIAL SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES: MAY 1 THROUGH NOVEMBER 1
12. TEST TREE PITS AND PLANT BEDS FOR ADEQUATE DRAINAGE. FILL PLANT PIT WITH 12" OF WATER. IF WATER LEVEL DOES NOT DROP A MINIMUM OF ONE INCH PER HOUR, NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE ISSUES.
13. PLANTING MIX FOR ALL PLANTINGS SHALL BE A BLEND OF 90% APPROVED TOPSOIL AND 10% SOIL AMENDMENT. ACCEPTABLE AMENDMENTS INCLUDE ONE STEP SOIL CONDITIONER OR PM35 PLANTER MIX FROM MIDWEST TRADING, OR APPROVED EQUAL. BLENDING OF PLANTING MIX COMPONENTS SHALL BE COMPLETED OUTSIDE OF THE PLANTING PITS, PRIOR TO PLANTING.
14. AREAS DESIGNATED WITH GRAVEL IS TO HAVE A 4" DEPTH OF AN ANGULAR DECORATIVE GRAVEL OVER A FILTER FABRIC. GRAVEL TO BE DARK COLOR, 3/4" TO 1" DIA. SUBMIT SAMPLES FOR OWNER APPROVAL.
15. EXCAVATE PARKING LOT ISLANDS AND CURBED PLANTERS TO A DEPTH OF 24". BACKFILL WITH A 12" DEPTH OF TOPSOIL, AND A 12" DEPTH OF PLANTING MIX. BERM PLANTERS AND ISLANDS TO A HEIGHT OF 3" ABOVE TOP OF CURB TO PREVENT PONDING.
16. ALL PLANT BEDS ARE TO BE WELL SHAPED 'SPADE CUT' EDGES, 3" DEPTH, IN LINES OR IN CURVES AS SHOWN ON THE DRAWINGS.
17. ALL PLANT MATERIAL, INCLUDING SEED, SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL 'ACCEPTANCE' IS GRANTED. MAINTENANCE SHALL INCLUDE, WATERING, WEEDING, PRUNING, STRAIGHTENING, SPRAYING, MULCH REPLACEMENT AND MOWING.
18. THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING UPON SUBSTANTIAL COMPLETION FOR "ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE OR OUTSTANDING ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED AND REVIEWED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "ACCEPTANCE". SEED SHALL BE REVIEWED FOR ACCEPTANCE, ONLY AFTER THEY HAVE FULLY ROOTED AND HAVE BEEN MOWED AT LEAST TWICE.
19. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF "ACCEPTANCE". AT OR NEAR THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING FOR "FINAL ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY REPLACED OR REPAIRED, REVIEWED AND APPROVED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "FINAL ACCEPTANCE".



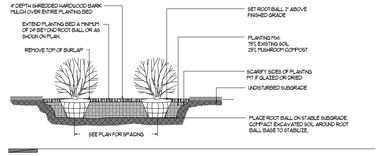
DETAIL
DECIDUOUS TREE PLANTING



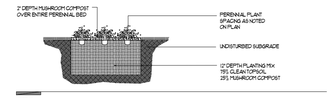
DETAIL
EVERGREEN TREE PLANTING



DETAIL
DECIDUOUS ORNAMENTAL TREE PLANTING



DETAIL
SHRUB PLANTING



DETAIL
PERENNIAL PLANTING

REVISIONS:

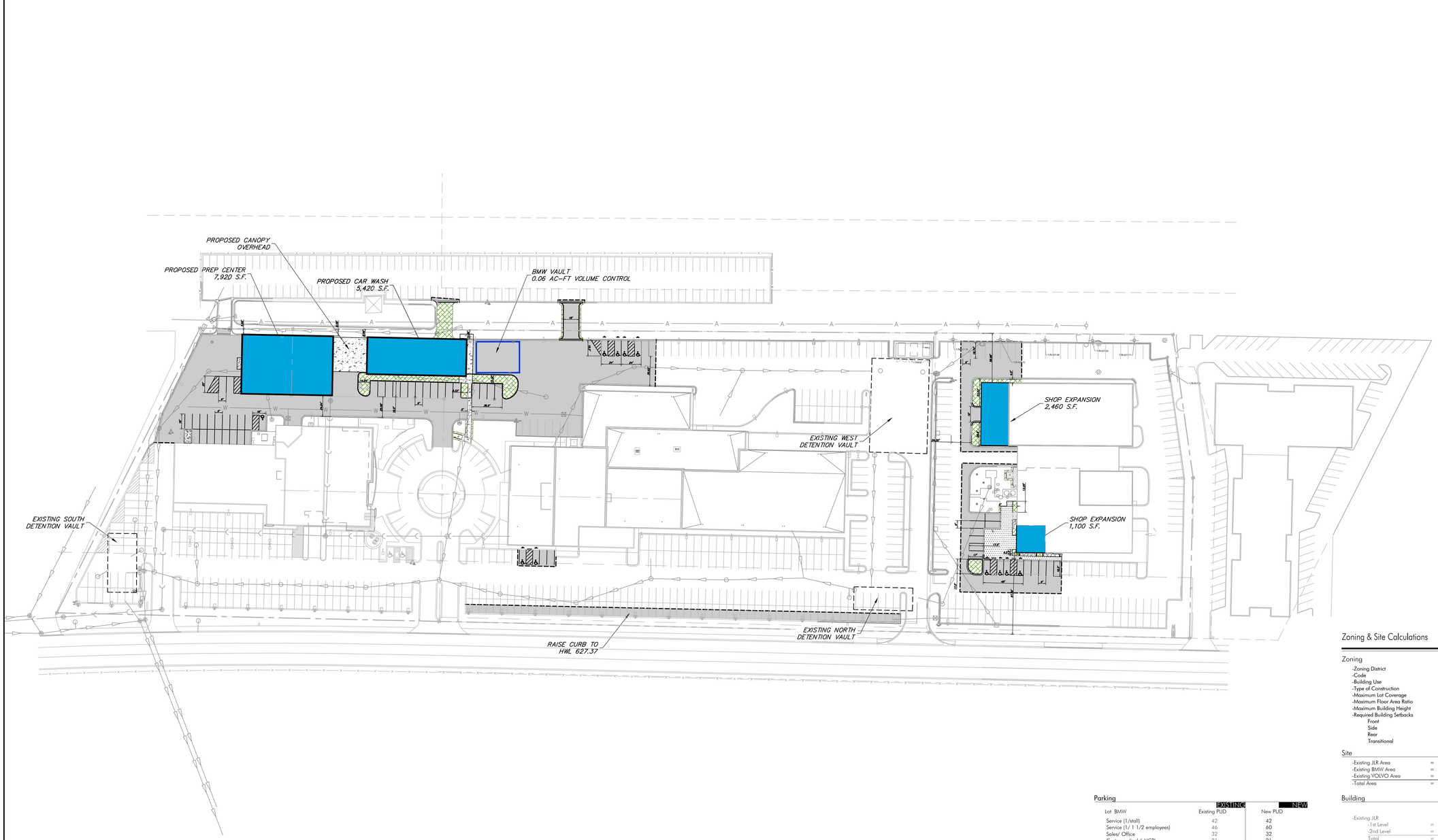
DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL 60048
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

FIELDS AUTO GROUP
700-770 FRONTAGE ROAD
NORTHFIELD, ILLINOIS

LANDSCAPE DETAILS

DATE: 01.26.26
SCALE: NONE
DRAWN: CJD

L104



GRAPHIC SCALE

50 0 25 50

(IN FEET)

1 inch = 50 ft.

LEGEND

- HMA PAVEMENT
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED RESTORATION
- PROPOSED LANDSCAPE STONE

LEGEND

- VAULT AREA

Zoning & Site Calculations

Zoning

-Zoning District	O/R Office Research District
-Code	2006 International Building Code
-Building Use	Automotive Dealer
-Type of Construction	Type II B- Fully Sprinklered 2hrs
-Maximum Lot Coverage	90%
-Maximum Floor Area Ratio	2.0
-Maximum Building Height	35 ft.
-Required Building Setbacks	
Front	10 ft.
Side	10 ft.
Rear	20 ft.
Transitional	20 ft.

Site

-Existing JLR Area	=	115,534 S.F. (2.65 Acres) | per alta survey dated 02.19.2016
-Existing BMW Area	=	222,817 S.F. (5.11 Acres)
-Existing VOLVO Area	=	110,316 S.F. (2.53 Acres) | per alta survey dated 03.24.2011
-Total Area	=	447,223 S.F. (10.29 Acres)

Parking

	EXISTING	NEW
Lot BMW	Existing PUD	New PUD
Service (1/stall)	42	42
Service (1/ 1 1/2 employees)	46	60
Sales/ Office	32	32
Customer (incl 6 HCP)	21	21
Total Lot	141	155
Lot JLR	Existing PUD	Unaltered PUD
Service (1/stall)	20	20
Service (1/ 1 1/2 employees)	12	12
Sales/ Office	12	12
Customer (incl 3 HCP)	10	10
Total Lot	54	54
Lot VOLVO	Existing PUD	New PUD
Service (1/stall)	15	19
Service (1/ 1 1/2 employees)	17	21
Sales/ Office	17	21
Customer (incl 4 HCP)	15	18
Total Lot	64	79
Total Existing Parking In Site		
•• BMW	= 308 Spaces+	= 297 Spaces+
•• JLR	= 209 Spaces	= 185 Spaces
•• VOLVO	= 179 Spaces	= 149 Spaces
	= 689 Spaces	= 631 Spaces
• Total Existing Parking Off Site	152 Spaces	151 Spaces

Building

		EXISTING		NEW
-Existing JLR			-Unaltered JLR	
-1st Level	=	22,109 S.F.+	-1st Level	= 22,109 S.F.+
-2nd Level	=	5,659 S.F.	-2nd Level	= 5,659 S.F.
Total	=	27,768 S.F.	Total	= 27,768 S.F.
-Existing BMW			-Unaltered BMW	
-1st Level	=	53,261 S.F.+	-1st Level	= 53,261 S.F.+
-2nd Level	=	14,587 S.F.	-2nd Level	= 14,587 S.F.
Total	=	67,848 S.F.	Total	= 67,848 S.F.
-Existing Car Wash	=	3,243 S.F.	-Existing Car Wash	= 3,243 S.F.
-Existing VOLVO	=	27,303 S.F.	-Proposed CW/Prep.Center	= 13,340 S.F.
-Total Existing Area	=	126,162 S.F.	VOLVO	
			-Existing VOLVO	= 27,303 S.F.+
			-Proposed VOLVO Additions	= 3,560 S.F.
			Total Proposed Area	= 30,863 S.F.
			-Total Proposed Area	= 139,819 S.F.

F.A.R.

-Existing JLR Area	=	.24	-Unaltered JLR Area	= .24
-Existing BMW Area	=	.32	-Proposed BMW Area	= .36
-Existing VOLVO Area	=	.25	-Proposed VOLVO Area	= .28

Landscape

-Existing JLR Area	=	16,140 S.F.	-Unaltered JLR Area	= 16,140 S.F.
-Existing BMW Area	=	26,944 S.F.	-Proposed BMW Area	= 28,282 S.F.
-Existing VOLVO Area	=	18,437 S.F.	-Proposed VOLVO Area	= 14,226 S.F.
Total Existing Landscape Area	=	61,521 S.F.	Total Existing Landscape Area	= 57,398 S.F.

Lot Coverage

-Existing JLR Area	=	99,394 S.F. (86%)	-Unaltered JLR Area	= 99,394 S.F. (86%)
-Existing BMW Area	=	195,873 S.F. (87%)	-Proposed BMW Area	= 194,535 S.F. (87%)
-Existing VOLVO Area	=	91,879 S.F. (83%)	-Proposed VOLVO Area	= 95,055 S.F. (87%)

GHA GEWALT HAMILTON ASSOCIATES, INC.
625 Forest Edge Drive ■ Vernon Hills, IL. 60061
TEL 847.478.9700 ■ FAX 847.478.9701

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CIVIL SITE PLAN

FIELDS BMW NORTHFIELD CAR WASH
700 FRONTAGE ROAD
NORTHFIELD, ILLINOIS 60093

NO.	BY	DATE	REVISION

NO.	BY	DATE	REVISION

FILE: 3837.207-PR.dwg
DRAWN BY: DGC
DATE: 02-27-26
GHA PROJECT # 3837.207
CHECKED BY: EJS
DATE: 02-27-26
SCALE: 1"=30'
SHEET NUMBER: 1 OF 1 SHEETS

The Village of Northfield

TO: CHAIRMAN JEFFREY EIGEL AND MEMBERS OF THE ARCHITECTURAL COMMISSION

FROM: AMINA AWAD, PLANNING TECHNICIAN
STEVE GUTIERREZ, COMMUNITY DEVELOPMENT DIRECTOR

MEETING DATE: MARCH 9, 2026

SUBJECT: **PUD AMMENDMENT – VOLVO EXPANSION AND CARWASH WITH PREP CENTER – 700-770 FRONTAGE ROAD**

PETITIONER

The petitioner is Fields Imports, Inc., owner of the properties at 700-770 Frontage Road. The campus has three current dealerships: Volvo, BMW, and Jaguar/ Land Rover.

REQUEST

The petitioner is seeking approval of an amendment to their planned unit development (PUD) in order to 1) build a new carwash and prep center for the use of the Fields campus behind the Jaguar/ Land Rover dealership and 2) to expand the Volvo showroom and service department. The existing carwash will be torn down and replaced with a 5,420 sq ft. two-tunnel carwash and a 7,920 sq ft prep center. The Volvo expansion will add 1,100 sq ft to the showroom and 2,460 square feet to the service center, for four new service bays. If approved construction of the new facilities would begin in the summer of 2026.

The 447,223 sq ft (10.29 acre) subject property is zoned O/R Office/Research District. The proposed amendments require one Architectural variation, to allow for the omission of one required landscape island tree. The island with the omitted tree is the southernmost new island located between the carwash and the dealership, and is in a somewhat hidden area. The island will have a transformer located on it.

The Architectural Commission will review the architectural plans, building materials, and landscaping. The building materials and paint colors are listed alongside elevations on sheets DD1.4 and DD1.8, and their color palette is on the last page. On March 2, 2026 the Plan & Zoning Commission vetted the requested zoning variations, traffic, parking and storm water information and voted to recommend to the Village Board that it approve the proposed PUD and requested variations.

STAFF COMMENTS:

The proposed Fields campus improvements are in keeping with the existing structures, and do not make any significant and impactful changes to surrounding properties. No new lighting is being added on site, excepting the minor rearrangement and utilization of existing fixtures. A signage package for the Volvo expansion will be brought before the Commission at a later date, but will likely match existing signage.

Two boxelder trees are being removed from the site at the rear of the property near the ComEd parking lot (see red “X”s below). They are in poor condition and do not greatly impact the screening to the residential properties to the west, as the ComEd lot has a solid wood fence in between that is approximately 7’ in height.

There are 11 trees (6 maple,4 hackberry, and 1 pear) that will be displaced for the new improvements (in yellow below). These trees will be transplanted elsewhere on site and are not to be removed entirely (as listed on page L102). They will be used to screen the queue area in front of the car wash, as well as to provide landscaping around the Volvo building.

Figure 1 Tree removals (red) and transplant trees (yellow) on existing site





Figure 2 Tree Transplant locations (green) and proposed improvements (blue)

In regards to existing conditions between residential properties and these new improvements at Fields, there is already substantial buffering. Shown below is the current view from the Village right of way trail facing 1) the existing carwash and 2) the existing Volvo dealership. The existing buildings have been outlined in yellow in the photos, but are not very visible due to intermediary vegetation and barriers that buffer residential properties from Fields, and which mitigate the impact of the proposed improvements. The existing carwash is 18' in height, but with that intervening brush, trees and fencing, the proposed carwash at 22' in height would barely be visible to the neighboring residences that would be at least 230' away.



Figure 3 Facing west toward the existing carwash and the JLR dealership from the Village ROW



Figure 4 Facing west toward the existing Volvo dealership from the Village ROW

Aside from the singular requested variations, the proposed improvements meets the Village Code's landscaping, lighting and tree requirements and standards, but the details of all these elements are still subject to review by the Architectural Commission. The proposed building materials and finishes will update the Volvo building with their current brand guidelines, and the carwash and prep center will have neutral finishes. Staff recommends approval of the application.

MOTION:

At the conclusion of the discussion of this matter, if the Architectural Commission wishes to recommend approval of the proposed design elements, it may wish to consider the following motion:

Motion to recommend to the Village Board: Approval of the proposed architectural, building materials, lighting and landscaping for the building of a new carwash and the expansion of the Volvo dealership at 700-770 Frontage Road, in accordance with the Petitioners Application and Supporting Materials, date stamped February 24, 2026, with the following variation: a variation from the required 3 new landscape island trees (Appendix A, Article 10-VI, Section 10.22. B.1), to allow for only 2 new landscape island trees.

{ Insert further conditions, if any, desired by the Architectural Commission }

ATTACHMENTS:

1. Existing conditions exhibit
2. Petitioner's Application dated February 24, 2026

FIELDS EXISITNG CONDITIONS EXHIBITS

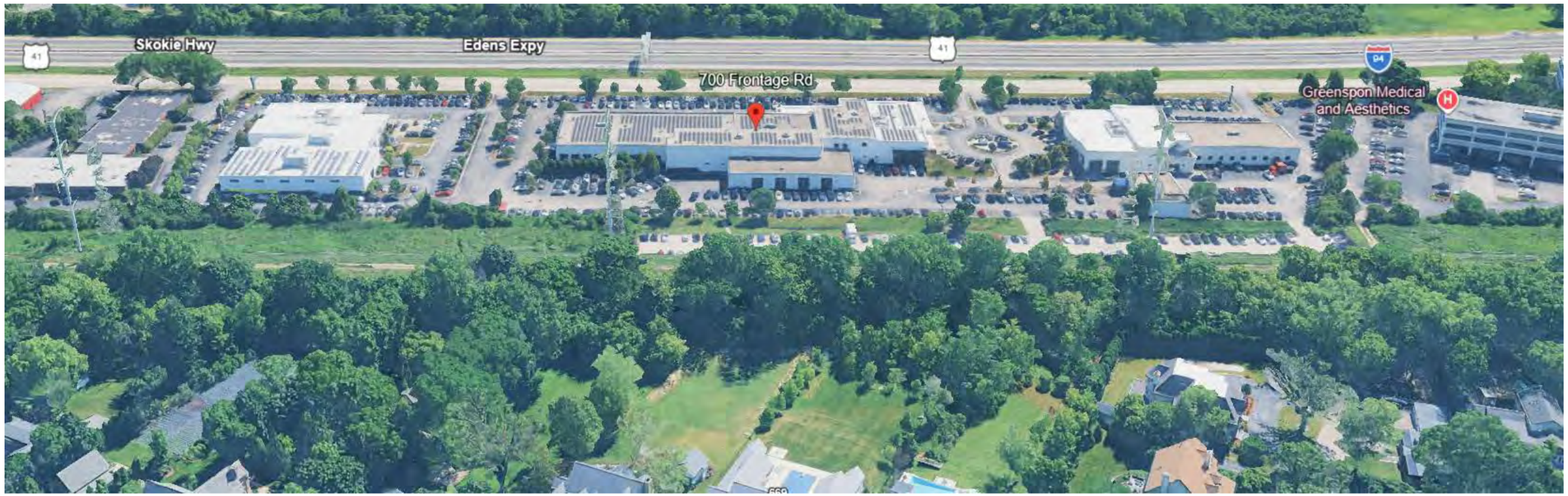


Figure 1 Google Earth aerial view of Fields campus looking east

CARWASH EXISTING CONDITIONS



Figure 2 aerial view of the southwest side of the existing carwash



Figure 3 aerial view of west side of the existing carwash with the JLR dealership behind it

VOLVO EXISTING CONDITIONS



Figure 4 aerial view of the southwest side of the existing Volvo building



Figure 5 aerial view of the existing south side of the Volvo building



Figure 6 aerial view of the existing west side of the Volvo building



Figure 7 Streetview of the east elevation of the existing Volvo building (the left south side will be the location of the expansion for the showroom)



Figure 8 Streetview of the northeast side of the existing Volvo building

Village of Northfield

ARCHITECTURAL COMMISSION APPLICATION:

This application must be accompanied by a completed Ownership and Site Authorization Affidavit (see page 7).

Project Name: Volvo Sales & Service Renovations & Campus Car Wash & Prep Center

Petitioner/Owner Name: FIELDS IMPORTS, INC.

Petitioner/Owner Signature: _____

Address: 2100 FRONTAGE RD

City: GLENCOE **State:** IL **Zip:** 60022

Phone Number: (847) 998-5200

Fax Number: _____

E-mail: shermin@fieldsauto.com

Contact Person: JEFFREY R. BROWN (THE JRB GROUP ARCHITECTS, LLC)

Address: 3115 N. WILKE RD, SUITE F

City: ARLINGTON HEIGHTS **State:** IL **Zip:** 60004

Phone Number: 847 910-6347

Fax Number: _____

E-mail: jbrown@jrbgroup.com

Project Location: 100-710 FRONTAGE RD

Zoning: O/R OFFICE/RESEARCH DISTRICT W/ P.U.D.

Type of Review Requested (check all that apply):

- ☐ Signage Approval
- ☐ Sign Variation – notification required
- ☐ Fence Variation – notification required
- ☐ Antenna Exceeding Wind Limits – notification required
- ☐ Antenna Variations – notification required
- ☐ Tennis Court or Sport Court
- ☐ Personal Wireless Facility
- ☐ O/R, V/C, B-1, B-3, M-1 or Non-Residential in a Residential District Plan Review
- ☐ Special Use
- ☐ Appeal Process from Tree Preservation Ordinance

Architectural Commission Procedures

The JRB Group Architects

January 26, 2026
Village of Northfield Architectural Commission
361 Happ Rd.
Northfield, Il 60095

RE: Fields Imports, Inc. 700-770 Frontage Road Proposed Prep Center, Car Wash and Proposed Showroom and Service Additions

Dear Commissioners:

On behalf of Fields Imports, Inc. we are pleased to present for your consideration plans for the proposed modification to the existing Fields campus facilities located at 700-770 Frontage Rd. The campus was originally constructed in 1994 and has undergone several expansions and modifications over time to arrive at it's current configuration.

The following is a brief description of the proposed changes as depicted in the attached plans.

1. The existing car wash and prep facility will be demolished and in it's place will be a proposed7,290 SF prep center along with a 5,420 SF two tunnel car wash which will enable the Fields organization to better service it's existing and growing customer base.
2. The existing Volvo facility will be expanded and renovated to bring the facility into compliance with the latest manufacturer's standards. This proposed work will include am1,100 SF addition to the showroom along with a complete façade renovation and interior remodeling. Additionally there will be 2, 460 SF expansion of the service department at the South end to provide 4 additional serviced bays.
3. With regard to existing site lighting, there are no additional fixtures being contemplated. Several fixtures will be removed to accommodate the expansion and one fixture is to be relocated.
4. The current intention is to begin this work in the summer 0f 2026 in multiple phases so as to minimize disruption to ongoing operations of the dealerships and their customers.

We sincerely hope that you will find the information in this request sufficient to approve the requested amendment on behalf of our client and we look forward to our continuing relationship with the Village and it's staff.

Sincerely,
The JRB Group Architects, LLC.

Jeffrey R. Brown

Jeffrey R. Brown
Principal

The JRB Group Architects ● 3115 N Wilke Rd STE F ● Arlington Heights, IL 60004 ●
P. 847.506.0123 ● F. 847.506.0145

Ownership and Site Authorization Affidavit

I, Shermin L. Pelinski, being first duly sworn upon oath, state that I am the

___ sole

___ an

_X_ authorized officer of the

Owner of the property commonly described as:

670 Frontage Road and that such property is legally owned by F.A.I.M, LLC. as of the date of this affidavit. As such, I hereby grant the employees of the Village of Northfield, their agents, and elected and appointed officials of the Village of Northfield permission to enter onto the property to perform a visual inspection and to familiarize themselves with conditions during reasonable hours. This permission is granted in connection with the application pertaining to the property pending before on or more bodies or agencies of Village government.

Signature of person named above

In the space below, a) for a partnership, name all partners;, b) for a corporation name all officers, directors and shareholders of 25% of more corporate stock;, c) if a Trust, name the trustee, all persons holding a beneficial interest, and all persons holding Power of Direction.

Name	Address	Interest Held
John R. Fields – Manager	2100 Frontage Road, Glencoe, IL 60022	42.85716%

Subscribed and sworn to before me this
25th day of November, 2025.

Notary Public

OFFICIAL SEAL
MARY KATHRYN MCDONALD
Notary Public, State of Illinois
Commission No. 1009565
My Commission Expires May 05, 2029

Ownership and Site Authorization Affidavit

I, Shermin L. Pelinski, being first duly sworn upon oath, state that I am the

___ sole

___ an

_X_ authorized officer of the

Owner of the property commonly described as:

700 & 770 Frontage Road and that such property is legally owned by Fields Imports, Inc. as of the date of this affidavit.

As such, I hereby grant the employees of the Village of Northfield, their agents, and elected and appointed officials of the Village of Northfield permission to enter onto the property to perform a visual inspection and to familiarize themselves with conditions during reasonable hours. This permission is granted in connection with the application pertaining to the property pending before on or more bodies or agencies of Village government.

Signature of person named above

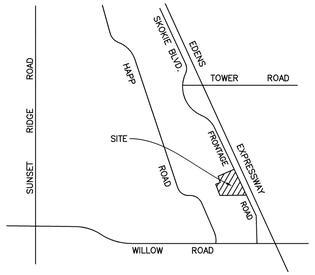
In the space below, a) for a partnership, name all partners;, b) for a corporation name all officers, directors and shareholders of 25% of more corporate stock;, c) if a Trust, name the trustee, all persons holding a beneficial interest, and all persons holding Power of Direction.

Name	Address	Interest Held
John R. Fields – Director / President	2100 Frontage Road, Glencoe, IL 60022	94.26%

Subscribed and sworn to before me this
25th day of November, 2025.

Notary Public

OFFICIAL SEAL
MARY KATHRYN MCDONALD
Notary Public, State of Illinois
Commission No. 1009565
My Commission Expires May 05, 2029



VICINITY MAP

LEGEND:

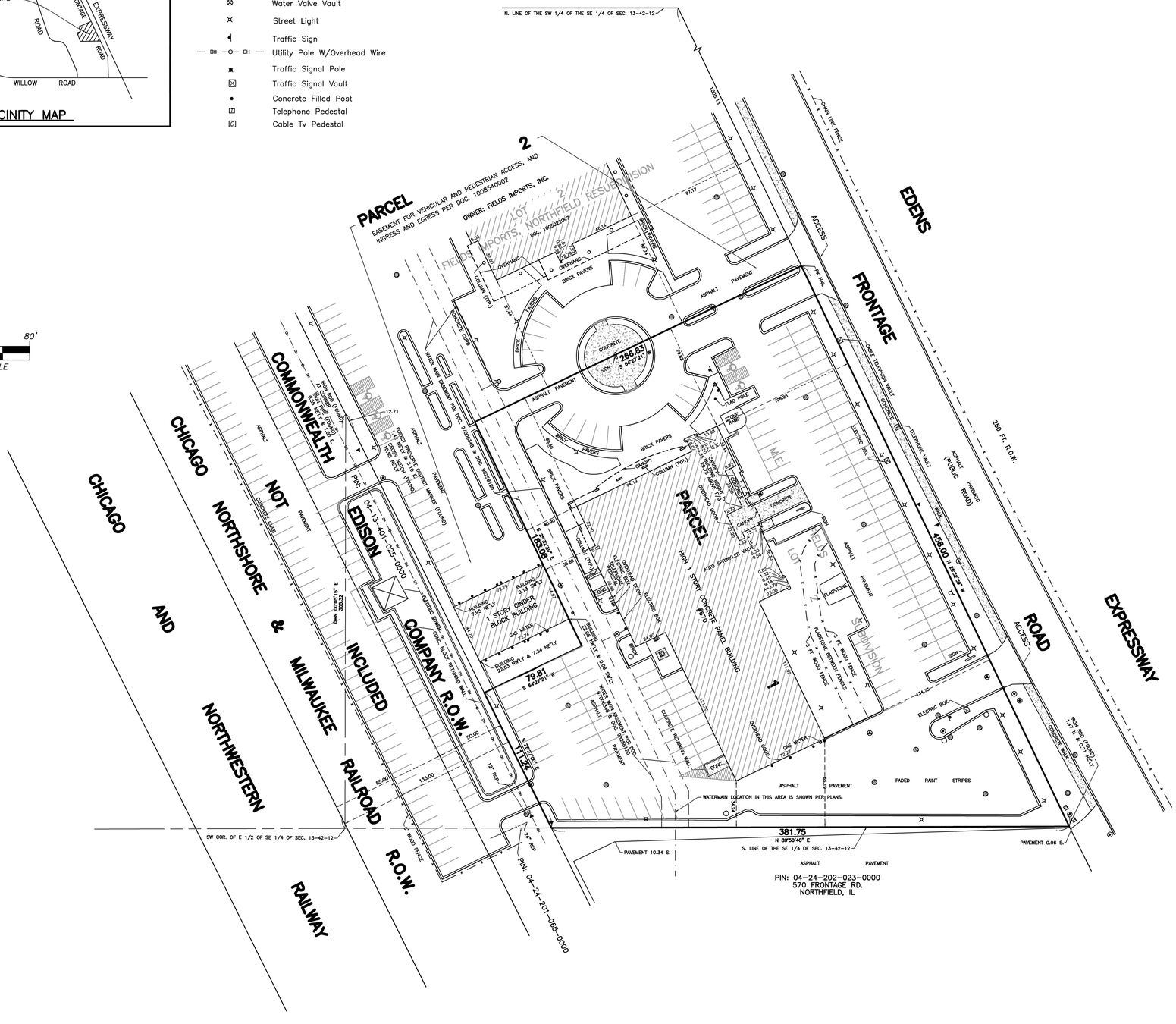
- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin/Inlet
- Fire Hydrant w/B-Box
- Water Valve Vault
- Street Light
- Traffic Sign
- Utility Pole W/Overhead Wire
- Traffic Signal Pole
- Traffic Signal Vault
- Concrete Filled Post
- Telephone Pedestal
- Cable Tv Pedestal

N

1" = 40'

0 40' 80'

GRAPHIC SCALE


N. LINE OF THE SW 1/4 OF THE SE 1/4 OF SEC. 13-42-12
PARCEL
EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS, AND INGRESS AND EGRESS PER DOC. 1008540002
OWNER: FIELDS IMPORTS, INC.
DOC. 1005022597
FIELDS IMPORTS, NORTHFIELD RESUBDIVISION
LOT 2
EDENS
FRONTAGE
ACCESS
ROAD
EXPRESSWAY
250 FT. R.O.W.
CHICAGO NORTHSHORE & MILWAUKEE RAILROAD R.O.W.
CHICAGO AND NORTHWESTERN RAILWAY
COMMONWEALTH EDISON COMPANY R.O.W.
INCLUDED
NOT
PARCEL
HIGH 1 STORY CONCRETE PANEL BUILDING #870
1 STORY CINDER BLOCK BUILDING
BUILDING 1.25 METS
BUILDING 0.13 SW'LY
BUILDING 22.03 NW'LY & 7.34 METS
BUILDING 2.25 NW'LY & 1.09 SW'LY
CANOPY
COLUMN (TYP.)
BRICK PAVERS
ASPHALT PAVEMENT
CONCRETE
CONCRETE RETAINING WALL
CONCRETE CURB
BRICK EDGING
FLAG POLE
STONE PLANTER
TRASH ENCL.
GAS METER
ELECTRIC METER
ELECTRIC BOX
TELEPHONE VAULT
CABLE TELEVISION VAULT
SIGN
PLASTERED
FLAGSTONE
OVERHEAD DOOR
WATER VALVE & BOX
WATER MAIN & SANITARY SEWER DOC. 1005022597
WATER MAIN EASEMENT PER DOC. #1008540002
FENCE
3 FT. WOOD FENCE
3 FT. WOOD FENCE BETWEEN FENCES
6 FT. WOOD FENCE
CHAIN LINK FENCE
WOOD FENCE
CONC. BLOCK RETAINING WALL
CONC. RETAINING WALL
ASPHALT PAVEMENT (PUBLIC ROAD)
CONCRETE WALK
PAVEMENT
FADED PAINT STRIPES
WATERMAIN LOCATION IN THIS AREA IS SHOWN PER PLANS.
PAVEMENT 10.34 S.
PAVEMENT 0.96 S.
S. LINE OF THE SE 1/4 OF SEC. 13-42-12
SW COR. OF E 1/2 OF SE 1/4 OF SEC. 13-42-12
PIN: 04-13-401-025-0000
PIN: 04-24-201-065-0000
PIN: 04-24-202-023-0000
570 FRONTAGE RD.
NORTHFIELD, IL
266.83
S 47°27'41" E
458.00
S 25°25'49" W
381.75
N 89°50'40" E
171.24
S 25°25'49" E
79.81
S 64°27'41" W
153.08
S 25°25'49" E
N 00°03'15" E
85.00
135.00
50.00
40.00
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12.51

EDWARD J. MOLLOY & ASSOCIATES, LTD.
LAND & CONSTRUCTION SURVEYORS
1230 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700
E-MAIL: JMOLLOY@EJMOLLOY.COM

ALTA/ACSM LAND TITLE SURVEY

OF

PARCEL 1:
LOT 2 OF MORTON SUBDIVISION IN THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN DEED FROM MEAT INDUSTRY SUPPLIERS, INC., A CORPORATION OF ILLINOIS TO LILLIAN MORTON AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS CO-EXECUTORS OF THE ESTATE OF SOL MORTON, DECEASED, DATED OCTOBER 28, 1969 AND RECORDED NOVEMBER 6, 1969 AS DOCUMENT 21005886 FOR INGRESS AND EGRESS OVER THE TRACT OF LAND DESCRIBED AS: THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13 AFORESAID, AND THE WESTERLY LINE OF FRONTAGE ROAD AS PER DOCUMENT 13400399 RECORDED NOVEMBER 21, 1944; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE, 80.50 FEET TO THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE CONTINUING SOUTHEASTERLY ALONG SAID WESTERLY LINE OF FRONTAGE ROAD 25.50 FEET TO A POINT 106.0 FEET SOUTHEASTERLY OF THE POINT OF COMMENCEMENT; THENCE SOUTHEASTERLY AT 90 DEGREES THERETO FOR A DISTANCE OF 191.90 FEET TO AN ANGLE POINT; THENCE SOUTHWESTERLY ON A LINE WHICH FORMS AN EXTERIOR ANGLE OF 170 DEGREES 45 MINUTES 40 SECONDS WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 135.0 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE WEST LINE OF FRONTAGE ROAD AFORESAID, 20.0 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 106 DEGREES 46 MINUTES 06 SECONDS FOR A DISTANCE OF 99.38 FEET; THENCE NORTHEASTERLY 230.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13 AFORESAID DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13; THENCE NORTH 00 DEGREES, 05 MINUTES, 15 SECONDS EAST 305.32 FEET ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13 TO A LINE DRAWN PARALLEL WITH AND 135 FEET EASTERLY OF (AS MEASURED AT RIGHT ANGLES) THE EASTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, BEING AN IRON PIPE IN CONCRETE AND THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUING NORTH 00 DEGREES 05 MINUTES 15 SECONDS EAST ALONG SAID WEST LINE, 809.71 FEET TO THE WEST LINE OF THE FRONTAGE ROAD; THENCE SOUTH 25 DEGREES 32 MINUTES 39 SECONDS EAST, 35.83 FEET ALONG THE LAST SAID WEST LINE TO A "PK" NAIL, SAID NAIL BEING NORTH 25 DEGREES 32 MINUTES 39 SECONDS WEST, 1198.39 FEET ALONG SAID WEST LINE FROM ITS INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 13, AFORESAID, AND BEING ALSO NORTH 25 DEGREES 32 MINUTES 39 SECONDS WEST, 2.93 FEET FROM AN IRON ROD AT THE NORTHEAST CORNER OF LOT 2 IN MORTON SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 58 MINUTES 05 SECONDS WEST, 638.85 FEET TO AN IRON ROD AT THE SOUTHEAST CORNER OF LOT 2 IN MORTON SUBDIVISION, AFORESAID; THENCE NORTH 26 DEGREES 27 MINUTES 00 SECONDS WEST, 12.71 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 770 FRONTAGE ROAD, NORTHFIELD, IL

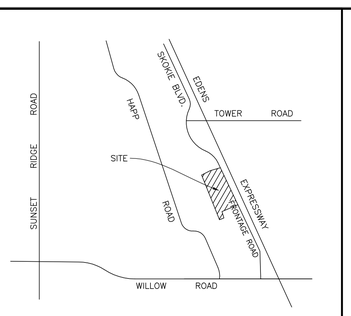
ALSO

LOT 1 OF M.E. FIELDS SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 700 FRONTAGE ROAD, NORTHFIELD, IL

ALSO KNOWN AS:

LOT 1 OF FIELDS IMPORTS, NORTHFIELD RESUBDIVISION, BEING A CONSOLIDATION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



VICINITY MAP

N

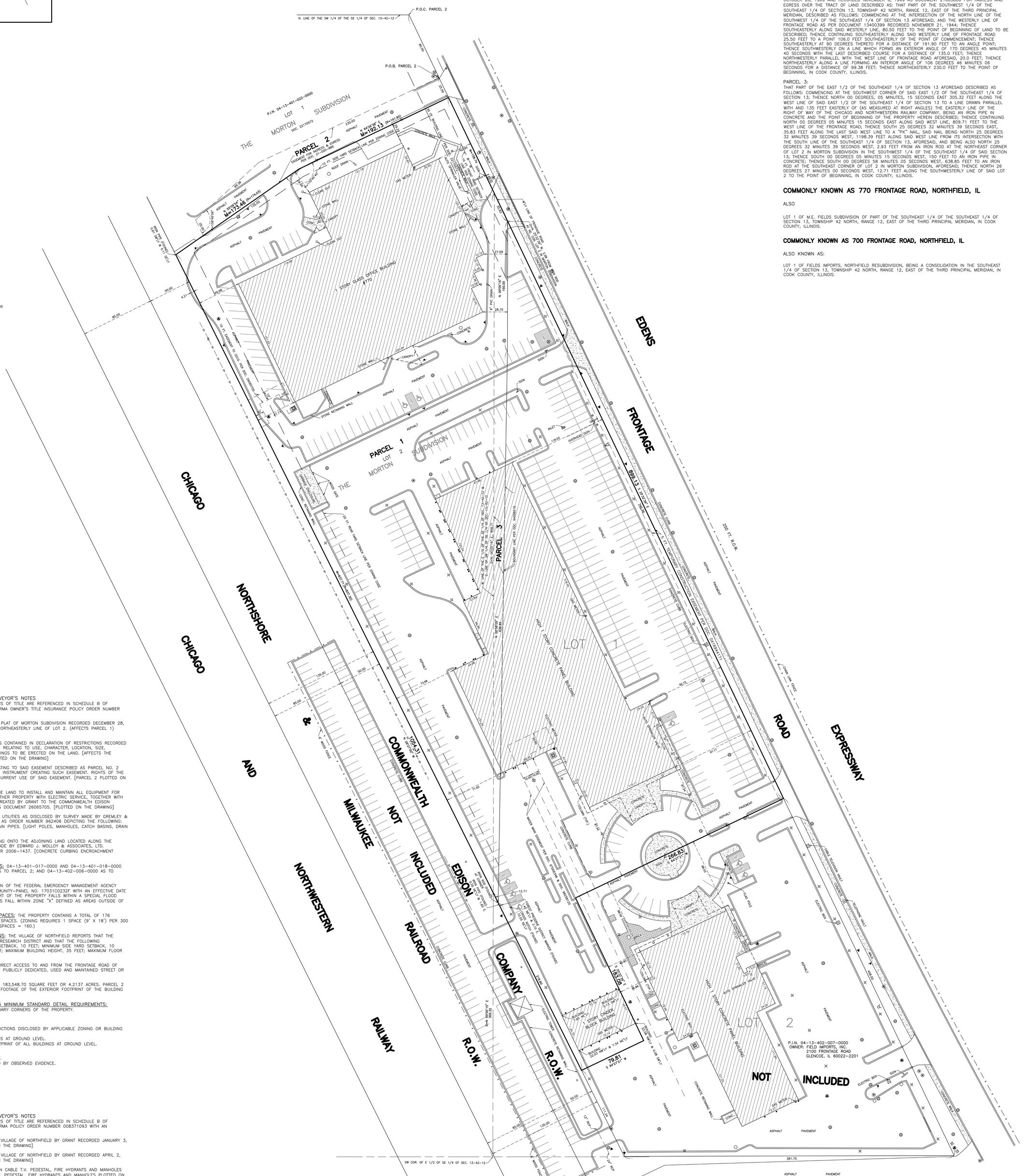
1" = 40'

0 40' 80'

GRAPHIC SCALE

LEGEND:

- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin/Inlet
- Fire Hydrant w/B-Box
- Water Valve Vault
- Street Light
- Traffic Sign
- DH — DH — Utility Pole W/Overhead Wire
- Traffic Signal Pole
- Traffic Signal Vault
- Concrete Filled Post
- Telephone Pedestal
- Cable Tv Pedestal



SURVEYOR'S NOTES

TITLE COMMITMENT: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY PRO FORMA OWNER'S TITLE INSURANCE POLICY ORDER NUMBER 008359063 DATED NO DATE:

E. A 30 FOOT BUILDING LINE AS SHOWN ON PLAT OF MORTON SUBDIVISION RECORDED DECEMBER 28, 1972 AS DOCUMENT 22170572 ALONG THE NORTHEASTERLY LINE OF LOT 2. (AFFECTS PARCEL 1) [PLOTTED ON THE DRAWING]

F. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIONS RECORDED JANUARY 14, 1954 AS DOCUMENT 15811758, RELATING TO USE, CHARACTER, LOCATION, SIZE, LANDSCAPING, APPROVAL OF PLANS OF BUILDINGS TO BE ERECTED ON THE LAND. [AFFECTS THE PROPERTY BUT IS INCAPABLE OF BEING PLOTTED ON THE DRAWING]

H. TERMS, PROVISIONS AND CONDITIONS RELATING TO SAID EASEMENT DESCRIBED AS PARCEL NO. 2 CONTAINED IN DOCUMENT NO. 21005886 THE INSTRUMENT CREATING SUCH EASEMENT. RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT. [PARCEL 2 PLOTTED ON THE DRAWING]

J. EASEMENT IN, UPON, OVER AND ALONG THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED NOVEMBER 20, 1981 AS DOCUMENT 26065705. [PLOTTED ON THE DRAWING]

M. RIGHTS OF THE PUBLIC OR QUASI PUBLIC UTILITIES AS DISCLOSED BY SURVEY MADE BY GREMLEY & BIEDERMANN INC DATED SEPTEMBER 27,1996 AS ORDER NUMBER 962406 DEPICTING THE FOLLOWING: LIGHT POLES, MANHOLES, CATCH BASINS, DRAIN PIPES. [LIGHT POLES, MANHOLES, CATCH BASINS, DRAIN PIPES ARE PLOTTED ON THE DRAWING]

O. ENCROACHMENT OF THE CONCRETE CURBING ONTO THE ADJOINING LAND LOCATED ALONG THE WESTERLY LINE AS DISCLOSED BY SURVEY MADE BY EDWARD J. MOLLOY & ASSOCIATES, LTD. DATED DECEMBER 6, 2006 AS ORDER NUMBER 2006-1437. [CONCRETE CURBING ENCROACHMENT OF 4.21 FEET PLOTTED ON THE DRAWING]

TAX PARCEL PERMANENT INDEX NUMBERS: 04-13-401-017-0000 AND 04-13-401-018-0000 AS TO PARCEL 1; 04-13-401-023-0000 AS TO PARCEL 2; AND 04-13-402-006-0000 AS TO PARCEL 3 AND OTHER LAND;

FLOOD MAP DESIGNATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17031C0232F WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2000, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN.

SUMMARY OF PAINT STRIPED PARKING SPACES: THE PROPERTY CONTAINS A TOTAL OF 176 PARKING SPACES INCLUDING 2 HANDICAPPED SPACES. (ZONING REQUIRES 1 SPACE (9' X 18') PER 300 SQUARE FEET OF BUILDING AREA. REQUIRED SPACES = 160.)

ZONING CLASSIFICATION AND RESTRICTIONS: THE VILLAGE OF NORTHFIELD REPORTS THAT THE PROPERTY IS CLASSIFIED ZONE "OR" OFFICE RESEARCH DISTRICT AND THAT THE FOLLOWING RESTRICTIONS APPLY: MINIMUM FRONT YARD SETBACK, 10 FEET; MINIMUM SIDE YARD SETBACK, 10 FEET; MINIMUM REAR YARD SETBACK, 20 FEET; MAXIMUM BUILDING HEIGHT, 35 FEET; MAXIMUM FLOOR AREA RATIO, 2.0

ACCESS STATEMENT: THE PROPERTY HAS DIRECT ACCESS TO AND FROM THE FRONTAGE ROAD OF EDENS EXPRESSWAY, A LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREET OR HIGHWAY.

AREA STATEMENT: THE PROPERTY CONTAINS 183,548.70 SQUARE FEET OR 4.2137 ACRES. PARCEL 2 CONTAINS 8,686 SQUARE FEET. THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE BUILDING AT GROUND LEVEL IS 47,966 SQUARE FEET.

NUMBERED ITEMS IN TABLE "A" OF 2005 MINIMUM STANDARD DETAIL REQUIREMENTS:
1. MONUMENTS PLACED OR FOUND AT BOUNDARY CORNERS OF THE PROPERTY.
2. VICINITY MAP.
3. FLOOD ZONE DESIGNATION.
4. LAND AREA.
6. SETBACK, HEIGHT AND FLOOR AREA RESTRICTIONS DISCLOSED BY APPLICABLE ZONING OR BUILDING CODES.
7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
7(b)(1). SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
8. SUBSTANTIAL VISIBLE IMPROVEMENTS.
9. PARKING AREAS AND STRIPING.
10. INDICATION OF ACCESS TO A PUBLIC WAY.
11(a). LOCATION OF UTILITIES AS DETERMINED BY OBSERVED EVIDENCE.
13. NAMES OF ADJOINING OWNERS.

SURVEYOR'S NOTES

TITLE COMMITMENT: THE FOLLOWING MATTERS OF TITLE ARE REFERENCED IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY PRO FORMA POLICY ORDER NUMBER 008371093 WITH AN EFFECTIVE DATE OF NO DATE:

R. WATER MAIN EASEMENT IN FAVOR OF THE VILLAGE OF NORTHFIELD BY GRANT RECORDED JANUARY 3, 1997 AS DOCUMENT 97006348. [PLOTTED ON THE DRAWING]

U. WATER MAIN EASEMENT IN FAVOR OF THE VILLAGE OF NORTHFIELD BY GRANT RECORDED APRIL 2, 1998 AS DOCUMENT 98258120. [PLOTTED ON THE DRAWING]

O. RIGHTS OF UTILITY COMPANIES TO MAINTAIN CABLE T.V. PEDESTAL, FIRE HYDRANTS AND MANHOLES DISCLOSED BY PREVIOUS SURVEY. [CABLE T.V. PEDESTAL, FIRE HYDRANTS AND MANHOLES PLOTTED ON THE DRAWING]

TAX PARCEL PERMANENT INDEX NUMBER: 04-13-402-006-0000

FLOOD MAP DESIGNATION: OUR EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 17031C0232F WITH AN EFFECTIVE DATE OF NOVEMBER 6, 2000, SHOWS THAT NO PART OF THE PROPERTY FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AND THAT SAID PROPERTY DOES FALL WITHIN ZONE "X" DEFINED AS AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN.

SUMMARY OF PAINT STRIPED PARKING SPACES: THE PROPERTY CONTAINS A TOTAL OF 293 PARKING SPACES INCLUDING 1 DESIGNATED HANDICAP SPACE.

ZONING CLASSIFICATION AND RESTRICTIONS: THE VILLAGE OF NORTHFIELD REPORTS THE PROPERTY SHOWN HEREON IS PART OF A P.U.D. (PLANNED UNIT DEVELOPMENT). SURVEYOR HAS NOT BEEN ABLE TO OBTAIN A COPY OF SAID P.U.D.

ACCESS STATEMENT: THE PROPERTY HAS DIRECT ACCESS TO AND FROM THE FRONTAGE ROAD OF EDENS EXPRESSWAY, A LEGALLY OPENED AND PUBLICLY DEDICATED, USED AND MAINTAINED STREET OR HIGHWAY.

AREA STATEMENT: THE PROPERTY CONTAINS 149,585 SQUARE FEET OR 3.4340 ACRES. THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE HIGH 1 STORY CONCRETE PANEL BUILDING ON THE SITE AT GROUND LEVEL IS 22,057 SQUARE FEET. THE SQUARE FOOTAGE OF THE EXTERIOR FOOTPRINT OF THE 1 STORY CINDER BLOCK BUILDING ON THE SITE AT GROUND LEVEL IS 3,248 SQUARE FEET.

NUMBERED ITEMS IN TABLE "A" OF 2005 MINIMUM STANDARD DETAIL REQUIREMENTS:
1. MONUMENTS PLACED OR FOUND AT BOUNDARY CORNERS OF THE PROPERTY.
2. VICINITY MAP.
3. FLOOD ZONE DESIGNATION.
4. LAND AREA.
7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
7(b)(1). SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
8. SUBSTANTIAL VISIBLE IMPROVEMENTS.
9. PARKING AREAS AND STRIPING.
10. INDICATION OF ACCESS TO A PUBLIC WAY.
11(a). LOCATION OF UTILITIES AS DETERMINED BY OBSERVED EVIDENCE.
13. NAMES OF ADJOINING OWNERS.

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, JOHN M. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND PRESIDENT OF EDWARD J. MOLLOY AND ASSOCIATES, LTD., AN ILLINOIS PROFESSIONAL CORPORATION, HEREBY CERTIFY TO:
BMW FINANCIAL SERVICES NA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS;
FIELDS IMPORTS, INC. AN ILLINOIS CORPORATION;
SCHWARTZ FAMILY LIMITED PARTNERSHIP, DOING BUSINESS AS RIVERBROOK ASSOCIATES AND CHICAGO TITLE LAND TRUST AGREEMENT DATED MAY 5, 1997 AND KNOWN AS TRUST NO. 600094-04;
CHICAGO TITLE INSURANCE COMPANY;
THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION (ALTA) AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 8, 9, 10, 11(a) AND 13 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AT BENSENVILLE, ILLINOIS THIS 3RD DAY OF DECEMBER , A.D. 2008

EDWARD J. MOLLOY AND ASSOCIATES, LTD.
AN ILLINOIS PROFESSIONAL CORPORATION

JOHN M. MOLLOY
PRESIDENT/ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3432
MY LICENSE EXPIRES NOVEMBER 30, 2010 AND IS RENEWABLE

VALID ONLY WITH EMBOSSED SEAL

DRAFTED BY: BJE
ORDER NO.: *2007-0526*
FILE: *13-42-12*
PROJECT NO.: *1762*

EDWARD J. MOLLOY & ASSOCIATES, LTD.
LAND & CONSTRUCTION SURVEYORS

1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700

e-mail: jmolloy@ejmolloy.com

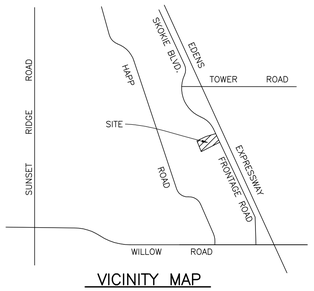
ALTA/ACSM LAND TITLE SURVEY

OF

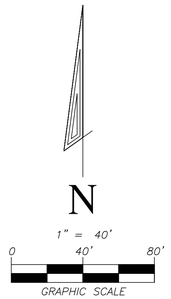
PARCEL 1:
LOT 1 FIELDS IMPORTS, NORTHFIELD RESUBDIVISION, BEING A RESUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2010 AS DOCUMENT 1005022097, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS RESERVED IN DEED FROM MEAT INDUSTRY SUPPLIERS, INC., A CORPORATION OF ILLINOIS TO LILLIAN MORTON AND AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS CO-EXECUTORS OF THE ESTATE OF SOL MORTON, DECEASED, DATED OCTOBER 28, 1969 AND RECORDED NOVEMBER 6, 1969 AS DOCUMENT 21005886 FOR INGRESS AND EGRESS OVER THE TRACT OF LAND DESCRIBED AS: THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13 AFORESAID, AND THE WESTERLY LINE OF FRONTAGE ROAD AS PER DOCUMENT 13400399 RECORDED NOVEMBER 21, 1944; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE 80.50 FEET TO THE POINT OF BEGINNING OF LAND TO BE DESCRIBED; THENCE CONTINUING SOUTHEASTERLY ALONG SAID WESTERLY LINE OF FRONTAGE ROAD 25.50 FEET TO A POINT 106.0 FEET SOUTHEASTERLY OF THE POINT OF COMMENCEMENT; THENCE SOUTHEASTERLY AT 90 DEGREES THERETO FOR A DISTANCE OF 191.90 FEET TO AN ANGLE POINT; THENCE SOUTHWESTERLY ON A LINE WHICH FORMS AN EXTERIOR ANGLE OF 170 DEGREES 45 MINUTES 40 SECONDS WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 135.0 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE WEST LINE OF FRONTAGE ROAD AFORESAID, 20.0 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN INTERIOR ANGLE OF 106 DEGREES 46 MINUTES 06 SECONDS FOR A DISTANCE OF 99.38 FEET; THENCE NORTHEASTERLY 230.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 770 FRONTAGE ROAD, NORTHFIELD, IL

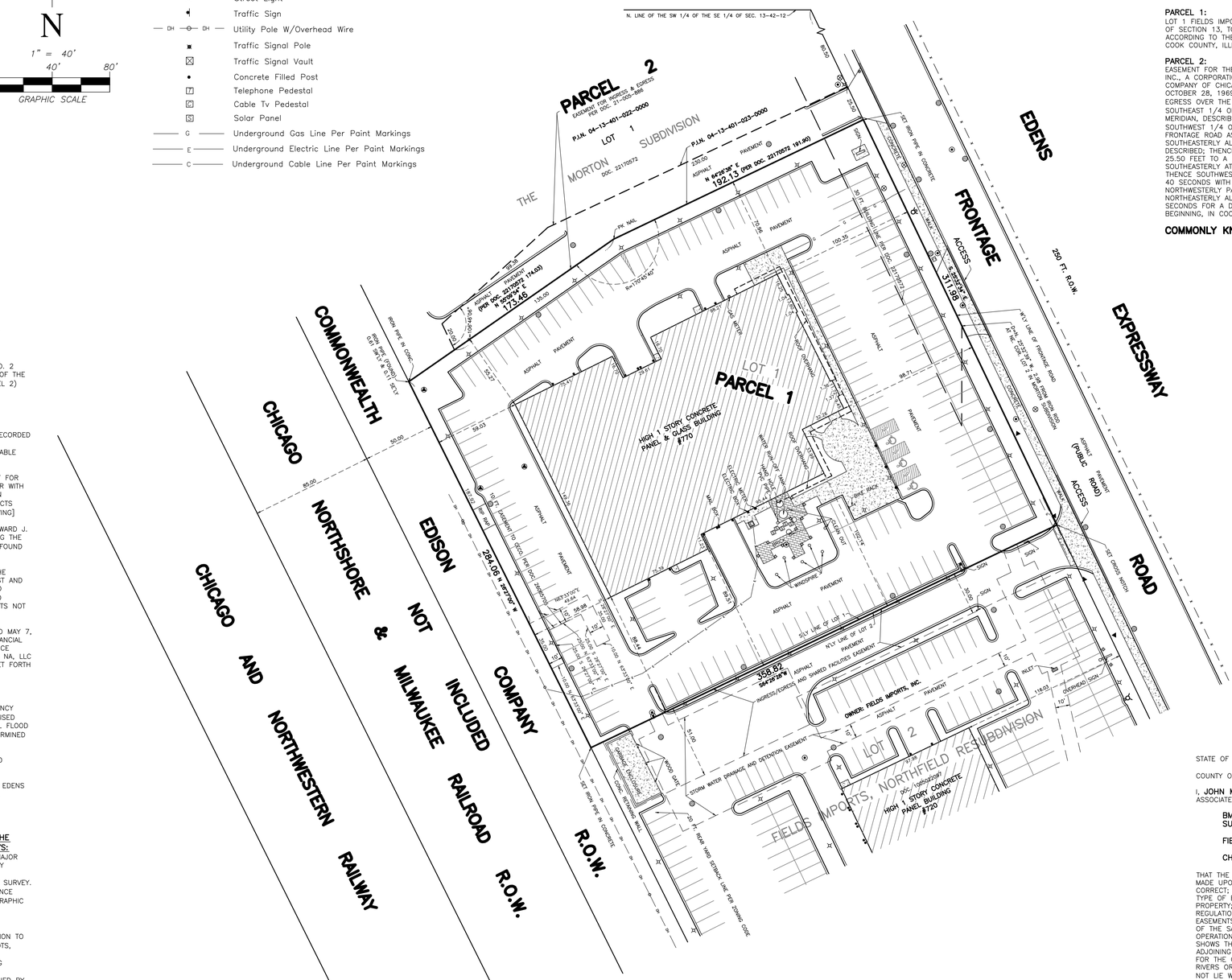


VICINITY MAP



LEGEND:

- Manhole
- Sanitary Manhole
- Storm Manhole
- Storm Catch Basin/Inlet
- Flared End Section
- Fire Hydrant w/B-Box
- Water Valve Vault
- Street Light
- Traffic Sign
- DH — DH — Utility Pole W/Overhead Wire
- Traffic Signal Pole
- Traffic Signal Vault
- Concrete Filled Post
- Telephone Pedestal
- Cable Tv Pedestal
- Solar Panel
- G — Underground Gas Line Per Paint Markings
- E — Underground Electric Line Per Paint Markings
- C — Underground Cable Line Per Paint Markings


N. LINE OF THE SW 1/4 OF THE SE 1/4 OF SEC. 13-42-12
PARCEL 2
EASEMENT FOR INGRESS & EGRESS PER DOC. 21-005-886
P.I.N. 04-13-401-022-0000
LOT 1
THE MORTON SUBDIVISION
DOC. 22170572
P.I.N. 04-13-401-023-0000
N 64°26'39" E
192.13 (PER DOC. 22170572 191.90')
80.50'
25.50'
230.00'
SET IRON PIPE IN CONCRETE
EDENS FRONTAGE ACCESS
S 64°26'39" W
311.98'
250 FT. R.O.W.
EXPRESSWAY
WLY LINE OF FRONTAGE ROAD AT N.W. CORNER OF LOT 1 IN WILLIAMSON
2" IRON PIPE 0.2' ABOVE GRADE
CONCRETE
ASPHALT PAVEMENT
(PUBLIC ROAD ACCESS)
ROAD
SET CROSS NOTCH
ASPHALT PAVEMENT
PK NAIL
ASPHALT PAVEMENT
30' EASEMENT FOR INGRESS & EGRESS PER DOC. 22170572
100.35'
ASPHALT PAVEMENT
R=770.40'
ASPHALT PAVEMENT
ASPHALT PAVEMENT
ASPHALT PAVEMENT

Fields Northfield

VOLVO

Sales-Service Facility Renovations

770 Frontage Road
Northfield, Illinois 60093

Campus Car Wash + Prep. Center

700 Frontage Road
Northfield, Illinois 60093





OWNER	CIVIL	ARCHITECT | INTERIOR ARCHITECT	GENERAL CONTRACTOR
FIELDS IMPORTS INC.	GEWALT HAMILTON ASSOCIATES, INC.	THE JRB GROUP ARCHITECTS	INTERNATIONAL CONTRACTORS INC.
2100 FRONTAGE ROAD	850 FOREST EDGE DRIVE	3115 N. WILKE ROAD, SUITE F	1 MID AMERICA PLAZA 7TH FLOOR
Glencoe, IL 60022	VERNON HILLS, IL 60061	ARLINGTON HEIGHTS, IL 60004	OAKBROOK TERRACE, IL 60181
	PHONE: 847.478.9700	PHONE: 847.506.0123	PHONE: 630.834.8043
	FAX: 847.478.9701	FAX: 847.506.0145	

JRB
The JRB Group Architects
3115 N. Wilke Road Arlington Heights, Illinois 60004
Phone 847.506.0123 Fax 847.506.0145

FIELDS AUTO GROUP

02.20.25	Issue for PZ/Arch Commission
01.26.26	Issue for PZ/Arch Commission
12.08.25	Issue for Arch Commission
12.01.25	Issue for Arch/Plan Commission

No.	Date	Comments

Revisions

Commission No.	JRB 25003
Drawn By	ICI
Checked By	JRB
Approved By	JRB
Issued for Review	
Issued for Permits	
Issued for Pricing	
Issued for Construction	

Project Title

Fields Northfield

VOLVO

Sales-Service Facility Renovations
770 Frontage Road
Northfield, Illinois 60093

Campus Car Wash + Prep. Center
700 Frontage Road
Northfield, Illinois 60093

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Scope Document

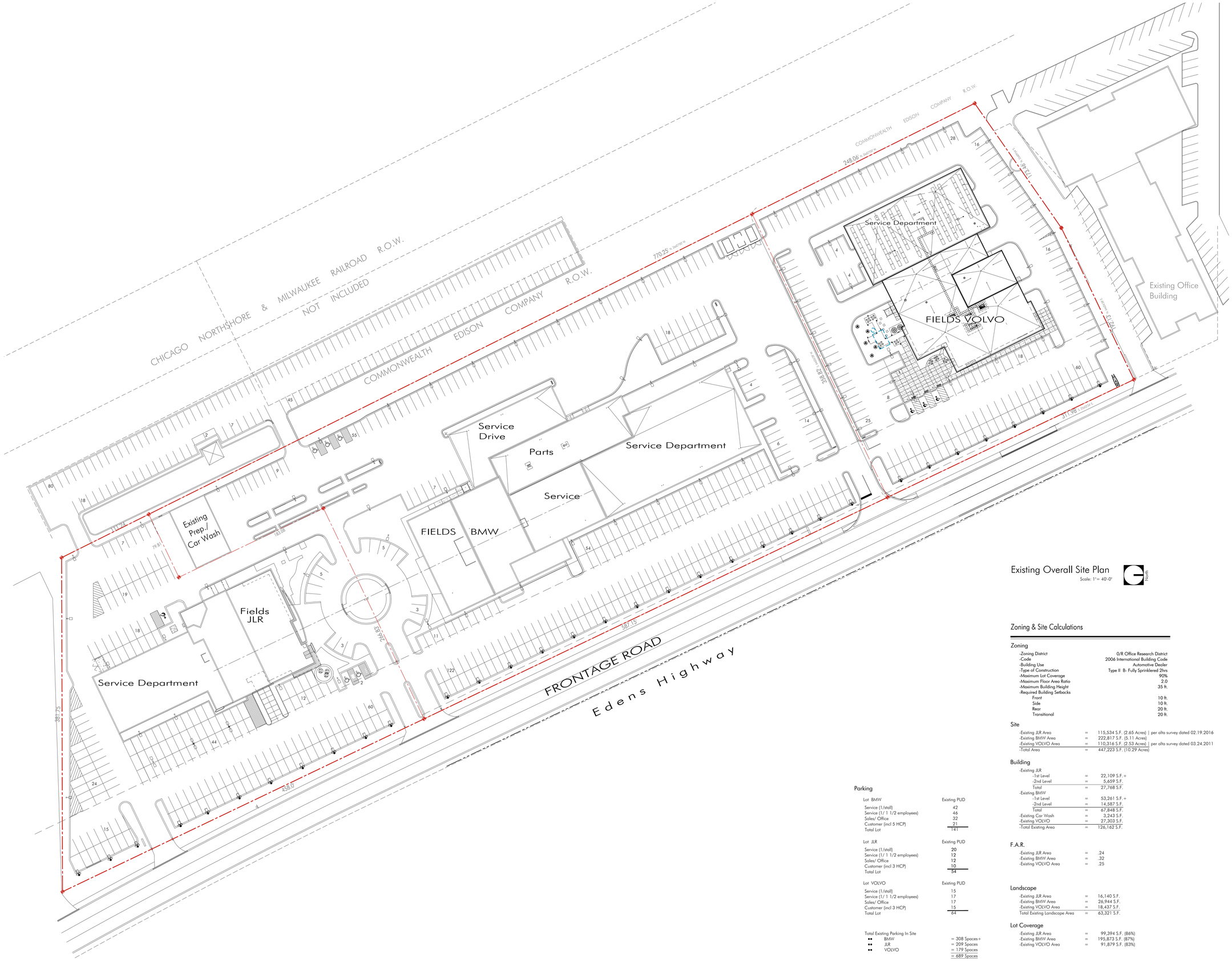
This preliminary drawing indicates the general scope of the project in terms of the architectural design concept, the dimensions of the building, the type of structural system, and an outline of the major elements of construction. As a "scope" document this drawing does not necessarily indicate or describe all work required for the full performance and completion of the work. These documents shall not be used for construction. They were prepared for the purpose of construction pricing only with the understanding that the Contractor, Subcontractor and material men are to furnish all the work of sound and quality construction and that the Contractor, Subcontractor and materials men shall be solely responsible for the inclusion of adequate amounts to cover the installation of all items indicated, described, or implied.

Sheet Title

Title Sheet

Sheet No.

DD0.1



Existing Overall Site Plan

Scale: 1"= 40'-0"

Parking

Lot BMW	Existing PUD
Service (1/stall)	42
Service (1/ 1 1/2 employees)	46
Sales/ Office	32
Customer (incl 5 HCP)	21
Total Lot	141

Lot JLR	Existing PUD
Service (1/stall)	20
Service (1/ 1 1/2 employees)	12
Sales/ Office	12
Customer (incl 3 HCP)	10
Total Lot	54

Lot VOLVO	Existing PUD
Service (1/stall)	15
Service (1/ 1 1/2 employees)	17
Sales/ Office	17
Customer (incl 3 HCP)	15
Total Lot	64

Total Existing Parking In Site	
•• BMW	= 308 Spaces+
•• JLR	= 209 Spaces
•• VOLVO	= 179 Spaces
	= 689 Spaces
• Total Existing Parking Off Site	152 Spaces

Zoning & Site Calculations

Zoning

-Zoning District	O/R Office Research District
-Code	2006 International Building Code
-Building Use	Automotive Dealer
-Type of Construction	Type II B- Fully Sprinklered 2hrs
-Maximum Lot Coverage	90%
-Maximum Floor Area Ratio	2.0
-Maximum Building Height	35 ft.
-Required Building Setbacks	
Front	10 ft.
Side	10 ft.
Rear	20 ft.
Transitional	20 ft.

Site

-Existing JLR Area	=	115,534 S.F. (2.65 Acres) | per alta survey dated 02.19.2016
-Existing BMW Area	=	222,817 S.F. (5.11 Acres)
-Existing VOLVO Area	=	110,316 S.F. (2.53 Acres) | per alta survey dated 03.24.2011
-Total Area	=	447,223 S.F. (10.29 Acres)

Building

-Existing JLR		
-1st Level	=	22,109 S.F.+
-2nd Level	=	5,659 S.F.
Total	=	27,768 S.F.
-Existing BMW		
-1st Level	=	53,261 S.F.+
-2nd Level	=	14,587 S.F.
Total	=	67,848 S.F.
-Existing Car Wash	=	3,243 S.F.
-Existing VOLVO	=	27,303 S.F.
-Total Existing Area	=	126,162 S.F.

F.A.R.

-Existing JLR Area	=	.24
-Existing BMW Area	=	.32
-Existing VOLVO Area	=	.25

Landscape

-Existing JLR Area	=	16,140 S.F.
-Existing BMW Area	=	26,944 S.F.
-Existing VOLVO Area	=	18,437 S.F.
Total Existing Landscape Area	=	63,321 S.F.

Lot Coverage

-Existing JLR Area	=	99,394 S.F. (86%)
-Existing BMW Area	=	195,873 S.F. (87%)
-Existing VOLVO Area	=	91,879 S.F. (83%)

JRB

The JRB Group Architects
3115 N. Wilke Road Arlington Heights, Illinois 60004
Phone 847.506.0123 Fax 847.506.0145

FIELDS AUTO GROUP

02.20.25	Issue for PZ/Arch Commission
01.26.26	Issue for PZ/Arch Commission
12.01.25	Issue for Arch/Plan Commision

No.	Date	Comments

Revisions

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Drawn By	ICI
Checked By	JRB
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Issued for Review	
Issued for Permits	
Issued for Pricing	
Issued for Construction	

Project Title

Fields Northfield

VOLVO

Sales–Service Facility Renovations
770 Frontage Road
Northfield, Illinois 60093

Campus Car Wash + Prep. Center
700 Frontage Road
Northfield, Illinois 60093

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Scope Document

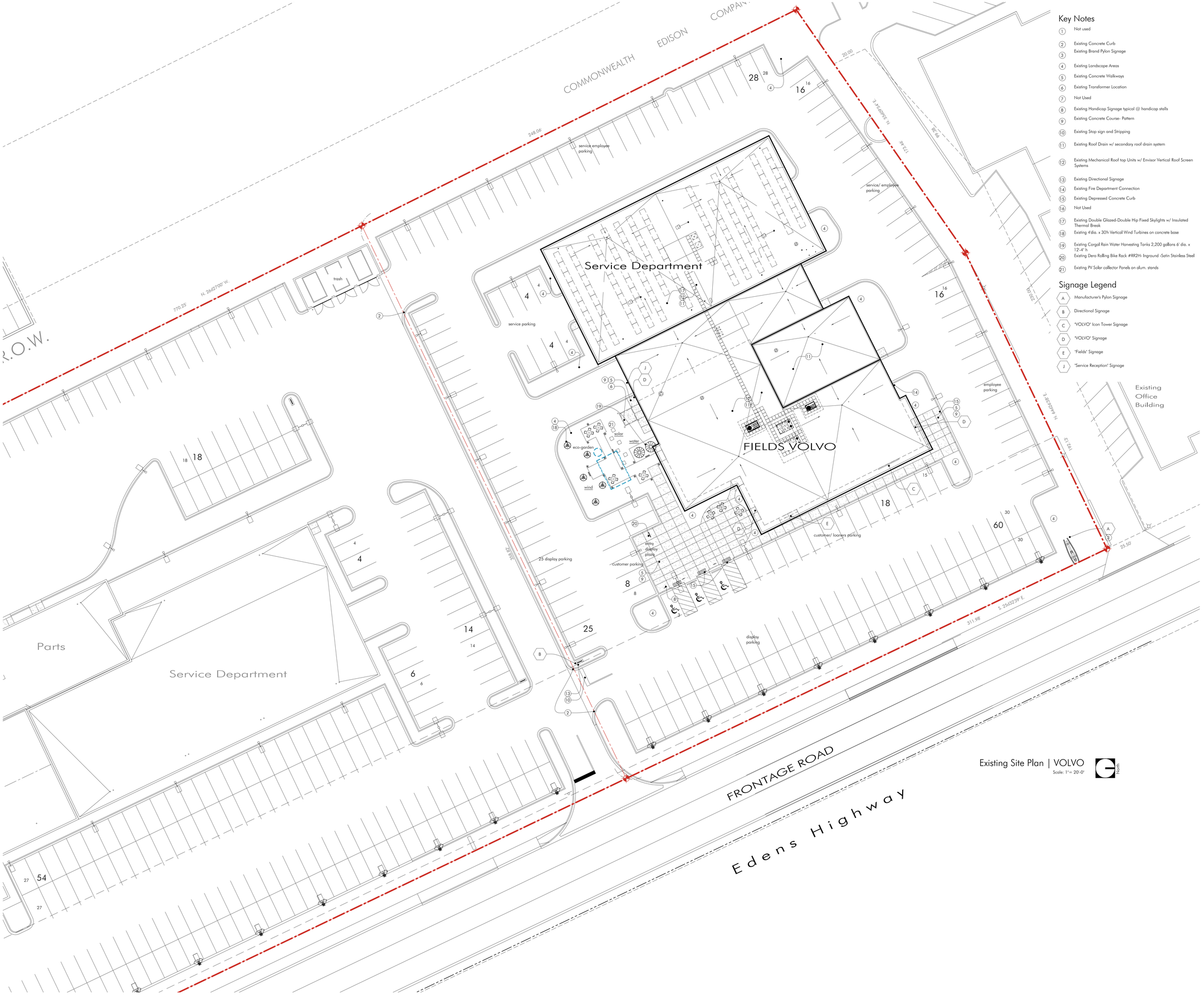
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Sheet Title

Existing Overall Site Plan

Sheet No.

EX1.1



Existing Site Plan | VOLVO

Scale: 1"= 20'-0"

Key Notes

1. Not used
2. Existing Concrete Curb
3. Existing Brand Pylon Signage
4. Existing Landscape Areas
5. Existing Concrete Walkways
6. Existing Transformer Location
7. Not Used
8. Existing Handicap Signage typical @ handicap stalls
9. Existing Concrete Course- Pattern
10. Existing Stop sign and Stripping
11. Existing Roof Drain w/ secondary roof drain system
12. Existing Mechanical Roof top Units w/ Envisor Vertical Roof Screen Systems
13. Existing Directional Signage
14. Existing Fire Department Connection
15. Existing Depressed Concrete Curb
16. Not Used
17. Existing Double Glazed-Double Hip Fixed Skylights w/ Insulated Thermal Break
18. Existing 4'dia. x 30'h Vertical Wind Turbines on concrete base
19. Existing Corgal Rain Water Harvesting Tanks 2,200 gallons 6' dia. x 12'-4" h
20. Existing Dero Rolling Bike Rack #RR2H- Inground -Satin Stainless Steel
21. Existing PV Solar collector Panels on alum. stands

Signage Legend

- A — Manufacturer's Pylon Signage
- B — Directional Signage
- C — "VOLVO" Icon Tower Signage
- D — "VOLVO" Signage
- E — "Fields" Signage
- J — "Service Reception" Signage

JRB

The JRB Group Architects

3115 N. Wilke Road Arlington Heights, Illinois 60004

Phone 847.506.0123 Fax 847.506.0145

FIELDS AUTO GROUP

No.	Date	Comments
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Project Title

Fields Northfield

VOLVO

Sales-Service Facility Renovations

770 Frontage Road

Northfield, Illinois 60093

Campus Car Wash + Prep. Center

700 Frontage Road

Northfield, Illinois 60093

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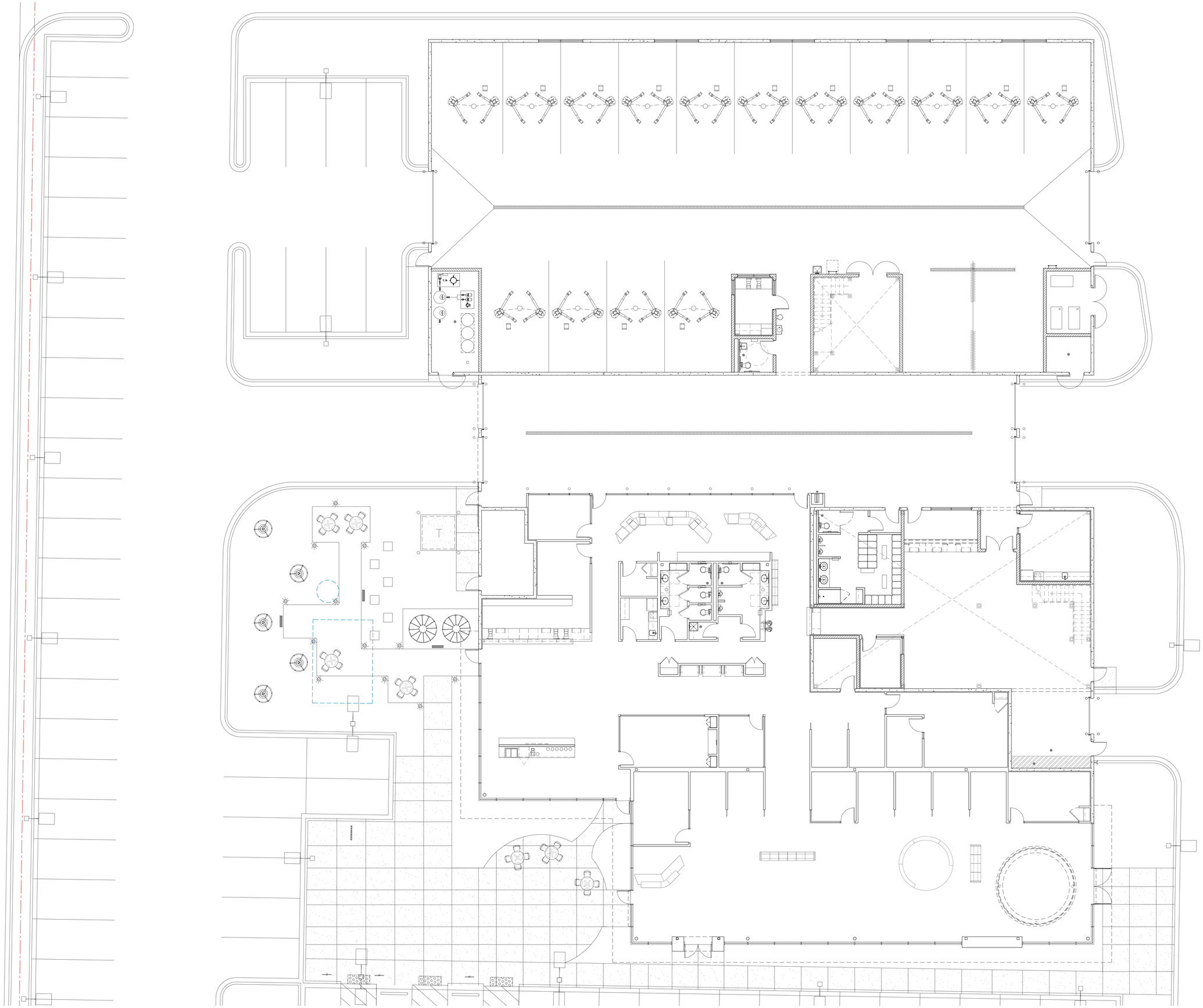
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Sheet Title

Existing Site Plan | VOLVO

Sheet No.

EX1.2



Existing Floor Plan
Scale: 1/8"= 1'-0"

North

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3115 N. Wilke Road Arlington Heights, Illinois 60004
Phone 847.506.0123 Fax 847.506.0145

FIELDS
SUITE GROUP

No.	Date	Comments
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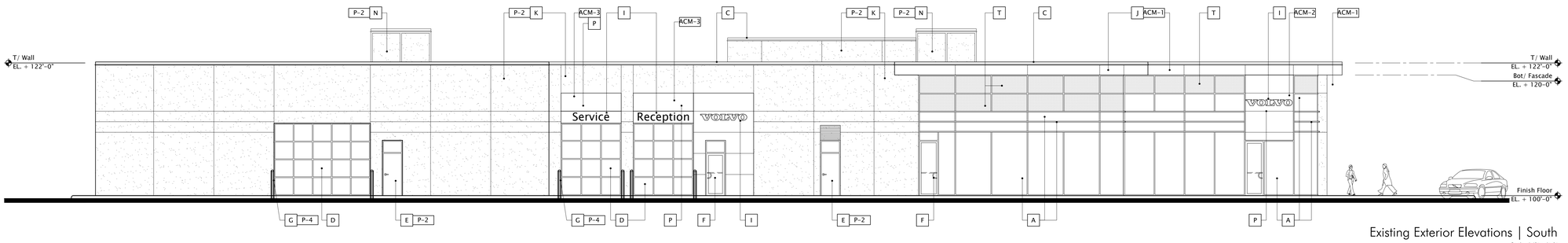
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Sheet Title

Existing Floor Plan

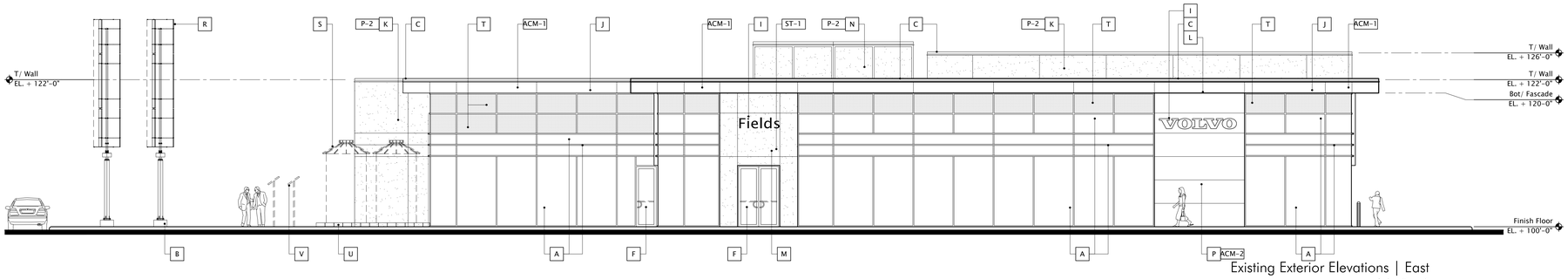
Sheet No.

EX1.3



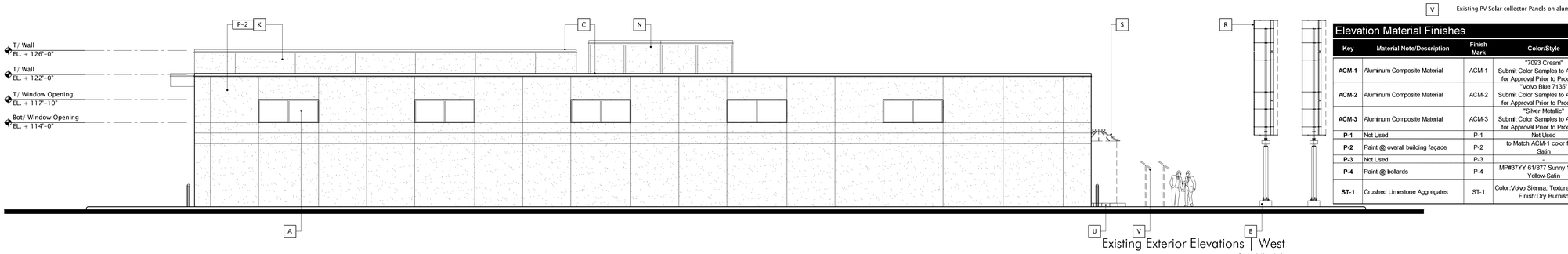
Existing Exterior Elevations | South

Scale: 1/8"= 1'-0"



Existing Exterior Elevations | East

Scale: 1/8"= 1'-0"



Existing Exterior Elevations | West

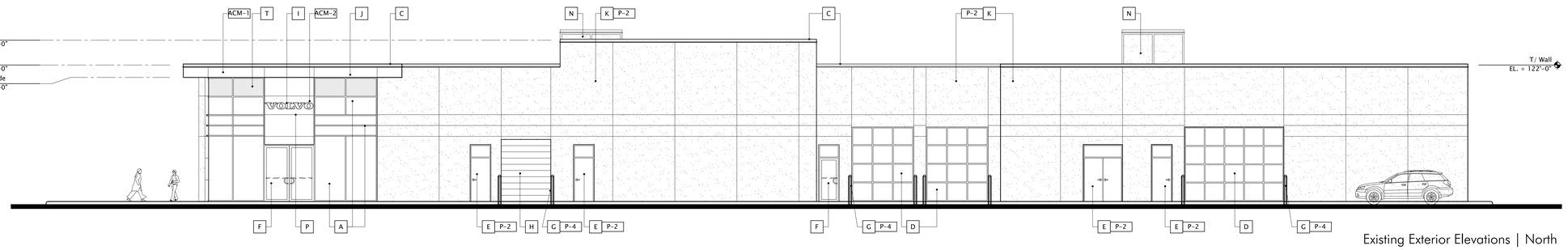
Scale: 1/8"= 1'-0"

Exterior Elevations Notes

A	Existing 1" Ultra-Clear Low-E Insulated Glazing Solarban 60 (2) Starphire + Starphire in Thermally Broken Front Loaded Aluminum Curtainwall System w/ Clear Anodized Finish.
B	Existing Concrete base
C	Existing Pre-finished Metal Coping to Match Adjacent Surface
D	Existing Mill Finished Aluminum/Glass Overhead Doors w/ Track System
E	Existing Painted Hollow Metal Door & Frame w/ Transom Panel
F	Existing Aluminum/Glass Door to Match Curtain wall System Finish
G	Existing 5" O.D. x 6'-0" Long Concrete filled Painted Steel Bollard Typ. @ Both Sides.
H	Existing Mill Finished Aluminum Overhead Door w/ Track System
I	Existing Signages
J	Existing Aluminum Composite Wall System
K	Existing Precast Wall Panel System
L	Existing Volvo Icon Tower w/ Aluminum Composite "hairline" joints
M	Existing Crushed Limestone Aggregates "ArcusStone" Wall Finish
N	Existing Roof Top Units w/ Envisor Vertical Roof Screen Systems
P	'Hairline' Panel Joints
R	Existing 4' dia. x 30'h Vertical Wind Turbines
S	Existing Corgal Rain Water Harvesting Tanks 2,200 gallons 6' dia. x 12'-4" h
T	Existing 1" Ultra-Clear Low-E Insulated Glazing Solarban 60 (2) Starphire + Starphire ½" Spandrel- Clear with White Ceramic Frit #4 in Thermally Broken Front Loaded Aluminum Curtainwall System w/ Clear Anodized Finish.
U	Existing 7" high raised platform: Unilock Eco-Priora permeable patio pavers on bedding on concrete base slab
V	Existing PV Solar collector Panels on alum. stands

Elevation Material Finishes

Key	Material Note/Description	Finish Mark	Color/Style	Manufacturer
ACM-1	Aluminum Composite Material	ACM-1	"7093 Cream" Submit Color Samples to Architect for Approval Prior to Production	Alucobond Alcan Composites USA Inc.
ACM-2	Aluminum Composite Material	ACM-2	"Volvo Blue 7135" Submit Color Samples to Architect for Approval Prior to Production	Alucobond Alcan Composites USA Inc.
ACM-3	Aluminum Composite Material	ACM-3	"Silver Metallic" Submit Color Samples to Architect for Approval Prior to Production	Alucobond Alcan Composites USA Inc.
P-1	Not Used	P-1	Not Used	
P-2	Paint @ overall building façade	P-2	to Match ACM-1 color finish Satin	ICI
P-3	Not Used	P-3		-
P-4	Paint @ bollards	P-4	MP#37YY 61/877 Sunny Side Up Yellow-Satin	ICI
ST-1	Crushed Limestone Aggregates	ST-1	Color:Volvo Sienna. Texture:Smooth. Finish:Dry Burnish	ArcuStone contact:Glenn David 407.628.6400



Existing Exterior Elevations | North

Scale: 1/8"= 1'-0"

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The JRB Group Architects

3115 N. Wilke Road Arlington Heights, Illinois 60004

Phone 847.506.0123 Fax 847.506.0145

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Project Title

Fields Northfield

VOLVO

Sales-Service Facility Renovations

770 Frontage Road

Northfield, Illinois 60093

Campus Car Wash + Prep. Center

700 Frontage Road

Northfield, Illinois 60093

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Scope Document

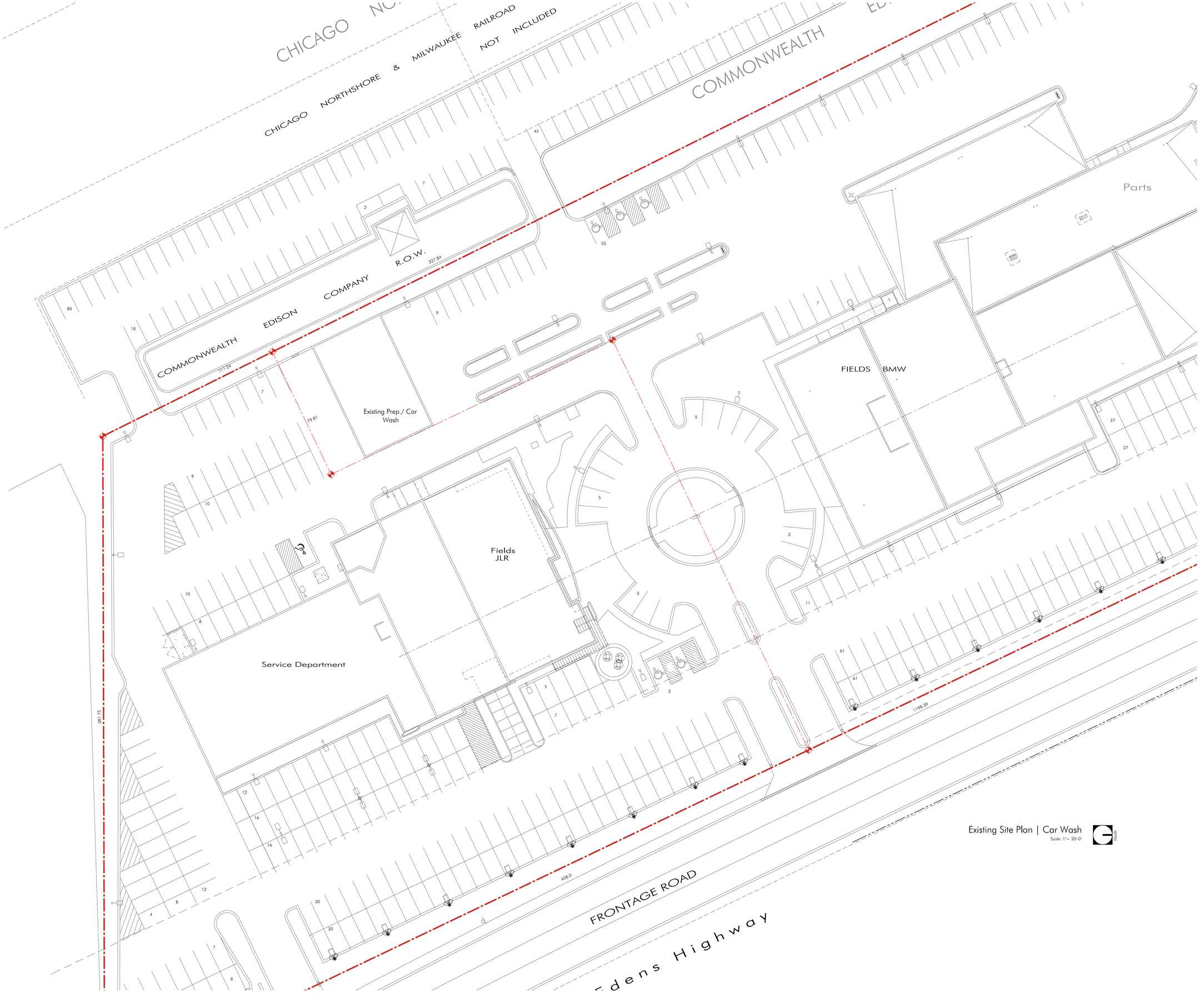
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Sheet Title

Existing Exterior Elevations

Sheet No.

EX1.4



Existing Site Plan | Car Wash

Scale: 1" = 20'-0"

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The JRB Group Architects
3115 N. Wilke Road Arlington Heights, Illinois 60004
Phone 847.506.0123 Fax 847.506.0145

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Scope Document

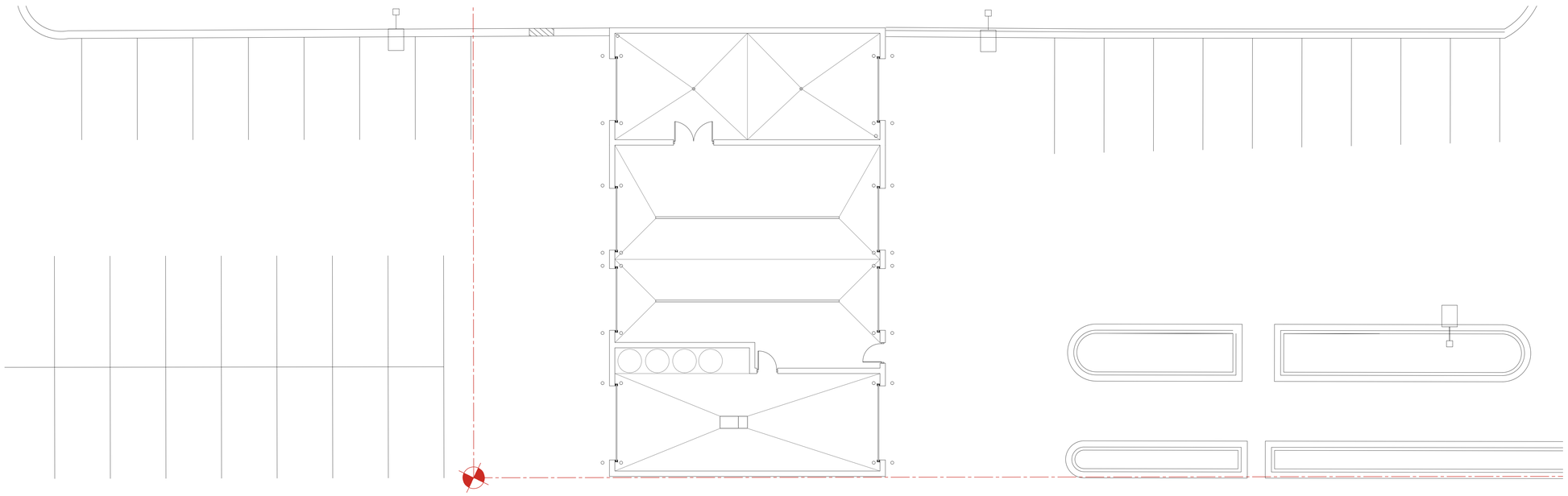
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Sheet Title

Existing Site Plan | Car Wash

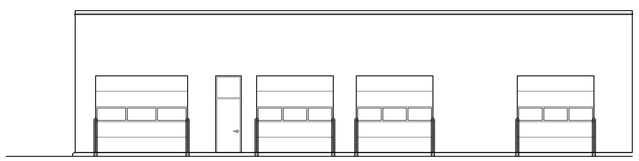
Sheet No.

EX1.5

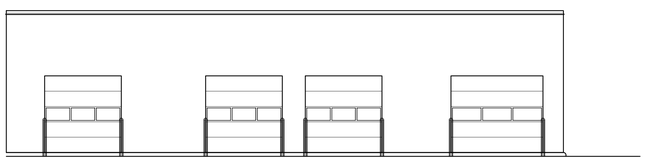


Existing Car Wash Floor Plan
Scale: 1/8"= 1'-0"

North



Existing Exterior Elevations | North
Scale: 1/8"= 1'-0"



Existing Exterior Elevations | South
Scale: 1/8"= 1'-0"



Existing Exterior Elevations | East-West
Scale: 1/8"= 1'-0"

JRB

The JRB Group Architects
3115 N. Wilke Road Arlington Heights, Illinois 60004
Phone 847.506.0123 Fax 847.506.0145

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VOLVO

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770 Frontage Road
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Campus Car Wash + Prep. Center

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Sheet Title

Existing Car Wash Plan & Ext. Elevs

Sheet No.

EX1.6



Proposed Overall Site Plan

Scale: 1"= 40'-0"

Parking

	EXISTING	NEW
Lot BMW	Existing PUD	New PUD
Service (1/stall)	42	42
Service (1/ 1 1/2 employees)	46	60
Sales/ Office	32	32
Customer (incl 6 HCP)	21	21
Total Lot	141	155
Lot JLR	Existing PUD	Unaltered PUD
Service (1/stall)	20	20
Service (1/ 1 1/2 employees)	12	12
Sales/ Office	12	12
Customer (incl 3 HCP)	10	10
Total Lot	54	54
Lot VOLVO	Existing PUD	New PUD
Service (1/stall)	15	19
Service (1/ 1 1/2 employees)	17	21
Sales/ Office	17	21
Customer (incl 4 HCP)	15	18
Total Lot	64	79
Total Existing Parking In Site		
•• BMW	= 308 Spaces+	= 297 Spaces+
•• JLR	= 209 Spaces	= 185 Spaces
•• VOLVO	= 179 Spaces	= 149 Spaces
	= 689 Spaces	= 631 Spaces
• Total Existing Parking Off Site	152 Spaces	151 Spaces

Zoning & Site Calculations

Zoning

-Zoning District	O/R Office Research District
-Code	2006 International Building Code
-Building Use	Automotive Dealer
-Type of Construction	Type II B- Fully Sprinklered 2hrs
-Maximum Lot Coverage	90%
-Maximum Floor Area Ratio	2.0
-Maximum Building Height	35 ft.
-Required Building Setbacks	
Front	10 ft.
Side	10 ft.
Rear	20 ft.
Transitional	20 ft.

Site

-Existing JLR Area	=	115,534 S.F. (2.65 Acres) | per alta survey dated 02.19.2016
-Existing BMW Area	=	222,817 S.F. (5.11 Acres)
-Existing VOLVO Area	=	110,316 S.F. (2.53 Acres) | per alta survey dated 03.24.2011
-Total Area	=	447,223 S.F. (10.29 Acres)

Building

		EXISTING		NEW
-Existing JLR			-Unaltered JLR	
-1st Level	=	22,109 S.F.+	-1st Level	= 22,109 S.F.+
-2nd Level	=	5,659 S.F.	-2nd Level	= 5,659 S.F.
Total	=	27,768 S.F.	Total	= 27,768 S.F.
-Existing BMW			-Unaltered BMW	
-1st Level	=	53,261 S.F.+	-1st Level	= 53,261 S.F.+
-2nd Level	=	14,587 S.F.	-2nd Level	= 14,587 S.F.
Total	=	67,848 S.F.	Total	= 67,848 S.F.
-Existing Car Wash	=	3,243 S.F.	-Existing Car Wash	= ~~3,243 S.F.~~
-Existing VOLVO	=	27,303 S.F.	-Proposed CW/Prep.Center	= 13,340 S.F.
-Total Existing Area	=	126,162 S.F.	VOLVO	
			-Existing VOLVO	= 27,303 S.F.+
			-Proposed VOLVO Additions	= 3,560 S.F.
			Total Proposed Area	= 30,863 S.F.
			-Total Proposed Area	= 139,819 S.F.

F.A.R.

-Existing JLR Area	=	.24	-Unaltered JLR Area	= .24
-Existing BMW Area	=	.32	-Proposed BMW Area	= .36
-Existing VOLVO Area	=	.25	-Proposed VOLVO Area	= .28

Landscape

-Existing JLR Area	=	16,140 S.F.	-Unaltered JLR Area	= 16,140 S.F.
-Existing BMW Area	=	26,944 S.F.	-Proposed BMW Area	= 28,282 S.F.
-Existing VOLVO Area	=	18,437 S.F.	-Proposed VOLVO Area	= 14,226 S.F.
Total Existing Landscape Area	=	61,521 S.F.	Total Existing Landscape Area	= 57,398 S.F.

Lot Coverage

-Existing JLR Area	=	99,394 S.F. (86%)	-Unaltered JLR Area	= 99,394 S.F. (86%)
-Existing BMW Area	=	195,873 S.F. (87%)	-Proposed BMW Area	= 194,535 S.F. (87%)
-Existing VOLVO Area	=	91,879 S.F. (83%)	-Proposed VOLVO Area	= 95,055 S.F. (87%)

JRB

The JRB Group Architects

3115 N. Wilke Road Arlington Heights, Illinois 60004

Phone 847.506.0123 Fax 847.506.0145

FIELDS AUTO GROUP

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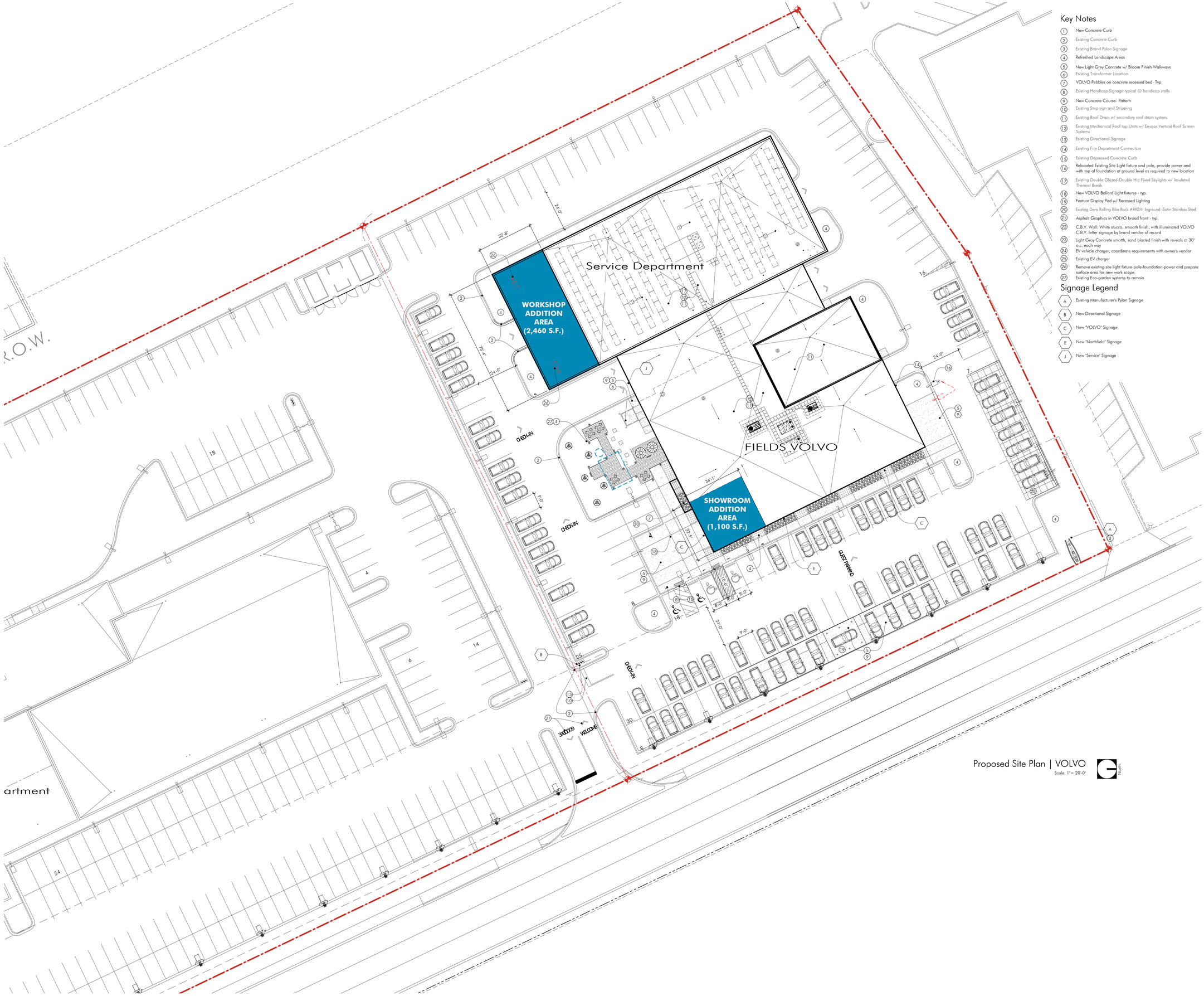
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Sheet Title

Proposed Overall Site Plan

Sheet No.

DD1.1



Proposed Site Plan | VOLVO
Scale: 1" = 20'-0"

Key Notes

1. New Concrete Curb
2. Existing Concrete Curb
3. Existing Brand Pylon Signage
4. Refreshed Landscape Areas
5. New Light Grey Concrete w/ Broom Finish Walkways
6. Existing Transformer Location
7. VOLVO Pebbles on concrete recessed bed- Typ.
8. Existing Handicap Signage typical @ handicap stalls
9. New Concrete Course- Pattern
10. Existing Stop sign and Stripping
11. Existing Roof Drain w/ secondary roof drain system
12. Existing Mechanical Roof top Units w/ Envisor Vertical Roof Screen Systems
13. Existing Directional Signage
14. Existing Fire Department Connection
15. Existing Depressed Concrete Curb
16. Relocated Existing Site Light fixture and pole, provide power and with top of foundation at ground level as required to new location
17. Existing Double Glazed-Double Hip Fixed Skylights w/ Insulated Thermal Break
18. New VOLVO Bollard Light fixtures - typ.
19. Feature Display Pad w/ Recessed Lighting
20. Existing Dero Rolling Bike Rack #RR2H- Inground -Satin Stainless Steel
21. Asphalt Graphics in VOLVO broad front - typ.
22. C.B.V. Wall: White stucco, smooth finish, with illuminated VOLVO C.B.V. letter signage by brand vendor of record
23. Light Gray Concrete smoth, sand blasted finish with reveals at 20' o.c. each way
24. EV vehicle charger, coordinate requirements with owner's vendor
25. Existing EV charger
26. Remove existing site light fixture-pole-foundation-power and prepare surface area for new work scope.
27. Existing Eco-garden systems to remain

Signage Legend

- A — Existing Manufacturer's Pylon Signage
- B — New Directional Signage
- C — New "VOLVO" Signage
- E — New "Northfield" Signage
- J — New "Service" Signage

JRB

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3115 N. Wilke Road Arlington Heights, Illinois 60004
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FIELDS AUTO GROUP

No.	Date	Comments
	02.20.25	Issue for PZ/Arch Commission
	01.26.26	Issue for PZ/Arch Commission
	12.08.25	Issue for Arch Commission
	12.01.25	Issue for Arch/Plan Commission

Revisions

Commission No.	JRB 25003
Drawn By	ICI
Checked By	JRB
Approved By	JRB
Issued for Review	
Issued for Permits	
Issued for Pricing	
Issued for Construction	

Project Title

Fields Northfield

VOLVO

Sales-Service Facility Renovations
770 Frontage Road
Northfield, Illinois 60093

Campus Car Wash + Prep. Center
700 Frontage Road
Northfield, Illinois 60093

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Scope Document

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Sheet Title

Proposed Site Plan | VOLVO

Sheet No.

DD1.2



Proposed Floor Plan

Scale: 1/8"= 1'-0"

North

JRB

The JRB Group Architects

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Scope Document

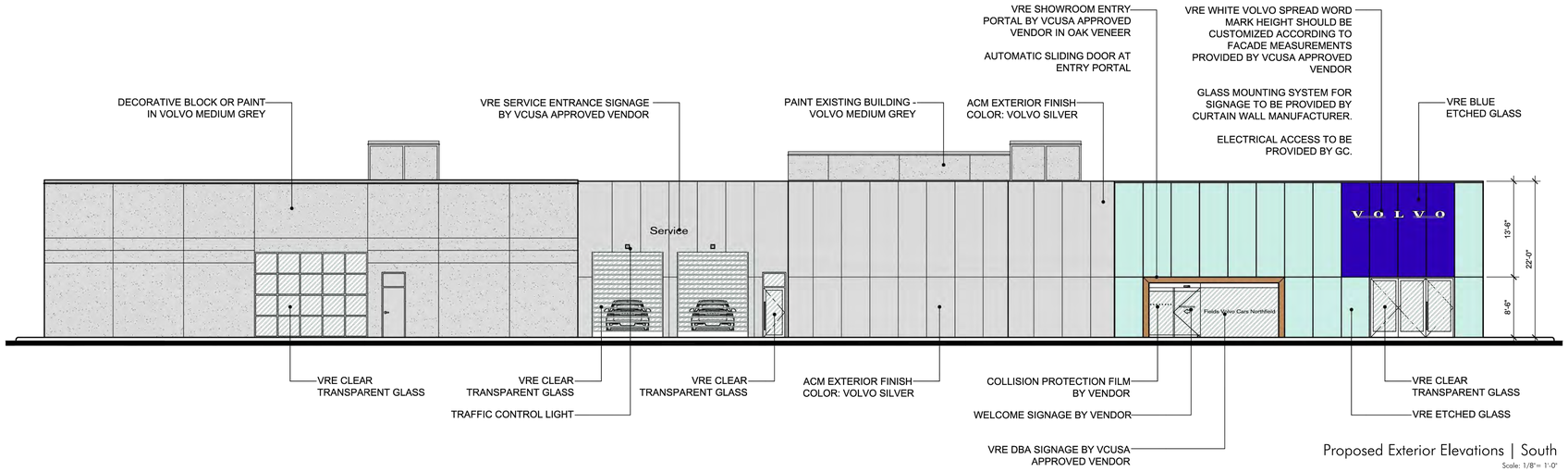
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Sheet Title

Proposed Floor Plan

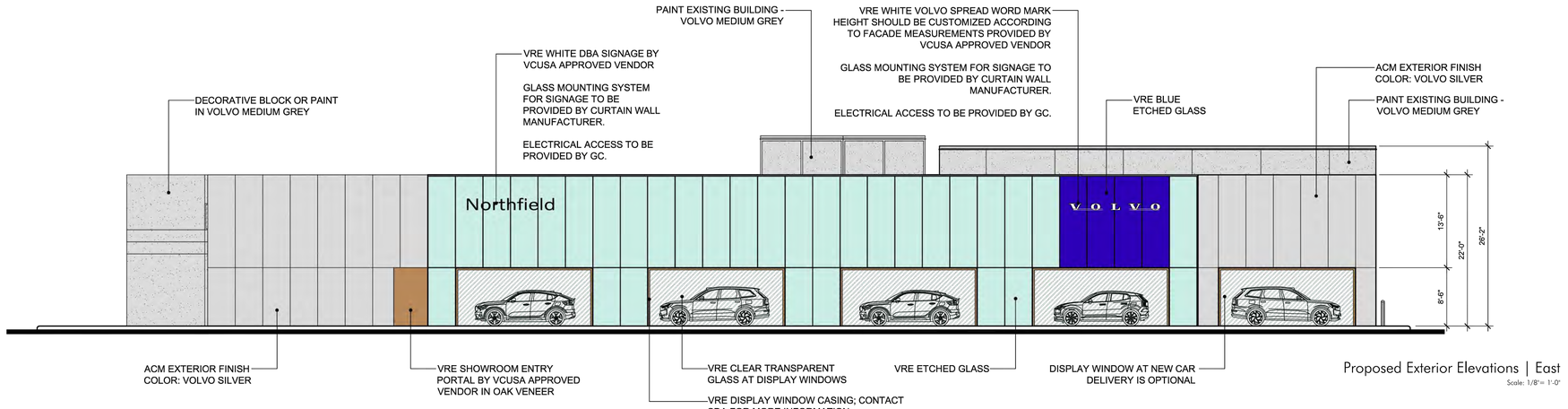
Sheet No.

DD1.3



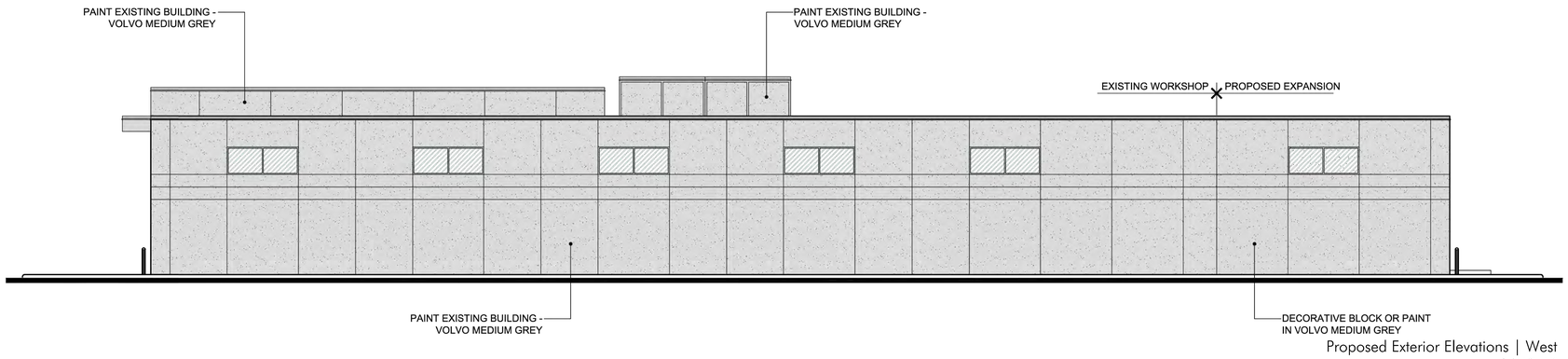
Proposed Exterior Elevations | South

Scale: 1/8"= 1'-0"



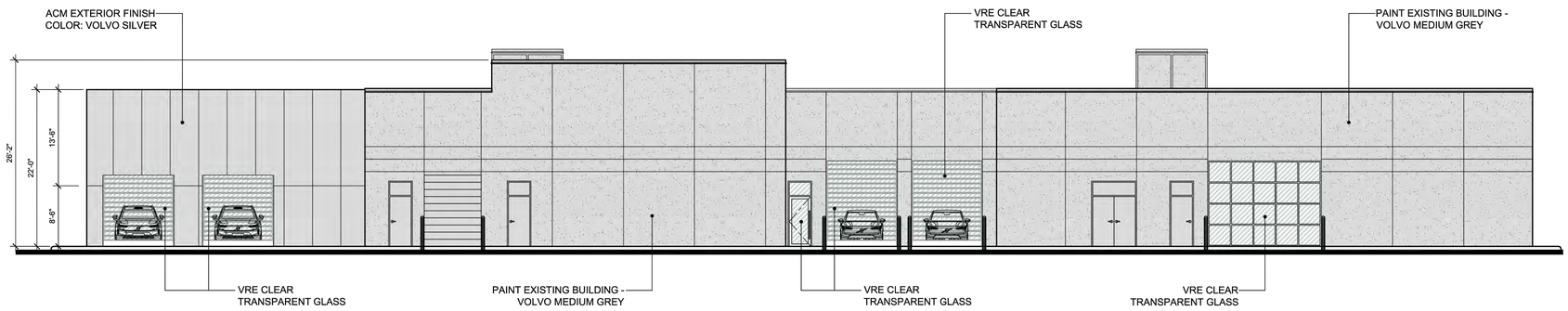
Proposed Exterior Elevations | East

Scale: 1/8"= 1'-0"



Proposed Exterior Elevations | West

Scale: 1/8"= 1'-0"



Proposed Exterior Elevations | North

Scale: 1/8"= 1'-0"

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Northfield, Illinois 60093

Campus Car Wash + Prep. Center

700 Frontage Road

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Sheet Title

Proposed Exterior Elevations

Sheet No.

DD1.4



Proposed VRE Rendering | East Overall View

NTS



Existing Image | East Overall View

NTS

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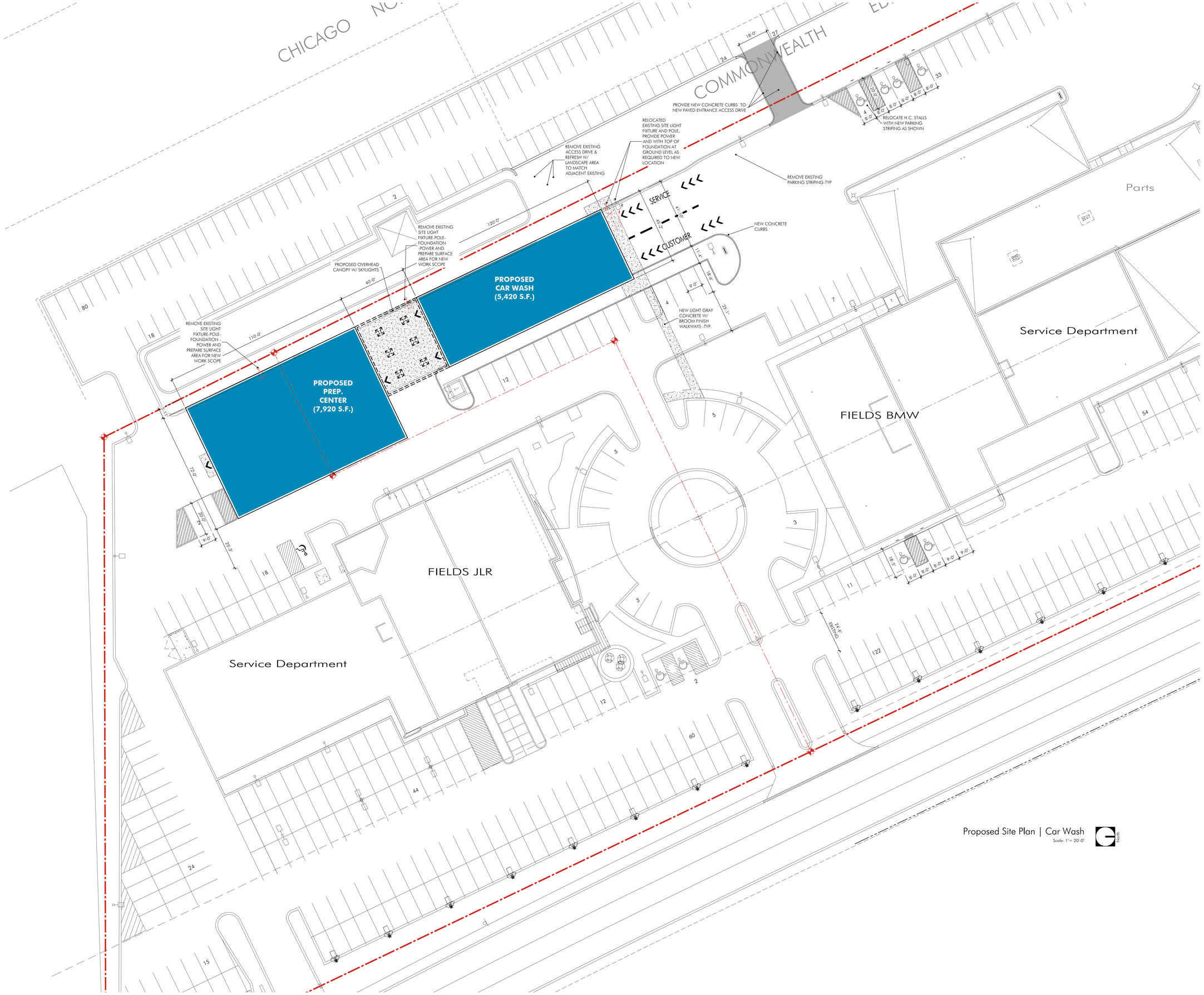
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Sheet Title

VOLVO Renderings

Sheet No.

DD1.5



Proposed Site Plan | Car Wash

Scale: 1" = 20'-0"

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Scope Document

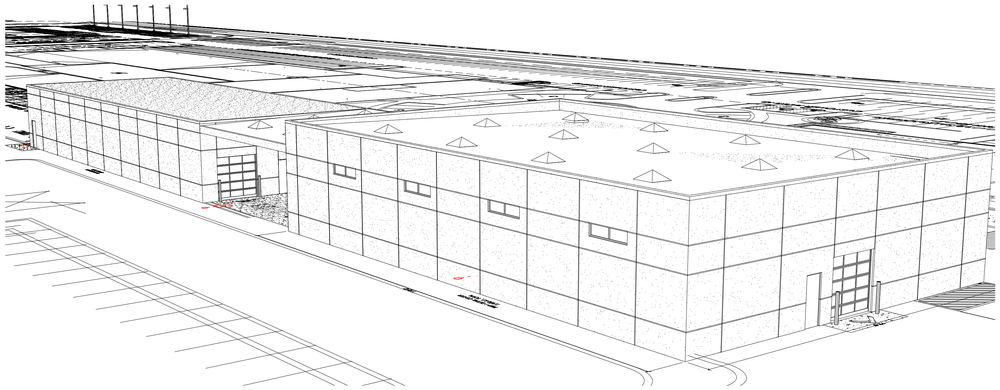
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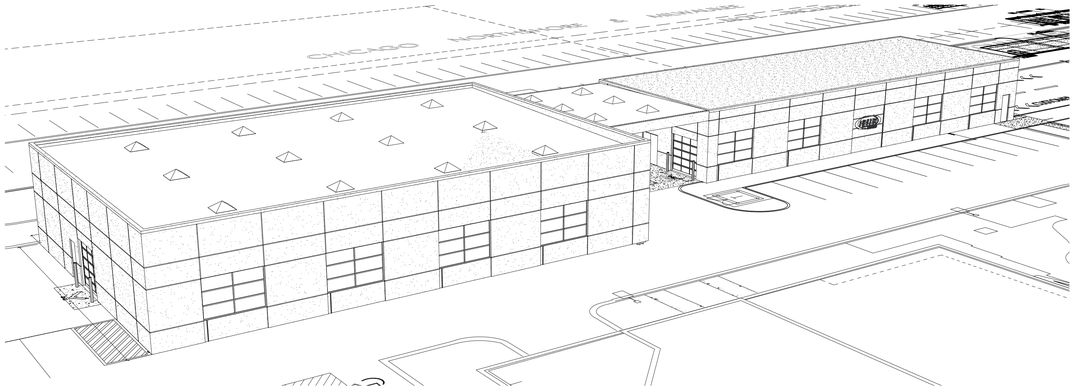
Proposed Site Plan | CW-Prep.Center

Sheet No.

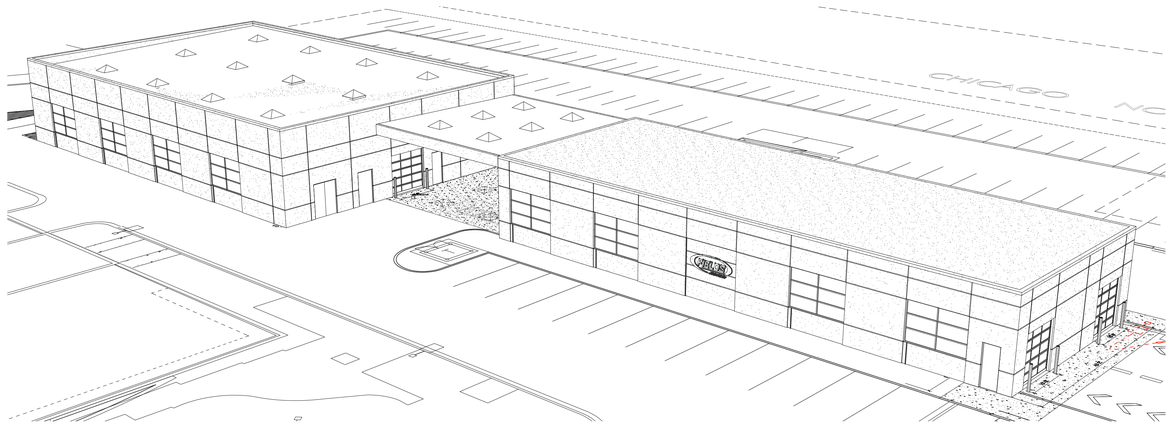
DD1.6



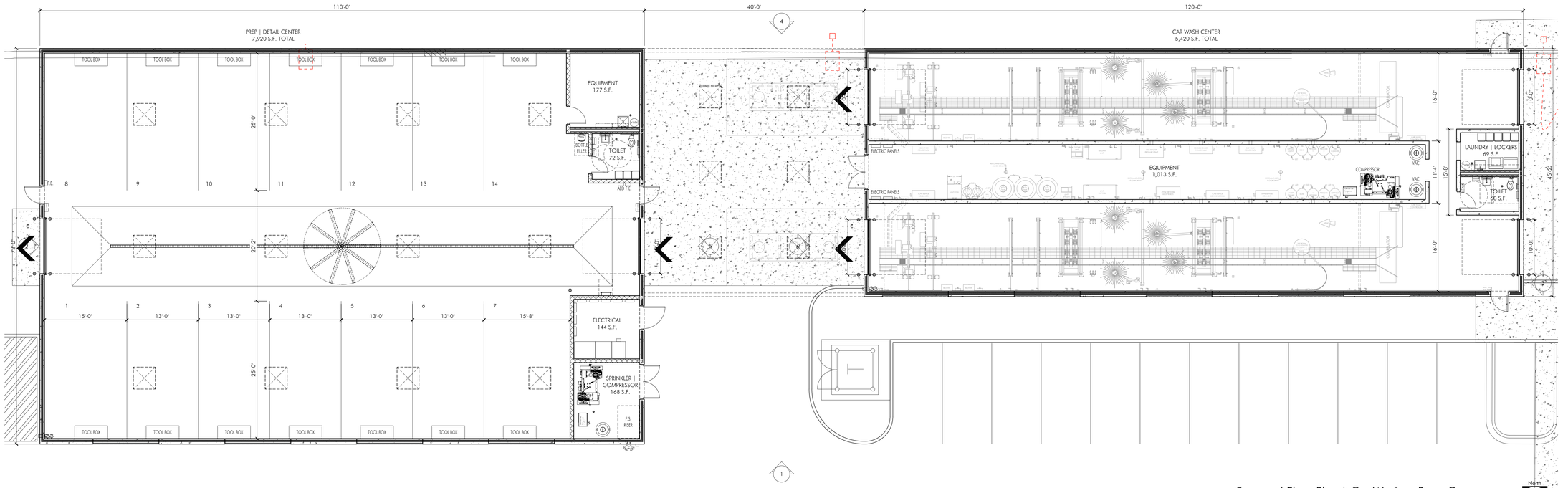
PERSPECTIVE VIEW | SOUTH-WEST
NTS



PERSPECTIVE VIEW | SOUTH-EAST
NTS



PERSPECTIVE VIEW | NORTH-EAST
NTS



Proposed Floor Plan | Car Wash + Prep. Center
Scale: 1/8"= 1'-0"

North

JRB

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Sheet Title

Proposed Floor Plan CW-Prep. Center

Sheet No.

DD1.7

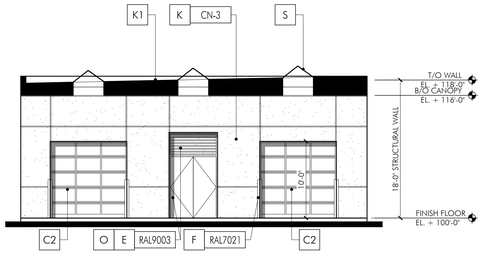
Exterior Elevations Notes

- C — 1" INSULATED TEMPERED CLEAR GLASS PPG SOLARBAN 70 LOW-E GLAZING IN ALUMINUM STOREFRONT SYSTEM. CLEAR ANODIZED FINISH.
- C2 — ALUMINUM/ CLEAR VISION GLASS OVERHEAD DOOR W/ TRACK SYSTEM AND STANDARD MANUFACTURER'S LOCK. CLEAR ANODIZED
- D — FACTORY PRE-FINISHED METAL COPING TO MATCH RAL 9003 DARK GREY
- E — HOLLOW METAL DOOR AND FRAME - FINISH AS SCHEDULED
- F — 5" OD X 6'-0" LONG CONCRETE FILLED PAINTED STEEL BOLLARDS TYPICAL @ BOTH SIDES - SEE FLOOR PLAN.
- K — PRECAST WALL PANEL SYSTEM (INSULATED BELOW ROOF LINE):
  - RUBBED SMOOTH TEXTURE FINISH @ EXTERIOR SIDE. PAINT AS SCHEDULED.
  - SMOOTH TEXTURE FINISH @ INTERIOR SIDE. PAINT AS SCHEDULED.
- K1 — PRECAST ROOF SLAB PANEL SYSTEM:
  - RUBBED SMOOTH TEXTURE FINISH @ EXTERIOR SIDES. PAINT AS SCHEDULED.
  - ROOF TPO MEMBRANE ON MINIMAL ROOF INSULATION FOR DRAIN PITCH.
- O — MECHANICAL LOUVER SYSTEM ABOVE MAN DOOR PAINTED TO MATCH DOOR FRAME. SEE M SHEETS AND DOOR SCHEDULE.
- Q — 'FIELDS AUTO GROUP' LOGO WALL PAINTED RAL 9003
- S — 3'x3' SKYLIGHT DOME | CLEAR ANODIZED ALUMINUM FINISH

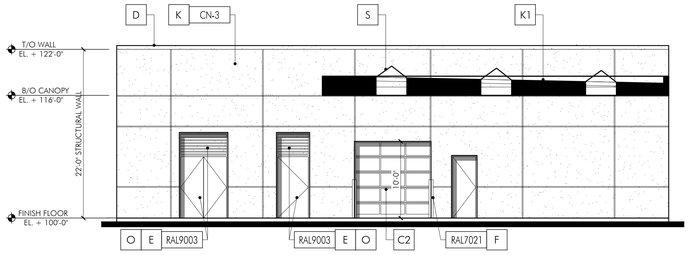
CN-3	EXTERIOR PAINT TO MATCH RAL9003 SATIN SHEEN. APPLY PER MANUFACTURER'S RECOMMENDATIONS
RAL7021	EXTERIOR PAINT TO MATCH RAL7021 SEMI-GLOSS SHEEN @ METALS | SATIN SHEEN @ ALL OTHER CONDITIONS
RAL9003	EXTERIOR PAINT TO MATCH RAL9003 SEMI-GLOSS SHEEN @ METALS | SATIN SHEEN @ ALL OTHER CONDITIONS



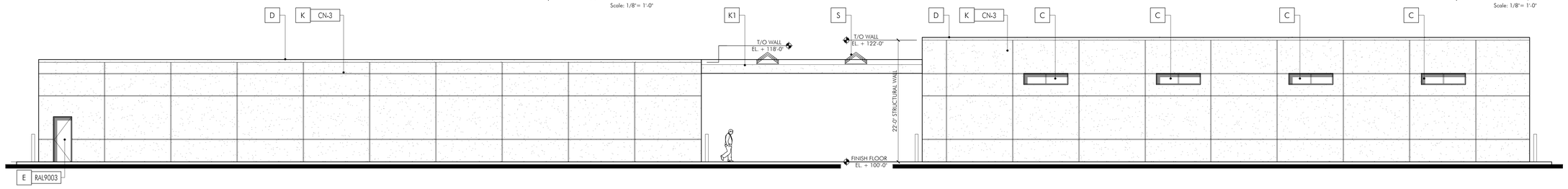
PERSPECTIVE VIEW | NORTH-EAST
NTS



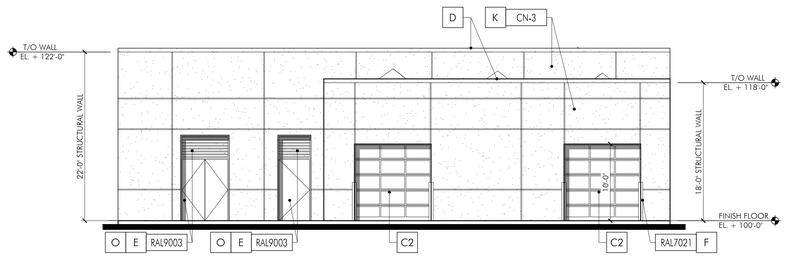
6. Exterior Elevations | South @ Car Wash
Scale: 1/8"= 1'-0"

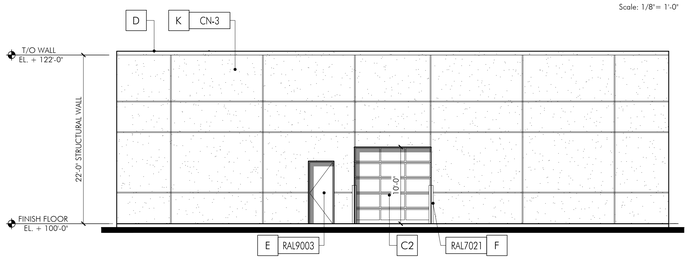


5. Exterior Elevations | North @ Prep.
Scale: 1/8"= 1'-0"

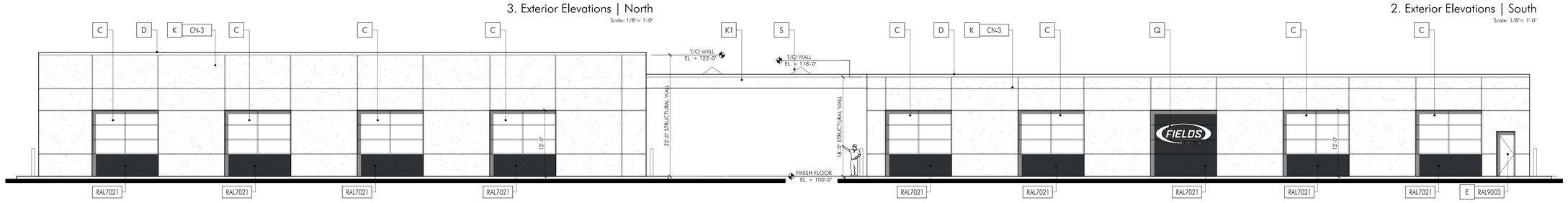


4. Exterior Elevations | West
Scale: 1/8"= 1'-0"





3. Exterior Elevations | North
Scale: 1/8"= 1'-0"



2. Exterior Elevations | South
Scale: 1/8"= 1'-0"

1. Exterior Elevations | East
Scale: 1/8"= 1'-0"

The JRB Group Architects
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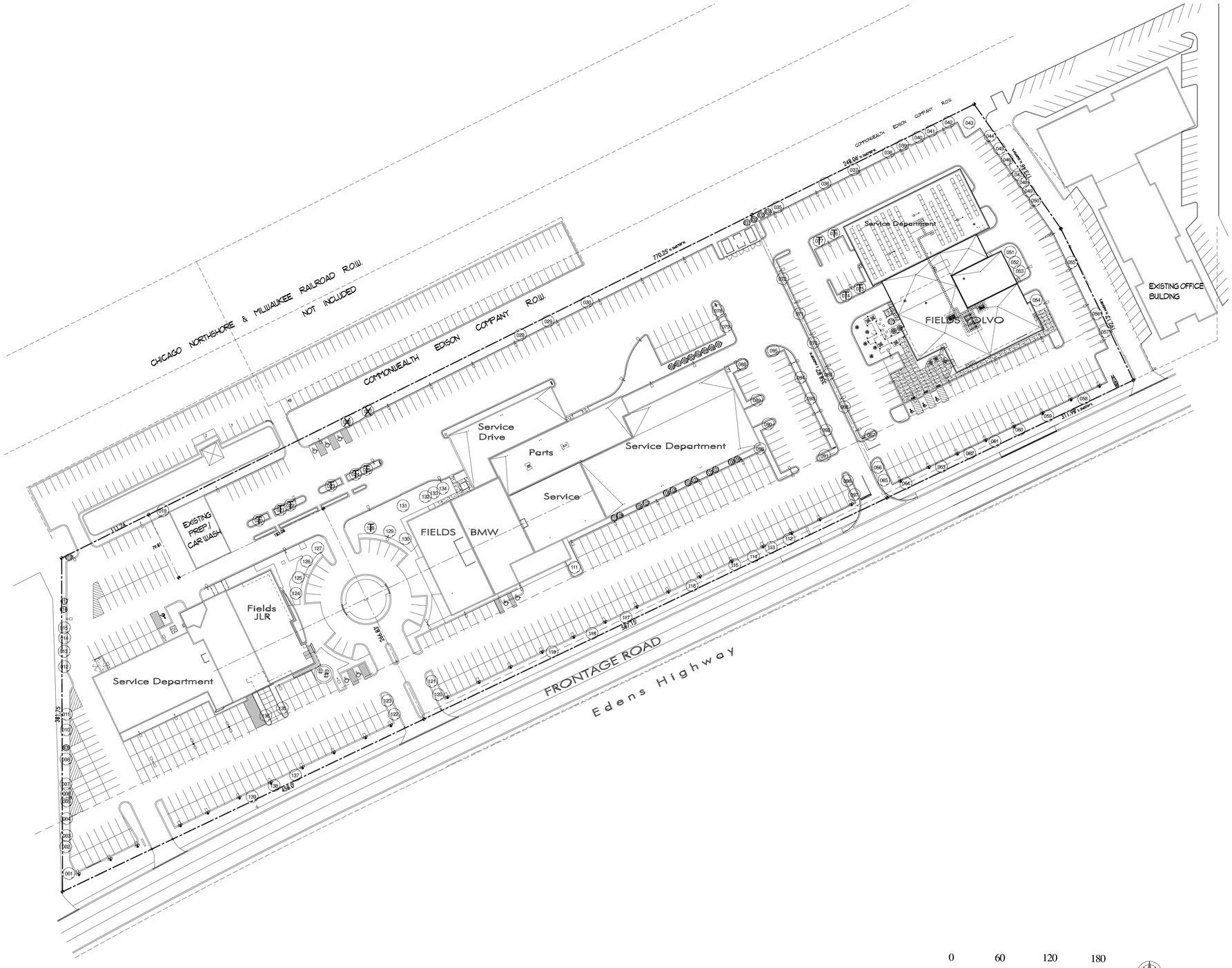
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Sheet Title

Proposed Elevations CW-Prep. Center

Sheet No.

DD1.8



0 60 120 180

SCALE: 1"=60'

JRB

THE JRB GROUP ARCHITECTS

315 N ULKE ROAD ARLINGTON HEIGHTS, ILLINOIS 60004
PHONE 847.506.0123 FAX 847.506.0145

FIELDS AUTO SUPER STORE

REVISIONS:

DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL 60048
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

FIELDS AUTO GROUP
700-770 FRONTAGE ROAD
NORTHFIELD, ILLINOIS

TREE SURVEY

DATE: 01.26.26
SCALE: 1"=60'
DRAWN: CJD

L101

TREE INVENTORY

Tree #	Common Name	Botanical Name	Size	Condition	Action
001	Red Sunset Maple	Acer rubrum ‘Red Sunset’	9”	Good	Maintain
002	Crabapple	Malus var.	7”	Fair	Maintain
003	Crabapple	Malus var.	7”	Fair	Maintain
004	Skyline Locust	Gleditsia triacanthos ‘Skyline’	10”	Good	Maintain
005	Crabapple	Malus var.	8”	Fair	Maintain
006	Crabapple	Malus var.	8”	Fair	Maintain
007	Skyline Locust	Gleditsia triacanthos ‘Skyline’	10”	Fair	Maintain
008	Crabapple	Malus var.	7”	Fair	Maintain
009	Crabapple	Malus var.	8”	Fair	Maintain
010	Crabapple	Malus var.	7”	Fair	Maintain
011	Skyline Locust	Gleditsia triacanthos ‘Skyline’	9”	Good	Maintain
012	Crabapple	Malus var.	7”	Fair	Maintain
013	Crabapple	Malus var.	8”	Fair	Maintain
014	Skyline Locust	Gleditsia triacanthos ‘Skyline’	10”	Fair	Maintain
015	Skyline Locust	Gleditsia triacanthos ‘Skyline’	10”	Fair	Maintain
015	Techny Arborvitae	Thuja occidentalis ‘Techny’	9’	Poor	Maintain
017	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Poor	Maintain
018	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Poor	Maintain
019	Skyline Locust	Gleditsia triacanthos ‘Skyline’	11”	Fair	Maintain
020	Red Sunset Maple	Acer rubrum ‘Red Sunset’	4”	Good	Transplant
021	Red Sunset Maple	Acer rubrum ‘Red Sunset’	4”	Good	Transplant
022	Red Sunset Maple	Acer rubrum ‘Red Sunset’	4”	Good	Transplant
023	Red Sunset Maple	Acer rubrum ‘Red Sunset’	4”	Good	Transplant
024	Red Sunset Maple	Acer rubrum ‘Red Sunset’	4”	Good	Transplant
025	Red Sunset Maple	Acer rubrum ‘Red Sunset’	4”	Good	Transplant
026	Box Elder	Acer negundo	9”	Poor	Remove
027	Box Elder	Acer negundo	10”	Poor	Remove
028	Box Elder	Acer negundo	9”	Poor	Maintain
029	Box Elder	Acer negundo	11”	Poor	Maintain
030	Box Elder	Acer negundo	10”	Poor	Maintain
031	Techny Arborvitae	Thuja occidentalis ‘Techny’	9’	Fair	Maintain
032	Techny Arborvitae	Thuja occidentalis ‘Techny’	9’	Poor	Maintain
033	Techny Arborvitae	Thuja occidentalis ‘Techny’	9’	Poor	Maintain
034	White Pine	Pinus strobus	10’	Fair	Maintain
035	Pin Oak	Quercus palustris	7”	Fair	Maintain
036	Skyline Locust	Gleditsia triacanthos ‘Skyline’	10”	Fair	Maintain
037	Swamp White Oak	Quercus bicolor	6”	Fair	Maintain
038	Maple	Acer var.	6”	Fair	Maintain
039	Swamp White Oak	Quercus bicolor	5”	Fair	Maintain
040	Maple	Acer var.	6”	Fair	Maintain
041	Swamp White Oak	Quercus bicolor	7”	Fair	Maintain
042	Maple	Acer var.	6”	Fair	Maintain
043	Northern Red Oak	Quercus rubra	6”	Good	Maintain
044	Swamp White Oak	Quercus bicolor	7”	Good	Maintain
045	Swamp White Oak	Quercus bicolor	7”	Good	Maintain
046	Swamp White Oak	Quercus bicolor	8”	Good	Maintain
047	Swamp White Oak	Quercus bicolor	8”	Good	Maintain
048	Swamp White Oak	Quercus bicolor	8”	Good	Maintain
049	Swamp White Oak	Quercus bicolor	7”	Good	Maintain
050	Swamp White Oak	Quercus bicolor	8”	Good	Maintain
051	Marmo Maple	Acer freemanii ‘Marmo’	10”	Good	Maintain
052	Marmo Maple	Acer freemanii ‘Marmo’	10”	Good	Maintain
053	Marmo Maple	Acer freemanii ‘Marmo’	10”	Good	Maintain
054	Northern Red Oak	Quercus rubra	6”	Good	Maintain
055	Northern Red Oak	Quercus rubra	7”	Good	Maintain
056	Northern Red Oak	Quercus rubra	6”	Good	Maintain
057	Northern Red Oak	Quercus rubra	7”	Good	Maintain
058	Kentucky Coffee Tree	Gymnocladus dioicus	9”	Good	Maintain
059	Kentucky Coffee Tree	Gymnocladus dioicus	8”	Good	Maintain
060	Kentucky Coffee Tree	Gymnocladus dioicus	9”	Good	Maintain
061	Kentucky Coffee Tree	Gymnocladus dioicus	9”	Good	Maintain
062	Kentucky Coffee Tree	Gymnocladus dioicus	10”	Good	Maintain
063	Kentucky Coffee Tree	Gymnocladus dioicus	9”	Good	Maintain
064	Kentucky Coffee Tree	Gymnocladus dioicus	9”	Good	Maintain
065	Kentucky Coffee Tree	Gymnocladus dioicus	8”	Good	Maintain
066	Kentucky Coffee Tree	Gymnocladus dioicus	8”	Good	Maintain
067	Common Hackberry	Celtis occidentalis	5”	Good	Maintain
068	Common Hackberry	Celtis occidentalis	5”	Good	Maintain
069	Common Hackberry	Celtis occidentalis	5”	Good	Maintain
070	Common Hackberry	Celtis occidentalis	5”	Good	Maintain
071	Common Hackberry	Celtis occidentalis	5”	Good	Maintain
072	Common Hackberry	Celtis occidentalis	5”	Good	Maintain
073	Mountbatten Juniper	Juniperus chinensis ‘Mountbatten’	10’	Fair	Maintain
074	Common Hackberry	Celtis occidentalis	5”	Good	Transplant
075	Common Hackberry	Celtis occidentalis	4”	Good	Transplant
076	Common Hackberry	Celtis occidentalis	5”	Good	Transplant
077	Common Hackberry	Celtis occidentalis	5”	Good	Transplant
078	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	8”	Fair	Maintain
079	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	8”	Fair	Maintain
080	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
081	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
082	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
083	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
084	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
085	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
086	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
087	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
088	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
089	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
090	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	8”	Fair	Maintain
091	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	8”	Fair	Maintain
092	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
093	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
094	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	8”	Fair	Maintain
095	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
096	Skyline Locust	Gleditsia triacanthos ‘Skyline’	9”	Good	Maintain
097	Skyline Locust	Gleditsia triacanthos ‘Skyline’	9”	Good	Maintain
098	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
099	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
100	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
101	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
102	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
103	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
104	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
105	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
106	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
107	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
108	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
109	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
110	Techny Arborvitae	Thuja occidentalis ‘Techny’	10’	Fair	Maintain
111	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
112	Skyline Locust	Gleditsia triacanthos ‘Skyline’	10”	Good	Maintain
113	Maple	Acer var.	4”	Good	Maintain
114	Maple	Acer var.	4”	Good	Maintain
115	Skyline Locust	Gleditsia triacanthos ‘Skyline’	10”	Good	Maintain
116	Skyline Locust	Gleditsia triacanthos ‘Skyline’	11”	Good	Maintain
117	Skyline Locust	Gleditsia triacanthos ‘Skyline’	11”	Good	Maintain
118	Skyline Locust	Gleditsia triacanthos ‘Skyline’	12”	Good	Maintain
119	Skyline Locust	Gleditsia triacanthos ‘Skyline’	11”	Good	Maintain
120	Skyline Locust	Gleditsia triacanthos ‘Skyline’	12”	Good	Maintain
121	Skyline Locust	Gleditsia triacanthos ‘Skyline’	11”	Good	Maintain
122	Skyline Locust	Gleditsia triacanthos ‘Skyline’	12”	Good	Maintain
123	Skyline Locust	Gleditsia triacanthos ‘Skyline’	11”	Good	Maintain
124	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	8”	Fair	Maintain
125	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
126	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	9”	Fair	Maintain
127	Chanticleer Pear	Pyrus calleryana ‘Chanticleer’	8”	Fair	Maintain
128	Beech	Fagus var.	3”	Good	Transplant
129	Beech	Fagus var.	3”	Good	Maintain
130	Beech	Fagus var.	3”	Good	Maintain
131	Crabapple	Malus var.	6”	Fair	Maintain
132	Linden	Tilia var.	3”	Good	Maintain
133	Linden	Tilia var.	3”	Good	Maintain
134	Linden	Tilia var.	3”	Good	Maintain
135	Skyline Locust	Gleditsia triacanthos ‘Skyline’	12”	Good	Maintain
136	Skyline Locust	Gleditsia triacanthos ‘Skyline’	11”	Good	Maintain
137	Skyline Locust	Gleditsia triacanthos ‘Skyline’	12”	Good	Maintain
138	Skyline Locust	Gleditsia triacanthos ‘Skyline’	12”	Good	Maintain
139	Skyline Locust	Gleditsia triacanthos ‘Skyline’	12”	Good	Maintain

REVISIONS:

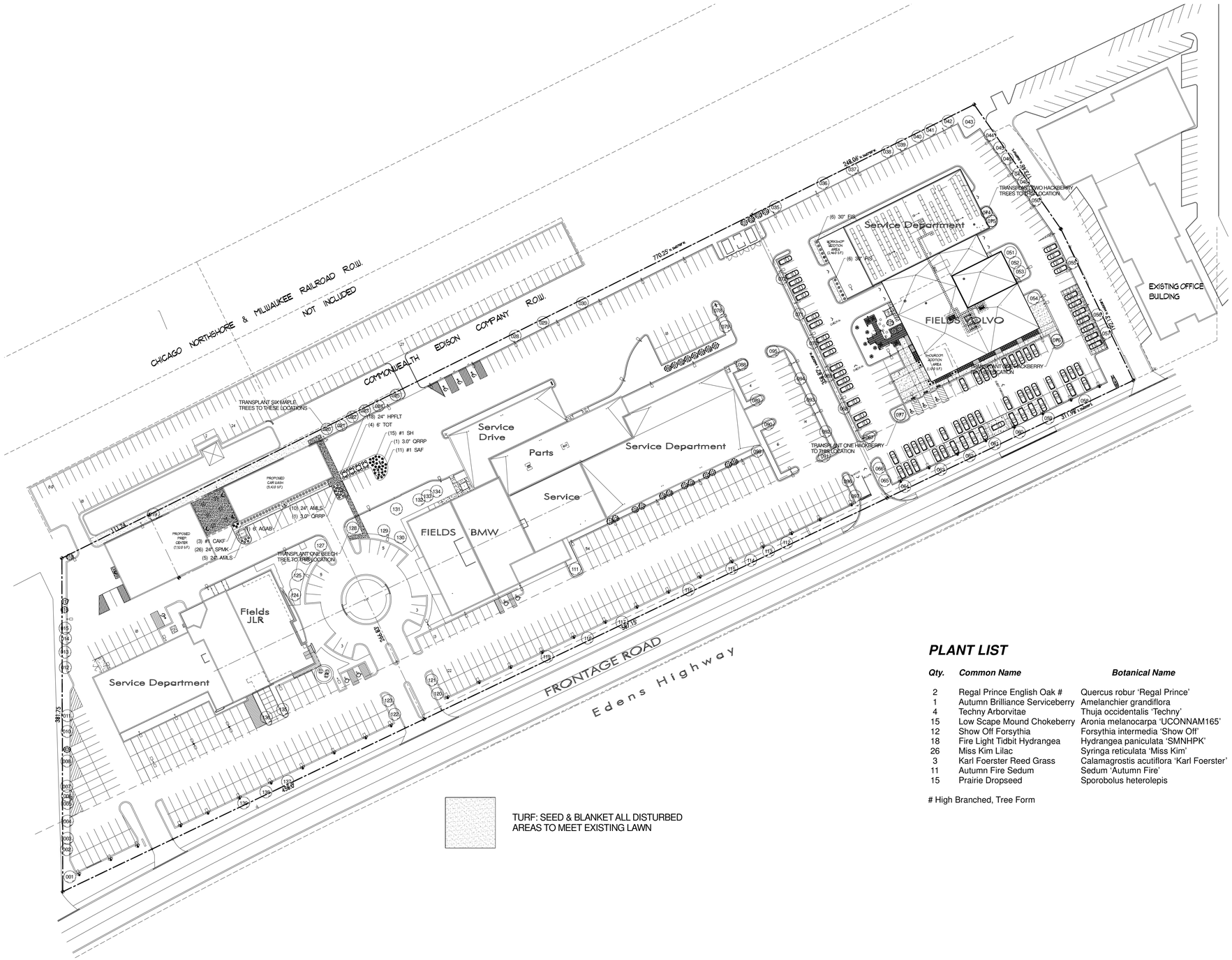
DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL. 60048
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

FIELDS AUTO GROUP
700-770 FRONTAGE ROAD
NORTHFIELD, ILLINOIS

TREE SURVEY

DATE: 01.26.26
SCALE: NONE
DRAWN: CJD

L102



TURF: SEED & BLANKET ALL DISTURBED AREAS TO MEET EXISTING LAWN

PLANT LIST

Qty.	Common Name	Botanical Name	Size	Remarks	Key
2	Regal Prince English Oak #	Quercus robur 'Regal Prince'	3.0"	B&B	QRRP
1	Autumn Brilliance Serviceberry	Amelanchier grandiflora	6'	B&B	AGAB
4	Techny Arborvitae	Thuja occidentalis 'Techny'	6'	B&B	TOT
15	Low Scape Mound Chokeberry	Aronia melanocarpa 'UCONNAM165'	24"	Cont.	AMLS
12	Show Off Forsythia	Forsythia intermedia 'Show Off'	30"	Cont.	FIS
18	Fire Light Tidbit Hydrangea	Hydrangea paniculata 'SMNHPK'	24"	Cont.	HPFLT
26	Miss Kim Lilac	Syringa reticulata 'Miss Kim'	24"	Cont.	SPMK
3	Karl Foerster Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	#1	Pots	CAKF
11	Autumn Fire Sedum	Sedum 'Autumn Fire'	#1	Pots	SAF
15	Prairie Dropseed	Sporobolus heterolepis	#1	Pots	SH

High Branched, Tree Form

0 60 120 180

SCALE: 1"=60'

JRB
THE JRB GROUP ARCHITECTS
315 N. WILKE ROAD ARLINGTON HEIGHTS, ILLINOIS 60005-2004
PHONE 847.506.0123 FAX 847.506.0145

FIELDS AUTO

REVISIONS:

DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL. 60048
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

FIELDS AUTO GROUP
700-770 FRONTAGE ROAD
NORTHFIELD, ILLINOIS

LANDSCAPE PLAN

DATE: 01.26.26
SCALE: 1"=60'
DRAWN: CJD

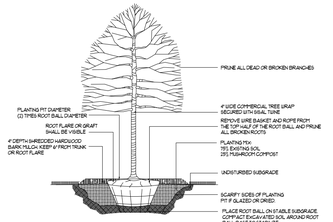
L103

GENERAL NOTES

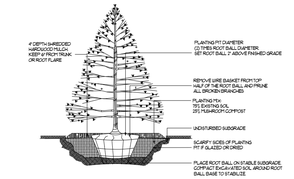
1. ALL DIMENSIONS AND SITE CONDITIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. SITE PLAN, ARCHITECTURE PLAN AND SITE SURVEY WERE PROVIDED BY OTHERS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
3. SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
4. ALL OVERHEAD AND UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING OR EXCAVATION. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING, PLANT OR MATERIALS PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS MAY BE MADE PRIOR TO PROCEEDING.
5. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AREA, FENCES, SITE FEATURES AND PAVING TO REMAIN. ANY DAMAGE TO THESE EXISTING AREAS OR FEATURES SHALL BE REPLACED BY THE CONTRACTOR AT THEIR EXPENSE. DAMAGED LAWN AREAS SHALL BE TILLED, RE-GRADED, TOPSOIL ADDED AS NEEDED AND BE RESTORED WITH SOD.
6. IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FRIABLE LOAM OR SANDY LOAM, COMPRISED OF BETWEEN 20% AND 50% SILT, 10% AND 25% CLAY, AND 30% AND 60% SAND. THE PH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 6%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. CONTRACTOR SHALL PROVIDE A RECENT SOIL TEST ANALYSIS FOR ALL SOIL TO BE USED. THE ANALYSIS MUST INCLUDE THE INFORMATION REQUIRED ABOVE.
7. SEED SHALL BE A BLEND OF KENTUCKY BLUEGRASS, PERENNIAL RYEGRASS, TALL FESCUE, AND FINE FESCUE.
8. ALL TREES ARE TO HAVE FRESH-LY DUG, BALLED AND BURLAPPED ROOT BALLS WITH SIZES THAT MEET THE STANDARDS OF THE AMERICAN NURSERYMEN'S ASSOCIATION. DECIDUOUS AND EVERGREEN SHRUBS MAY EITHER HAVE FRESH-LY DUG, BALLED AND BURLAPPED ROOT BALLS OR MAY BE CONTAINER GROWN. ALL PERENNIALS, ORNAMENTAL GRASSES AND GROUNDCOVERS MUST BE CONTAINER GROWN. CONTAINER GROWN MATERIALS SHALL HAVE BEEN GROWN IN THEIR CURRENT CONTAINER FOR A PERIOD OF NO LESS THAN SIX MONTHS.
9. ALL TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT, AT THE NURSERY, PRIOR TO DIGGING. TREES THAT ARE ACCEPTABLE WILL BE SEALED. ALL SEALS APPLIED BY THE LANDSCAPE ARCHITECT MUST REMAIN ON THE TREES AND ARE NOT TO BE REMOVED BY THE CONTRACTOR. ALL TREES MUST HAVE SEALS IN PLACE AT TIME OF ACCEPTANCE OR WILL BE AUTOMATICALLY REJECTED. HEELED-IN TREES WILL NOT BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
10. ALL SHRUBS MUST MEET THE MINIMUM SIZES GIVEN IN THE PLANT LIST AND BE SPECIMEN QUALITY. SHRUBS THAT DO NOT MEET THESE GUIDELINES WILL BE REJECTED.
11. PLANT MATERIAL SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES: MAY 1 THROUGH NOVEMBER 1
12. TEST TREE PITS AND PLANT BEDS FOR ADEQUATE DRAINAGE. FILL PLANT PIT WITH 12" OF WATER. IF WATER LEVEL DOES NOT DROP A MINIMUM OF ONE INCH PER HOUR, NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE ISSUES.
13. PLANTING MIX FOR ALL PLANTINGS SHALL BE A BLEND OF 90% APPROVED TOPSOIL AND 10% SOIL AMENDMENT. ACCEPTABLE AMENDMENTS INCLUDE ONE STEP SOIL CONDITIONER OR PM35 PLANTER MIX FROM MIDWEST TRADING, OR APPROVED EQUAL. BLENDING OF PLANTING MIX COMPONENTS SHALL BE COMPLETED OUTSIDE OF THE PLANTING PITS, PRIOR TO PLANTING.
14. AREAS DESIGNATED WITH GRAVEL IS TO HAVE A 4" DEPTH OF AN ANGULAR DECORATIVE GRAVEL OVER A FILTER FABRIC. GRAVEL TO BE DARK COLOR, 3/4" TO 1" DIA. SUBMIT SAMPLES FOR OWNER APPROVAL.
15. EXCAVATE PARKING LOT ISLANDS AND CURBED PLANTERS TO A DEPTH OF 24". BACKFILL WITH A 12" DEPTH OF TOPSOIL, AND A 12" DEPTH OF PLANTING MIX. BERM PLANTERS AND ISLANDS TO A HEIGHT OF
16. 3" ABOVE TOP OF CURB TO PREVENT PONDING.
17. ALL PLANT BEDS ARE TO BE WELL SHAPED 'SPADE CUT' EDGES, 3" DEPTH, IN LINES OR IN CURVES AS SHOWN ON THE DRAWINGS.
18. ALL PLANT MATERIAL, INCLUDING SEED, SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL 'ACCEPTANCE' IS GRANTED. MAINTENANCE SHALL INCLUDE, WATERING, WEEDING, PRUNING, STRAIGHTENING, SPRAYING, MULCH REPLACEMENT AND MOWING.

    THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING UPON SUBSTANTIAL COMPLETION FOR "ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE OR OUTSTANDING ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED AND REVIEWED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "ACCEPTANCE". SEED SHALL BE REVIEWED FOR ACCEPTANCE, ONLY AFTER THEY HAVE FULLY
19. ROOTED AND HAVE BEEN MOWED AT LEAST TWICE.

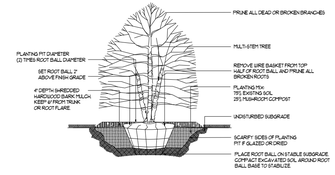
    ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF "ACCEPTANCE". AT OR NEAR THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING FOR "FINAL ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY REPLACED OR REPAIRED, REVIEWED AND APPROVED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "FINAL ACCEPTANCE".



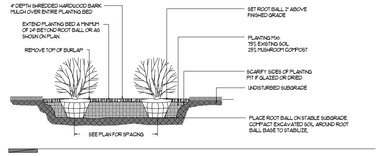
DETAIL
DECIDUOUS TREE PLANTING



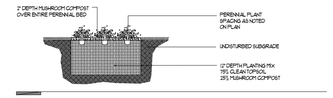
DETAIL
EVERGREEN TREE PLANTING



DETAIL
DECIDUOUS ORNAMENTAL TREE PLANTING



DETAIL
SHRUB PLANTING



DETAIL
PERENNIAL PLANTING

REVISIONS:

DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL 60048
DOWDENDESIGNGROUP.COM PHONE: (847) 362-1254

FIELDS AUTO GROUP
700-770 FRONTAGE ROAD
NORTHFIELD, ILLINOIS

LANDSCAPE DETAILS

DATE: 01.26.26
SCALE: NONE
DRAWN: CJD

L104

The Village of Northfield
Board of Trustees Meeting

Agenda Item No: 09

Meeting Date: March 24, 2026

Staff Contact: Steve Gutierrez, Community Development

Discussion Only: ☐
Consider for Approval: ☒

Subject: Adoption of an Ordinance Granting Approval of a Special Use and Relief from the Zoning Ordinance Standards to Build a Two-Story Medical Office Building at 790 Frontage Road

Summary: North Shore Mob, LLC is seeking approval of a Special Use to construct a 2-story, 24,050 square foot medical office building at 790 Frontage Road and is seeking relief from the Zoning Code's required 20' rear yard setback, 35' maximum building height, and 25' maximum driveway width.

Background Information: On March 2, 2026, the Plan & Zoning Commission voted to recommend approval of the proposed special use and requested zoning variations. On March 9, 2026, the Architectural Commission voted to recommend approval of the proposed architectural, landscape and lighting plans.

Budgeted: No Financial Impact: No direct financial impact is anticipated from approving the special use.

Recommendation: Staff recommends that the Village Board consider adopting the attached ordinance approving the Special Use and associated variations.

Attachments:

1. Ordinance Approving Special Use and Variations
2. Staff Reports
3. Application

ORDINANCE NO. ___

AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE AND ASSOCIATED RELIEF FROM THE ZONING ORDINANCE MAXIMUM BUILDING HEIGHT, REAR BUILDING SETBACK, AND DRIVEWAY WIDTH REQUIREMENTS TO ALLOW CONSTRUCTION OF A TWO-STORY MEDICAL OFFICE BUILDING AT 790 FRONTAGE ROAD IN THE VILLAGE OF NORTHFIELD, COOK COUNTY, ILLINOIS

Adopted by the
Village President and Board of Trustees of
the Village of Northfield
this 24th day of March 2026

Published in pamphlet form by
direction and authority of the
Village of Northfield
Cook County, Illinois
This 24th day of March 2026

ORDINANCE NO. _____

AN ORDINANCE GRANTING APPROVAL OF A SPECIAL USE AND ASSOCIATED RELIEF FROM THE ZONING ORDINANCE MAXIMUM BUILDING HEIGHT, REAR BUILDING SETBACK, AND DRIVEWAY WIDTH REQUIREMENTS TO ALLOW CONSTRUCTION OF A TWO-STORY MEDICAL OFFICE BUILDING AT 790 FRONTAGE ROAD
IN THE VILLAGE OF NORTHFIELD, COOK COUNTY, ILLINOIS

Preamble

A duly noticed public hearing was held by the Plan and Zoning Commission of the Village of Northfield on March 2, 2026, on the application of NORTH SHORE MOB, LLC, the Petitioner, for approval of Special Use to construct a 2-story, 24,050 square feet medical office building and approval of variations to the 20' rear yard setback, 35' maximum building height, and 25' maximum driveway width requirements at 790 Frontage Road (Subject Property) on the following legally described property to wit:

AN UNNUMBERED LOT IN HOOPIS' PLAT OF CONSOLIDATION, BEING A RESUBDIVISION OF LOT 'A' AND LOT 'B' IN STEINSCHNEIDER SUDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF THE TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 18, 1964 AS DOCUMENT NUMBER LR2172506, IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS 790 FRONTAGE ROAD, NORTHFIELD, IL

Real Estate Index No. 04-13-401-026-0000

There has been compliance with all applicable provisions of the Zoning Ordinance of the Village of Northfield, and the President and Board of Trustees of the Village of Northfield have determined that the amendment to Planned Unit Development Ordinance should be granted. Further, the standards of a variation have been met, and

the Village of Northfield and the President and Board of Trustees of the Village of Northfield have determined that the variations should be granted.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Northfield, Cook County, Illinois, in the exercise of their home rule powers, as follows:

Section 1. RECITALS. The foregoing recitals are incorporated as though fully set forth in this Section 1.

SECTION 2. Approval of a special use and relief from the following Zoning Ordinance (Appendix A) standards for the O/R Zoning District:

1) A variation from the maximum building height of 35' (Appendix A, Article XIV, Section 14.4), to allow mechanical units and the entry feature to reach a height of 38'10";
2) A variation from the required 20' west rear building setback (Appendix A, Article XIV, Section 14.4), to allow for a 17'4" west rear building setback;
3) A variation from the maximum driveway width of 25' (Appendix A, Article XX, Section 20.9.D), to allow for an east driveway width of 26';

in order to construct a two-story medical office building that may be occupied by medical offices with 5,000 square feet or more of floor area at 790 Frontage Road, in accordance with the Petitioner's Application and Supporting Materials, date stamped February 24, 2026, subject to the following conditions:

1. *The hours of operation for any medical office with 5,000 or more square feet of floor area shall be limited to 7 a.m. to 7 p.m., seven days a week.*

2. *The easternmost space along the north row of parking, closest to the site access driveway shall be eliminated.*

3. *While future medical offices with 5,000 or more square feet is permitted under this special use approval, all other uses shall be subject to the relevant provisions of the Zoning Code.*

4. *The representations made in the application and supporting documents are binding upon the Petitioners. There shall be no additional uses permitted beyond those specifically enumerated herein or permitted by the Village of Northfield's Zoning Ordinance.*

5. *The Village of Northfield Health, Fire, and Building Officials shall be granted access to the Subject Property at any reasonable time for purposes of conducting inspections for compliance with Village Codes and Ordinances.*

6. *An approval pursuant to any requested review by a Village consultant, Village staff member, Village Commission or Village Board Committee shall be an approval of only those items specified in any motion, resolution, ordinance, or written report. Such approval shall not be deemed to be an approval of any matter which is within the jurisdiction of any other Village consultant, Village staff member, Village Board Committee or Village Commission that has not issued a report or given its approval. Neither shall such approval be deemed the approval of any County, State or Federal Agency. Under no circumstances shall the approval be deemed to be an approval of any matter not included in this ordinance by virtue of the fact that such a matter appeared on a supporting document which is not attached as an exhibit to this ordinance or incorporated as an exhibit as part of this ordinance.*

7. *The Petitioner shall comply in all other respects with the ordinances of the Village of Northfield and nothing in this special use shall be construed as a waiver of any of those requirements.*

8. *Violation of any condition of this Special Use Ordinance shall be cause to revoke said permit by the Corporate Authorities upon ten (10) days proper notice to the Petitioner. Alternatively, the Village Manager shall have the right to assess fines, not to exceed $750.00 per violation, for violations of this Special Use Ordinance. Such assessment of fines may be appealed to the Corporate Authorities by filing written notice of appeal within three (3) days of the assessment.*

9. *Changes in the project may only be made as follows:*

   A. *Minor Field Changes. Minor changes in locations or sizes shown on exhibits may be approved, in writing, by the Director of Community Development. Typically, a minor field change will not involve a percentage change greater than 3%. However, not all changes of less than 3% shall necessarily be deemed to be minor. The determination of the Director of Community Development as to whether a change is a minor field change shall be final.*
   B. *Village Board Approved Changes. The Village Board may approve, without referral to the Plan & Zoning Commission, such other changes as it believes are in the best interest of the Village and which do not involve changes in numbers found in the text of the Ordinance and which do not have a substantial, direct impact on adjacent properties. The determination of the Village board as to whether a requested change should be referred to the Plan & Zoning Commission shall be final.*
   C. *Changes Requiring a Public Hearing. Any change involving a size, quantity or other numerical value found in the text of the Ordinance or any change having substantial, direct impact on adjacent properties shall not be made except after a public hearing before the Plan & Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer any requested change to the Plan & Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.*

SECTION 3: The following documents are attached and made a part of this Ordinance:

1. Aerial Photo of Site and Vicinity
2. Departmental Staff Reports
3. Parking Lot Easement Grant
4. Kimley Horn Traffic Report Peer Review
5. Special Use Standards of Review and Mandatory Findings
6. Petitioner's Application dated February 24, 2026

SECTION 4: The owners of the Subject Property, the users of the Subject Property, and the Subject Property shall comply in all other respects with the ordinances of the Village of Northfield, and nothing in this Ordinance shall be construed as a waiver of any of those requirements.

SECTION 5: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

AYES: _____

NAYS:_____

ABSENT:_____

PASSED and APPROVED by me this 24th day of March 2026.

_____
Tracey Mendrek, Village President

ATTESTED and FILED in the office of the Village Clerk this 24th day of March 2026.

_____
Patrick Brennan, Village Clerk

PUBLISHED by me in pamphlet form, this 24th day of March 2026.

_____
Patrick Brennan, Village Clerk

The Village of Northfield

TO: CHAIRMAN BILL VASELOPULOS AND MEMBERS OF THE PLAN AND ZONING COMMISSION

FROM: STEVE GUTIERREZ, COMMUNITY DEVELOPMENT DIRECTOR

MEETING DATE: MARCH 2, 2026

SUBJECT: **SPECIAL USE – MEDICAL OFFICE BUILDING – 790 FRONTAGE ROAD**

PETITIONER

The petitioner is NORTH SHORE MOB, LLC, the Assignee of ACS Capital Management, Inc., which is the contract purchaser of the property at 790 Frontage Road.

EXISTING CONDITIONS

790 Frontage Road is 2.24 acres and zoned O/R Office/Research. The subject site is currently improved with a three-story office building and 1.5-story annex totaling approximately 39,000 square feet. The three-story portion is approximately 43' high.



There is also a 950 square foot 1-story storage building in the southeast corner of the subject site. There is a parking lot easement adjacent to the subject property and the petitioner will enjoy the use of the easement for additional parking. The easement is on the property at 800 Frontage Road - the Lock Up self-storage facility. The Lock Up has more than enough parking in front of their building to meet their Zoning Code requirement. Its been staff's observation over recent years that the parking lot easement located to the rear of the Lock Up building is used sparingly. The one exception was when the Blue Pearl Animal Hospital temporarily used some of the parking in the easement over a number of months in 2023 when they had a trailer with MRI equipment in their parking lot.

REQUEST:

The petitioner plans on demolishing the existing structures to construct a 2-story, 24,050 square foot medical office building on the site. Medical offices 5,000 square feet or more in size require a special use. Medical offices less than 5,000 square feet are a permitted use in the O/R District.

The petitioner intends to partner with Dedication Health, a concierge medical practice, which would occupy the entire 2nd floor which is 11,913 square feet. That partnership hasn't been finalized yet and the petitioner is seeking a special use for a medical office building that would prospectively allow medical offices 5,000 square feet or larger to occupy the building. After consulting with the Village Attorney, staff was comfortable allowing the petitioner to proceed this way. While we haven't been asked to take this approach since I've been here, it is not unusual for special uses to run with the land rather than with a specific tenant.

As will be discussed later in the Staff Comments section of this memo, we will suggest placing certain conditions on the building that would be applied to any subsequent 5,000+ square foot medical office occupants in the building. The conditions would address the typical safeguards we place on medical office operations, such as hours of operation, prohibiting in-patient care and the provision of adequate parking.

In addition to the special use, the petitioner is seeking relief from the Zoning Code's required 20' rear yard setback, 35' maximum building height and 25' maximum driveway width. The variations they are seeking are outlined in bold in the zoning analysis table below.

ZONING STANDARD	REQUIRED	PROPOSED
Min. Front Yard (east along Frontage)	10'	173.78'
Min. Side Yard (north, south and east property lines)	10'	152'-10" north 13'-2" south 23'-8" east
Min. Rear Yard (west property line)	**20'**	**17'-4"**
Max. FAR	2.0	..29
Max. Lot Coverage	90%	71%
Max. Building Height	**35 ft**	**38'10" to top of entry feature**
Min. Lot Size	40,000 SF	74,326 SF
Off-Street Parking (1 per 250 SF building)	96 spaces	90 spaces + at least 6 in easement.
Parking Lot Dimensions		
Parking Space	18'x9'	18'x9'
Drive Aisle Width	24'	24'
Driveway Width	**Max. 25'**	**26'**
Loading Space (for 24,144 SF building)	1 berth (10'x25')	1 berth (10'x25')
Accessible Parking (5 for a 101 to 150-space lot)	5 spaces (16' wide)	5 spaces (shared striping)
Bicycle parking (1 per 20 vehicle spaces)	6 bike parking spaces	6 bike parking spaces

The requested rear yard variation amounts to 2'-8". Given the scale of the 1.7 acre redevelopment site; the proposed perimeter landscaping; and the additional 230+ feet of setback the Village, railroad and ComEd right of ways will provide - the 2'-8" variance will be indiscernible to the closest residential property owner.

The request height variation equals 3'-10" which for the same reasons will be indiscernible to the residential neighbors or from drivers on Frontage Road or the Edens. Only the entry way

architectural feature and mechanical screening exceed the 35' height limitation, the main portion of the building is below 35'.

The extra 12" in driveway width being requested is very minor and will provide a little extra space for vehicles turning into the site as they come out of the curve on southbound Frontage Road.

TRAFFIC & PARKING

The petitioner retained the firm KLOA to perform a traffic impact study for the proposed building. They studied the existing conditions and the predicted impact the proposed development would have on the surrounding street system including the intersections of Willow Road/Central Ave/Happ Road; Tower Road/Frontage Road; Frontage Road/I-94 southbound off-ramp. The study concluded that the number of vehicle trips the proposed building will generate during peak weekday hours would be similar to the trips generated by the existing office building if it were at full occupancy. Therefore, they conclude there should be minimal impact on traffic congestion along Frontage Road or at the nearby signalized intersections. They also concluded that the industry standard ITE *Parking Generation Manual* only projects a peak parking demand of 61 parking spaces for the proposed building. Their report is included in the enclosed application material.

The Village's traffic engineer Kimley-Horn has done a peer review of the KLOA study and concurs with their methodology and findings. Kimley-Horn recommends "*eliminating the easternmost space along the north row of parking, closest to the site access driveway. This modification is recommended to limit potential conflicts between parking maneuvers exiting spaces at the east end of the site and vehicles entering from Frontage Road. With this recommended modification, the site would provide 110 parking spaces and still exceed the Village's off-street parking requirement by 18 percent (17 spaces) and further exceed peak projections based on ITE parking data*."

The petitioner is planning 90 surface parking spaces on the subject site and will enjoy the use of the adjacent parking lot easement which contains 21 surface parking spaces. The proposed 111 potential parking spaces far exceeds the projected peak demand of 61 spaces and the Zoning Code requirement of 96 spaces. The parking layout meets all our dimensional requirements and would provide adequate vehicle circulation including for our largest fire equipment.

The Zoning Code requires one loading berth for the proposed building square footage, which is provided at the rear of the property to the west of the building.

COMPREHENSIVE PLAN

The Comprehensive Plan (Plan) includes a Future Land Use map (p. 9) which designates the subject property as office use noting these should be "Buildings constructed and designed as office spaces for professional or medical firms.. This land use type should continue to be primarily concentrated on Frontage Road and Waukegan Road."

The Plan promotes "the rehabilitation or replacement of deteriorating or obsolete commercial, office, and industrial structures. Some nonresidential buildings in Northfield, especially office buildings, are nearing the end of their useful life. Several factors contribute to this including outdated building and site design and too little parking. These factors can limit the ability to

accommodate modern trends in the way businesses operate, the way people work, and how we shop. This often makes reinvestment cost-prohibitive. Properties such as these can impact the viability and vibrancy of an area, thus making planning for their redevelopment and reuse imperative." (p.12)

The replacement of an obsolete general office building that the owner has struggled to lease for years with a new medical office building that serves the strongest sector of today's office market. This is consistent with these land use goals. The Plan also hoped that the properties north of the Fields Imports dealerships could host additional dealerships, however, that market sector has not demonstrated a tangible demand for these properties.

In anticipation of the installation of the Skokie Valley Trail, the Plan states that "Where trail alignment permits, encourage property owners and employers to make their own connections to the Skokie Valley Trail to promote bike commuting." (p.21)

DEPARTMENT REPORTS

The proposed plans were reviewed by the Village Engineer, Building Department, Fire Department and Police Department and their reports are attached. There were no significant concerns expressed in the attached reports. The Village Engineer is generally satisfied with the preliminary civil engineering and had some technical comments which will be addressed in the permitting process if the special use is approved.

STAFF COMMENTS

The proposed zoning variations for the medical office building will not have any noticeable impact on surrounding properties. The traffic generated by the building and future tenancies will have no more impact than the existing building would have if fully occupied and will not require roadway improvements. There is likely more than adequate parking on site and the use of the adjacent parking lot easement will provide for any occasional spillover that might occur. The replacement of an older obsolete office building long plagued with high vacancy with a new building half of which has a readymade occupant in Dedication Health is consistent with the general land use objectives of the Comprehensive Plan. The Village departments have no objections or concerns. The new building will be an improvement to the appearance and vibrancy of the Frontage Road corridor. The architectural design, building materials, landscaping, lighting and signage will be vetted by the Architectural Commission, but they appear to be of high quality.

For all these reasons staff is supportive of the proposed medical office building special use provided the conditions outlined in the draft motion below are met. We are hopeful the petitioner will strongly consider making a connection to the Skokie Valley Trail when it is constructed.

MOTION

At the conclusion of the discussion of this matter, if the Plan and Zoning Commission wishes to recommend approval of the proposed special use, it may wish to consider the following motion:

Motion to recommend to the Village Board: Approval of a special use and relief from the following Zoning Ordinance (Appendix A) standards for the O/R Zoning District:

1) *A variation from the maximum building height of 35' (Appendix A, Article XIV, Section 14.4), to allow mechanical units and the entry feature to reach a height of 38'10";*
2) *A variation from the required 20' west rear building setback (Appendix A, Article XIV, Section 14.4), to allow for a 17'4" west rear building setback;*
3) *A variation from the maximum driveway width of 25' (Appendix A, Article XX, Section 20.9.D), to allow for an east driveway width of 26';*

in order to construct a two-story medical office building that may be occupied by medical offices with 5,000 square feet or more of floor area at 790 Frontage Road, in accordance with the Petitioners Application and Supporting Materials, date stamped February 24, 2026, subject to the following conditions:

1. *The hours of operation for any medical office with 5,000 or more square feet of floor area shall be limited to 7 a.m. to 7 p.m., seven days a week.*

2. *The easternmost space along the north row of parking, closest to the site access driveway shall be eliminated.*

3. *While future medical offices with 5,000 or more square feet is permitted under this special use approval, all other uses shall be subject to the relevant provisions of the Zoning Code.*

4. *The representations made in the application and supporting documents are binding upon the Petitioners. There shall be no additional uses permitted beyond those specifically enumerated herein or permitted by the Village of Northfield's Zoning Ordinance.*

5. *The Village of Northfield Health, Fire, and Building Officials shall be granted access to the subject property at any reasonable time for purposes of conducting inspections for compliance with Village Codes and Ordinances.*

6. *An approval pursuant to any requested review by a Village consultant, Village staff member, Village Commission or Village Board Committee shall be an approval of only those items specified in any motion, resolution, ordinance, or written report. Such approval shall not be deemed to be an approval of any matter which is within the jurisdiction of any other Village consultant, Village staff member, Village Board Committee or Village Commission that has not issued a report or given its approval. Neither shall such approval be deemed the approval of any County, State or Federal Agency. Under no circumstances shall the approval be deemed to be an approval of any matter not included in this ordinance by virtue of the fact that such a matter appeared on a supporting document which is not attached as an exhibit to this ordinance or incorporated as an exhibit as part of this ordinance.*

7. *The petitioner shall comply in all other respects with the ordinances of the Village of Northfield and nothing in this special use shall be construed as a waiver of any of those requirements.*

8. *Violation of any condition of this Special Use Ordinance shall be cause to revoke said permit by the Corporate Authorities upon ten (10) days proper notice to the Petitioner. Alternatively, the Village Manager shall have the right to assess fines, not to exceed $750.00 per violation, for violation of this Special Use Ordinance. Such assessment of*

fines may be appealed to the Corporate Authorities by filing written notice of appeal within three (3) days of the assessment.

9. *Changes in the project may only be made as follows:*

   A. *Minor Field Changes. Minor changes in locations or sizes shown on exhibits may be approved, in writing, by the Director of Community Development. Typically, a minor field change will not involve a percentage change greater than 3%. However, not all changes of less than 3% shall necessarily be deemed to be minor. The determination of the Director of Community Development as to whether a change is a minor field change shall be final.*
   B. *Village Board Approved Changes. The Village Board may approve, without referral to the Plan & Zoning Commission, such other changes as it believes are in the best interest of the Village and which do not involve changes in numbers found in the text of the Ordinance and which do not have a substantial, direct impact on adjacent properties. The determination of the Village board as to whether a requested change should be referred to the Plan & Zoning Commission shall be final.*
   C. *Changes Requiring a Public Hearing. Any change involving a size, quantity or other numerical value found in the text of the Ordinance or any change having substantial, direct impact on adjacent properties shall not be made except after a public hearing before the Plan & Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer any requested change to the Plan & Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.*

***{Insert further conditions, if any, desired by the Plan and Zoning Commission}**.*

ATTACHMENTS

1. Aerial Photo of Site and Vicinity
2. Departmental Staff Reports
3. Parking Lot Easement Grant
4. Kimley Horn Traffic Report Peer Review
5. Special Use Standards of Review and Mandatory Findings
6. Petitioner's Application dated February 24, 2026


Frontage Rd
BluePearl Pet Hospital
W Frontage Rd
The Lock Up
Self Storage
EASEMENT
Frontage Rd
41
Skokie Hwy
790 FRONTAGE
Creative Impact Group
Make'n Music
Guitar store
GoDry Chicago
W Frontage Rd
N Happ Rd
Thirty One
Physical Therapy
MILA Insurance
Fretzin Karen, LCPC
N Happ Rd
Norfork Rd
Google Maps

VILLAGE OF NORTHFIELD
ENGINEERING DEPARTMENT
PLAN REVIEW

Project #: 2026-0003

Date: 2/6/26

PETITIONERS APPLICATION

Petitioner: Northfield Medical Office Building – Al Stepan

Address: 940 West Adams, Suite 200

City: Chicago State: IL Zip Code: 60607

Project Location: 790 Frontage Road

Project Description: Request for a Special Use to allow for a medical office use exceeding 5,000 square feet in area. The proposed development consists of a new two story 24,000 square foot multi-tenant medical office building.

Type of Review Requested:

[X] Plan and Zoning Commission–3/2/26 [ ] Zoning Board of Appeals [X] Architectural Commission-3/9/26

		YES	NO	COMMENTS
1.	PUBLIC IMPROVEMENTS REQUIRED:			
	a. Underground Utilities			
	Water	X		
	Sanitary Sewer	X		
	Storm Sewer	X		
	b. Surface Improvement			
	Pavement	X		
	Curb & Gutter	X		
	Sidewalks	X		
	Street Lighting	X		
	c. Easements			
	Utility & Drainage		X	
	Access	X		

2. PERMITS REQUIRED OTHER THAN VILLAGE:
   a. MWRDGC X b. IDOT ____ c. ARMY CORP ____
   d. IEPA ____ e. CCHD X

		YES	NO	COMMENTS
3.	R.O.W DEDICATIONS?	X		
4.	SITE PLAN ACCEPTABLE?	X		
5.	PRELIMINARY PLAT ACCEPTABLE?			N/A
6.	TRAFFIC STUDY ACCEPTABLE?			Not provided
7.	STORM WATER DETENTION REQUIRED?	X		
8.	CONTRIBUTION ORDINANCE EXISTING?		X	
9.	FLOOD PLAIN OR FLOODWAY EXISTING?		X	
10.	WETLAND EXISTING?		X	

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY: Space Co. Engineering DATE OF PLANS: January 26, 2026

Jim Baxa
Village Engineer

February 10, 2026
Date

PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 2/20/26

GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701
www.gha-engineers.com

Memorandum

To: Steve Gutierrez, Community Development Director

From: Jim Baxa, CFM

Re: 790 Frontage Road – Preliminary Engineering

Date: February 9, 2026

Preliminary Engineering

Geometric Plan:
The general design includes accessible parking, standard parking, aisle width, and the positioning of trash enclosures, all of which generally adhere to the village zoning regulations. An improved accessible route from the accessible parking to the building's front entrance should be clearly identified and provided during the initial building permit review.

Grading Plan:
The grading plan should provide comprehensive grading information on the basic functions and drainage of the parking lot. Additional spot elevations and contouring should be included to ensure compliance with cross and running slopes, and to verify their adherence to accessibility standards and general design criteria. Furthermore, grading should be outlined for the remainder of the site to offer a general understanding of the overland drainage system and to assess potential impacts on neighboring properties during the initial building permit review.

Utility Plan:
The utility plan design should confirm or provide additional information regarding the connection of the proposed water service, ensuring it is situated within an easement on the adjoining property for access purposes. Furthermore, it should be verified that the building's fire department connection is located within 100 feet of an existing fire hydrant. The mechanical engineer is tasked with determining whether the proposed water service size is adequate to support operations during a fire protection event, particularly ensuring that the flow volume of the fire hydrant and the fire department connection do not interfere with each other.

The proposed sanitary sewer service line includes an inspection manhole, as required by the Metropolitan Water Reclamation District of Greater Chicago, and a connection to the existing sanitary sewer main on the property. Additional information will be required to abandon the existing sanitary sewer service, and that information will need to satisfy the Public Works Division.

The proposed stormwater management plan and storm sewer initially address the required stormwater volumes to offset the project site's proposed impervious surface. Please note that the parking lot is proposed as permeable pavers, which will collect surface stormwater. The committee should understand that maintenance is required for stormwater management within permeable pavers, and this should be conducted by the property owner on an annual basis. The outfall storm sewer where the connection is being made is a concern to the Public Works Division and engineering staff, as it has historically experienced capacity and flow issues during significant rain events. Staff will require additional permitting through the Cook County Department of Transportation and Highways to

review stormwater and confirm whether the sewer system has the capacity to handle this additional volume.

Conclusion:
Engineering does not identify any significant concerns beyond stormwater with the proposed preliminary and recommends that it be presented to the Planning Commission.

VILLAGE OF NORTHFIELD
POLICE DEPARTMENT
PLAN REVIEW

Project #: 2026-0003

Date: 2/6/26

PETITIONERS APPLICATION

Petitioner: Northfield Medical Office Building – Al Stepan

Address: 940 West Adams, Suite 200

City: Chicago State: IL Zip Code: 60607

Project Location: 790 Frontage Road

Project Description: Request for a Special Use to allow for a medical office use exceeding 5,000 square feet in area. The proposed development consists of a new two story 24,000 square foot multi-tenant medical office building

Type of Review Requested:

[X] Plan and Zoning Commission–3/2/26 [ ] Zoning Board of Appeals [X] Architectural Commission-3/9/26

1. CHARACTER OF USE: (WOULD IT BE A PROBLEM TYPE?) NO

2. ARE LIGHTING REQUIREMENTS ADEQUATE? YES

3. PRESENT TRAFFIC PROBLEMS? NONE

4. TRAFFIC ACCIDENTS AT PARTICULAR LOCATION: NONE IN THE LAST FIVE YEARS.

5. TRAFFIC PROBLEMS THAT MAY BE CREATED BY THE DEVELOPMENT: NONE ANTICIPATED

6. GENERAL COMMENTS: THE PD DEPARTMENT DOES NOT HAVE ANY CONCERNS WITH THE PETITIONER'S APPLICATION.

Police Chief Signature

2/6/2026
Date

PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 2/20/26

VILLAGE OF NORTHFIELD
FIRE PREVENTION
PLAN REVIEW

Project #: 2026-0003

Date: 2/6/26

PETITIONERS APPLICATION

Petitioner: Northfield Medical Office Building – Al Stepan

Address: 940 West Adams, Suite 200

City: Chicago State: IL Zip Code: 60607

Project Location: 790 Frontage Road

Project Description: Request for a Special Use to allow for a medical office use exceeding 5,000 square feet in area. The proposed development consists of a new two story 24,000 square foot multi-tenant medical office building.

Type of Review Requested:

[X] Plan and Zoning Commission–3/2/26 [ ] Zoning Board of Appeals [X] Architectural Commission-3/9/26

1.	NUMBER OF STORIES	2
2.	HEIGHT OF BUILDING	UNDETERMINED
3.	FIRE LANES	YES
4.	FIRE HYDRANTS	YES
5.	STANDPIPE	REQ
6.	SPRINKLERS	REQ
7.	FIRE PUMP	REQ
8.	FIRE ALARM	REQ
9.	TYPE OF CONSTRUCTION . .	UNDETERMINED

NEW PROPOSED BUILDING

10. WHAT SPECIFIC CHANGES AND REQUIREMENTS DO YOU SUGGEST TO ACHIEVE ADEQUATE CONTROL AND EXTINGUISHMENT OF A FIRE?

New construction Requires Full Fire Protection including Fire Alarm & Sprinkler system with standpipe and Fire Pump if water supply deviates

11. GENERAL COMMENTS: _____

Fire Prevention Inspector

2/25/26
Date

PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 2/20/26

VILLAGE OF NORTHFIELD
PUBLIC WORKS DEPARTMENT
PLAN REVIEW

Project #: 2026-0003

Date: 2/6/26

PETITIONERS APPLICATION

Petitioner: Northfield Medical Office Building – Al Stepan

Address: 940 West Adams, Suite 200

City: Chicago State: IL Zip Code: 60607

Project Location: 790 Frontage Road

Project Description: Request for a Special Use to allow for a medical office use exceeding 5,000 square feet in area. The proposed development consists of a new two story 24,000 square foot multi-tenant medical office building

Type of Review Requested:

[X] Plan and Zoning Commission–3/2/26 [ ] Zoning Board of Appeals [X] Architectural Commission-3/9/26

		EXISTING IMPROVEMENT	REQUIRED IMPROVEMENT	COMMENTS
1.	UTILITIES:			
	Water			
	Metering			
	Backflow			
	Sanitary Sewer			
	Storm Sewer			
2.	SURFACE:			
	Pavement			
	Curb & Gutter			
	Sidewalks			
	Street Lighting			

3. GENERAL COMMENTS: No comments at this time

Public Works Superintendent — Date: 2/18/26

PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 2/20/26

VILLAGE OF NORTHFIELD
BUILDING DEPARTMENT
PLAN REVIEW

Project #: 2026-0003

Date: 2/6/26

PETITIONERS APPLICATION

Petitioner: Northfield Medical Office Building – Al Stepan

Address: 940 West Adams, Suite 200

City: Chicago State: IL Zip Code: 60607

Project Location: 790 Frontage Road

Project Description: Request for a Special Use to allow for a medical office use exceeding 5,000 square feet in area. The proposed development consists of a new two story 24,000 square foot multi-tenant medical office building

Type of Review Requested:

[X] Plan and Zoning Commission–3/2/26 [ ] Zoning Board of Appeals [X] Architectural Commission-3/9/26

Comments: None

Ron Johnson
Plan Reviewer

2/18/26
Date

PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 2/20/26

VILLAGE OF NORTHFIELD
LANDSCAPE /TREE PRESERVATION PLAN REVIEW

Project #: 2026-0003

Date: 2/6/26

PETITIONERS APPLICATION

Petitioner: Northfield Medical Office Building – Al Stepan

Address: 940 West Adams, Suite 200

City: Chicago State: IL Zip Code: 60607

Project Location: 790 Frontage Road

Project Description: Request for a Special Use to allow for a medical office use exceeding 5,000 square feet in area. The proposed development consists of a new two story 24,000 square foot multi-tenant medical office building

Type of Review Requested:

[X] Plan and Zoning Commission–3/2/26 [ ] Zoning Board of Appeals [X] Architectural Commission-3/9/26

Arborist: KATHRYN TALTY LANDSCAPE ARCHITECTURE Phone: 847-612-5154

Address:

Residential Project _____ Commercial Project MEDICAL OFFICE

Tree Inventory Plan:

Amount of Trees to be Protected 17 trees Species VARIED

Existing Condition of Trees

Parkway Trees Required

Maintenance Specifications Required

Tree Removals: 32 trees

DBH Inches of Removals (permit required) at least 112" (8 trees)

DBH Inches of Replacements TBD

Landscape Plan Required Yes

Consulting Forester Required for Review

Commercial Project Landscape Design Review Required For:

Transitional Zones Yes

Parking Lots Yes

Refuse Yes

Additional Comments:

FULL LANDSCAPE REVIEW BY GEWALT HAMILTON ASSOCIATES.

ALL NEW SIGNAGE REQUIRES ARCHITECTURAL COMMISSION APPROVAL

Amina Ahmed
Planning Technician

2/16/26
Date

PLEASE RETURN TO COMMUNITY DEVELOPMENT DEPARTMENT BY: 2/20/26

96700703

0002
RECORDIN % 35.00
MAILINGS % 0.50
96700703 #
SUBTOTAL 35.50
CHECK 35.50

2 PURC CTR
09/13/96 0006 MC# 16:41

EASEMENT GRANT
TYPE OF DOCUMENT

96700703

MAIL TO:
KIM R. DENKEWALTER
790 FRONTAGE RD.
NORTHFIELD, IL. 60093

NAME AND ADDRESS OF PREPARER:
KIM R. DENKEWALTER
790 FRONTAGE RD.
NORTHFIELD, IL. 60093

96700703

35.50

EASEMENT GRANT

This Easement Grant made between Lock-Up Northfield LLC (hereinafter referred to as "GRANTOR") and American National Bank & Trust Company of Chicago under Trust number # 2844 H.P. (hereinafter referred to as "GRANTEE").

WHEREAS GRANTOR is the owner of a tract of land described as follows and hereafter referred to as "Parcel 1":

LOT 1 & 2 IN EDENS-TOWER ROAD SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, 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 NOVEMBER 5, 1959 AS DOCUMENT LR1894825, IN COOK COUNTY, ILLINOIS.

Doc# 95068812

P.I.N.: 04-13-401-010; 04-13-401-011
commonly known as 800 Frontage, North Field, IL 60093

WHEREAS the GRANTEE is the owner of a tract of land described as following and hereafter referred to as "Parcel 2":

LOT A AND LOT B IN STEINSCHNEIDER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 18, 1964, AS DOCUMENT NUMBER 2172506.

Doc# 95085886

P.I.N: 04-13-401-026
commonly known as 790 Frontage Rd, North Field, IL 60093

WHEREAS GRANTOR wishes to grant and GRANTEE wishes to receive an easement over and across that part of parcel 1 as shown on the attached plot of survey and;

WHEREAS Parcel 1 is presently improved with a building and;

WHEREAS Parcel 2 is presently improved with a building and;

Now therefor in consideration of Ten dollars ($10.00) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements, covenants and restrictions are made:

1. GRANT OF EASEMENT. GRANTOR hereby grants to GRANTEE, its successors and assigns an easement for ingress, egress and parking over under and across the area

96700703

shown on the attached survey as the intended parking lot located South of the building located on Parcel 1.

2. PARKING. Both parties agree that the easement will be solely used as a parking lot by either GRANTOR or GRANTEE.

3. WARRANTIES OF TITLE. GRANTOR warrants that he has good and indefeasibly title fee simple to the easement property.

4. RUNNING OF BENEFITS AND BURDENS. All provision of this instrument, including the benefits and burdens, run with the land are binding on and ensure to the heirs, assigns, successors, tenants, and personal representatives of the parties hereto.

5. TERMINATION OF COVENANT LIABILITY. Whenever a transfer of ownership of either parcel takes place, liability of the transferor for breach of covenant occurring thereafter automatically terminates. Nothing in the Transfer of ownership shall extinguish the easement except as set forth in paragraph ten (10).

6. ATTORNEY'S FEES. Either party may enforce this instrument by appropriate actions and, should he prevail in such litigation, he shall recover as part of his costs a reasonable attorney's fee.

7. CONSTRUCTION. the rule of strict construction does not apply to this grant. this grant shall be given a reasonable construction so that the intention of the parties to confer a commercially usable right of enjoyment on GRANTEE is carried out.

8. NOTICE. GRANTOR'S address is 800 frontage Road, Northfield, IL 60093, and GRANTEE'S address is 1201 S. Milwaukee, Libertyville, IL 60048, with a copy to Harry P. Hoopis, 790 Frontage Road, Northfield, IL 60093. Either party may lodge written notice of change of address with the other. All notices shall be sent by U.S. mail to the addresses provided for in this paragraph and shall be deemed given when placed in the mail. The affidavit of the person depositing the notice in the U.S. Postal Service receptacle shall be evidence of such mailing.

9. RELEASE OF EASEMENT. GRANTEE may terminate this instrument by recording release with directions for delivery of same to GRANTOR at his last address given pursuant hereto, whereupon all rights, duties and liabilities created hereby shall terminate.

In witness whereof GRANTOR and GRANTEE have hereunto set their hands and seals this 31st day of July, 1996.

96700703

American National Bank and Trust Company of Chicago under Trust 2844 H.P.

Susan Mack (SEAL)
AUTHORIZED OFFICER

LOCK-UP NORTHFIELD LLC

by: LOCK UP DEVELOPMENT CORP (SEAL)
MANAGING MEMBER
by: _____ (SEAL)
CHAIRMAN OF THE BOARD

STATE OF ILLINOIS)
)
COUNTY OF_____)

I, the undersigned, a notary public in and for the county in the state aforesaid, do hereby certify that CHARLES H. SANCHE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as managing member of the Northfield Lock-UP LLC.

Given under my hand and official seal this 30th day of Aug., 1996.

Sari Beth Wildman
Notary Public

"OFFICIAL SEAL"
SARI BETH WILDMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/10/2000

Consent by Mortgagee the undersigned authorized office of North Shore Community Bank, an Illinois Banking Corporation as Mortgagee consents to the granting of this easement.

_____
AUTHORIZED OFFICER

96700703

STATE OF ILLINOIS)
)
COUNTY OF Cook)

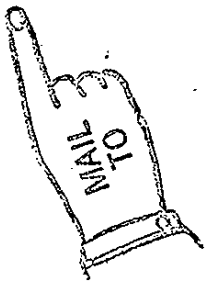
I, the undersigned, a notary public in and for the county in the state aforesaid, do hereby certify that Susan Mark, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as an Officer of the ~~North Shore Community~~ American Nat'l Bank.

Given under my hand and official seal this 19 day of Aug, 1996.

Notary Public

"OFFICIAL SEAL"
MICHAEL I. WANG
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/1/97

This instrument prepared by: Kim R. Denkewalter
Mail to: 790 Frontage Road
Northfield, IL 60093



STATE OF ILLINOIS)
)
COUNTY OF)

I, the undersigned, a notary public in and for the county in the state aforesaid, do hereby certify that , personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as an Officer of the North Shore Community Bank.

Given under my hand and official seal this 12th day of Aug, 1996.

96700703

Notary Public

"OFFICIAL SEAL"
KIM R. DENKEWALTER
Notary Public, State of Illinois
My Commission Expires Dec. 13, 1999

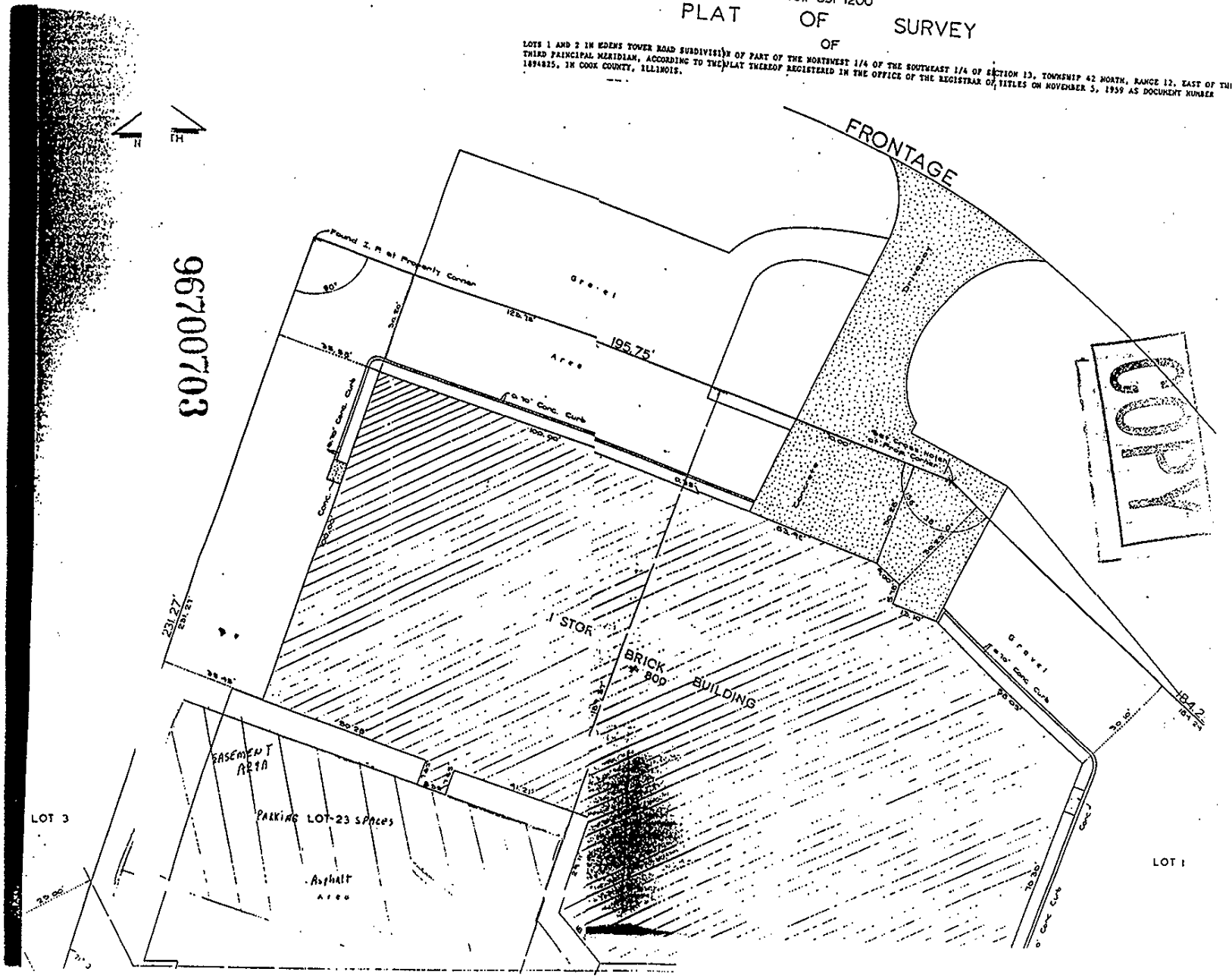
This instrument prepared by: Kim R. Denkewalter
790 Frontage Road
Northfield, IL 60093

1510 Old Deerfield Rd., Highland Park, IL 60035
Tel. 831 1200

PLAT OF SURVEY

OF

LOTS 1 AND 2 IN EDENS TOWER ROAD SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, 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 ON NOVEMBER 5, 1959 AS DOCUMENT NUMBER 1894825, IN COOK COUNTY, ILLINOIS.



96700703

MEMORANDUM

To: Steve Gutierrez
Community Development Director
Village of Northfield

From: Peter Lemmon, P.E., PTOE

Date: February 25, 2026

Subject: Traffic Study Technical Review
Proposed Medical Office Building – 790 Frontage Road
Northfield, Illinois

Introduction

Kimley-Horn and Associates, Inc. (Kimley-Horn) was retained by the Village of Northfield to conduct a technical review of a traffic impact study prepared by Kenig Lindgren O'Hara Aboona (KLOA) for a proposed medical office building at 790 Frontage Road in Northfield, Illinois. The proposed development plan includes demolishing the 39,082 square feet of office space that currently occupies the property and constructing a new 23,344-square-foot medical office building with 111 parking spaces. Site access is proposed to be maintained at its current location on Frontage Road, providing full access for vehicles to enter and exit in each direction.

The traffic impact study review focuses on the study methodology, key findings, and recommendations to address transportation issues in the vicinity related to the site's redevelopment. As appropriate, suggested revisions or additional report components are identified for the development team's consideration. The review does not confirm intersection capacity analysis calculations or recreate analysis files referenced in the study. Key steps of the review include assessing the study methodology, reviewing the report prepared by KLOA (February 4, 2026), and providing feedback to the development team on the traffic study.

This memorandum documents review of the traffic study for the proposed medical office development, provides comments for consideration, and summarizes key findings of the review.

Study Methodology

The following summarizes key areas of the traffic impact study review methodology for the proposed development.

Existing Conditions

- The property at 790 Frontage Road consists of two mostly vacant, connected office buildings.
- The study intersections include (from south to north):
  - Willow Road / Happ Road – Central Avenue
  - Frontage Road / Site Access
  - Frontage Road / I-94 Southbound Off-Ramp
  - Frontage Road / Tower Road – Mini of Glencoe Access

  The study area includes the closest major intersections along Frontage Road-Central Avenue-Happ Road, including those with traffic signal control, and the existing access driveway serving the subject site. Given the proposed land use and floor area, the study area covers the intersections that would reasonably be considered as most impacted by trips generated by the proposed medical office development.
- The existing traffic controls, lane configurations, and other street characteristics are properly summarized in the report.
- Crash data is reported for the period of 2020-2024, indicating that the highest frequency crash location is the Willow Road/Happ Road-Central Avenue intersection with 27 crashes in the 5-year period. Based on the daily traffic volumes at the intersection, this yields a rate of 0.4 crashes per million entering vehicles, which is considered low. The crash rates at the other study intersections are even lower.
- The traffic study was conducted in conformance with industry guidelines set forth by the Institute of Transportation Engineers (ITE). We concur with the study analysis periods, including weekday mornings (7:00-9:00 AM) and evenings (4:00-6:00 PM) as the periods of peak activity in the study area.
- Kimley-Horn concurs with the Existing Capacity Analysis at the key intersections. The capacity analysis has been conducted using Synchro 12 software, and the capacity analysis reports have been provided in the appendix of the study. Based on a review of existing traffic volumes, the Synchro analysis worksheets, and experience at the study intersections, the reported delay and queuing at the study area intersections is reasonable.

Development Characteristics

- The proposed development plan includes demolition of the existing office structures and construction of a new 23,344-square-foot medical office building along with 111 parking spaces.

- Kimley-Horn concurs with re-use of the existing site access driveway on Frontage Road and maintaining both a single lane entering and a single lane exiting the property.

Trip Generation and Assignment

- The study utilizes ITE land use code (LUC) 720 (Medical-Dental Office Building) to develop trip generation rates for the proposed medical office building and LUC 710 (General Office) to represent the existing office building on site. Kimley-Horn concurs that these land use references are appropriate for the proposed development and existing office use.

- Kimley-Horn concurs with the site traffic calculations per the trip generation rates provided by ITE for the weekday morning and evening peak hours. The comparison of trip generation estimates between the existing office use and the proposed medical office use indicates that on a peak hour basis, the proposed medical office building is expected to generate the same volume of trips during the morning peak hour and 11 more trips (16% increase) during the evening peak hour, relative to an assumed fully-occupied existing office development. Kimley-Horn concurs that the trip generation comparison indicates generally similar levels of peak hour traffic generation between a fully-occupied existing office development and the proposed medical office development, and as such, the associated traffic impacts would likely be similar.

- The existing office buildings on site appear to be largely vacant based on a site visit. Traffic counts at the site access driveway indicate low traffic volumes entering and exiting the property (up to 18 total trips during the morning and evening peak hours). These trips are discounted from the “Year 2032 Total Traffic Volumes” at the site access driveway since the trips generated by the existing office will be displaced. However, estimates for the existing office-generated trips at the other site access intersections are not discounted. This is acceptable since the volumes are low, and if anything, result in a slightly conservative analysis of intersection capacity.

- A regional growth factor of 0.5% per year has been applied to develop study area background traffic growth estimates for Year 2032, based on AADT projections provided by the Chicago Metropolitan Agency for Planning (CMAP). Kimley-Horn concurs with the use of the 0.5% growth factor to account for background traffic growth. Additionally, Kimley-Horn concurs applying traffic projections associated with the previously-approved residential development at 405 Central Avenue and a planned residential development at 466 Central Avenue to further contribute to future background traffic volumes in the area.

- The distribution of site traffic is appropriate for the site, proposed land uses, and regional access patterns. Kimley-Horn concurs with the use of the existing directional distribution along Frontage Road-Central Avenue, Tower Road, and Willow Road to inform site-generated traffic projections at the study intersections. Traffic assignment at the major intersections is provided for the study peak hours and is consistent with the reported trip generation and trip distribution.

Parking and Site Traffic Circulation

- The proposed parking area includes 90-degree parking spaces, but the site plan indicates one-way counterclockwise traffic circulation, which is inconsistent with how drivers will likely circulate. The proposed parking aisles include widths ranging between 24 and 27 feet – plenty wide to accommodate two-way traffic. Motorists are likely to use these parking lot aisles for two-way traffic circulation, which is acceptable.

- A porte cochere is planned on the north side of the proposed medical office building, assisting with patient drop-off/pick-up, particularly for those that have mobility challenges or may need assistance to access their appointments. Kimley-Horn concurs with the porte cochere layout and proposed width of 16 feet.

- Kimley-Horn concurs with the calculation of required off-street parking per the Village Zoning Ordinance for a medical office building (1 space / 250 square feet), yielding a requirement of 93 spaces. The proposed plan includes 111 off-street parking spaces.

  Kimley-Horn recommends eliminating the easternmost space along the north row of parking, closest to the site access driveway. This modification is recommended to limit potential conflicts between parking maneuvers exiting spaces at the east end of the site and vehicles entering from Frontage Road. With this recommended modification, the site would provide 110 parking spaces and still exceed the Village's off-street parking requirement by 18 percent (17 spaces) and further exceed peak projections based on ITE parking data.

Analysis and Recommendations

- Kimley-Horn concurs with the intersection capacity analysis conducted using Synchro 12 software. The capacity analysis shows that the LOS of the study intersections is likely to remain generally the similar in the future scenarios both with and without the proposed medical office building. The average vehicle delay for individual movements, approaches, and intersections does decrease, but the changes are minimal and the levels of service remain the same. In other words, the levels of impact on the intersection capacities are limited. Kimley-Horn agrees with the conclusion that the study intersections have sufficient reserve capacity to accommodate the traffic generated by the proposed medical office building.

- Kimley-Horn concurs that the peak hour traffic projections for the proposed medical office use are similar to those expected by full occupancy of the existing office buildings on site.

- Kimley-Horn concurs that based on the analysis, the study intersections will continue to operate similar to current conditions and that no improvements are needed to mitigate traffic impacts.

- The proposed 111 parking spaces and the recommended plan modification to eliminate one (1) easternmost parking space along the north side of the lot, resulting in a new total of 110 spaces, will accommodate peak parking demand projections and the Village's off-street parking requirement.

Conclusion

Based on the proposed development plan, review of the traffic impact study, and observations of peak period conditions in the site vicinity, the traffic study methodology and approach are appropriate and consistent with commonly accepted industry practice. The study area includes intersections that are reasonably considered to be those most impacted by the site's redevelopment as a medical office building.

The capacity analyses use appropriate software with results that are generally consistent with observations of traffic conditions in the area. Kimley-Horn concurs with the conclusion that no traffic-related improvements are needed at the site access and study intersections in order to adequately accommodate the proposed redevelopment plan.

A minor modification to the proposed parking plan (removal on one space adjacent to the site access driveway) is recommended. With this plan adjustment, the redevelopment plan will still satisfy the Village's off-street parking requirements for the medical office building.

Overall, Kimley-Horn concurs with the study's conclusions.

SPECIAL USE STANDARDS OF REVIEW and MANDATORY FINDINGS

The following standards shall be utilized in considering special use applications. These standards shall be used as a framework within which the village may test the appropriateness of the use at a specific location.

(1) The special use shall conform with the general planning policies, goals and objects of the village's comprehensive plan.
(2) The special use shall be compatible with the uses of surrounding properties and with the character of the neighborhood in which the special use is to be located.

(a) Potential adverse effects on nearby properties shall be mitigated through the building design, site design, landscaping and screening.

(b) Potential adverse effects on nearby properties by the operation of the use may be minimized through limiting or placing conditions on the hours of operation, noise, delivery activities, refuse collection and lighting.

(3) The proposed special use may not cause an undue burden on any of the public infrastructure and/or will not diminish the existing tax base.

(a) If the tax base will be diminished, the applicant must provide a written report detailing the public service to be rendered by the operation of the special use.

(4) The special use will not have adverse environmental impacts.

(a) Adequate garbage and debris removal will be provided to serve the special use. In addition, all refuse will be stored in fully enclosed areas designed to minimize the impact on adjacent land uses.

(b) The special use must assure that levels of noise, odor, vibration and light pollution are the minimum that technologically and commercially are feasible and must meet the performance standards of this code.

(5) There will be no negative impact as a result of the traffic, parking and circulation on the property and the surrounding area.

(a) The property must provide for adequate and safe vehicular and pedestrian access, vehicle stacking spaces and loading areas to serve the special use.

(b) Adequate parking areas will be provided to accommodate the special use.

(c) The special use will not generate traffic that is uncharacteristic of the neighborhood in which it is to be located.

(d) Adequate measures already exist or will be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion on the public streets.

(6) The special use shall provide amenities that enhance the neighborhood in which it is located.
(7) The design of the special use will be an enhancement to the neighborhood.

No special use shall be recommended by the plan and zoning commission unless the commission shall find in the affirmative as to each of the following:

(1) The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
(2) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor diminish or impair property values within the neighborhood.
(3) The special use will not impede the normal and orderly development and improvement of surrounding property for those uses that are specifically permitted in the district.

(4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided to serve the special use.
(5) Adequate measures have been or will be taken to ensure safe ingress and egress to the public streets.
(6) The special use conforms in all other respects to the applicable regulations of the district in which it is located, except as to those regulations which may, in each instance, be modified by the corporate authorities after considering the recommendations of the plan and zoning commission.
(7) Provisions or penalties are in place to assure that the special use is maintained in strict compliance with the standards established by the special use ordinance.
(8) The tax base will not be diminished by the operation of the special use or if the tax base is diminished, that the benefit to the residents of the village of Northfield will outweigh the burden of diminishing the tax base.
(9) Unless specifically stated otherwise, each special use shall be personal and limited to the petitioner. Upon a change in or transfer of ownership the special use shall lapse. For purpose of this section change in ownership shall occur when the person to whom the special use was granted holds less than fifty one percent (51%) ownership interest in the use.

Village of Northfield

Plan and Zoning Commission Application

This application must be accompanied with a completed Ownership and Site Authorization Affidavit (see page 7).

Project Name: Northfield MOB

Petitioner/Owner Name: North Shore MOB, LLC

Petitioner/Owner Signature: [signature]

Address: 940 W Adams Suite 200

City: Chicago **State:** IL **Zip:** 60607

Phone Number: 312 675-4311

E-mail: lee@kennedyre.com
and al.stepan@sun.com

Contact Person: Lee Kotler

Address: 940 W Adams Suite 200

City: Chicago **State:** IL **Zip:** 60607

Phone Number: 312 882-5165 cell

E-mail: lee@kennedyre.com

Project Location: 790 Frontage, Northfield

Zoning Designation: O-R

Type of Review Requested (check all that apply):

- ☐ Subdivision
- ☐ Planned Unit Development
- ☒ Special Use
- ☐ Annexation Agreement
- ☐ Rezoning (map amendments)
- ☐ Zoning Text Amendment

North Shore MOB, LLC
C/o SVN Chicago Commercial
940 West Adams Street
Chicago, IL 60607

To: Steve Gutierrez
sgutierrez@northfieldil.org

Re: Northfield Medical Office Building
790 W Frontage Road

Mr. Gutierrez,

I am writing on behalf of North Shore MOB, LLC (the Assignee of the Contract Purchaser, ACS Capital Management, Inc.) to request Plan and Zoning Commission and Architectural Commission review for Special Use approval for the subject development at 790 W. Frontage Road. By way of background ACS Capital Management, Inc. signed a contract to Purchase the Subject Property in October 2025. This contract provides for the Contract Purchaser to Assign it at closing.

North Shore MOB, LLC is a single-purpose entity led by Al Stepan and Lee Kotler: two seasoned real estate professionals with 50 years of combined experience developing and repositioning, financing and managing a wide range of commercial and mixed-use properties.

The proposed development consists of a two-story, 24,000 square foot multi-tenant medical office building (MOB) with surface parking. The prospective tenants would provide concierge medical services: 24-hour operation is not anticipated. The property is zoned "O/R" and therefor requires Special Use approval for medical office uses exceeding 5,000 square feet in area. The hours of operation are anticipated to be 7:00 AM and 7PM; (7) days a week.

In conjunction with the Special Use approval, I am seeking limited relief in the form of the following variances:

a. A variation from the maximum building height of 35', to allow elevator overruns and the entry feature to reach a height of 38'10";
b. A variation from the required 20' west rear building setback, to allow for a 17'4" west rear building setback;
c. A variation from the maximum driveway width of 25', to allow for an east driveway width of 26'.

An existing easement (Easement Grant #96700703) allows use of 23 parking spaces located on the adjacent property at 800 Frontage Road.

I have reviewed the Village's Mandatory Findings for Special Use Approval per Article 16-4, items A through I of the Municipal Code. The attached application package intends to demonstrate that each of these items has been satisfied by the proposed development.

Thank you for your consideration,

Alfred C. Stepan

North Shore MOB, LLC
C/o SVN Chicago Commercial
940 West Adams Street
Chicago, IL 60607

To: Steve Gutierrez
sgutierrez@northfieldil.org

Re: **Northfield Medical Office Building Standards For Consideration**
790 W Frontage Road

16-3 Standards For Consideration:

The following standards shall be utilized in considering special use applications. These standards shall be used as a framework within which the Village may test the appropriateness of the use at a specific location.

1. **The special use shall conform with the general planning policies, goals and objects of the Village's Comprehensive Plan.**

   The proposed medical office building is consistent with the Village's Comprehensive Plan which designates this property for office uses in the future land use map.

2. **The special use shall be compatible with the uses of surrounding properties and with the character of the neighborhood in which the special use is to be located.**

   1. **Potential adverse effects on nearby properties shall be mitigated through the building design, site design, landscaping and screening.**

      The proposed landscape plans and building elevations represents a significant improvement to the existing building and site.

   2. **Potential adverse effects on nearby properties by the operation of the use may be minimized through limiting or placing conditions on the hours of operation, noise, delivery activities, refuse collection and lighting.**

      The contemplated medical office users of the proposed building are a low impact use with typical medical office operating hours during the day and early evening. There will be a commensurate level of deliveries and a lighting design that will cut off at the property lines. Refuse collection will be typical to other offices.

3. **The proposed special use may not cause an undue burden on any of the public infrastructure and/or will not diminish the existing tax base.**

1. **If the tax base will be diminished, the applicant must provide a written report detailing the public service to be rendered by the operation of the special use.**

   The replacement of a struggling office building with a newbuilding should increase the EAV of the property and draw visitors from within and outside of Northfield who should have a positive impact on nearby retailers and restaurants.

4. **The special use will not have adverse environmental impacts.**

   1. **Adequate garbage and debris removal will be provided to serve the special use. In addition, all refuse will be stored in fully enclosed areas designed to minimize the impact on adjacent land uses.**

      The proposed plans include a fully enclosed area for the storage of trash receptacles.

   2. **The special use must assure that levels of noise, odor, vibration and light pollution are the minimum that technologically and commercially are feasible and must meet the performance standards of this Code.**

      The operation of the proposed medical office use will not generate

5. **There problematic levels of noise, odors or light pollution. will be no negative impact as a result of the traffic, parking and circulation on the property and the surrounding area.**

   1. **The property must provide for adequate and safe vehicular and pedestrian access, vehicle stacking spaces and loading areas to serve the special use.**

   2. **Adequate parking areas will be provided to accommodate the special use.**

   3. **The special use will not generate traffic that is uncharacteristic of the neighborhood in which it is to be located.**

   4. **Adequate measures already exist or will be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion on the public streets.**

      The attached traffic impact study from KLOA indicates that the proposed site plan will provide adequate circulation, ingress and egress, and will not have a substantial negative impact on traffic congestion.

6. **The special use shall provide amenities that enhance the neighborhood in which it is located.**

   The proposed new building design, high quality building materials and landscaping will be a significant visual enhancement to Frontage Road.

7. **The design of the special use will be an enhancement to the neighborhood. (Ord. 03-1155.3-18-2003)**

   See response above.

Thank you for your consideration,

Sincerely,

Alfred C. Stepan
North Shore MOB, LLC

Ownership and Site Authorization Affidavit

I, Harry Hoopis (printed name of natural person), being first duly sworn upon oath, state that I am the

____sole
x an authorized signatory
____ authorized officer of the

Owner of the property commonly described as:

790 W Frontage Rd, Northfield, IL and that such property is legally owned by

Trust Agreement dated June 27, 1979, known as Trust Number 002844-22 as of the date of this affidavit.

As such, I hereby grant the employees of the Village of Northfield, their agents, and elected and appointed officials of the Village of Northfield permission to enter onto the property to perform a visual inspection and to familiarize themselves with conditions during reasonable hours. This permission is granted in connection with the application pertaining to the property pending before one or more bodies or agencies of Village government.

Signature of person named above

In the space below, a) for a partnership, name all partners;, b) for a corporation, name all officers, directors and shareholders of 25% or more of corporate stock;, c) if a Trust, name the trustee, all persons holding a beneficial interest, and all persons holding Power of Direction.

Name	Address	Interest Held
Harry Hoopis	8787 Bay Colony Dr Naples, FL 34108	

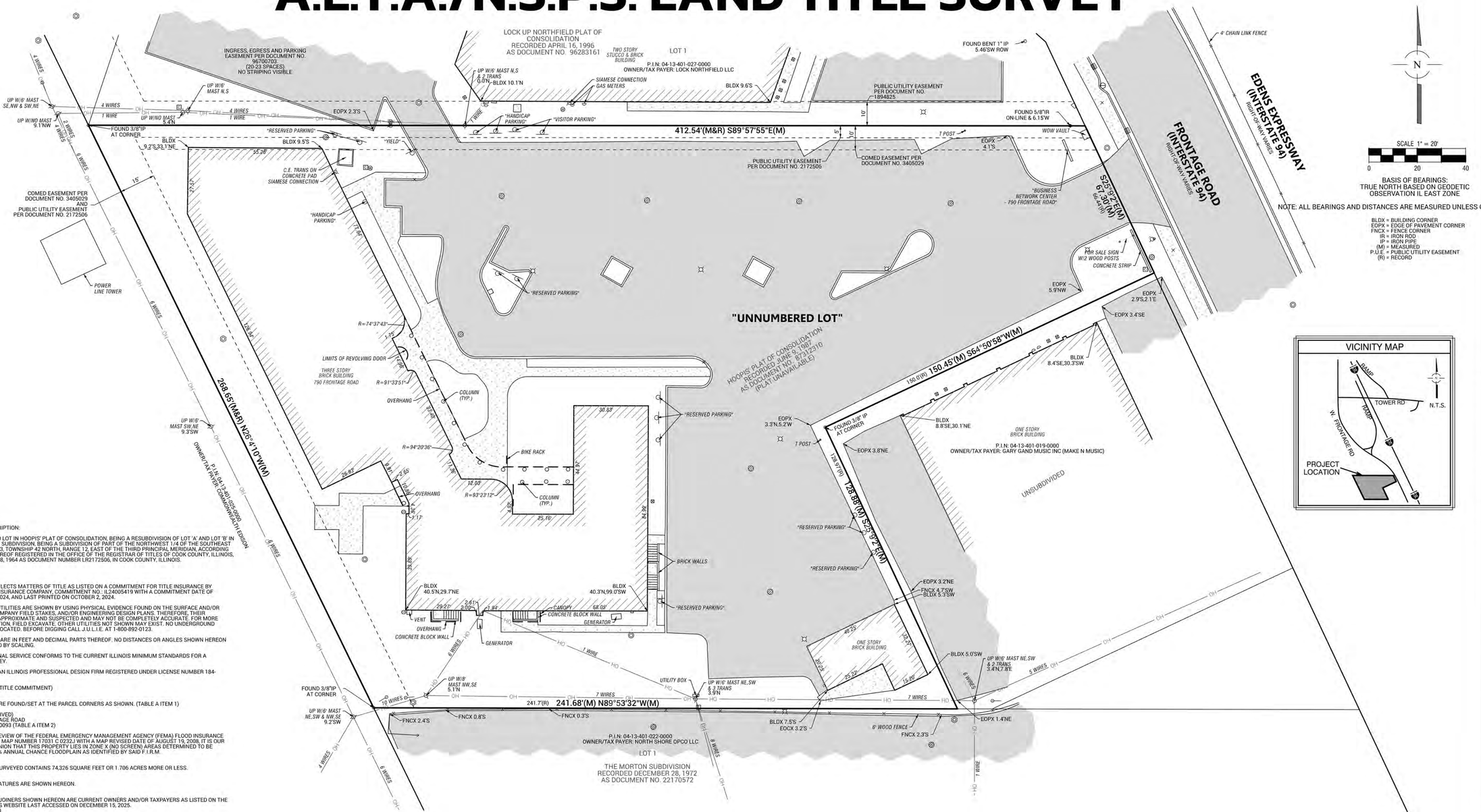
Subscribed and sworn to before me this

24th day of February, 2026

Notary Public

MARY CARVALHO
COMMISSION
NUMBER
HH 389822
EXPIRES
April 24, 2027
Notary Public, State of Florida

A.L.T.A./N.S.P.S. LAND TITLE SURVEY



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

BLDX = BUILDING CORNER
EOPX = EDGE OF PAVEMENT CORNER
FNCX = FENCE CORNER
IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD

PROPERTY DESCRIPTION:

AN UNNUMBERED LOT IN HOOPIS' PLAT OF CONSOLIDATION, BEING A RESUBDIVISION OF LOT 'A' AND LOT 'B' IN STEINSCHNEIDER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, 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 SEPTEMBER 18, 1964 AS DOCUMENT NUMBER LR2172506, IN COOK COUNTY, ILLINOIS.

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: IL24005419 WITH A COMMITMENT DATE OF SEPTEMBER 23, 2024, AND LAST PRINTED ON OCTOBER 2, 2024.

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS. THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE. OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED. BEFORE DIGGING CALL J.U.L.I.E. AT 1-800-892-0123.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001157.

TAX P.I.N.S: (PER TITLE COMMITMENT)
04-13-401-026

MONUMENTS WERE FOUND/SET AT THE PARCEL CORNERS AS SHOWN. (TABLE A ITEM 1)

ADDRESS: (OBSERVED)
790 WEST FRONTAGE ROAD
NORTHFIELD, IL 60093 (TABLE A ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031 C 0232J WITH A MAP REVISED DATE OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (NO SCREEN) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M.
(TABLE A ITEM 3)

THE PROPERTY SURVEYED CONTAINS 74,326 SQUARE FEET OR 1.706 ACRES MORE OR LESS.
(TABLE A ITEM 4)

SUBSTANTIAL FEATURES ARE SHOWN HEREON.
(TABLE A ITEM 8)

NAME OF THE ADJOINERS SHOWN HEREON ARE CURRENT OWNERS AND/OR TAXPAYERS AS LISTED ON THE COOK COUNTY GIS WEBSITE LAST ACCESSED ON DECEMBER 15, 2025.
(TABLE A ITEM 13)

PROPERTY SUBJECT TO:

3. EASEMENT FOR UNDERGROUND UTILITIES OVER THE PLATTED AREAS OF THE LAND AS SHOWN ON PLAT OF STEINSCHNEIDER SUBDIVISION AFORESAID REGISTERED AS DOCUMENT LR2172506.
(SURVEYOR'S NOTE: THE EASEMENTS ARE SHOWN.)

4. A GRANT OF EASEMENT BY AND BETWEEN LOCK-UP NORTHFIELD LLC AND AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO UNDER TRUST NO. 2844 H.P. FOR INGRESS, EGRESS AND PARKING, RECORDED SEPTEMBER 13, 1996 AS DOCUMENT NUMBER 96700703.
(SURVEYOR'S NOTE: THE PARKING EASEMENT IS FOR 20-23 SPACES WITHIN THE THE PARKING AREA ADJACENT TO THE NORTH PROPERTY LINE, NO STRIPING IS VISIBLE. INGRESS - EGRESS EASEMENT APPEARS TO BE BLANKET IN NATURE.)

5. ENCROACHMENT OF BUILDING OVER ONTO EASEMENT NOTED ABOVE BY APPROXIMATELY 6 INCHES, AS DISCLOSED BY SURVEY BY CERTIFIED SURVEY COMPANY, DATED FEBRUARY 13, 1986 AS ORDER NO. 86248.
NOTE: TAKEN FROM PRIOR TITLE EVIDENCE; THE COMPANY DOES NOT POSSESS A COPY OF SAID SURVEY.
(SURVEYOR'S NOTE: THE BUILDING ENCROACHES ON A COMMONWEALTH EDISON EASEMENT, DOCUMENT NUMBER 3405029. THE SURVEYOR DID NOT RECEIVE THE EASEMENT DOCUMENT. THE EASEMENT IS DEPICTED BASED ON INFORMATION CONTAINED ON THE PREVIOUS SURVEY.)

LEGEND

STORM SEWER	AIR CONDITIONING UNIT	GAS MANHOLE	HANDRUN
SANITARY SEWER	BOLLARD	COMBINATION MANHOLE	SIGN
COMBINED SEWER	HAND HOLE	SANITARY MANHOLE	FLAG POLE
WATER MAIN	TRAFFIC SIGNAL BOX	GREASE TRAP	SATELLITE DISH
GAS MAIN	TRAFFIC SIGNAL	CLEANOUT	UNIDENTIFIED PEDESTAL
UNDERGROUND TELEPHONE LINE	ELECTRIC METER	DOWNSPOUT	VENT PIPE
UNDERGROUND ELECTRIC LINE	LIGHT POLE	STORM MANHOLE	UNIDENTIFIED MANHOLE
UNDERGROUND CATV LINE	GUY WIRE ANCHOR	CULVERT	STONE
OVERHEAD WIRE(S) ON UTILITY POLES	LANDSCAPE LIGHT/FLOOD LIGHT	CATCH BASIN	RIGHT OF WAY MONUMENT
FIBER OPTIC LINE	UTILITY POLE	FLARED END SECTION	PK NAIL/MAG NAIL
RAILROAD	ELECTRIC PEDESTAL	INLET	RAILROAD SPIKE
FENCE	ELECTRIC MANHOLE	AUXILIARY VALVE	IRON ROD
GUARDRAIL	TELEPHONE PEDESTAL	BUFFALO BOX	IRON PIPE
EDGE OF WATER	TELEPHONE MANHOLE	WATER VALVE	CROSS
WETLAND LIMITS	CABLE PEDESTAL	FIRE HYDRANT	CONCRETE MONUMENT
	CABLE MANHOLE	WATER METER	DISC
	GAS METER	WELL	BORING
	GAS VALVE	VALVE AND VAULT	TEST PIT
			TREE WITH SIZE
			FIR TREE WITH SIZE
			BUSH
			WINDOW WELL
			ASPHALT
			CONCRETE
			GRAVEL
			BRICK
			CONTOUR
			× 999.99 SPOT ELEVATION

PREPARED FOR:
SVN/CHICAGO COMMERCIAL
940 W. ADAMS STREET
SUITE 200
CHICAGO,IL 60607

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO: ACS CAPITAL MANAGEMENT, INC., AS AN ILLINOIS CORPORATION, OR ITS DESIGNEE OR ASSIGNEE
AND TO: CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 27, 1979, KNOWN AS TRUST NUMBER 002844-22
AND TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, & 19(1$M) OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 20, 2025.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2025 IN ROSEMONT, ILLINOIS.

_____
JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2026
jchristoph@spacecoinc.com
Spaceco, Inc.
9575 W Higgins Rd, Suite 700
Rosemont, IL 60018
www.spacecoinc.com

JERRY P. CHRISTOPH 3540 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, ILLINOIS

FOR REVIEW PURPOSES ONLY

FOUND 1"IP AT CORNER

NO.	DATE	REMARKS

NO.	DATE	REMARKS

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

MEDICAL OFFICE
790 FRONTAGE ROAD
NORTHFIELD, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 13653ALTA-01
DATE: 12/29/2025
JOB NO. 13653
SHEET S1
1 OF 1

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PRELIMINARY IMPROVEMENT PLANS
for
NORTHFIELD MEDICAL OFFICE
790 FRONTAGE RD
NORTHFIELD, ILLINOIS
PROJECT NO:13653

ARCHITECT
OKW ARCHITECTS
600 W JACKSON BLVD, SUITE 250
CHICAGO, IL 60661
PHONE: (312) 7989-7700

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY COOK
CITY, TOWNSHIP NORTHFIELD
SEC. & ¼ SEC. NO. S13, T42N, R12E

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET GN FOR BENCHMARK INFORMATION

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

REVISIONS

ORIGINAL PLAN DATE: JANUARY 26, 2026

#	SHEET #	REMARKS	DATE
1	ALL	REVISED PER VILLAGE REVIEW	02/19/26
2	ALL	REVISED PER VILLAGE REVIEW	02/23/26

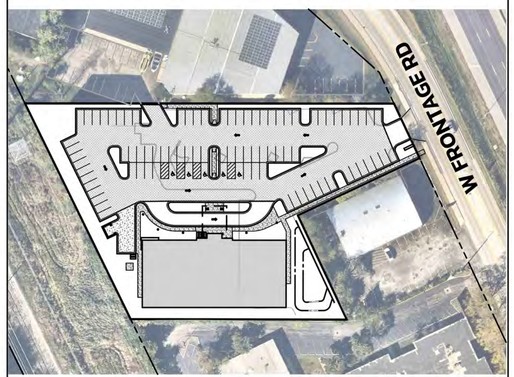
INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	GN	TYPICAL SECTIONS & GENERAL NOTES
3	GM	PRELIMINARY GEOMETRIC PLAN
4	GR	PRELIMINARY GRADING PLAN
5	UT	PRELIMINARY UTILITY PLAN

LOCATION MAP



KEY MAP



ENGINEER _____ DATE _____
DANIEL C. STEVENS, P.E.
ILLINOIS REGISTRATION NO.: 062-057634
EXPIRATION DATE: 11/30/2027

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2027
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE , SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

NORTHFIELD MEDICAL OFFICE
790 FRONTAGE RD
NORTHFIELD, ILLINOIS

Rosemont Office
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 13653P_TITLE
DATE: 01/26/2026
JOB NO. 13653
SHEET C1
1 OF 5

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GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, ADOPTED JANUARY 1, 2022 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, 8TH EDITION UPDATED 2020, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC, SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS; UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED. WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

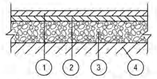
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

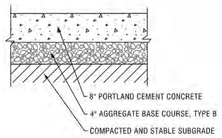
25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE" MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



TYPICAL ASPHALT PAVEMENT SECTION
(PASSENGER VEHICLE DRIVE AISLES)
N.T.S.

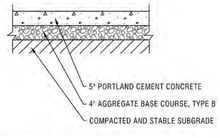
1. 1.5" HMA SURFACE COURSE, MIX "C", N50
2. 2.5" HMA BINDER COURSE, IL 19.0, N50
3. 12" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE

SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER & OWNER

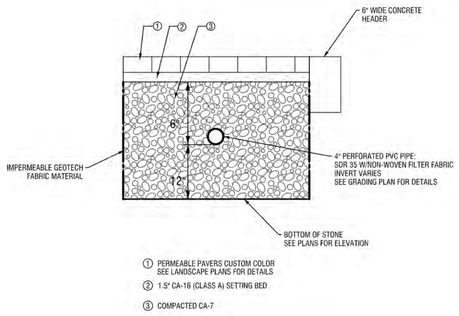


TYPICAL CONCRETE PAVEMENT SECTION
LOADING DOCK
N.T.S.

SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER & OWNER

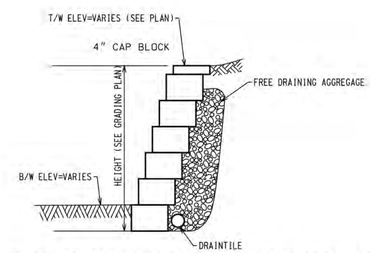


TYPICAL SIDEWALK/PEDESTRIAN PATH SECTION
N.T.S.



PERMEABLE PAVEMENT PARKING SECTION
N.T.S.

SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER & OWNER



TYPICAL MODULAR BLOCK RETAINING WALL
NOT TO SCALE
COLOR TO BE DETERMINED BY OWNER

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
W 8"	WATER MAIN (WITH SIZE)	
	PIPE TRENCH BACKFILL	
G G	GAS MAIN	G G
T T	TELEPHONE LINES	T T
E E	ELECTRIC LINE	E E
X	FENCE	X
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
V	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M = STORM MANHOLE	I = INVERT OR INLET	T/P = TOP OF PIPE
S = SANITARY MANHOLE	TF = TOP OF FOUNDATION	B/P = BOTTOM OF PIPE
CB = CATCH BASIN	GF = GARAGE FLOOR	WM = WATERMAIN
LP = LIGHT POLE	TC = TOP OF CURB	SAN = SANITARY SEWER
VV = VALVE VAULT	TD = TOP OF DEPRESSED CURB	STM = STORM SEWER
E = END SECTION	TW = TOP OF RETAINING WALL	LO = LOOK OUT
FH = FIRE HYDRANT	BW = BOTTOM OF RETAINING WALL	PLO = PARTIAL LOOK OUT
GR = GRADE RING (HYDRANT)	OP = OUTLET OF PIPE	

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED

BENCHMARK

SOURCE BENCHMARK:
VILLAGE OF NORTHFIELD
NORTHFIELD BM# 341
CROSS NOTCH ON CONCRETE SIDEWALK SQUARE, 5 FEET W. OF THE UTILITY POLE, BETWEEN 821 AND 815 HAPP ROAD RESIDENCES.
ELEVATION = 641.76 NAVD 88

SITE BENCHMARK #1:
S.W ARROW BOLT ON FIRE HYDRANT ON W. SIDE OF FRONTAGE ROAD, APPROXIMATELY 10 FEET N.E. OF N.E. CORNER OF SURVERYED PROPERTY.
ELEVATION = 629.06 NAVD88

SITE BENCHMARK #2:
BOX CUT ON S.E. EDGE OF CIRCULAR CONCRETE PAD, A 10 FOOT DIAMETER CONCRETE PAD, APPROXIMATELY 30 FEET N.W. OF THE N.W. CORNER OF SURVEYED PROPERTY.
ELEVATION = 626.40 NAVD88

CONTACT INFORMATION

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	02/23/26	REVISED PER VILLAGE REVIEW
1	02/19/26	REVISED PER VILLAGE REVIEW

TYPICAL SECTIONS AND GENERAL NOTES
NORTHFIELD MEDICAL OFFICE
790 FRONTAGE RD
NORTHFIELD, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 13653P-GN

DATE: 01/26/2026

JOB NO. 13653

SHEET GN 22 OF 55

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NOTES:

1. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURBS AND GUTTERS ARE STANDARD REVERSED PITCH UNLESS OTHERWISE NOTED.
3. SEE SHEET GN1 FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE PAINT THERMOPLASTIC.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDINGS

N

SCALE 1" = 20'

0 20 40

LEGEND

- ASHPHALT PAVEMENT
- PERMEABLE PAVERS
- CONCRETE PAVEMENT OR APRON
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- PROPOSED RETAINING WALL

W FRONTAGE ROAD

PROPOSED MEDICAL OFFICE BUILDING

160.84'

75.28'

PROPOSED TRANSFORMER PAD

PROPOSED BASIN

PROPOSED 3' RETAINING WALL

NWL=623.0

HWL=626.0

NO.	DATE	REMARKS

NO.	DATE	REMARKS
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1	02/19/26	REVISED PER VILLAGE REVIEW

PRELIMINARY GEOMETRIC PLAN

NORTHFIELD MEDICAL OFFICE

790 FRONTAGE RD

NORTHFIELD, ILLINOIS

Spaceco

Civil Engineering & Surveying

Rosemont, IL - Morris, IL - Indianapolis, IN

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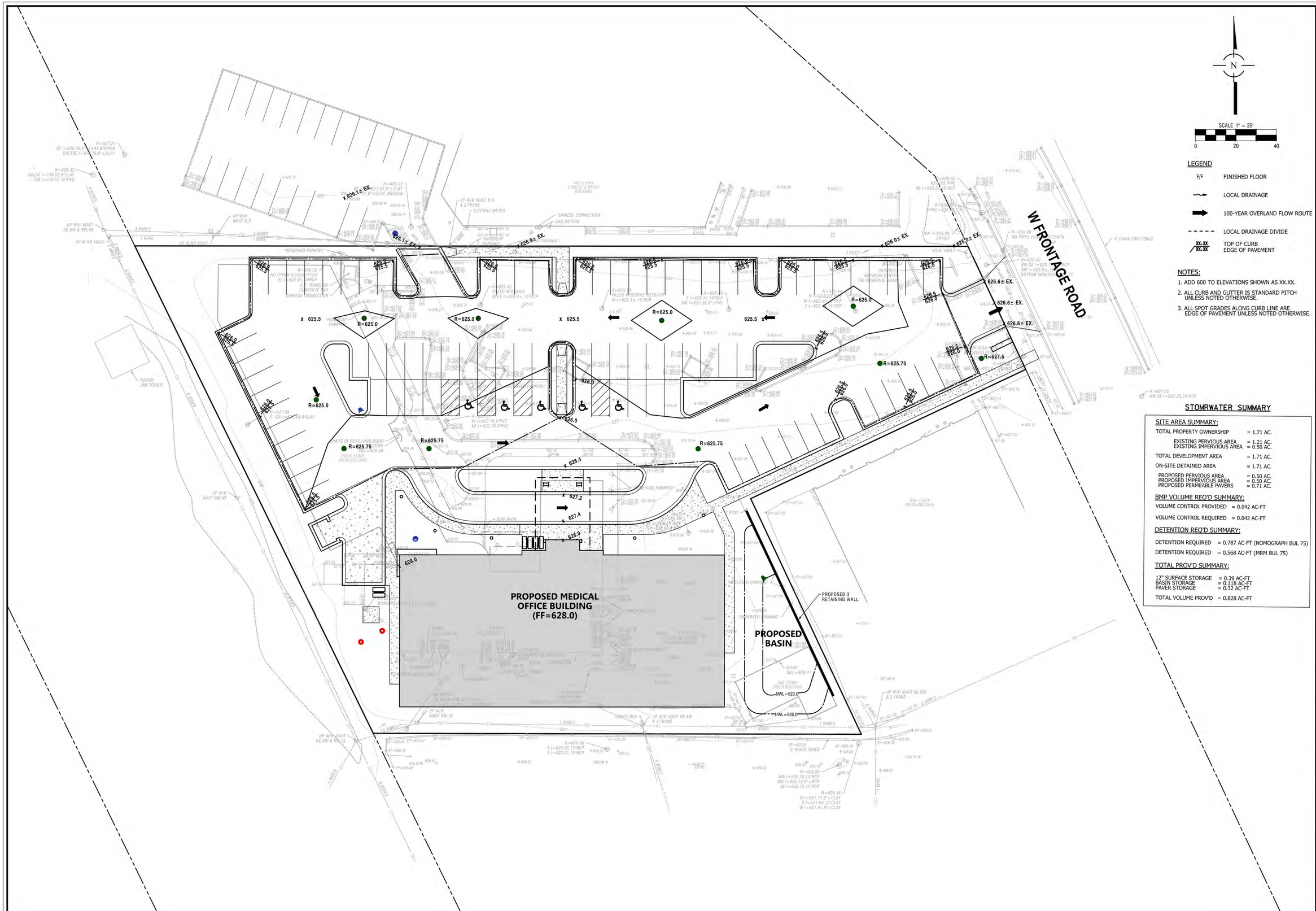
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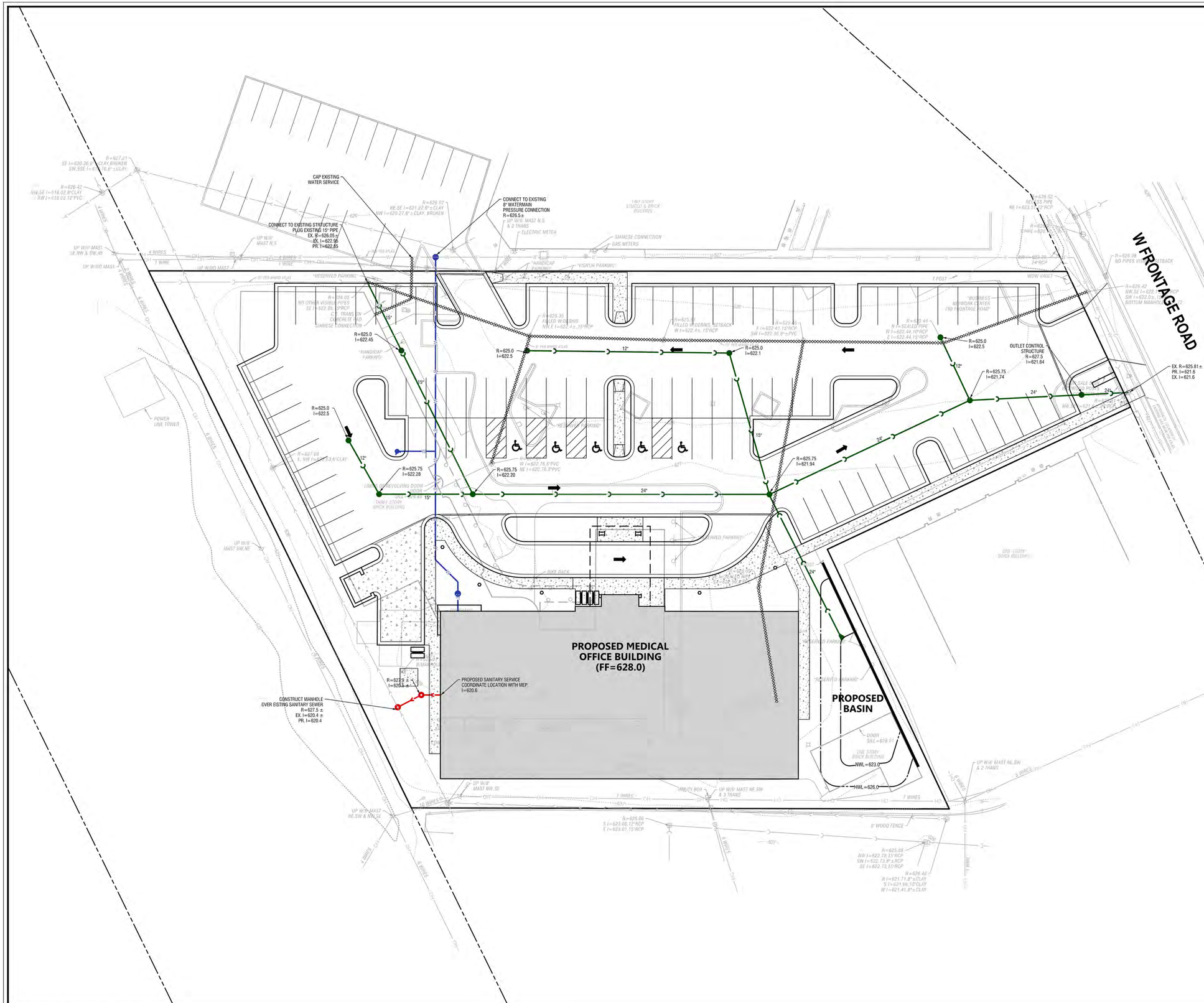
DATE: 01/26/2026

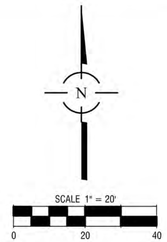
JOB NO. 13653

SHEET GM 3 OF 5

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W FRONTAGE ROAD
PROPOSED MEDICAL OFFICE BUILDING (FF=628.0)
PROPOSED BASIN
PROPOSED 3' RETAINING WALL
NWL=623.0
HWL=626.0
PROPOSED PARKING
"RESERVED PARKING"
"HANDICAP PARKING"
BIKE RACK
DOOR SILL=628.49
LIMITS OF REVOLVING DOOR
THREE-STORY BRICK BUILDING
ONE-STORY BRICK BUILDING
TWO-STORY STUCCO & BRICK BUILDING
"BUSINESS NETWORK CENTER" 790 FRONTAGE ROAD
4' CHAIN LINK FENCE
5' WOOD FENCE
SIAMESE CONNECTION
GAS METERS
ELECTRIC METER
UP W/6' MAST N.S & 2 TRANS
UP W/6' MAST SW.NE
UP W/6' MAST NE.SW & 3 TRANS
UP W/6' MAST NW.SE
UP W/6' MAST NE.SW & NW.SE
UP W/10' MAST
UP W/IO MAST
POWER LINE TOWER
IRRIGATION BOX
R=625.0
R=625.75
R=627.5
626.6± EX.
626.1± EX.
626.9± EX.
626.0± EX.
625.0± EX.
626.4
627.2
627.4
628.0
626.0
625.5
R=626.02 NW.SE I=622.12.6"=CLAY BROKEN
R=626.42 NW.SE I=618.02.8"CLAY NW I=618.02.12"PVC
R=627.21 SE I=620.26.9" CLAY BROKEN SW.SSE I=618.76.8"=CLAY
R=626.35 FILLED W/DEBRIS NW I=625.4±.15"RCP
R=625.91 FILLED W/DEBRIS SETBACK W I=622.4±.15"RCP
R=626.05 NO OTHER VISIBLE PIPES SE I=622.85.12"RCP
R=626.08 NO PIPES VISIBLE SETBACK BOTTOM MARKED
R=626.62 GLASS PIPE NE I=623.5±"RCP
R=626.42 NW.SE I=622.2±"RCP SW I=622.0±" BOTTOM MARKED
R=625.44 SEALED W I=622.4±"RCP E I=622.4±"RCP
R=625.41 S I=622.41.12"RCP SW I=622.36.8"=PVC
R=627.08 E.NW I=623.6"CLAY
R=627.65 NW.SE I=622.25.24"RCP
R=626.00 S I=623.05.12"RCP E I=623.01.15"RCP
R=625.88 NW I=622.78.15"RCP SW I=622.73.8"±RCP SE I=622.73.15"RCP
R=626.46 N I=621.71.8"±CLAY S I=621.66.10"CLAY W I=621.41.8"±CLAY
W I=622.76.6"PVC NE I=622.76.8"PVC
SW I=623.39 24"RCP
627.44 "HANDICAP PARKING"
627.45 "RESERVED PARKING"
627.46 "RESERVED PARKING"
627.47 "RESERVED PARKING"
627.48 "RESERVED PARKING"
627.49 "RESERVED PARKING"
627.50 "RESERVED PARKING"
627.51 "RESERVED PARKING"
627.52 "RESERVED PARKING"
627.53 "RESERVED PARKING"
627.54 "RESERVED PARKING"
627.55 "RESERVED PARKING"
627.56 "RESERVED PARKING"
627.57 "RESERVED PARKING"





LEGEND

- STORM SEWER
- WATER MAIN
- SANITARY SEWER
- STORM STRUCTURE
- PRESSURE CONNECTION
- FIRE HYDRANT
- SANITARY MANHOLE

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 35 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. xxxxxxxxxxxxxx UNDERGROUND UTILITY REMOVAL.
5. FRAME AND GRATE/LID SPECIFICATIONS TO BE PER VILLAGE OF NORTHFIELD.
6. FRENCH DRAIN: ALL LOW POINT STORM STRUCTURES ARE TO HAVE FOUR 1" DIAMETER WEEP HOLES PROVIDED 24" BELOW THE TOP OF LID. THE HOLES SHALL BE COVERED WITH A GEOTEXTILE FILTER FABRIC CEMENTED IN PLACE WITH BITUMINOUS MASTIC. THE DRAIN SHALL BE BACKFILLED WITH BEDDING OR CA-7 CRUSHED STONE TO TOP OF SUBGRADE OR BOTTOM OF TOPSOIL.
7. DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.
8. DESIGN OF DRY UTILITIES TO BE BY OTHERS.
9. ALL RESTRAINED WATER MAIN JOINTS SHALL BE U.S. PIPE "FIELD LOK" GASKET OR APPROVED EQUAL.
10. ALL UTILITIES UNDER PAVEMENT WILL REQUIRE TRENCH BACKFILL.
11. ALL UTILITY SERVICES AND ROOF DRAINS SHALL BE CONFIRMED WITH MEP PLANS PRIOR TO CONSTRUCTION. ENGINEER SHALL BE NOTIFIED OF ANY ISSUES.
12. EXISTING AND PROPOSED DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF EXISTING DRY UTILITIES AND TO COORDINATE THE REMOVAL OR ABANDONMENT OF ALL DRY UTILITIES WITH THEIR OWNERS.
13. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES IN THE AREA OF CROSSING WITH PROPOSED UTILITIES. NOTIFY ENGINEER IN CASE OF CONFLICT.

STORM STRUCTURE LEGEND

M-100
A4D,1P

- STRUCTURE ABBREVIATION
- STRUCTURE NUMBER
- FRAME AND LID TYPE
- DIAMETER & SIZE OF STRUCTURE
- TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE
E = FLARED END SECTION

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	02/23/26	REVISED PER VILLAGE REVIEW
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PRELIMINARY UTILITY PLAN

NORTHFIELD MEDICAL OFFICE
790 FRONTAGE RD
NORTHFIELD, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 13653P-UT

DATE: 01/26/2026

JOB NO. 13653

SHEET UT 5 OF 5

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Northfield Fire Truck

	feet
Width	: 8.04
Track	: 8.04
Lock to Lock Time	: 6.0
Steering Angle	: 36.9

NO.	DATE	REMARKS

NO.	DATE	REMARKS
2	02/23/26	REVISED PER VILLAGE REVIEW
1	02/19/26	REVISED PER VILLAGE REVIEW

FIRE TRUCK TURNING EXHIBIT

NORTHFIELD MEDICAL OFFICE
790 FRONTAGE RD
NORTHFIELD, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 13653P-FIRE-TRUCK

DATE: 01/26/2026

JOB NO. 13653

SHEET FIRE 1 OF 1

N:\Projects 13000-13999\13653\EXHIBITS\13653-FIRE-TRUCK.dgn FIRE TRUCK[Sheet] User=jbacha



DEDICATION HEALTH

NORTHFIELD MEDICAL OFFICE BUILDING

PRELIMINARY DESIGN

FEBRUARY 23, 2026

790 W FRONTAGE RD.
NORTHFIELD, IL

OKW Architects



OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

DEDICATION HEALTH

NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W. Frontage Rd. Northfield, IL

February 23, 2026 Project #: 24046

DEVELOPMENT SUMMARY

SITE AREA:	1.94 ACRES
EASEMENT LOT AREA:	0.09 ACRES
PARKING ANNEX AREA:	0.24 ACRES
ZONING DISTRICT PER MAP 10-21-25 OFFICE-RESEARCH DISTRICT	**O/R**
SPECIAL USE (PER APPENDIX A, ARTICLE 14-2)	
MEDICAL/DENTAL OFFICE - 5,000 SQUARE FEET OR MORE OF FLOOR AREA	

BUILDING AREA

GROUND FLOOR:	12,137 GSF
2ND FLOOR:	11,913 GSF
TOTAL:	24,050 GSF

BUILDING DIMENSIONAL REQUIREMENTS (PER SECTION 14-4)

O/R OFFICE-RESEARCH DISTRICT

	REQUIRED	PROPOSED
FRONT SETBACK	10'-0"	172'-0"
SIDE SETBACK	10'-0"	13'-2"
REAR SETBACK	20'-0"	17'-4"*
TRANSITIONAL YARD SETBACK	20'-0"	N/A*
BUILDING HEIGHT	35'-0" MAX	38'-10"*

OFF STREET PARKING (PER SECTION 20-2)

MEDICAL AND DENTAL OFFICE: 1 SPACE PER 250 SF

REQUIRED	PROPOSED
24,050/250=97	114 SPACES (5 ADA) INCLUDING EASEMENT

PARKING LOT LANDSCAPING (PER SECTION 10-22)

NO LESS THAN 1 PARKING ISLAND FOR EVERY 15 SPACES

BICYCLE PARKING (PER SECTION 20-2)

REQUIRED	PROPOSED
1:20 PARKING SPACES 114/20 = 5.70	6 SPACES

LOADING SPACE REQUIREMENT (PER SECTION 20-3)

REQUIRED (>10,000 SF)	PROPOSED
(1) 10'x25'	(1) 10'x25'

LOADING VERTICAL CLEARANCE (PER SECTION 20-3)

REQUIRED	PROPOSED
14'-0"	UNLIMITED

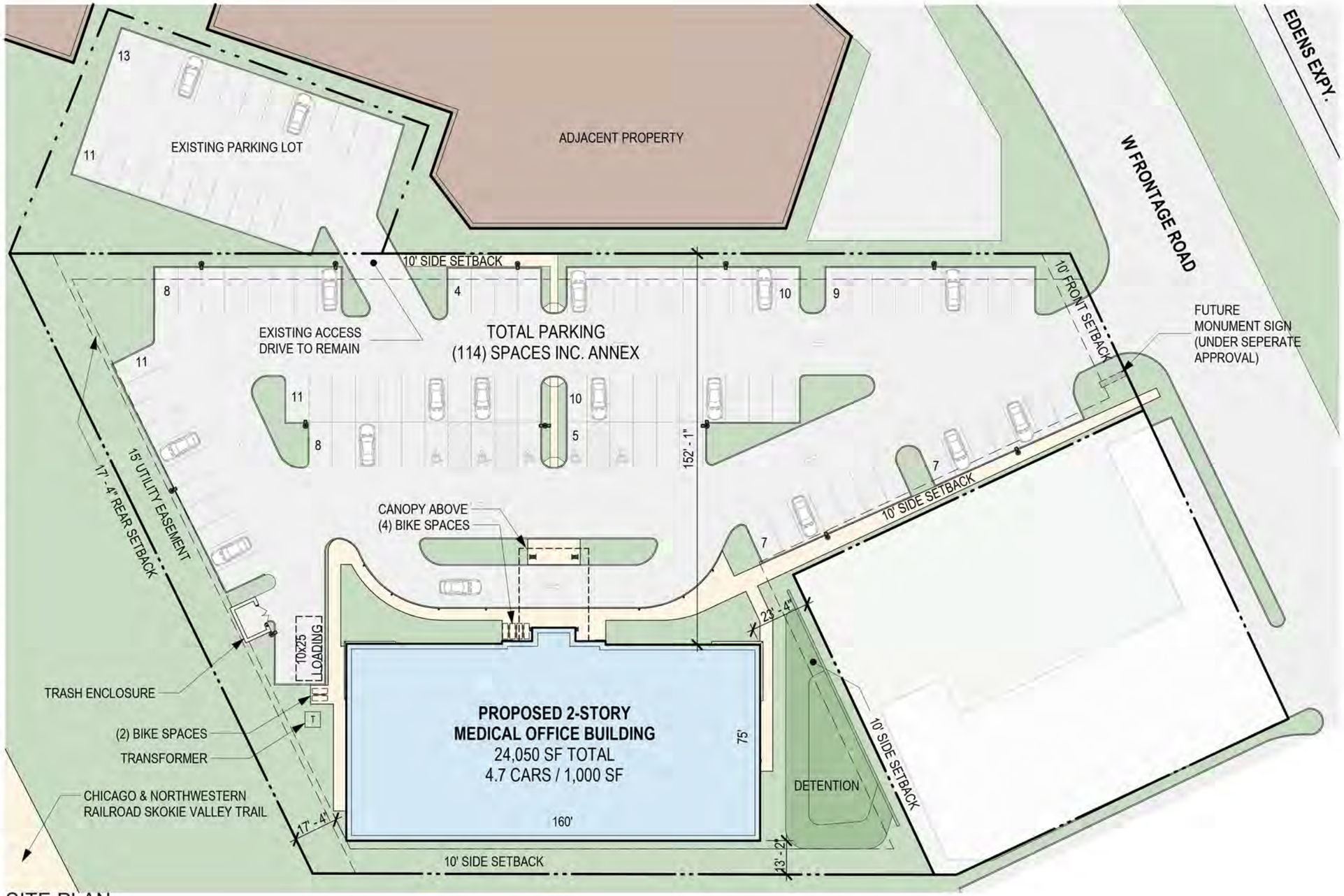
LOADING SCREEN HEIGHT (PER SECTION 20-3)

REQUIRED	PROPOSED
6'-0"	8'-0"

TRASH SCREENING HEIGHT (PER SECTION 10-22)

REQUIRED	PROPOSED
6'-0"	6'-0"

* VARIANCE REQUESTED



SITE PLAN

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

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SCALE: 1" = 40'

0 10' 20' 40'

DEDICATION HEALTH

NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W. Frontage Rd. Northfield, IL

February 23, 2026 Project #: 24046



FIRST FLOOR PLAN

INTERIOR LAYOUT IS CONCEPTUAL: SHOWN FOR REFERENCE ONLY. FINAL LAYOUT WILL BE REVISED BASED UPON TENANT PROGRAM.

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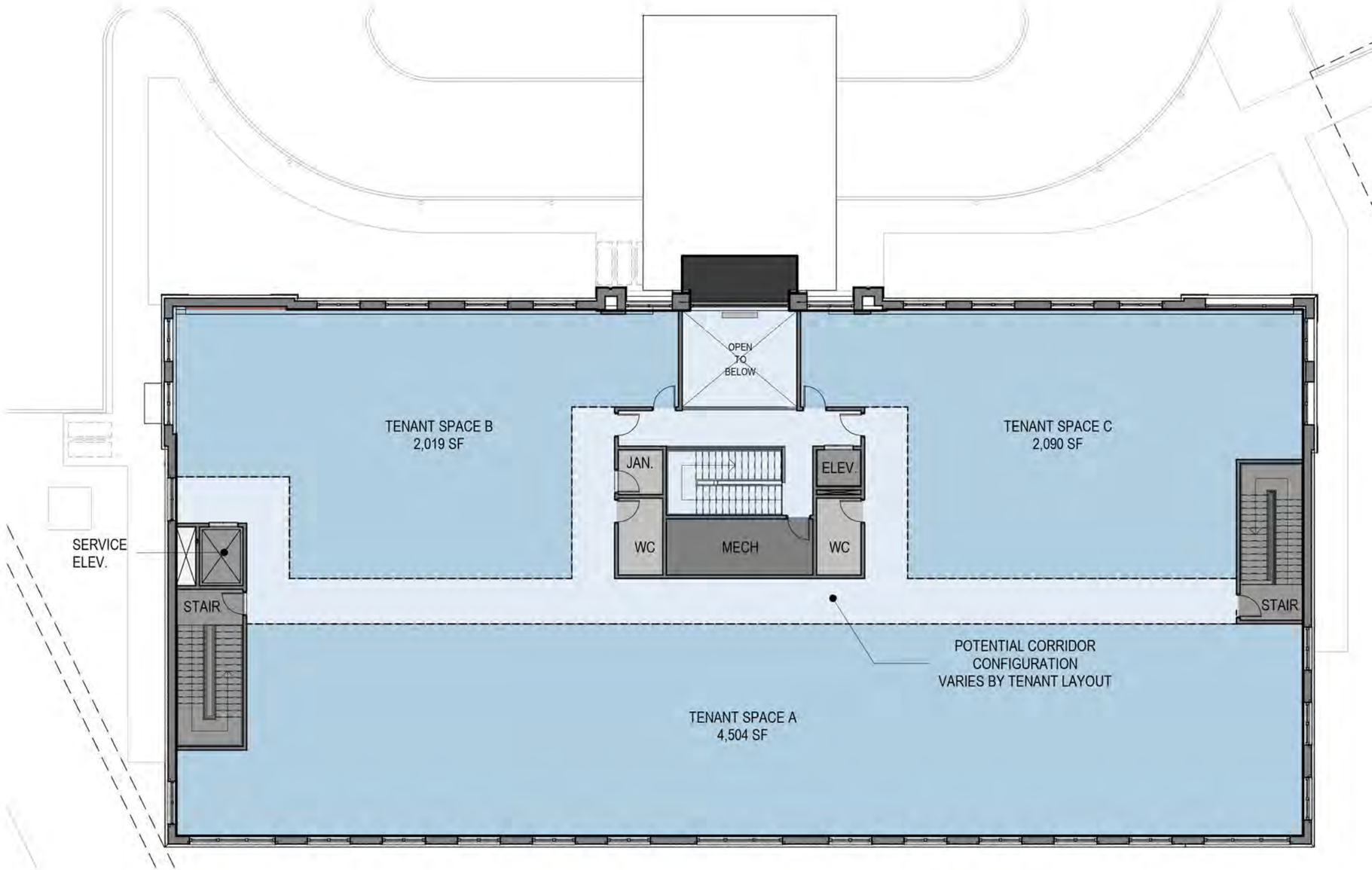
SCALE: 1/16" = 1' 0"

0' 4' 8' 16'

DEDICATION HEALTH

NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W. Frontage Rd. Northfield, IL

February 23, 2026 Project #: 24046



SECOND FLOOR PLAN **TENANT DEMISING IS CONCEPTUAL:** SHOWN FOR REFERENCE ONLY. FINAL LAYOUT WILL BE REVISED BASED UPON TENANT CRITERIA.

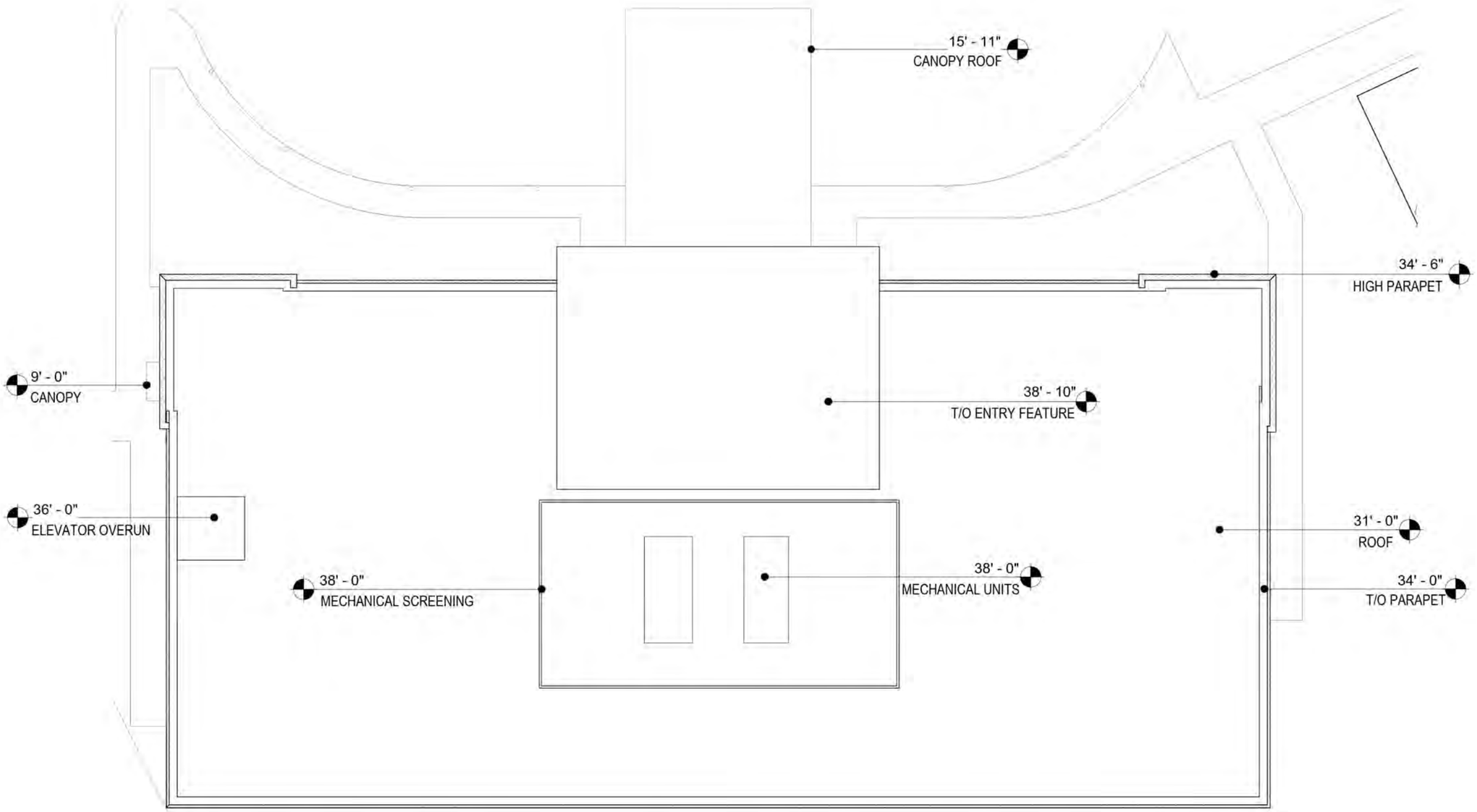
OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

SCALE: 1/16" = 1' 0"
0' 4' 8' 16'

DEDICATION HEALTH

NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W. Frontage Rd. Northfield, IL
February 23, 2026 Project #: 24046



ROOF PLAN **MECHANICAL EQUIPMENT HEIGHTS ARE APPROXIMATE:**
SHOWN FOR REFERENCE ONLY. TO BE COORDINATED
WITH TENANT BUILD-OUT.

OKW Architects
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

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SCALE: 1/16" = 1' 0"
0' 4' 8' 16'

DEDICATION HEALTH

NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W. Frontage Rd. Northfield, IL
February 23, 2026 Project #: 24046



ENTRY AT FRONTAGE RD.

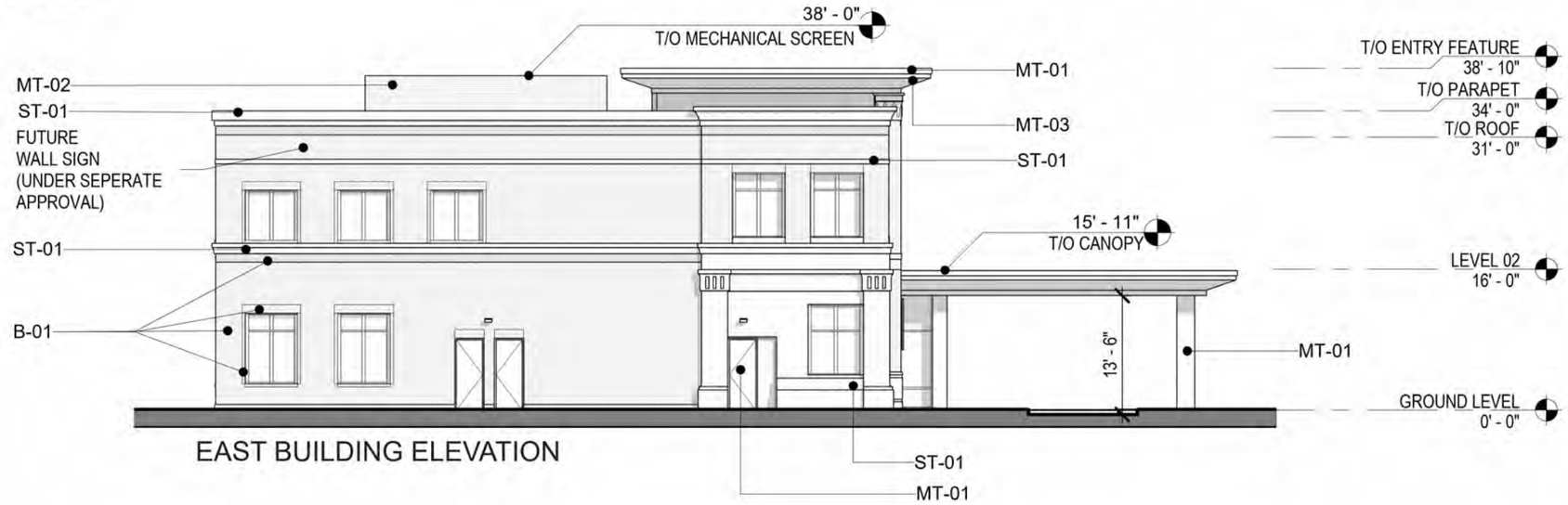


OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

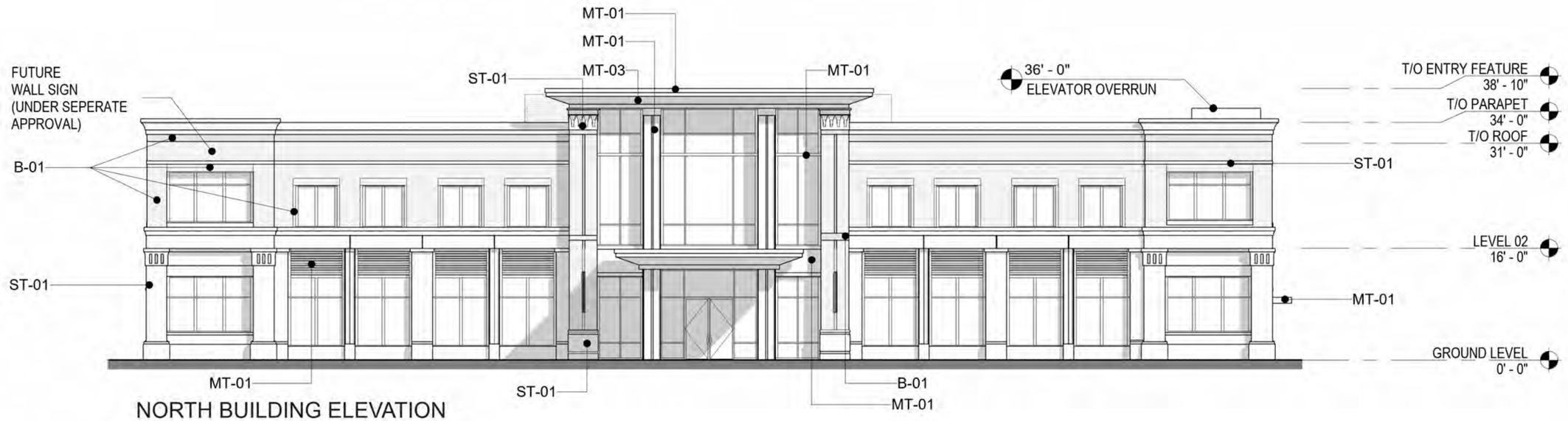
DEDICATION HEALTH

NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W. Frontage Rd. Northfield, IL
February 23, 2026 Project #: 24046

BUILDING ELEVATIONS



EAST BUILDING ELEVATION



NORTH BUILDING ELEVATION

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1/16" = 1' 0"
0' 4' 8' 16'

DEDICATION HEALTH

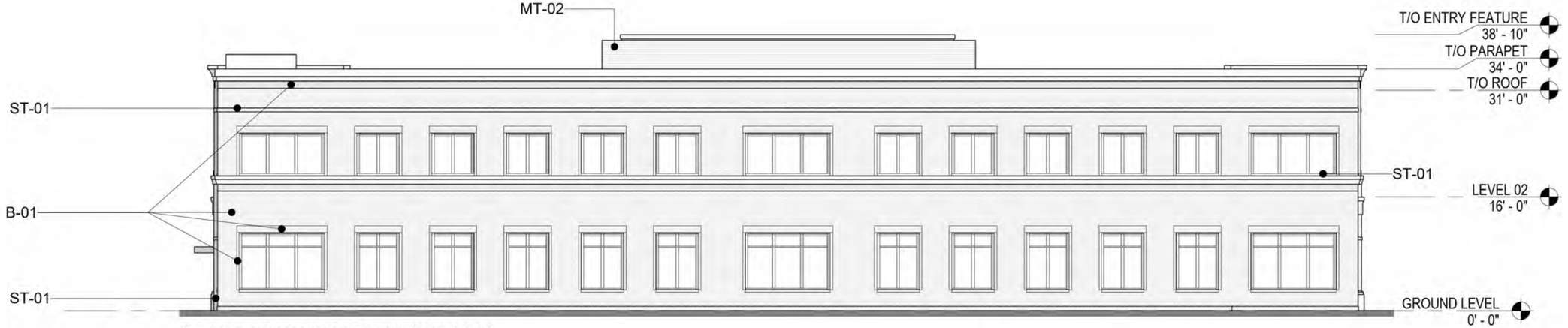
NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W. Frontage Rd. Northfield, IL

February 23, 2026 Project #: 24046

BUILDING ELEVATIONS



WEST BUILDING ELEVATION



SOUTH BUILDING ELEVATION

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1/16" = 1' 0"

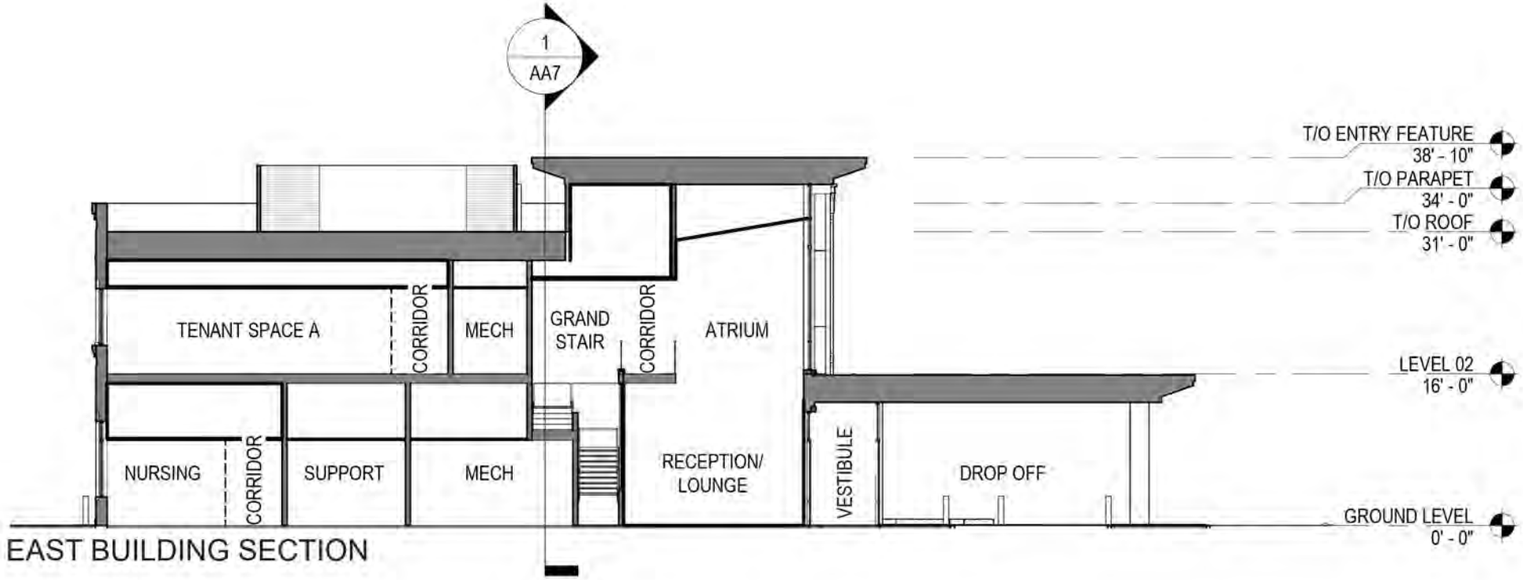
0' 4' 8' 16'

DEDICATION HEALTH

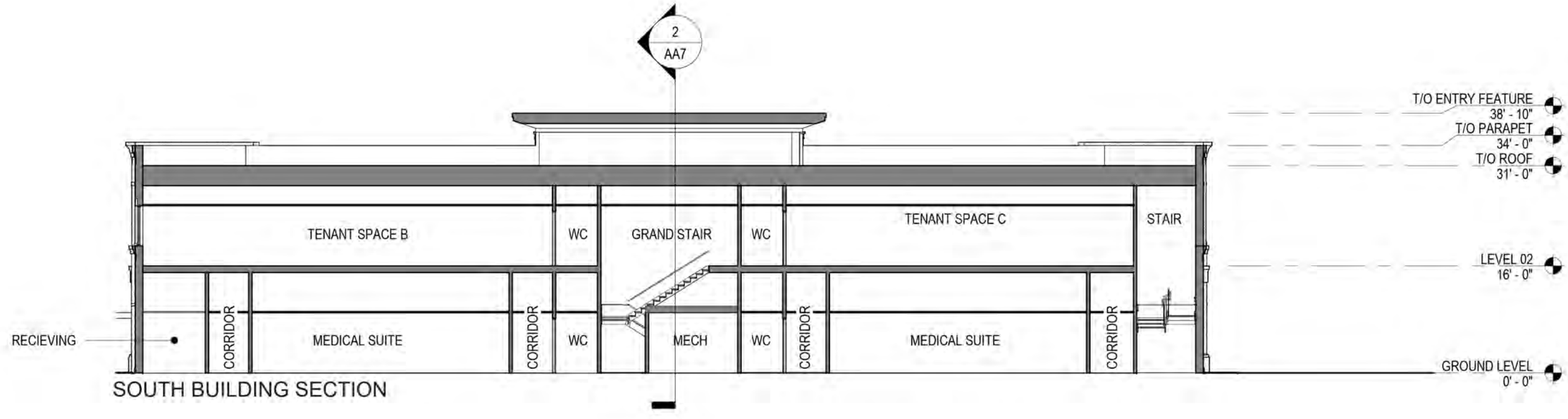
NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W. Frontage Rd. Northfield, IL

February 23, 2026 Project #: 24046

BUILDING SECTIONS



EAST BUILDING SECTION



SOUTH BUILDING SECTION

OKW Architects

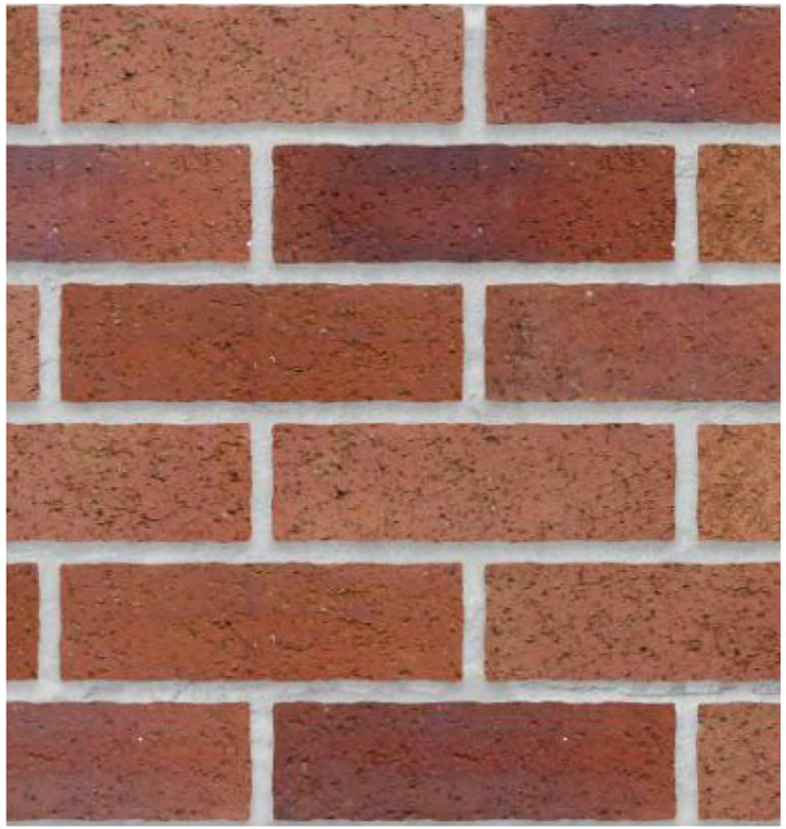
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1/16" = 1' 0"
0' 4' 8' 16'

DEDICATION HEALTH

NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W. Frontage Rd. Northfield, IL
February 23, 2026 Project #: 24046

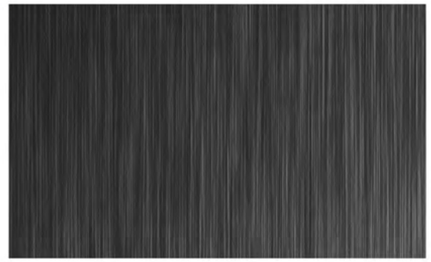
MATERIALS LIST



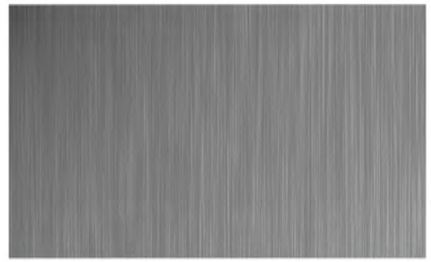
B-01
ARCHITECTURAL FACE BRICK



ST-01
ARCHITECTURAL CAST STONE



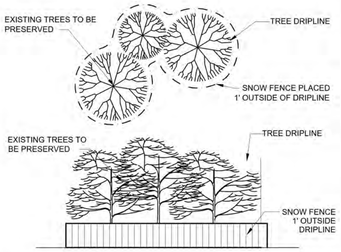
MT-01
PREFINISHED METAL



MT-02
PREFINISHED METAL



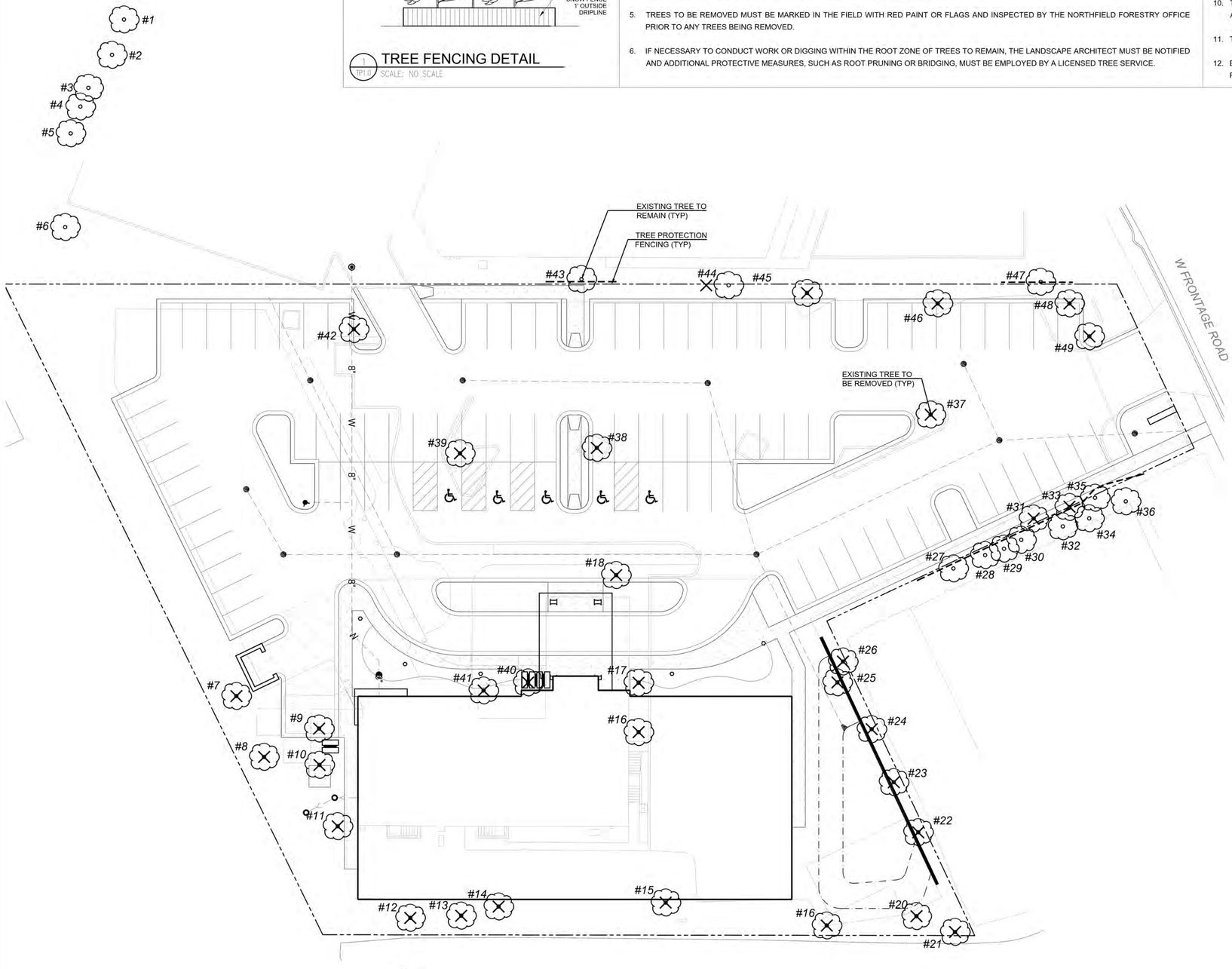
MT-03
PREFINISHED METAL



1 TP1.0 TREE FENCING DETAIL
SCALE: NO SCALE

TREE PROTECTION NOTES

1. BEFORE ANY EXCAVATION, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
2. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
3. FOUR FOOT HIGH SNOW FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIPLINE OF ALL TREES TO BE SAVED IN ACCORDANCE WITH THE NORTHFIELD ZONING ORDINANCE.
4. A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES EIGHT (8) INCHES OR MORE D.B.H. IN ACCORDANCE WITH NORTHFIELD ZONING ORDINANCE.
5. TREES TO BE REMOVED MUST BE MARKED IN THE FIELD WITH RED PAINT OR FLAGS AND INSPECTED BY THE NORTHFIELD FORESTRY OFFICE PRIOR TO ANY TREES BEING REMOVED.
6. IF NECESSARY TO CONDUCT WORK OR DIGGING WITHIN THE ROOT ZONE OF TREES TO REMAIN, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED AND ADDITIONAL PROTECTIVE MEASURES, SUCH AS ROOT PRUNING OR BRIDGING, MUST BE EMPLOYED BY A LICENSED TREE SERVICE.
7. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
8. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
9. EXERCISE CAUTION WHEN WORKING AND DIGGING NEAR TREES LOCATED ON ADJACENT PROPERTY.
10. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
11. TREE INVENTORY CONDUCTED BY OSAGE, INC. DAVID COULTER, LICENSED ARBORIST #IL-0094 (708)-359-7209.
12. EXISTING TREES HAVE BEEN LOCATED WITH GIS COORDINATES. LOCATIONS ARE APPROXIMATE BUT ACCURATE. FIELD VERIFICATION IS RECOMMENDED PRIOR TO REMOVAL ACTIVITY.



TREE PRESERVATION PLAN

SCALE: 1" = 20'-0"

N

0 10' 20' 40'

EXISTING TREE INVENTORY

Tree #	Common Name	Scientific Name	Size	Cond.	Form	Heritage	Notes	Action	REPLACEMENT CALCULATION Value	Justification
1	Boxelder	*Acer negundo*	15,8	5	5	No	Heavy dieback.	Preserve		
2	Boxelder	*Acer negundo*	11,4	5	5	No	Heavy dieback, decay corks.	Preserve		
3	Mulberry	*Morus alba*	17	3	3	No		Preserve		
4	Boxelder	*Acer negundo*	18	5	5	No	Heavy dieback.	Preserve		
5	Mulberry	*Morus alba*	9,3	4	4	No	Heavy dieback, trunk scar.	Preserve		
6	Buckthorn	*Rhamnus cathartica*	7,7,3	2	3	No	Too dieback.	Preserve		
7	Honeylocust	*Gleditsia triacanthos*	21	2	3	No	Heavy dieback.	Remove	21	
8	Norway Maple	*Acer platanoides*	16	5	5	No	Dieback, one sided.	Remove	0	Condition
9	Boxelder	*Acer negundo*	17	5	4	No	Codominant stems, included bark.	Remove	0	Condition
10	Boxelder	*Acer negundo*	16	4	4	No		Remove	0	Condition
11	Boxelder	*Acer negundo*	16	5	5	No	Dieback.	Remove	0	Condition
12	Colorado Spruce	*Picea pungens*	8	3	4	No		Remove	0	Form
13	Honeylocust	*Gleditsia triacanthos*	28	4	3	No		Remove	0	Condition
14	Scotch Pine	*Pinus sylvestris*	20	2	3	No		Remove	20	
15	Colorado Spruce	*Picea pungens*	14	2	3	No	Dieback.	Remove	14	
16	Siberian Elm	*Ulmus pumila*	16,10	4	3	No	Heavy dieback, decay, pruned for utilities.	Remove	0	Condition
17	Crabapple	*Malus spp.*	9,5,3,3	2	4	No	Heavy dieback, decay, pruned for utilities.	Remove	0	Form
18	Norway Maple	*Acer platanoides*	18	2	2	No	Heavy dieback, decay, pruned for utilities.	Remove	0	Species
19	Mulberry	*Morus alba*	9,3	4	5	No	Heavy dieback, decay.	Remove	0	Form
20	American Elm	*Ulmus americana*	10	3	5	No	Heavy dieback, decay.	Remove	0	Form
21	Boxelder	*Acer negundo*	8	4	5	No		Remove	0	Condition
22	Honeylocust	*Gleditsia triacanthos*	22	4	3	No		Remove	0	Condition
23	Honeylocust	*Gleditsia triacanthos*	14	3	3	No		Remove	14	
24	Honeylocust	*Gleditsia triacanthos*	14	2	2	No		Remove	14	
25	Honeylocust	*Gleditsia triacanthos*	22	3	3	No		Remove	22	
26	American Elm	*Ulmus americana*	5	2	3	No		Remove	0	Size
27	Thornless Cockspur Hawthorn	*Crataegus crus-galli inermis*	9	2	3	No		Preserve		
28	Mulberry	*Morus alba*	9	5	5	No		Preserve		
29	American Elm	*Ulmus americana*	9	4	4	No		Preserve		
30	American Elm	*Ulmus americana*	7	3	3	No		Preserve		
31	American Elm	*Ulmus americana*	14	5	5	No		Remove	0	Condition
32	American Elm	*Ulmus americana*	8	5	5	No		Preserve		
33	American Elm	*Ulmus americana*	8	4	4	No		Remove	0	Condition
34	Callery Pear	*Pyrus calleryana*	9	2	3	No		Preserve		
35	American Elm	*Ulmus americana*	14	3	3	No		Preserve		
36	American Elm	*Ulmus americana*	10	3	3	No		Preserve		
37	Honeylocust	*Gleditsia triacanthos*	12	4	4	No		Remove	0	Condition
38	Honeylocust	*Gleditsia triacanthos*	8	3	2	No		Remove	8	
39	Honeylocust	*Gleditsia triacanthos*	12	3	2	No		Remove	12	
40	Japanese Tree Lilac	*Syringa reticulata*	7,7,6,5,4,3,3	3	3	No		Remove	0	Size
41	River Birch	*Betula nigra*	14,13,15	4	3	No		Remove	0	Condition
42	Norway Maple	*Acer platanoides*	16	3	2	No		Remove	0	Species
43	Honeylocust	*Gleditsia triacanthos*	23	3	2	No		Preserve		
44	Eastern Redcedar	*Juniperus virginiana*	12	1	2	No		Remove	12	
45	Honeylocust	*Gleditsia triacanthos*	19	3	2	No		Remove	19	
46	Honeylocust	*Gleditsia triacanthos*	13	2	2	No		Remove	13	
47	Buckthorn	*Rhamnus cathartica*	11,8,7	3	3	No		Preserve		
48	Eastern Redcedar	*Juniperus virginiana*	5	1	3	No		Remove	0	Size
49	Eastern Redcedar	*Juniperus virginiana*	5,3,3,3	1	1	No		Remove	0	Size
								Total	169	

NOTE: SEE SHEET L1.0 FOR PROPOSED TREE MITIGATION CALCULATIONS

NORTHFIELD TREE CONDITION RATING	
1 – Excellent	Vigorous, no insect or disease damage, excellent form
2 - Good	Good form, little or no insect or disease damage
3 – Fair	Average condition and vigor, may have some injury, may lack desirable form, or have been planted in a poor
4 – Poor	State of decline, may require major repair
5 - Dead	Severely declining, has infectious disease or infestations, poor form

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.672.5154 | www.ktlandarch.com

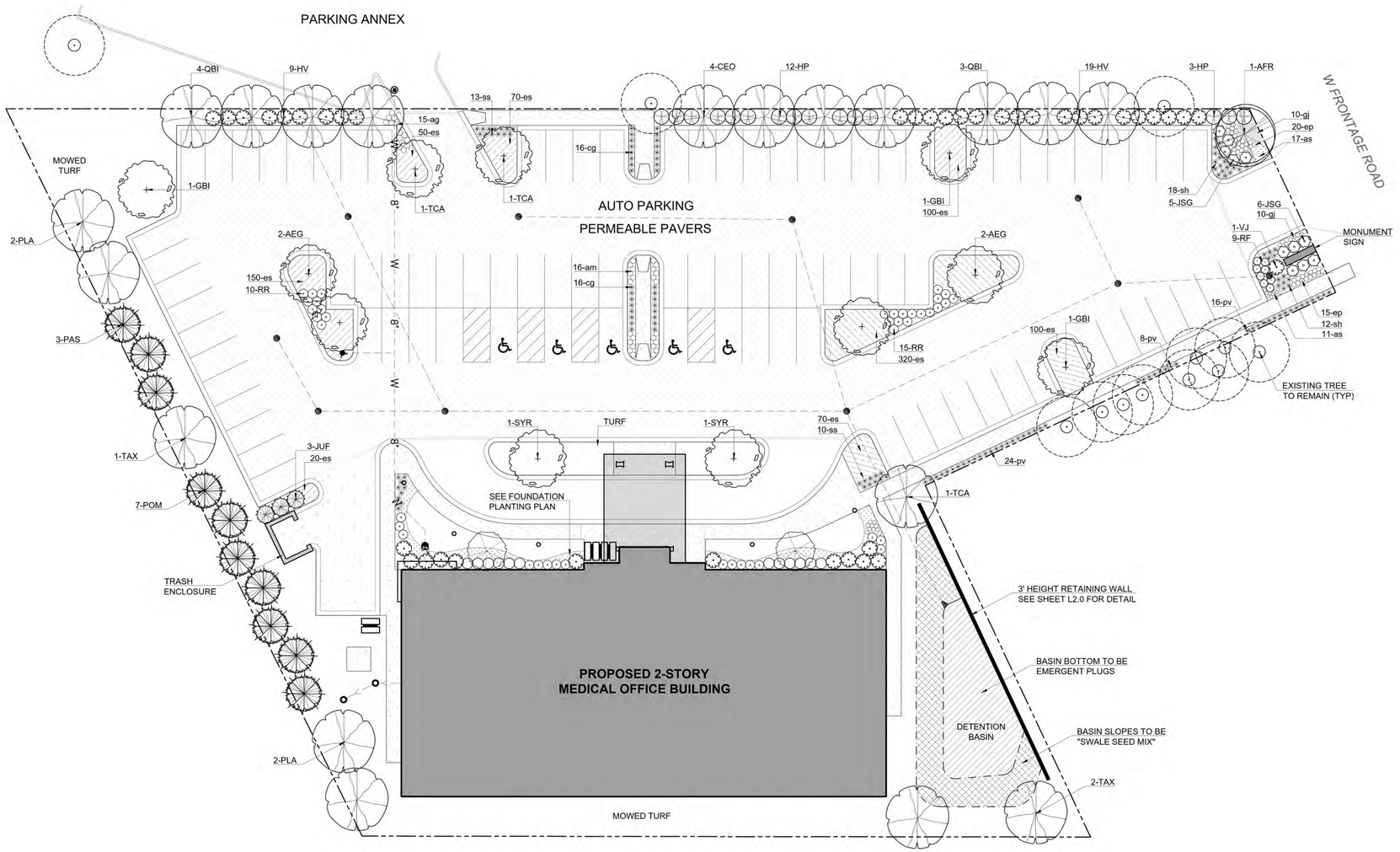
REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-001196
STATE OF ILLINOIS

no.	revision description	initial	date
1	ISSUED FOR REVIEW	DJW	01-26-26
2	PER VILLAGE COMMENTS	DJW	02-23-26

NORTHFIELD
MEDICAL OFFICE
FRONTAGE ROAD
NORTHFIELD, IL

TREE INVENTORY
TREE PROTECTION NOTES
TREE FENCING DETAIL

date: 01-16-26
drawn: DJW
checked: KMT
job no. 25550
sheet no. TP 1.0



OVERALL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

N

0 10' 20' 40'

VILLAGE OF NORTHFIELD LANDSCAPE REQUIREMENTS	Required	Proposed
W Frontage Road Parkway - 67 LF		
1:30 LF	N/A	
Interior Parking Lot Landscaping	17 Islands	
1 Tree : Parking Lot Island	17	11
Parking Lot Abutting East Property Line - 44 LF *Parking Lot Abutting Public ROW*		
7' Wide Continuous Landscape Bed	44 LF	44 LF
3' Height Screening for 100% of Parking Lot	44 LF	44 LF
1 Shade Tree : 30 LF	1	1
Parking Lot Abutting West Property Line - 100 LF *Parking Lot Abutting Rear & Side Yard | Residential*		
6' Height Fence	100 LF	0 LF
7' Wide Continuous Landscape Bed	100 LF	100 LF
3' Height Screening for 100% of Parking Lot	100 LF	75 LF
1 Shade Tree : 30 LF	3	3
Parking Lot Abutting North Property Line - 318 LF *Parking Lot Abutting Rear & Side Yard | Non-Residential*		
7' Wide Continuous Landscape Bed	318 LF	0 LF
3' Height Screening for 50% of Parking Lot	171 LF	244 LF
1 Shade Tree : 30 LF	11	11
Parking Lot Abutting Southeast Property Line - 150 LF *Parking Lot Abutting Rear & Side Yard | Non-Residential*		
7' Wide Continuous Landscape Bed	150 LF	0 LF
3' Height Screening for 50% of Parking Lot	75 LF	75 LF
1 Shade Tree : 30 LF	5	1

Tree Removal Mitigation - 169" Required *32 Total Trees to be Removed*	Quantity	Mitigation Value
Total Proposed Heritage Species	31 Trees	124"
Total Proposed Non-Heritage Species	10 Trees	30"
Total Mitigation Provided	41 Trees	154"

NOTE: SEE MASTER PLANT LIST ON SHEET L2.0 FOR PROPOSED HERITAGE AND NON-HERITAGE TREE SPECIES AND SIZES

GROUND TREATMENT KEY

BASE OF DETENTION AREAS BELOW THE NWL

Areas below the NWL to be planted with emergent plugs. See Sheet L2.0 for schedule and Sheet L2.1 for preferred installation method.

DETENTION AREAS BETWEEN THE NWL & HWL

Area of detention between the NWL & HWL to be seeded with "Swale Seed Mix" as supplied by Stantec Native Plant Nursery. See Sheet L2.0 for schedule.

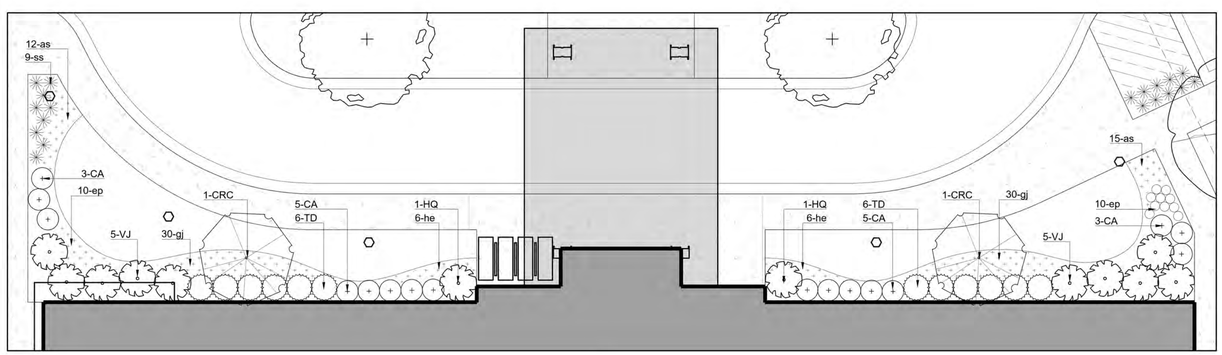
OPEN AREAS - NO MOW

All open areas, not including detention, to be seeded with "Low-Profile Prairie Seed Mix" as supplied by Stantec Native Nursery. See Sheet L2.0 for schedule.

TURF GRASS - MOWED LAWN

All areas of restoration, not designated to be planted or mulched, are to be seeded with standard turf seed grass and covered with an erosion control blanket.

NOTE: All other areas disturbed by construction activities, excluding shrub beds, to be restored with turf grass seed and covered with an erosion control blanket.



BUILDING FOUNDATION PLANTING PLAN

SCALE: 1" = 10'-0"

N

0 5' 10' 20'

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.612.5154 | www.ktlandarch.com

REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-001196
STATE OF ILLINOIS

no.	revision description	initial	date
	ISSUED FOR REVIEW	DJW	01-26-26
	PER VILLAGE COMMENTS	DJW	02-23-26

NORTHFIELD MEDICAL OFFICE
FRONTAGE ROAD
NORTHFIELD, IL

OVERALL LANDSCAPE PLAN
LANDSCAPE REQUIREMENTS
GROUND TREATMENT KEY
BUILDING FOUNDATION PLAN

date: 01-16-26
drawn: DJW
checked: KMT

job no. 25550

sheet no. L1.0

Master Plant List

Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
			Shade Trees			
AFR	1	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB		HERITAGE SPECIES
AEG	4	AESCULUS GLABRA	OHIO BUCKEYE	3" BB	NATIVE	HERITAGE SPECIES
CEO	4	CELTUS OCCIDENTALIS	HACKBERRY	3" BB	NATIVE	HERITAGE SPECIES
GBI	7	GINKGO BILOBA 'AUTUMN GOLD' (MALE SPEC. ONLY)	GINKGO	3" BB		HERITAGE SPECIES
PLA	4	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB		HERITAGE SPECIES
QBI	5	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	HERITAGE SPECIES
SYR	2	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	3" BB		
TAX	3	TAXODIUM DISTICHUM	BALD-CYPRESS	3" BB		HERITAGE SPECIES
TCA	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	3" BB		HERITAGE SPECIES
			Evergreen Trees			
JUF	3	JUNIPERUS CHINENSIS 'FAIRVIEW'	FAIRVIEW UPRIGHT JUNIPER	6' BB		
PAS	3	PICEA AIBES	NORWAY SPRUCE	8' BB		
POM	7	PICEA OMORIKA	SERBIAN SPRUCE	8' BB		
			Ornamental Trees			
CRC	2	CRATAEGUS CRUSGALLI VAR. INERMIS	THORNLESS HAWTHORN	6' BB	NATIVE	
			Evergreen Shrubs			
JSG	11	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL		36" HEIGHT
TD	12	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	2.5' BB		SPREADING
			Deciduous Shrubs			
CA	16	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD CLETHRA	5 GAL	NATIVAR	24" HEIGHT
HV	28	HAMMAMELIS VERNALIS	VERNAL WITCHHAZEL	48" BB	NATIVE	
HP	13	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB		
HQ	2	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36" BB		
RR	25	ROSA RUGOSA 'FRAU DAGMAR HASTRUP'	RUGOSA ROSE	3 GAL		24" HEIGHT
RF	8	ROSA 'FLOWER CARPET'	FLOWER CARPET SHRUB ROSE	2 GAL		18" HEIGHT
VJ	11	VIBURNUM X JUDDI	JUDD VIBURNUM	36" BB		
			Groundcover			
es	880	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	3" POTS	NATIVE	
			Perennials			
am	16	ACHILLIA MILLEFOLIUM 'MOONSHINE'	MOONSHINE YARROW	1 GAL		
ag	15	AGASTACHE 'BLUE FORTUNE'	ANISE HYSSOP	1 GAL		
as	55	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ONION	1 GAL		
ep	55	ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	1 GAL	NATIVE	
gj	80	GERANIUM X 'JOHNSONS BLUE'	JOHNSON'S BLUE GERANIUM	1 GAL		
			Grasses			
pv	48	PANICUM VIRGATUM	SWITCH GRASS	3 GAL	NATIVE	36" MAX HEIGHT
ss	32	SCHIZACHYRIUM SCOPARUM 'STANDING OVATION'	LITTLE BLUESTEM	1 GAL	NATIVAR	
sh	30	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	NATIVE	

Emergent Plugs - Permanent Standing Water

Symbol	Quantity	Botanical Name	Common Name	Size	Mean height	Notes
	12	ACORUS AMERICANUS	SWEET FLAG	3" PLUG	2'	12" O.C. - FORB
	8	ALISMA SUBCORDATUM	MUD PLAINTAIN	3" PLUG	3'	24" O.C. - FORB
	8	ASCLEPIAS INCARNATA	SWAMP MILKWEED	3" PLUG	4'	24" O.C. - FORB
	12	CALTHA PALUSTRIS	MARSH MARIGOLD	3" PLUG	2'	12" O.C. - FORB
	3	CAREX AQUATILIS	WATER SEDGE	3" PLUG	5'	48" O.C. - GRS
	6	CAREX LACUSTRIS	COMMON LAKE SEDGE	3" PLUG	3'	36" O.C. - GRS
	6	CAREX VULPINOIDEA	FOX SEDGE	3" PLUG	3'	36" O.C. - GRS
	8	IRIS VERSICOLOR	BLUE FLAG IRIS	3" PLUG	3'	24" O.C. - FORB
	8	JUNCUS EFFUSUS	COMMON RUSH	3" PLUG	2'	24" O.C. - GRS
	6	LOBELIA CARDINALIS	CARDINAL FLOWER	3" PLUG	4'	36" O.C. - FORB
	8	PONTEDERIA CORDATA	PICKERELWEED	3" PLUG	3'	24" O.C. - FORB
	8	SAGITTARIA LATIFOLIA	COMMON ARROWHEAD	3" PLUG	3'	24" O.C. - FORB
	3	SCHOENOPLECTUS ACUTUS	HARD-STEMMED BULRUSH	3" PLUG	6'	48" O.C. - GRS
	3	SCHOENOPLECTUS TABERNAEMONTANI	GREAT BULRUSH	3" PLUG	6'	48" O.C. - GRS
	8	SOLIDAGO OHIOENSIS	OHIO GOLDENROD	3" PLUG	3'	24" O.C. - FORB
	8	SPARGANIUM EURYCARPUM	GREAT BUR REED	3" PLUG	4'	24" O.C. - FORB

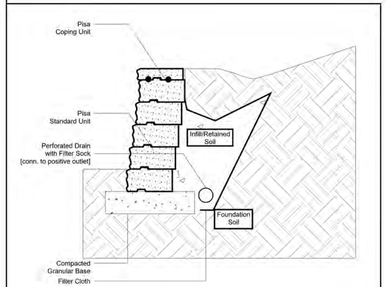
Notes: Plant quantites are estimated based on spacing recommended. Quantity reflects 1,000 SF - Multiply across total area to be treated with emergents
Plugs to be planted in groupings of "like species"
Final layout to be approved by Landscape Architect

Swale Seed Mix

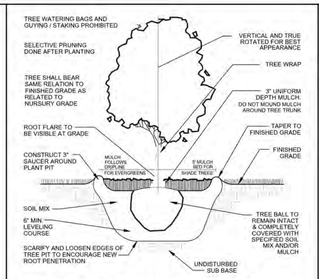
Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges:		
Andropogon gerardii	Big Bluestem	4.00
Carex cristatella	Crested Oval Sedge	0.50
Carex lurida	Bottlebrush Sedge	3.00
Carex spp.	Prairie Sedge Species	3.00
Carex stipata	Common Fox Sedge	2.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus canadensis	Canada Wild Rye	16.00
Elymus virginicus	Virginia Wild Rye	16.00
Juncus effusus	Common Rush	1.00
Panicum virgatum	Switch Grass	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	0.50
Spartina pectinata	Prairie Cord Grass	3.00
	Total:	***60.00***
Temporary Cover:		
Avena sativa	Common Oat	512.00
	Total:	***512.00***
Forbs:		
Alisma subcordatum	Common Water Plantain	1.00
Asclepias incarnata	Swamp Milkweed	3.00
Coreopsis tripteris	Tall Coreopsis	1.00
Euthamia graminifolia	Common Grass-Leaved Goldenrod	0.50
Eutrochium maculatum	Spotted Joe-Pye Weed	1.00
Iris virginica v. shrevei	Blue Flag Species	3.00
Liatris spicata	Marsh Blazing Star	1.00
Lycopus americanus	Common Water Horehound	0.50
Mimulus ringens	Monkey Flower	0.50
Penthorum sedoides	Ditch Stonecrop	1.00
Pycnanthemum virginianum	Common Mountain Mint	0.50
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia triloba	Brown-Eyed Susan	1.00
Senna hebecarpa	Wild Senna	1.00
Symphyotrichum novae-angliae	New England Aster	0.50
Verbena hastata	Blue Vervain	1.50
Zizia aurea	Golden Alexanders	2.00
	Total:	***20.00***

Mix Statistics

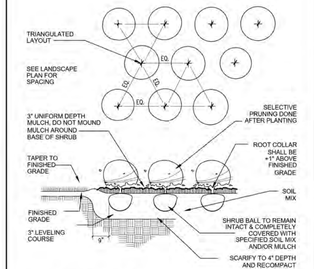
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	1.25	1,181,855	27.13	31.09%
Grasses	3.75	2,619,949	60.15	68.91%
Total Natives	5.00	3,801,804	87.28	100.00%
Cover	32.00	576,000	13.22	
Totals	37.00	4,377,804	100.50	



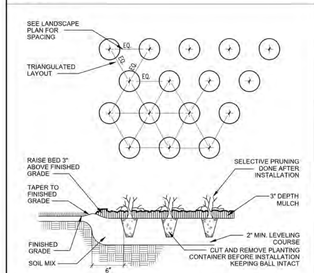
1 L2.0 BLOCK RETAINING WALL
SCALE: NO SCALE



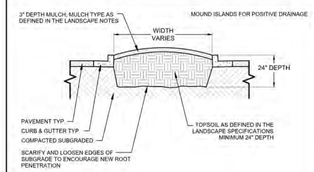
2 L2.0 TREE PLANTING DETAIL
SCALE: NO SCALE



3 L2.0 SHRUB PLANTING DETAIL
SCALE: NO SCALE

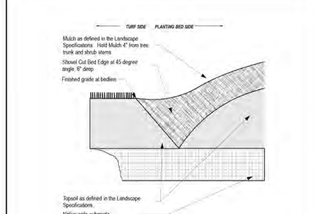


4 L2.0 GROUNDCOVER DETAIL
SCALE: NO SCALE



NOTES
1. CLEAN CONSTRUCTION DEBRIS FROM WITHIN LANDSAPE ISLAND AREAS (IE. CONCRETE, ROCKS, RUBBLE, BUILDING MATERIALS, ETC.) PRIOR TO INSTALLING TOPSOIL AND PLANT MATERIAL.
2. EXCAVATE EXISTING SUBGRADE TO A MINIMUM 24" DEPTH, BACKFILL AMENDED TOPSOIL TO MINIMUM HEIGHT EQUAL WITH CURBING. MOUND FOR POSITIVE DRAINAGE OF PLANTING AREA.
3. ISLAND PLANT MATERIAL AS PER THE LANDSCAPE PLAN.
4. INSTALL PLANT MATERIAL AS PER TREE, SHRUB, AND GROUND COVER PLANTING DETAILS, AND AS DEFINED IN THE LANDSCAPE SPECIFICATIONS.
5. INSTALL MULCH OR PLANT MATERIAL AS SPECIFIED ON THE LANDSCAPE PLAN, AND AS DEFINED IN THE LANDSCAPE SPECIFICATIONS.

5 L2.0 PARKING ISLAND DETAIL
SCALE: NO SCALE



6 L2.0 SPADED PLANTING BED EDGE DETAIL
SCALE: NO SCALE

GENERAL CONSTRUCTION NOTES

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
8. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
10. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF *ONE STEP* BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
11. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
12. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
13. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
14. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
15. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
16. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
17. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY
18. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.612.5154 | www.ktlandarch.com

REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-001196
STATE OF ILLINOIS

no	revision	initial	date
1	ISSUED FOR REVIEW	DJW	01-26-26
2	PER VILLAGE COMMENTS	DJW	02-23-26

NORTHFIELD
MEDICAL OFFICE
FRONTAGE ROAD
NORTHFIELD, IL

MASTER PLANT LIST
EMERGENT PLUG SCHEDULE
NATIVE SEED MIX SCHEDULE
PLANTING DETAILS
CONSTRUCTION NOTES

date: 01-16-26
drawn: DJW
checked: KMT
job no. 25550
sheet no. L2.0

NATIVE PLANT & SEED INSTALLATION MANAGEMENT AND MONITORING PLAN

ALL NATIVE PLANTING AND SEEDING INSTALLATION, MANAGEMENT AND MONITORING TO BE CONDUCTED BY A QUALIFIED, EXPERIENCED CONTRACTOR SPECIALIZING IN RESTORING AND MANAGING NATURAL LANDSCAPES IN THE MIDWEST.
THE SELECTED CONTRACTOR IS TO BE HELD ACCOUNTABLE FOR THE APPROPRIATE INSTALLATION METHODS AND MANAGEMENT AND MONITORING OF ALL NATIVE AREAS.

PLANT MATERIAL INSTALLATION - NATIVE SEEDING

PREPARE AREA FOR SEEDING - PREPARE THE SOIL AND CREATE OPTIMAL PLANT CONDITIONS. BEFORE DISTURBING ANY GROUND:

- CHECK FOR ANY BURIED UTILITIES
- CLEAR AREA OF DEBRIS THAT WOULD INTERFERE WITH PLANTING
- MOW ANY EXCESS EXISTING VEGETATION GROWTH
- APPLY BROAD-SPECTRUM OR TARGETED HERBICIDE, DEPENDING ON SPECIES PRESENT
- DE-COMPACT ANY AREAS OF SPECIAL CONCERN
  - LIGHTLY DE-COMPACT TILLED OR LOOSE SOIL WITH A ROLLER, CULTIPACKER, OR SIMILAR EQUIPMENT. IF USING A NO-TILL SEED DRILL, TILLING CAN USUALLY BE OMITTED.
  - IF GROUND IS WET, TILLING SHOULD NOT OCCUR UNTIL THE SOIL DRIES ENOUGH TO BREAK APART WHEN TILLED.

FOLLOW THE APPROPRIATE TIMING:

- THE OPTIMAL TIME TO INSTALL SEED IS FROM THE FALL (NOVEMBER 1) TO LATE SPRING (JUNE 15).
- WETLANDS SHOULD BE SEEDED IN THE WINTER WHILE THE SITE IS FROZEN AND EQUIPMENT CAN MORE EASILY ACCESS THE SITE.

METHOD FOR SEEDING AND EROSION CONTROL:

- BROADCASTING:
  - FOR SMALL (TYPICALLY TWO ACRES OR LESS) OR IRREGULARLY SHAPED AREAS, SEED CAN BE PLANTED BY HAND BROADCASTING, TO AID SEED DISTRIBUTION, COMBINE THE SEED MIX WITH FILLER MATERIALS, SUCH AS DRY SAWDUST, SAND, OR VERMICULITE.
  - USING A HAND-CRANK OR TOW-BEHIND BROADCASTER, START WITH HALF OF THE SEED AND TRY TO COVER THE ENTIRE AREA WITH THAT AMOUNT OF SEED. TAKE THE REMAINING HALF OF THE SEED, GO TO THE OPPOSITE END OF THE SITE AND COVER IT AGAIN. AFTER BROADCASTING IS COMPLETE, IT IS IMPORTANT TO USE A CULTIPACKER OR ROLLER OVER THE AREA TO MAKE GOOD SEED-TO-SOIL CONTACT. DO NOT COVER SEED MORE THAN 1/4-INCH DEEP.
- NO-TILL DRILL:
  - FOR LARGER AREAS AND SITES WITH EXISTING VEGETATION, USE A NO-TILL SEED DRILL, WHICH DOES NOT REQUIRE THE SOIL TO BE TILLED BEFORE PLANTING, RESULTING IN MINIMAL SOIL DISTURBANCE. NO-TILL DRILLS PLANT SEED IN ROWS BY OPENING SLITS IN THE SOIL, INTO WHICH SEED IS DEPOSITED. IF USING A NO-TILL DRILL, SEED SHOULD NOT BE BURIED BELOW 1/8" DEPTH PER SPECIFIC MANUFACTURER'S RECOMMENDATIONS. BECAUSE THE DIVERSITY OF SEED SIZES MAKES DRILL CALIBRATION A CHALLENGE, PERFORM A FEW TEST AREAS FIRST TO HELP PREVENT RUNNING OUT OF SEED.
- EROSION CONTROL METHOD:
  - INSTALL BIODEGRADABLE EROSION CONTROL BLANKET (NAG S75BN OR EQUAL) UNTIL SEED HAS GERMINATED.

PLANT MATERIAL MANAGEMENT - NATIVE SEEDING - 5-YEAR PERIOD

TO HELP ENSURE SUCCESS, PROJECTS NEED A MAINTENANCE AND MONITORING PLAN THAT IS FLEXIBLE AND SUPPORTS SITE DEVELOPMENT GOALS. WHILE NATIVE PLANTS TEND TO GERMINATE AND DEVELOP AT A SLOWER RATE THAN ORNAMENTAL PERENNIALS OR TURF GRASS, REGULAR MAINTENANCE DURING THE ESTABLISHMENT PERIOD GREATLY IMPROVES PROJECT SUCCESS. REGULAR MAINTENANCE AND MONITORING CONTROLS INVASIVE SPECIES, ENSURES OPTIMAL MOISTURE LEVELS ARE PRESENT, AND IDENTIFIES OTHER NECESSARY MANAGEMENT ACTIONS.

- NATIVE AREAS NEED BETWEEN 3 TO 5 YEARS TO ESTABLISH.
- PREFERRED PLANTING LATE FALL (ANY TIME AFTER NOVEMBER 1; IF THE SOIL SURFACE IS DRY AND COLD ENOUGH TO PREVENT GERMINATION AND SEED CAN BE WORKED INTO SOIL.
- LET SEED GERMINATE AND GROW FOR ONE FULL SEASON. **DO NOT** APPLY HERBICIDES FOR WEED CONTROL WITHIN THE FIRST GROWING SEASON. IF LARGE WEEDS ARE UNSIGHTLY, CLIP OFF; **DO NOT PULL** WEEDS TO KEEP GROWTH DOWN. **DO NOT** ALLOW SEED HEADS TO FORM.
- MOW FIRST TIME WHEN ESTABLISHED IN FIRST SEASON TO 12"-18" HIGH, TO SCATTER SEED HEADS. IF CLUMPING OCCURS LIGHTLY RAKE TO DISBURSE SEED.
- MOW 2-3 ADDITIONAL TIMES TO MAINTAIN 6-9 INCHES IN HEIGHT.
- SOME PERENNIAL SEEDS MAY NOT GERMINATE UNTIL THE FOLLOWING YEAR.
- IF FALL PLANTING IS NOT POSSIBLE, SPRING SEEDING CAN BE DONE (WEATHER PERMITTING) AS EARLY AS JANUARY - PREFERABLY BEFORE APRIL 15.
- SECOND SEASON MOW 3-4 TIMES TO MAINTAIN 8-10 INCHES IN HEIGHT.
- AT THE END OF THE THIRD SEASON A CONTROLLED BURN PROGRAM TO BE PERFORMED.
- 4 (FOUR) ANNUAL WEED CONTROL EVENTS (SELECTIVE HERBICIDE AND MECHANICAL) TO BE PERFORMED THROUGHOUT ALL NATIVE PLAN COMMUNITIES STARTING ONCE THE SEED IS SOWN UNTIL SIGN-OFF IS GRANTED.

MINIMUM PERFORMANCE STANDARDS AND MONITORING ACTIVITIES

NATIVE PLANT MATERIALS

PERFORMANCE STANDARDS ARE ESTABLISHED FOR ALL PROPOSED PROJECTS INVOLVING NATURALIZED AREAS SO THAT THE RELATIVE SUCCESS OF CREATION AND ENHANCEMENT EFFORTS MAY BE EVALUATED. IF THE PERFORMANCE STANDARDS ARE NOT ACHIEVED BY THE END OF THE FIVE-YEAR MANAGEMENT AND MONITORING PROGRAM, ACCEPTANCE MEETINGS SHALL BE HELD TO DETERMINE THE FUTURE COURSE OF ACTION. IT IS LIKELY THAT IN SUCH A CASE THAT THE MAINTENANCE AND MONITORING PERIOD WILL BE EXTENDED.

- NOTIFICATION - THE DEVELOPER SHALL NOTIFY [MUNICIPALITY] UPON COMPLETION OF PLANTINGS.
  - THE OWNER'S ENVIRONMENTAL SPECIALIST SHALL INSPECT THE PLANTINGS UPON COMPLETION OF ALL MAINTENANCE PROCEDURES AND NOTIFY [MUNICIPALITY] OF THE REMEDIAL ACTIONS TAKEN.
- NATIVE AREAS ARE TO BE MONITORED FOR A MINIMUM OF 5 (FIVE) YEARS FROM DATE OF INSTALLATION.
  - MONITOR ALL NATIVE AREAS 2 (TWO) TIMES ANNUALLY AT A TIME OF YEAR WHEN PLANTS ARE EVIDENT AND IDENTIFIABLE. VISITS SHOULD OCCUR AT SPACED INTERVALS THROUGHOUT THE GROWING SEASON.
  - CONDUCT MONITORING VISITS UTILIZING SYSTEMATIC FIELD TECHNIQUES. TRAVERSE ENTIRE NATIVE AREA, DOCUMENT FLORA AND NOTE TOP 3 DOMINANT SPECIES.
- WITHIN 3 MONTHS OF SEED INSTALLATION, AT LEAST 90% OF THE SEEDED AREAS ("LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIX), AS MEASURED BY AERIAL COVERAGE, SHALL BE VEGETATED. A MINIMUM 100% VEGETATIVE COVERAGE SHALL BE MAINTAINED THROUGHOUT, AND AT THE END OF, THE FIVE-YEAR PERIOD FOR THESE AREAS.
  - THIS STANDARD DOES NOT APPLY TO THE EMERGENT ZONES.
- THE NATURALIZED AREAS SHALL NOT CONTAIN ANY RILLS GREATER THAN 4 INCHES WIDE AND 4 INCHES DEEP THROUGHOUT, AND AT THE END, OF THE THREE-YEAR PERIOD.
- AT THE END OF THE SECOND GROWING SEASON, 30% SEED MIX PRESENCE FOR THE "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIXES SHALL BE ACHIEVED. AT THE END OF THE THIRD GROWING SEASON, 50% SEED MIX PRESENCE FOR THE "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIXES SHALL BE ACHIEVED.
  - SEED MIX PRESENCE SHALL BE EVALUATED SEPARATELY FOR THESE THREE MIXES.
- NO AREA OVER THE ENTIRE NATIVE PLANTED SITE GREATER THAN 1 SQUARE METER WILL BE DEVOID OF VEGETATION (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION), UNLESS SPECIFIED ON APPROVED PLANS.
  - THIS ANNUAL PERFORMANCE STANDARD DOES NOT APPLY TO EMERGENT AND AQUATIC COMMUNITIES.
- THE NATIVE PLANTED AREAS WILL MEET THE FOLLOWING ANNUAL STANDARDS FOR THE PRESENCE OF NATIVE, NON-INVASIVE PERENNIAL SPECIES (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION): YEAR 1 - 15%, YEAR 2 – 50%, YEAR 3 - 75%, YEAR 4 & 5 - 85%
  - THIS STANDARD TO BE MEASURED SEPARATELY FOR EACH SEED MIX ZONE.
- AT THE END OF THE THIRD GROWING SEASON, NONE OF THE THREE MOST DOMINANT SPECIES WITHIN THE PLANTED AREAS WILL BE INVASIVE OR NON-NATIVE SPECIES AS INSPECTED ANNUALLY. THE PROJECT MANAGER WILL DETERMINE THE APPROPRIATE TARGET INVASIVE OR NON-NATIVE SPECIES. THEY WILL TYPICALLY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: RAGWEED (AMBROSIA SPP.), CATTAIL (TYPHA SPP.), REED CANARY GRASS (PHALARIS ARUNDINACEA), PURPLE LOOSESTRIFE (LYTHRUM SALICARIA), COMMON REED (PHRAGMITES AUSTRALIS), CANADIAN THISTLE (CIRSIUM ARVENSE), SANDBAR WILLOW (SALIX INTERIOR), KENTUCKY BLUE GRASS (POA PRATENSIS), YELLOW SWEET-CLOVER (MELILOTUS OFFICINALIS), TEASEL (DIPSACUS SPP.), JAPANESE-KNOTWEED (REYNOUTRIA JAPONICA), AND ASIAN BITTERSWEET (CELASTRUS ORBICULATUS), BUCKTHORN (RHAMNUS SPP.).
  - THIS STANDARD TO BE MEASURED SEPARATELY FOR EACH SEED MIX ZONE.
- SEED: AT THE END OF THE THIRD GROWING SEASON, 50% VEGETATIVE COVERAGE SHALL BE ACHIEVED (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION).
- EMERGENTS: RELATIVE COVERAGE OF CATTAILS (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION) SHALL BE LESS THAN 5% THROUGHOUT, AND AT THE END OF, THE THREE YEAR MONITORING PERIOD.
- PLUGS: 90% OF THE PLANTS WILL BE ALIVE, IN HEALTHY CONDITION, AND REPRESENTATIVE OF THE INDIVIDUAL SPECIES AT THE END OF EACH GROWING SEASON. REPLANTING WILL TAKE PLACE UNTIL THIS STANDARD IS ACHIEVED.
- WOODY PLANTS: 100% OF THE PLANTED TREES AND SHRUBS WILL BE ALIVE, IN HEALTHY CONDITION, AND REPRESENTATIVE OF THE INDIVIDUAL SPECIES AT THE END OF THE 2ND GROWING SEASON.
  - ANNUAL REPLACEMENTS ARE REQUIRED TO ACHIEVE THIS STANDARD.
- RELATIVE COVERAGE (DETERMINED BY OCULAR ESTIMATION) OF INVASIVE SPECIES (I.E., COMMON REED, REED CANARY GRASS, PURPLE LOOSESTRIFE, ETC.) IN AGGREGATE SHALL BE LESS THAN 5% THROUGHOUT, AND AT THE END OF, THE THREE-YEAR PERIOD.
  - THIS STANDARD SHALL BE EVALUATED SEPARATELY FOR EACH SEED AND PLANT MIX ZONE (I.E., "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIX, EMERGENT).
- NATIVE MEAN C VALUE > 3.0 AND NATIVE FQI VALUE > 20.0 FOR ALL NATIVE PLANT COMMUNITIES.
  - THIS STANDARD SHALL BE EVALUATED SEPARATELY FOR EACH SEED AND PLANT MIX ZONE (I.E., "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIX, EMERGENT).
- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REGULARLY MAINTAINED. ANY EROSION OBSERVED ON-SITE SHALL BE REPAIRED TO THE DESIGNED CONDITION WITHIN 30 DAYS OF OBSERVATION.

PLANTING NOTES FOR DETENTION AREAS

1. REFER TO CIVIL ENGINEERING DRAWINGS FOR CONSTRUCTION DETAILS OF DETENTION AREAS
2. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE WATERED AND MULCHED PER CONSTRUCTION DOCUMENTS.
3. ALL PROPOSED PLANT SUBSTITUTIONS WITHIN DETENTION AREAS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON THE APPROVED PLANS WILL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE.
5. CONTRACTOR RESPONSIBLE FOR THE MAINTENANCE ALL PLANT MATERIAL WITHIN DETENTION AREAS AS SPECIFIED BY THE LANDSCAPE ARCHITECT FOR THE FIRST YEAR AFTER INSTALLATION.
6. ALL PLANT MATERIAL WITHIN DETENTION AREAS TO HAVE A 1 YEAR WARRANTY STARTING UPON LANDSCAPE ARCHITECT ISSUING "SUBSTANTIAL COMPLETION".
7. WATER FOWL BARRIER CONTROL TO BE INSTALLED AT 8" O.C. IN ALL DETENTION AREAS PLANTED WITH PLUGS.
8. METAL SIGNS (12"x18") TO BE INSTALLED AT 150' INTERVALS AROUND ALL NATIVE AREAS STATING "NATIVE PLANTING DO NOT MOW".
9. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

GROUND TREATMENT KEY

BASE OF DETENTION AREAS BELOW THE NWL

Areas below the NWL to be planted with emergent plugs. See Sheet L2.0 for schedule and Sheet L2.1 for preferred installation method.

DETENTION AREAS BETWEEN THE NWL & HWL

Area of detention between the NWL & HWL to be seeded with "Swale Seed Mix" as supplied by Stantec Native Plant Nursery. See Sheet L2.0 for schedule.

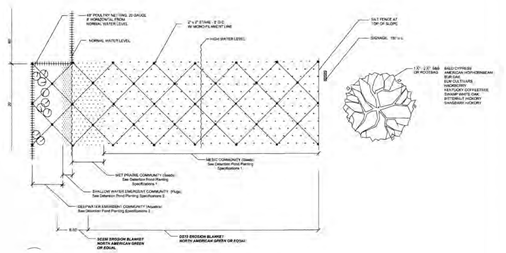
OPEN AREAS - NO MOW

All open areas, not including detention, to be seeded with "Low-Profile Prairie Seed Mix" as supplied by Stantec Native Nursery. See Sheet L2.0 for schedule.

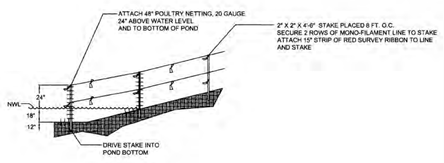
TURF GRASS - MOWED LAWN

All areas of restoration, not designated to be planted or mulched, are to be seeded with standard turf seed grass and covered with an erosion control blanket.

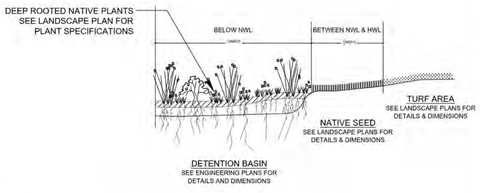
NOTE: All other areas disturbed by construction activities, excluding shrub beds, to be restored with turf grass seed and covered with an erosion control blanket.



1 / L2.2 GOOSE BARRIER PLAN DETAIL
SCALE: NO SCALE



2 / L2.2 GOOSE BARRIER SECTION DETAIL
SCALE: NO SCALE



3 / L2.2 BIODETENTION PLANTING DETAIL
SCALE: NO SCALE

LANDSCAPE MAINTENANCE SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

STANDARDS

ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.

ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.

ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

APPROVALS

ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.

ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION.

SOIL TESTING

THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

ACCEPTABLE SOIL TEST RESULTS:

	LANDSCAPE TREES & SHRUBS	TURF
PH RANGE	5.0-7.0	6.0-7.0
ORGANIC MATTER	>1.5%	>2.5%
MAGNESIUM (MG)	100+LBS./ACRE	100+LBS./ACRE
PHOSPHORUS (P2O5)	150+LBS./ACRE	150+LBS./ACRE
POTASSIUM (K2O)	120+LBS./ACRE	120+LBS./ACRE
SOLUBLE SALTS	NOT TO EXCEED 909PPM/1.9 MMHOS/CM	NOT TO EXCEED 750PPM/0.75 MMHOS/CM
	IN SOIL; NOT TO EXCEED 1400 PPM/2.5	IN SOIL; NOT TO EXCEED 2000 PPM/2.0
	MMHOS/CM IN HIGH ORGANIC MIX	MMHOS/CM IN HIGH ORGANIC MIX

FOR UNUSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED:

BORON	3 POUNDS PER ACRE
MANGANESE	50 POUNDS PER ACRE
POTASSIUM (K2O)	450 POUNDS PER ACRE
SODIUM	20 POUNDS PER ACRE

WORKMANSHIP

DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

TURF

GENERAL CLEAN UP

PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS.

MOWING

TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING

EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEPT CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

FERTILIZING

SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

LAWN WEED CONTROL: HERBICIDES

SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

INSECT & DISEASE CONTROL FOR TURF

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S "COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF" FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS, & GROUND COVER

PRUNING

ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPES. DO NOT SHEAR TREES OR SHRUBS. IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

PRUNING GUIDELINES:

1. PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING BLOOMING) IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
2. PRUNE PLANTS THAT FLOWER IN JULY – SEPTEMBER (SUMMER OR AUTUMN BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS, SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.
3. DELAY PRUNING TREES GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS.
4. HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
5. BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
6. HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON.
7. CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.
   A. YEWS, JUNIPERS, HEMLOCKS AND ARBORVITAE MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
   B. FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BUDS. NEVER CUT CENTRAL LEADER.
   C. PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES.
8. GROUNDCOVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS.
9. THINNING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN 'ON PARENT' STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. THINNING IS USED ON CRAB APPLES, LILACS, VIBURNUMS, ETC.
10. RENEWAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIRAEA, ETC.

PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED.

SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK.

SPRING CLEANUP

PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY.

FERTILIZING

FOR TREES. THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES.

THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR
NARROW-LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.

SHRUBS AND GROUNDCOVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA.
ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.

TREES, SHRUBS, & GROUND COVER (CONT.)

MULCHING

ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED, TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAID BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.

ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVER-MULCH OR COVER THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS.

WEEDING

ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.

PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR.

FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.

PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITION

Traffic Impact Study
Proposed Medical Office Building
Northfield, Illinois



Prepared For:

SVN CHICAGO COMMERCIAL

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

February 4, 2026

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed medical office building (MOB) to be located at 790 Frontage Road in Northfield, Illinois. As proposed, the site will be developed with a 23,344 square-foot MOB and 111 off-street parking spaces. Access will be provided via the existing full-movement access drive off Central Avenue.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

1. Year 2026 Existing Conditions – Analyzes the capacity of the existing roadway system using peak hour traffic volumes.

2. Year 2032 No-Build Conditions – Analyzes the capacity of the existing roadway system using the existing traffic volumes increased by an ambient area growth factor not attributable to any particular development and the traffic to be generated by other developments in the area.

3. Year 2032 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the Year 2032 no-build traffic volumes and the traffic estimated to be generated by the proposed development.



Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The site, which is currently occupied by two vacant office buildings, is located on the west side of Frontage Road approximately 530 feet south of the I-94 southbound off-ramp interchange with Frontage Road. Land uses in the vicinity of the site are mostly office with some retail and medical office buildings to the north and south. To the west, the site is bordered by a ComEd easement.

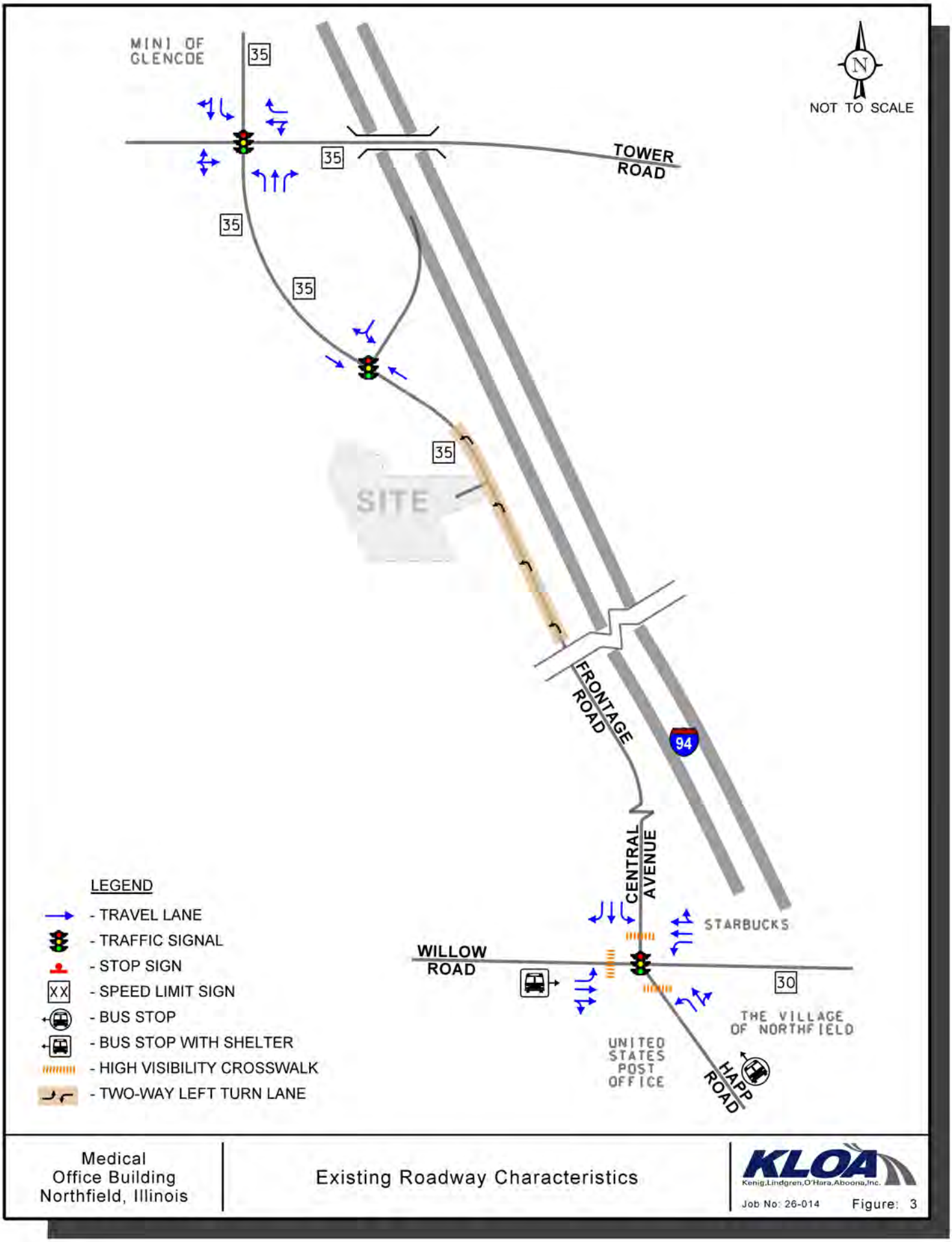
Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below. **Figure 3** illustrates the existing roadway characteristics.

Frontage Road is a north-south minor arterial that in the vicinity of the site provides one travel lane in each direction divided by a two-way left-turn lane (TWLTL). At its signalized intersection with Tower Road/Mini of Glencoe dealership access drive, the northbound approach provides an exclusive left-turn lane, a through lane and an exclusive right-turn lane while the southbound approach provides an exclusive left-turn lane and a shared through/right-turn lane. At its signalized intersection with the I-94 southbound off-ramp, Frontage Road provides one lane in each direction. At its unsignalized intersection with the existing access drive, Frontage Road provides one lane in each direction with left-turn movements accommodated within the TWLTL. Frontage Road is under the jurisdiction of the Cook County Department of Transportation and Highways (CCDoTH), carries an annual average daily traffic (AADT) volume of 6,450 vehicles (Illinois Department of Transportation [IDOT] 2022), and has a posted speed limit of 35 miles per hour (mph).

The I-94 southbound off-ramp provides two lanes striped for an exclusive left-turn lane and an exclusive right-turn lane at its signalized intersection with Frontage Road. The ramp is under the jurisdiction of IDOT and carries an AADT of 5,000 vehicles (IDOT 2024).

Tower Road is an east-west minor arterial that provides one lane in each direction. At its signalized intersection with Frontage Road, Tower Road provides a shared left-turn/through lane and an exclusive right-turn lane. Tower Road is under the jurisdiction of IDOT, carries an AADT volume of 5,100 vehicles (IDOT 2025), and has a posted speed limit of 35 mph.



Medical
Office Building
Northfield, Illinois

Existing Roadway Characteristics

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Job No: 26-014 Figure: 3

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts on Thursday, January 15, 2026 during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods at the intersections of Frontage Road with the I-94 southbound off-ramp and the existing full access drive serving the site. In additions KLOA, Inc. utilized previous peak period traffic counts, conducted as part of the Kimley-Horn Central Avenue planning report and a proposed multi-family residential development to be located at 405 Central Avenue, for the intersections of Tower Road with Frontage Road and Willow Road.

The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:45 A.M. to 8:45 A.M. and the weekday evening peak hour of traffic occurs from 4:45 P.M. to 5:45 P.M. Copies of the traffic count summary sheets are included in the Appendix. **Figure 4** illustrates the existing traffic volumes.

Crash Data Summary

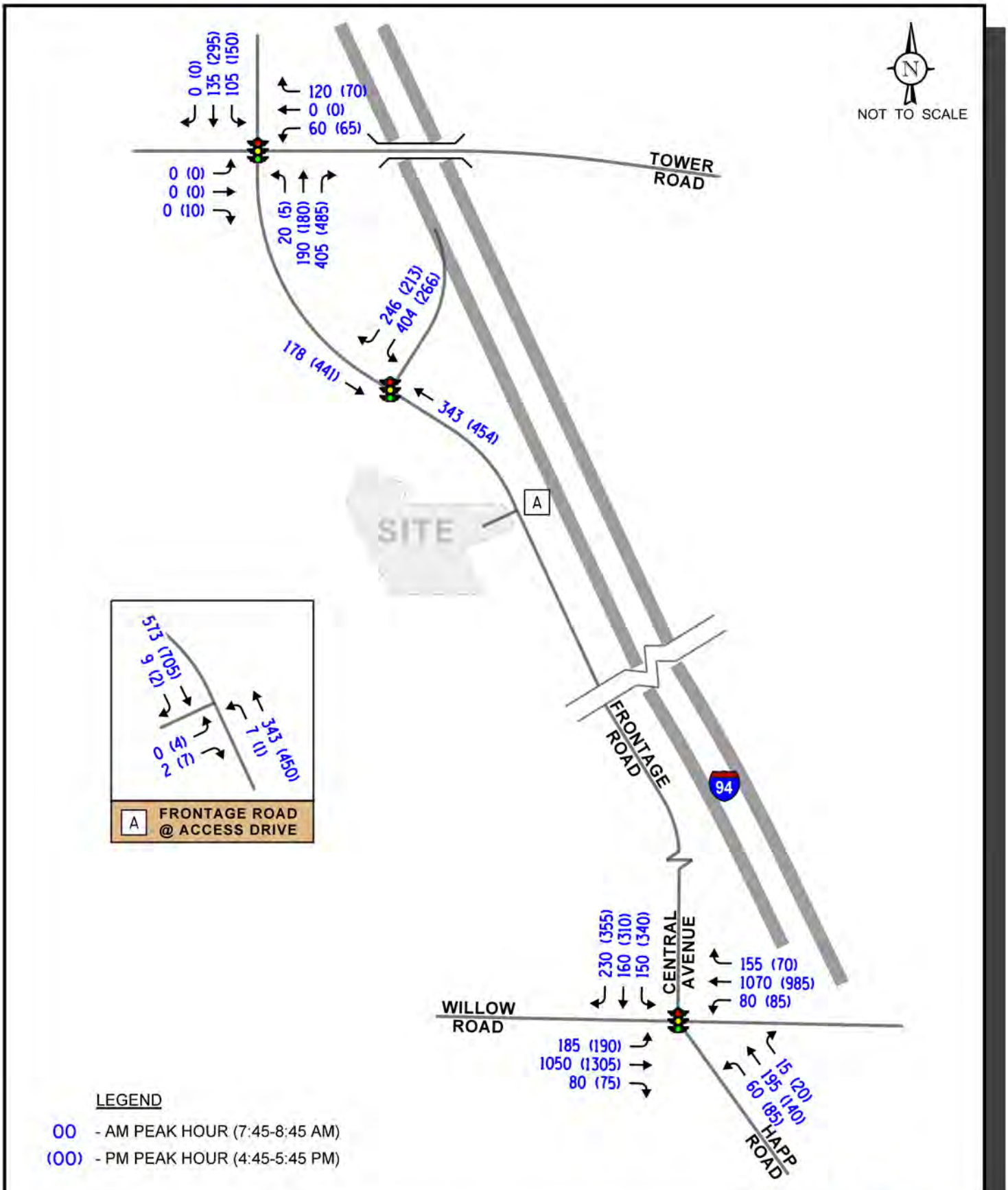
KLOA, Inc. obtained crash data[1] for the most recent available past five years (2020 to 2024) for the intersection of Willow Road with Central Avenue/Happ Road and the intersections of Frontage Road with Tower Road/Mini dealership access drive and the I-94 southbound off-ramp. The crash data for the other two intersections is summarized in **Tables 1** and **2**. A review of the crash data showed no crash trends within the development area.

Table 1
WILLOW ROAD WITH CENTRAL AVENUE/HAPP ROAD – CRASH SUMMARY

Year	Type of Crash								Severity		
	A	HO	O	RE	S	T	Other	Total	PD	I	F
2020	0	0	2	1	0	1	0	4	2	2	0
2021	0	0	0	3	0	2	0	5	3	2	0
2022	0	0	2	2	0	1	0	5	5	0	0
2023	0	0	1	1	1	1	0	4	4	0	0
2024	0	0	2	2	3	2	0	9	8	1	0
Total	**0**	**0**	**7**	**9**	**4**	**7**	**0**	**27**	**22**	**5**	**0**
Avg	**0.0**	**0.0**	**1.4**	**1.8**	**<1.0**	**1.4**	**0.0**	**5.4**	**4.4**	**1.0**	**0.0**

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F – Fatal

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).



Medical Office Building
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Existing Traffic Volumes

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Table 2
FRONTAGE ROAD WITH TOWER ROAD/MINI DEALER – CRASH SUMMARY

Year	Type of Crash								Severity		
	A	HO	O	RE	S	T	Other	Total	PD	I	F
2020	0	0	0	0	0	0	0	0	0	0	0
2021	0	0	1	0	0	0	0	1	0	1	0
2022	0	0	0	0	0	0	0	0	0	0	0
2023	0	0	0	0	0	0	0	0	0	0	0
2024	0	0	0	0	0	0	0	0	0	0	0
Total	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**1**	**0**	**1**	**0**
Avg	**0**	**0**	**<1.0**	**0**	**0**	**0**	**0**	**<1.0**	**0**	**<1.0**	**0**

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F - Fatal

Table 3
FRONTAGE ROAD WITH I-94 SOUTHBOUND OFF-RAMP – CRASH SUMMARY

Year	Type of Crash								Severity		
	A	HO	O	RE	S	T	Other	Total	PD	I	F
2020	0	0	0	1	0	0	0	1	0	1	0
2021	0	0	0	0	0	1	0	1	0	1	0
2022	0	0	0	0	0	1	0	1	0	1	0
2023	0	0	0	0	0	0	0	0	0	0	0
2024	0	0	0	1	0	3	0	4	4	0	0
Total	**0**	**0**	**0**	**2**	**0**	**5**	**0**	**7**	**4**	**3**	**0**
Avg	**0**	**0**	**0**	**<1.0**	**0**	**1.0**	**0**	**1.4**	**<1.0**	**<1.0**	**0**

A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning
PD – Property Damage; I – Injury; F – Fatal

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volume of traffic that it will generate.

Proposed Site and Development Plan

The site currently contains an approximately 39,082 square-foot office building. As proposed, the plans call for developing the site with a two-story 23,344 square-foot building. Currently the site provides one full access drive off Frontage Road which will remain. This access drive will continue to provide one inbound lane and one outbound lane with outbound movements under stop sign control. A copy of the preliminary site plan depicting the proposed development and access is included in the Appendix.

Directional Distribution

The directions from which clients and employees of the proposed MOB will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the development-generated traffic.

Estimated Site Traffic Generation

The volume of traffic to be generated by the proposed development was estimated using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 12th Edition. The "Medical-Dental Office Building" (Land-Use Code 720) trip rates were utilized. **Table 4** tabulates the vehicle trips anticipated for this development.

Table 4
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

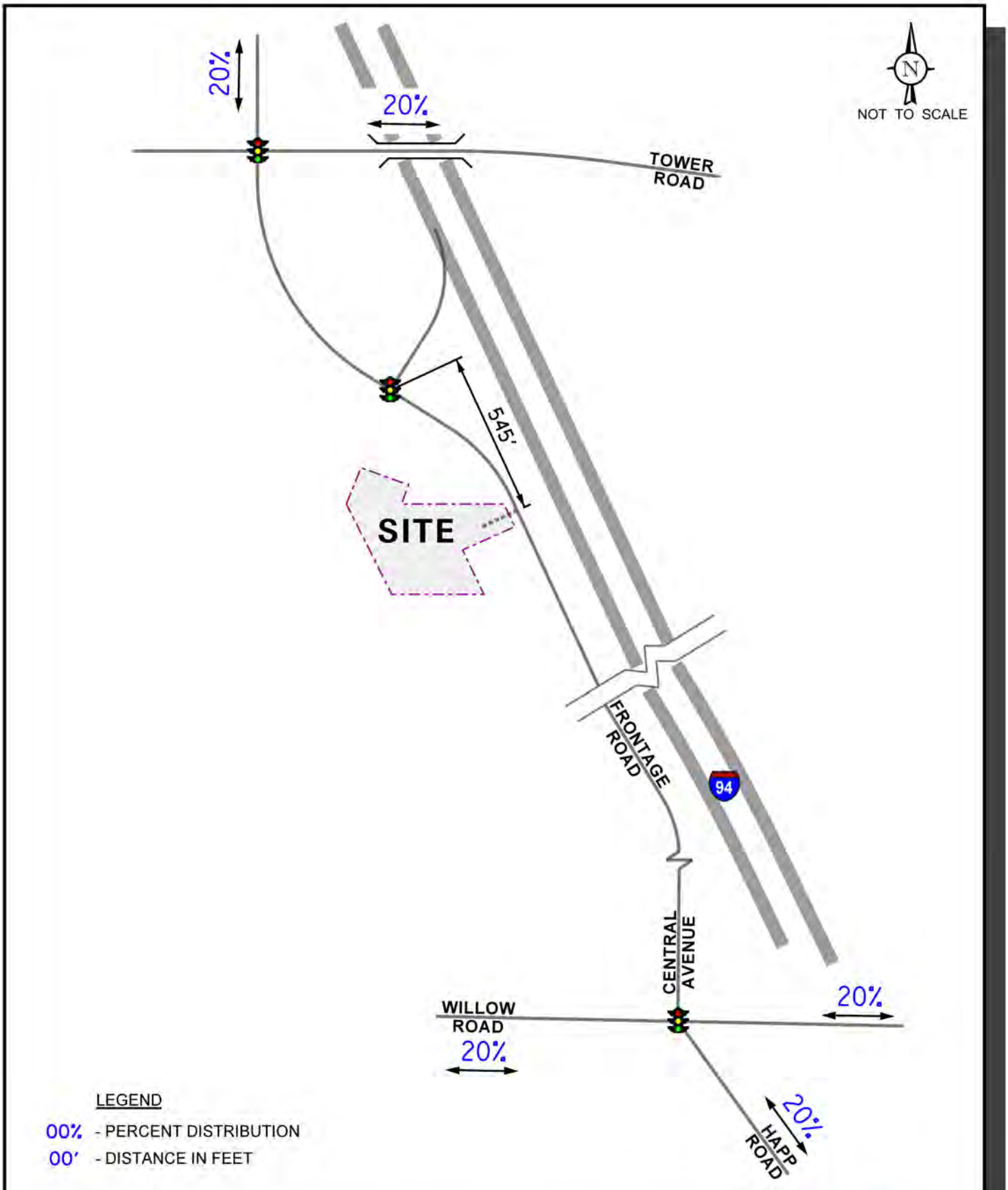
ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
720	Medical Office Building (23,344 s.f.)	50	14	64	24	57	81	436	436	872

Trip Generation Comparison

As previously indicated, the site currently contains an approximately 39,082 square-foot office building. **Table 5** shows the trip generation between the existing office space and the proposed MOB. As can be seen from Table 5, the amount of traffic that will be generated by the proposed MOB during the peak hours will be consistent with the traffic the office buildings generated at full occupancy resulting in a similar traffic impact on the area roadways.

Table 5
ESTIMATED SITE-GENERATED TRAFFIC VOLUMES

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Two-Way Trips		
		In	Out	Total	In	Out	Total	In	Out	Total
720	Medical Office Building (23,344 s.f.)	50	14	64	24	57	81	436	436	872
710	General Office (39,082 s.f.)	56	8	64	11	59	70	225	225	450
	Difference	-6	+6	0	+13	-2	+11	+211	+211	+422



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Directional Distribution

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Job No: 26-014 Figure: 5

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

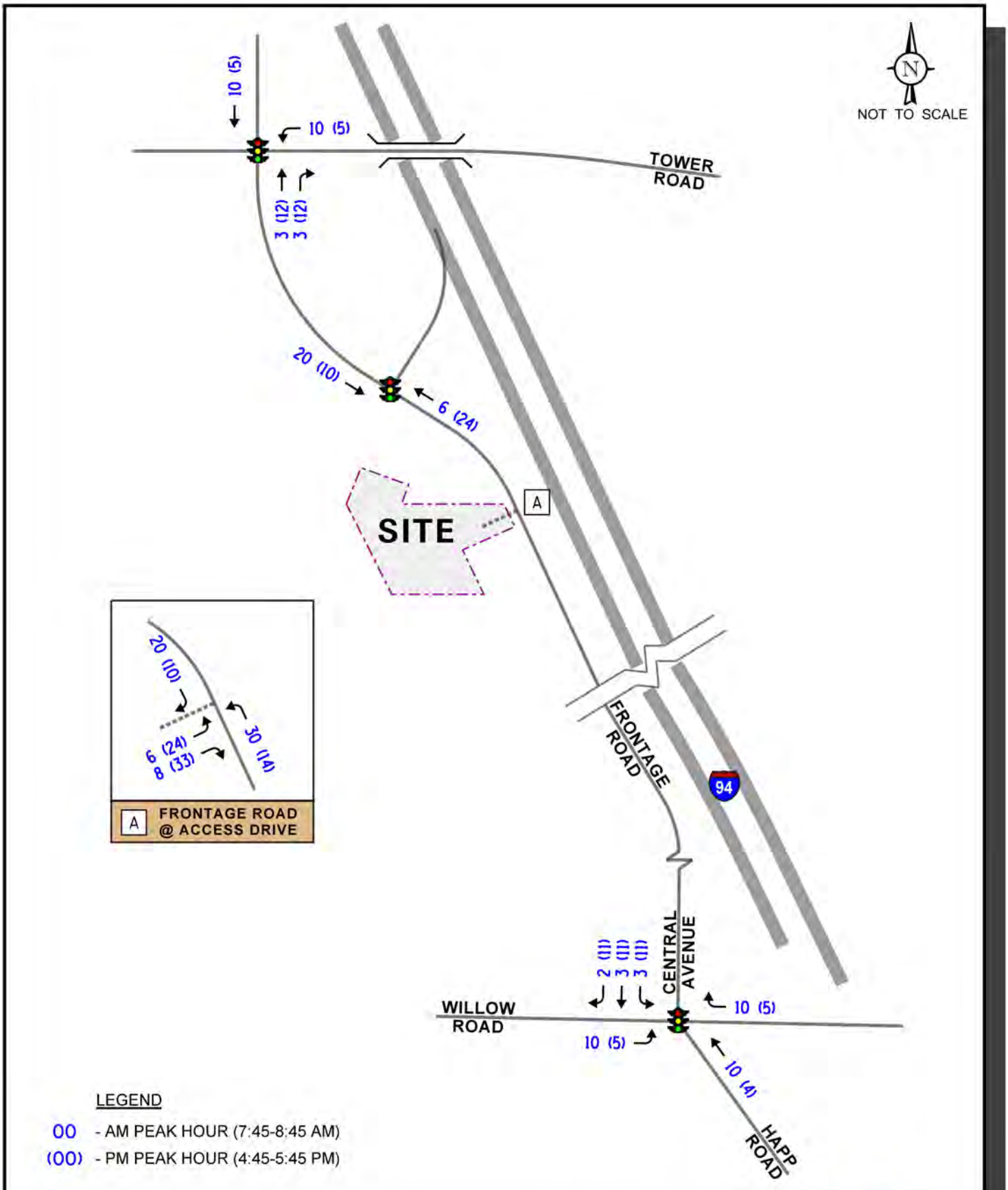
The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The total new traffic assignment for the proposed development is illustrated in **Figure 6**.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Consistent with previous studies in the area and data from the Chicago Metropolitan Agency for Planning (CMAP), a growth factor of 0.5 percent per year for six years totaling approximately three percent to represent Year 2032 no-build projected conditions was applied to the existing traffic volumes. In addition to the regional growth in the area, KLOA, Inc. included the traffic to be generated by the proposed apartment development at 405 Central Avenue and the traffic to be generated by a proposed 61-unit residential development to be located on the west side of Central Avenue approximately 950 feet north of Willow Road.. **Figure 7** illustrates the Year 2032 background (no-build) traffic volumes.

Total Projected Traffic Volumes

The development-generated traffic was added to the existing traffic volumes increased by a regional growth factor and the traffic estimated to be generated by other area developments to determine the Year 2032 total projected traffic volumes, as illustrated in **Figure 8**.

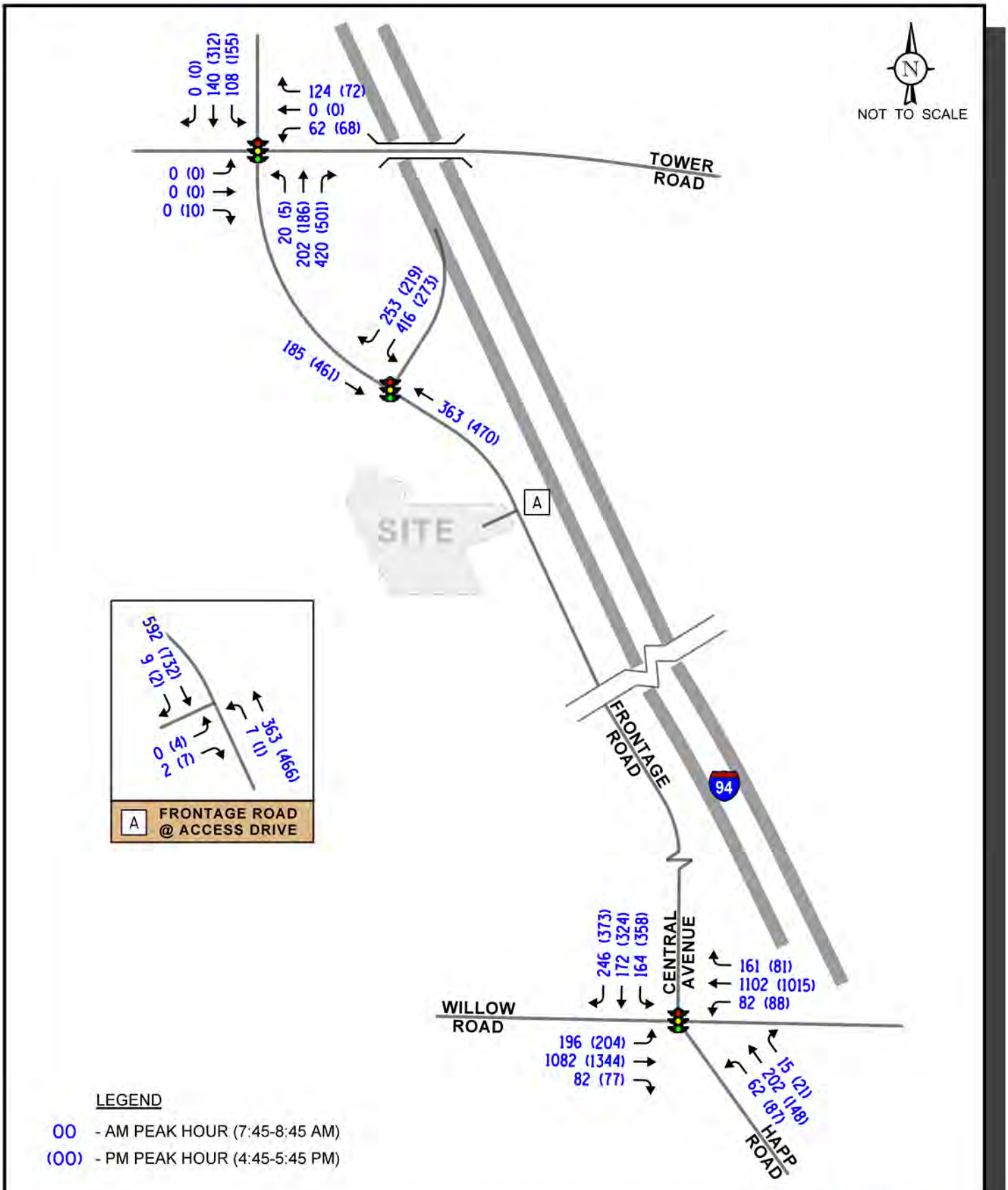


Medical
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Site-Generated Traffic Volumes

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Job No: 26-014 Figure: 6

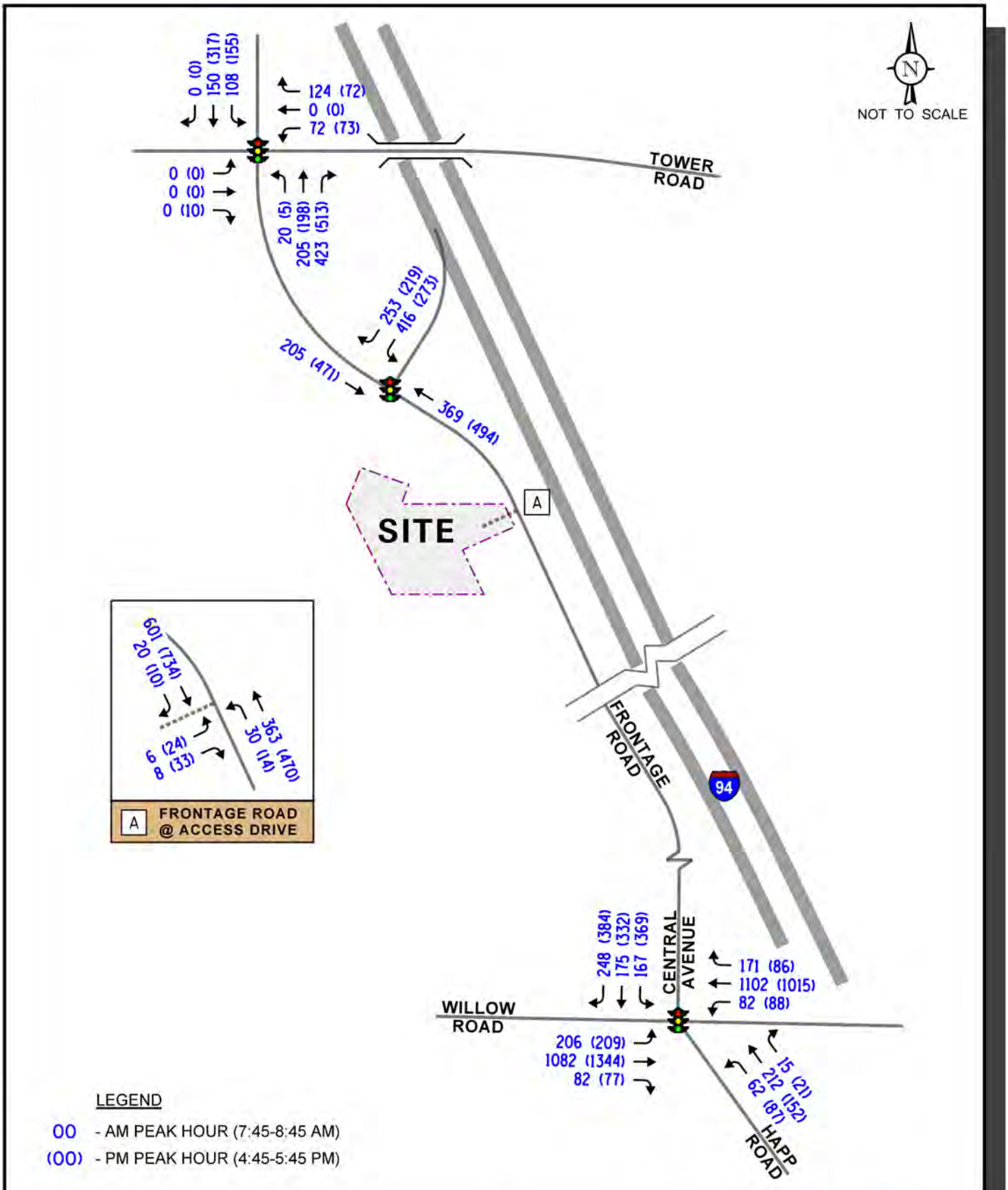


Medical Office Building
Northfield, Illinois

Year 2032 No-Build Traffic Volumes

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Medical
Office Building
Northfield, Illinois

Year 2032 Total Traffic Volumes

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Job No: 26-014 Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modification are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning, and weekday evening peak hours for the existing, no-build (Year 2032), and future projected (Year 2032) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 7th Edition and analyzed using Synchro/SimTraffic 12 computer software. The capacity analyses conducted for the signalized intersections were conducted utilizing actual cycle lengths, phasings, and offsets.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, Year 2032 no-build, and Year 2032 total projected conditions are presented in **Tables 6** through **9.** A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 6
WILLOW ROAD WITH CENTRAL AVENUE/HAPP ROAD - SIGNALIZED

	Peak Hour	Eastbound		Westbound		Northbound		Southbound			Overall
		L	T/R	L	T/R	L	T/R	L	T	R	
Existing Conditions	Weekday Morning	C 32.7	C 24.8	B 14.7	C 33.5	D 35.2	E 69.5	D 43.5	D 50.2	B 15.1	C 32.4
		C – 25.9		C – 32.4		E – 61.9		C – 33.4			
	Weekday Evening	C 32.0	D 39.6	C 34.1	D 35.4	C 33.5	E 69.0	D 50.3	D 54.4	C 23.6	D 39.7
		D – 38.6		D – 35.3		E – 56.7		D – 42.1			
No-Build Conditions	Weekday Morning	D 42.6	C 25.8	B 15.7	D 36.0	D 35.0	E 70.2	D 45.1	D 50.4	B 16.5	C 34.4
		C – 28.3		C – 34.8		E – 62.4		C – 34.6			
	Weekday Evening	D 43.1	D 43.2	C 34.6	D 38.4	C 33.5	E 69.8	D 53.7	D 54.6	C 24.5	D 42.7
		D – 43.2		D – 38.1		E – 57.4		D – 43.6			
Projected Conditions	Weekday Morning	D 48.8	C 26.2	B 16.1	D 37.8	D 34.8	E 71.3	D 45.7	D 50.1	B 16.1	D 35.7
		C – 29.6		D – 36.5		E – 63.5		C – 34.6			
	Weekday Evening	D 46.7	D 43.8	C 34.3	D 39.2	C 33.6	E 70.3	E 56.1	D 54.8	C 24.9	D 43.6
		D – 44.2		D – 38.8		E – 58.0		D – 44.6			

Letter denotes Level of Service L – Left Turn R – Right Turn
Delay is measured in seconds. T – Through

Table 7
FRONTAGE ROAD WITH TOWER ROAD/MINI ACCESS DRIVE - SIGNALIZED

	Peak Hour	Eastbound	Westbound		Northbound			Southbound		Overall
		L/T/R	L/T	R	L	T	R	L	T/R	
Existing Conditions	Weekday Morning	C 29.3	C 33.5	A 5.1	A 6.1	B 11.8	A 3.0	A 5.6	A 9.5	A 7.9
		C – 29.3	B – 14.7		A – 5.8			A – 7.8		
	Weekday Evening	C 22.6	D 39.5	A 1.6	A 6.2	B 11.4	A 3.0	A 5.2	A 8.0	A 7.6
		C – 22.6	B – 19.9		A – 5.2			A – 7.0		
No-Build Conditions	Weekday Morning	C 29.3	C 33.6	A 5.5	A 6.2	B 12.0	A 3.0	A 5.6	A 9.5	A 8.0
		C – 29.3	B – 14.9		A – 5.9			A – 7.8		
	Weekday Evening	C 22.6	D 39.6	A 1.7	A 6.4	B 11.7	A 3.0	A 5.3	A 8.2	A 7.8
		C – 22.6	C – 20.2		A – 5.4			A – 7.2		
Projected Conditions	Weekday Morning	C 29.3	C 33.8	A 5.3	A 6.4	B 12.6	A 3.2	A 5.9	A 10.0	A 8.5
		C – 29.3	B – 15.8		A – 6.3			A – 8.3		
	Weekday Evening	C 22.6	D 39.8	A 1.6	A 6.6	B 11.8	A 3.1	A 5.4	A 8.3	A 8.0
		C – 22.6	C – 20.9		A – 5.5			A – 7.4		

Letter denotes Level of Service
Delay is measured in seconds.
L – Left Turn
T – Through
R – Right Turn

Table 8
FRONTAGE ROAD WITH I-94 SOUTHBOUND OFF-RAMP – SIGNALIZED

	Peak Hour	Eastbound	Westbound	Southbound		Overall
		T	L	L	R	
Existing Conditions	Weekday Morning	B 12.0	B 13.8	C 34.2	A 4.1	B 18.5
				C – 22.8		
	Weekday Evening	A 10.0	B 10.1	D 42.1	A 6.1	B 15.6
				C – 26.1		
No-Build Conditions	Weekday Morning	B 12.3	B 14.4	C 34.0	A 4.0	B 18.6
				C – 22.7		
	Weekday Evening	B 10.4	B 10.6	D 41.9	A 6.0	B 15.8
				C – 25.9		
Projected Conditions	Weekday Morning	B 12.5	B 14.5	C 34.0	A 4.0	B 18.6
				C – 22.7		
	Weekday Evening	B 10.6	B 10.8	D 41.9	A 6.0	B 15.8
				C – 25.9		

Letter denotes Level of Service
Delay is measured in seconds.
L – Left Turn R – Right Turn
T – Through

Table 9
CAPACITY ANALYSIS RESULTS – FRONTAGE ROAD WITH ACCESS DRIVE
UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Existing Conditions				
• Eastbound Approach	B	12.4	C	18.1
• Northbound Left Turn	A	8.8	A	9.2
Year 2032 No-Build Conditions				
• Eastbound Approach	B	12.6	C	18.8
• Northbound Left Turn	A	8.8	A	9.3
Year 2032 Projected Conditions				
• Eastbound Approach	C	17.0	C	24.3
• Northbound Left Turn	A	9.0	A	9.4

LOS = Level of Service
Delay is measured in seconds.
Intersection is under one-way stop sign control.

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Willow Road with Central Avenue/Happ Road

The results of the capacity analysis indicate that this intersection is currently operating at an overall Level of Service (LOS) C and D during the weekday morning and evening peak hours, respectively. The northbound through/right-turn lane operates at LOS E due to the long cycle length and the fact that the majority of the green time is allocated to the east-west movements. Further inspection of the capacity analyses indicate that the southbound queues are contained within the existing storage length. The results of this was also validated by our observations in the field which also indicated the southbound queues are accommodated by the existing storage lengths for the left-turn and right-turn lanes.

Under Year 2032 no-build and Year 2032 projected conditions, the intersection will continue operating at the same overall LOS with minimal increase in delay. The southbound queues will continue to be accommodated by the existing storage lengths. Further inspection of the projected traffic volumes indicates that the development-generated traffic will amount to approximately 0.4 percent of the total volumes, thus having a minimal impact on this intersection. As such, this intersection has sufficient reserve capacity to accommodate the traffic to be generated by the proposed development and no roadway or traffic control improvements are required.

Frontage Road with Tower Road/Mini Dealership Access Drive

The results of the capacity analysis indicate that this intersection operates at LOS A during the weekday morning and evening peak hours with all approaches operating at LOS C or better during both peak hours. Under Year 2032 no-build and projected conditions, the intersection and all of the approaches will continue operating at the same LOS as under existing conditions with minimal increases in delay. As such, this intersection has sufficient reserve capacity to accommodate the traffic to be generated by the proposed development and no roadway or traffic control improvements are required.

Frontage Road with I-94 Southbound Off-Ramp

The results of the capacity analysis indicate that this intersection operates at LOS B during the weekday morning and evening peak hours with all approaches operating at LOS C or better during both peak hours. Under Year 2032 no-build and projected conditions, the intersection and all of the approaches will continue operating at the same LOS as under existing conditions with minimal increases in delay. As such, this intersection has sufficient reserve capacity to accommodate the traffic to be generated by the proposed development and no roadway or traffic control improvements are required.

Frontage Road with Access Drive

Under existing conditions, the eastbound approach operates at LOS B and C during the morning and evening peak hours, respectively. The northbound left-turn movement operates at LOS A during both peak hours.

Under Year 2032 no-build conditions, this intersection will continue operating at the same LOS as under existing conditions with minimal increases in delay. Under Year 2032 projected conditions, the eastbound approach will operate at LOS C during both peak hours while the northbound left-turn movement will continue to operate at LOS A during both peak hours. Further inspection of the capacity analyses indicates that the outbound 95th percentile queues will be 25 feet or less and, therefore, will not have an impact on the internal circulation of the site. As such, this intersection has sufficient reserve capacity to accommodate the traffic to be generated by the proposed development and no roadway or traffic control improvements are required.

Parking Evaluation

As previously indicated, the proposed development will contain a 23,344 square-foot medical office building with 111 off-street parking spaces.

Parking Based on the Village of Northfield Zoning Ordinance

Based on the Village of Northfield Zoning Ordinance, MOBs are required to provide parking at a ratio of 1.0 spaces per 250 square feet. As such, based on the proposed building size, the proposed development is required to provide 93 parking spaces, which is less than the 111 parking spaces proposed.

Parking Based on ITE Parking Demand Data

Based on information published in the ITE *Parking Generation Manual*, MOBs have an average peak parking demand of 2.63 spaces per 1,000 square feet. As such, the development will have a projected average peak parking demand of approximately 61 parking spaces, which can be accommodated by the proposed 111 off-street parking spaces.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The traffic that will be generated by the proposed MOB can be accommodated by the existing area roadway system.
- The proposed MOB will replace existing office buildings which at full occupancy generated traffic to the roadway network.
- The amount of traffic that will be generated by the proposed MOB during the peak hours will be consistent with the traffic the office buildings generated at full occupancy resulting in a similar traffic impact on the area roadways.
- Based on the capacity analyses, the proposed development-generated traffic will not have a significant impact on the operations of the existing signalized intersections of Willow Road with Central Avenue/Happ Road, Frontage Road with the I-94 southbound off-ramp, and Frontage Road with Tower Road/Mini dealership access drive.
- The proposed access system will be adequate in accommodating the traffic estimated to be generated by the proposed development.
- The proposed 111 parking spaces will be adequate in accommodating the estimated peak parking demand for the development.

Village of Northfield

ARCHITECTURAL COMMISSION APPLICATION:

This application must be accompanied by a completed Ownership and Site Authorization Affidavit (see page 7).

Project Name: Northfield MOB

Petitioner/Owner Name: North Shore MOB, LLC

Petitioner/Owner Signature: [signature]

Address: 940 W. Adams Suite 200

City: Chicago **State:** IL **Zip:** 60607

Phone Number: 312 675-4311

Fax Number:

E-mail: lee@konnectre.com

Contact Person: Lee Kotler / Al Stepan

Address: 940 W. Adams Suite 200

City: Chicago **State:** IL **Zip:** 60607

Phone Number: Lee 312 882-5185 Al 312-342-7005

Fax Number:

E-mail: lee@konnectre.com ; al.stepan@sun.com

Project Location: 790 Frontage Northfield

Zoning: O-R

Type of Review Requested (check all that apply):

- ☐ Signage Approval
- ☐ Sign Variation – notification required
- ☐ Fence Variation – notification required
- ☐ Antenna Exceeding Wind Limits – notification required
- ☐ Antenna Variations – notification required
- ☐ Tennis Court or Sport Court
- ☐ Personal Wireless Facility
- ☐ O/R, V/C, B-1, B-3, M-1 or Non-Residential in a Residential District Plan Review
- ☑ Special Use
- ☐ Appeal Process from Tree Preservation Ordinance

Architectural Commission Procedures

The Village of Northfield

TO: CHAIRMAN JEFFREY EIGEL AND MEMBERS OF THE ARCHITECTURAL COMMISSION

FROM: AMINA AWAD, PLANNING TECHNICIAN

MEETING DATE: MARCH 9, 2026

SUBJECT: **SPECIAL USE – MEDICAL OFFICE BUILDING – 790 FRONTAGE ROAD**

PETITIONER

The petitioner is NORTH SHORE MOB, LLC, the Assignee of ACS Capital Management, Inc., which is the contract purchaser of the property at 790 Frontage Road.

REQUEST

The petitioner plans on demolishing the existing structures at 790 Frontage Road to construct a 2-story, 24,050 square foot medical office building on the site. Medical offices 5,000 square feet or more in size require a special use. Medical offices less than 5,000 square feet are a permitted use in the O/R District.

The petitioner intends to partner with Dedication Health, a concierge medical practice, which would occupy an entire floor with 11,913 square feet. That partnership hasn't been finalized yet and the petitioner is seeking a special use for a medical office building that would prospectively allow medical offices of 5,000 square feet or larger to occupy the building.

In addition to the special use, the petitioner is seeking relief from the following code requirements that pertain to the Architectural Commission, as bolded below:

CODE STANDARD	REQUIRED	PROPOSED
Lighting		
Max. Lighting Standard Height	16'	16'
Max. Lighting Levels at the Property Line (next to residential, west)	.25fc	0.20fc
Parking Lot Max. Lighting Levels in Parking/Pedestrian Areas	**3.8fc**	**14.3fc under entryway canopy**
Parking Lot Avg. Max. Lighting Levels in Parking/Pedestrian Areas	2.3fc	1.59fc
Parking Lot Max. Lighting Levels in Vehicle Travel Areas	**2.0fc**	**4.3fc**
Parking Lot Avg. Max. Lighting Levels in Vehicle Travel Areas	**1.5fc**	**2.18fc**
Landscaping		
Parking Lot Screening (adjacent to non-residentially zoned parcels, north and south)	**7' wide landscape strip** Min. 3' high landscaping (50%) **1 tree per 30' (16 trees)**	**5.5' wide (north, partial), 2.0' wide (south) strip** 71% screening (north), 50% screening (south) **11 trees (north), 1 tree (south)**

Parking Lot Screening (adjacent to residentially zoned parcels, west)	**Min. 6' high fence** 7' wide landscape strip **Min. 3' high landscaping** 1 tree per 30' (3 trees)	**No fence** 17'4" wide landscape strip **No landscape screening** 7 trees
Landscape Island Location	At the end of every row, and every 15 spaces (16 islands)	16 islands
Min. Parking Lot Landscape Island Trees **The two islands at the entrance would not be requiring of trees due to the sightline requirement.**	**1 shade tree per island (14 trees)**	**9 landscape island trees**
Min. Landscape Island Width and Area	**8' width each** **180 sq ft area each** **(16 islands)**	**9' width each for 14 islands (min 180 sq. ft.)—some of these islands have a sidewalk** **6' width for 2 islands (less than 180 sq. ft.)**
Trash Enclosure Screening Height	6'	6'
Loading Berth Screening	Min.6' Height with evergreen vegetation or fencing	8'+ vegetation screening
O/R Transitional Yard (non-residential use adjacent to residentially zoned parcels, west)	**20' wide landscape strip** **1 tree per 15' (18 trees)** **5' continuous hedge/fence**	**17'4" wide landscape strip** **15 trees** **No hedge or fence**
Accessory Structures		
Max. Retaining Wall Height	3'	3'

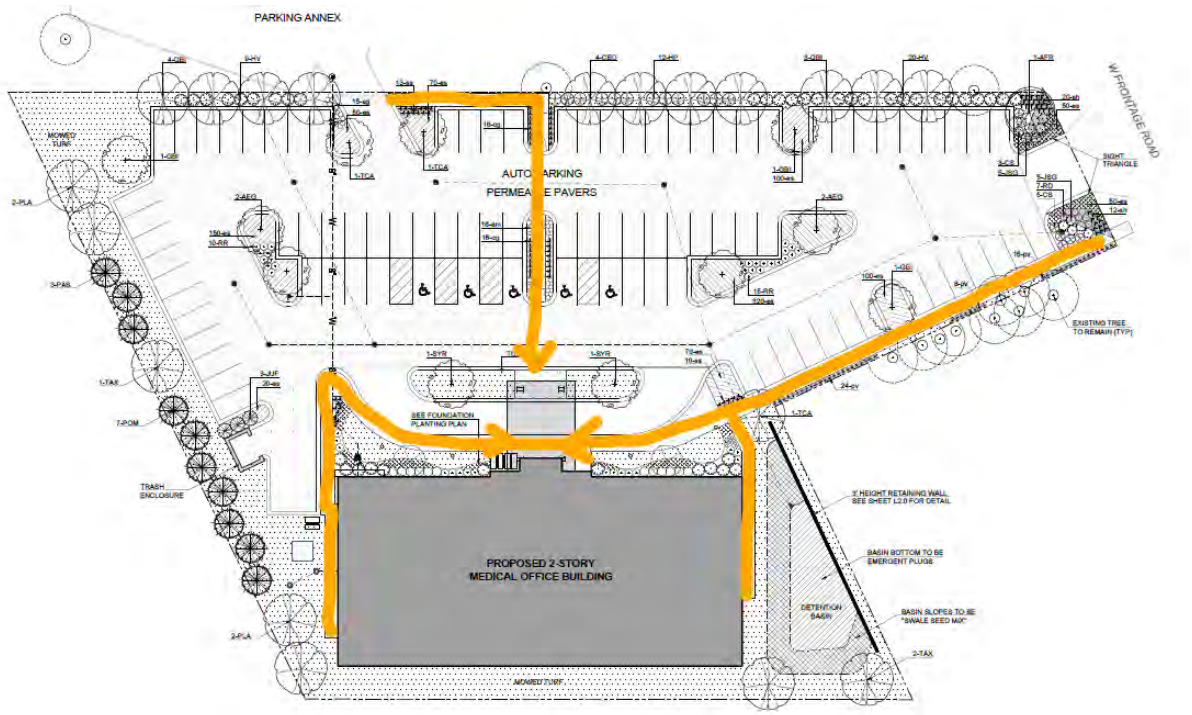
Minimum planting sizes for all proposed plantings meet the minimum code requirements. 33 trees are being removed from the site, 12 of which are in poor condition. 47 new trees are proposed to be planted on the site, with a variety of evergreen, shade, and ornamental trees of various species.

The Architectural Commission will review the architectural plans, building materials, landscape plan and lighting. Signage is to be proposed at a future hearing. On March 2, 2026, the Plan & Zoning Commission vetted the requested zoning variations, traffic, parking and storm water information and voted to recommend to the Village Board that it approve the proposed special use and requested variations.

STAFF COMMENTS:

We had our landscape architect consultant with Gewalt Hamilton Associates (GHA) review the proposed landscape plan. Their report is attached.

In various cases, the request for landscaping variations aids in pedestrian circulation, with the inclusion of sidewalks in landscape islands from the easement parking to the front of the building and with a sidewalk path at the southeastern perimeter of the parking, as shown below in orange.



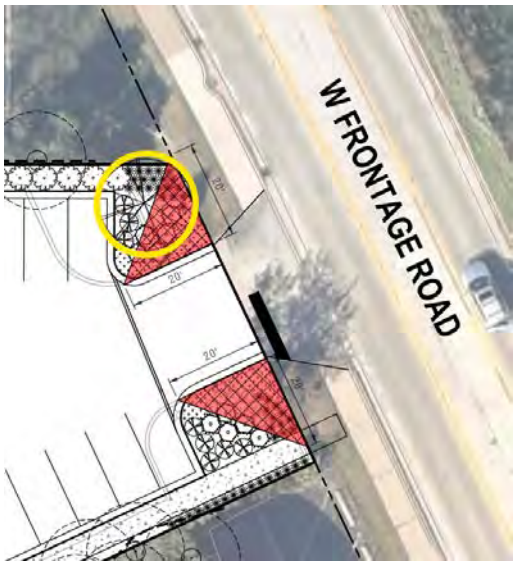
Although various screening requirements need variations, in practicality there will likely to be minimal impact on residential properties to the west, where there is already a significant amount of buffering. Given the scale of the 1.7 acre redevelopment site, the proposed perimeter landscaping; and the additional 230+ feet of setback the Village, railroad and ComEd right of ways will provide, residential property owners will not be substantially impacted.



Figure 1 Existing Site (yellow) with approximate distance to residential shown (orange)

To the north and south, the site at 790 Frontage is bounded by commercial buildings. Just to the north is The Lock Up Self-Storage, which shares a parking lot easement on its property with the medical office building. Southeast of the 790 Frontage site parking is the Make'n Music property. Due south of the site are additional office buildings. The proposed perimeter screening with be adequate for these buildings to the north and south.

It should be noted that the originally proposed tree shown north of the entrance to the site will be relocated due to the possibility of sightline obstruction. The landscape island will be expanded as the adjacent parking spot will be removed—this is reflected in the updated landscape set. The required sightline is shown by the red triangle below, with the possibility for branches from the tree (in yellow) to spread into that zone.



The proposed development meets the Village Code's landscaping, lighting and tree requirements and standards aside from the required variations, but the details of all these elements are still subject to review by the Architectural Commission. The proposed building materials appear to be of high quality. New parking lot lighting standards do not exceed 16' in height and all lighting will be at a temperature of 4000K. Staff recommends approval of the application, with a condition that the petitioner adhere to GHA's recommendations, as they have already indicated in their updated application materials.

MOTION:
At the conclusion of the discussion of this matter, if the Architectural Commission wishes to recommend approval of the proposed design elements, it may wish to consider the following motion:

Motion to recommend to the Village Board: Approval of the proposed architectural, building materials, lighting and landscaping with the following variations:

a. *A variation from the west parking lot landscaping requiring a 6' minimum fence with 3' minimum height plant screening (Appendix A, Article 10-VI, Section 10.22.3.a), to allow for the omittance of the landscape screening and fence;*
b. *A variation from the 20' wide transitional yard requiring 18 trees with a 5' continuous hedge or fence (Appendix A, Article 10-VI, Section 10.22.3.c), to allow for 15 trees, the omission of the 5' fence or hedge, and a transitional yard of only 17'-4" in width;*
c. *A variation from the north and south parking lot landscaping requiring 16 trees with a 7' wide landscape strip (Appendix A, Article 10-VI, Section 10.22.3.b), to allow for 12 trees, with a partial 5.5' wide landscape strip to the north and a 2.0' wide landscape strip to the south;*
d. *A variation from the required landscape island area of 180 square feet minimum with a minimum 8' width (Appendix A, Article 10-VI, Section 10.22. B.1), to allow 2 landscape islands to have a 6' width and size less than 180 square feet, along with sidewalk placement in 3 other islands;*
e. *A variation from the 14 required landscape island trees (Appendix A, Article 10-VI, Section 10.22. B.1), to allow for 9 landscape island trees;*
f. *A variation from the maximum parking lot lighting level in vehicle travel areas of 2.0fc (Appendix A, Article XIX, Section 19.2.A.3), to allow for lighting levels up to 4.3fc;*
g. *A variation from the maximum average parking lot lighting level in vehicle travel areas of 1.5fc (Appendix A, Article XIX, Section 19.2.A.3), to allow for lighting levels up to 2.18fc;*
h. *A variation from the maximum parking lot lighting level in parking and pedestrian travel areas of 3.8fc (Appendix A, Article XIX, Section 19.2.A.3), to allow for lighting levels up to 14.3 fc under the entryway canopy;*

in order to construct a two-story medical office building that may be occupied by medical offices with 5,000 square feet or more of floor area at 790 Frontage Road, in accordance with the Petitioners Application and Supporting Materials, date stamped March 3, 2026, subject to the following conditions:

1. *The petitioner shall follow the landscape plan recommendations made by Gewalt Hamilton Associates in their peer review report dated February 18, 2026.*

{ Insert further conditions, if any, desired by the Plan and Zoning Commission }

ATTACHMENTS:

1. Aerial Photos of Site and Vicinity
2. GHA Landscape Plan Review dated February 18, 2026
3. Petitioner's Application dated March 3, 2026

North Shore MOB, LLC
C/o SVN Chicago Commercial
940 West Adams Street
Chicago, IL 60607

To: Steve Gutierrez
sgutierrez@northfieldil.org

Re: Northfield Medical Office Building
790 W Frontage Road

Mr. Gutierrez,

I am writing on behalf of North Shore MOB, LLC (the Assignee of the Contract Purchaser, ACS Capital Management, Inc.) to request Plan and Zoning Commission and Architectural Commission review for Special Use approval for the subject development at 790 W. Frontage Road. By way of background ACS Capital Management, Inc. signed a contract to Purchase the Subject Property in October 2025. This contract provides for the Contract Purchaser to Assign it at closing.

North Shore MOB, LLC is a single-purpose entity led by Al Stepan and Lee Kotler: two seasoned real estate professionals with 50 years of combined experience developing and repositioning, financing and managing a wide range of commercial and mixed-use properties.

The proposed development consists of a two-story, 24,000 square foot multi-tenant medical office building (MOB) with surface parking. The prospective tenants would provide concierge medical services: 24-hour operation is not anticipated. The property is zoned "O/R" and therefor requires Special Use approval for medical office uses exceeding 5,000 square feet in area. The hours of operation are anticipated to be 7:00 AM and 7PM; (7) days a week.

In conjunction with the Special Use approval, I am seeking limited relief in the form of the following variances:

a. A variation from the maximum building height of 35', to allow elevator overruns and the entry feature to reach a height of 38'10";
b. A variation from the required 20' west rear building setback, to allow for a 17'4" west rear building setback;
c. A variation from the maximum driveway width of 25', to allow for an east driveway width of 26'.

An existing easement (Easement Grant #96700703) allows use of 23 parking spaces located on the adjacent property at 800 Frontage Road.

I have reviewed the Village's Mandatory Findings for Special Use Approval per Article 16-4, items A through I of the Municipal Code. The attached application package intends to demonstrate that each of these items has been satisfied by the proposed development.

Thank you for your consideration,

Alfred C. Stepan

North Shore MOB, LLC
C/o SVN Chicago Commercial
940 West Adams Street
Chicago, IL 60607

To: Steve Gutierrez
sgutierrez@northfieldil.org

Re: **Northfield Medical Office Building Standards For Consideration**
790 W Frontage Road

16-3 Standards For Consideration:

The following standards shall be utilized in considering special use applications. These standards shall be used as a framework within which the Village may test the appropriateness of the use at a specific location.

1. **The special use shall conform with the general planning policies, goals and objects of the Village's Comprehensive Plan.**

   The proposed medical office building is consistent with the Village's Comprehensive Plan which designates this property for office uses in the future land use map.

2. **The special use shall be compatible with the uses of surrounding properties and with the character of the neighborhood in which the special use is to be located.**

   1. **Potential adverse effects on nearby properties shall be mitigated through the building design, site design, landscaping and screening.**

      The proposed landscape plans and building elevations represents a significant improvement to the existing building and site.

   2. **Potential adverse effects on nearby properties by the operation of the use may be minimized through limiting or placing conditions on the hours of operation, noise, delivery activities, refuse collection and lighting.**

      The contemplated medical office users of the proposed building are a low impact use with typical medical office operating hours during the day and early evening. There will be a commensurate level of deliveries and a lighting design that will cut off at the property lines. Refuse collection will be typical to other offices.

3. **The proposed special use may not cause an undue burden on any of the public infrastructure and/or will not diminish the existing tax base.**

1. **If the tax base will be diminished, the applicant must provide a written report detailing the public service to be rendered by the operation of the special use.**

   The replacement of a struggling office building with a newbuilding should increase the EAV of the property and draw visitors from within and outside of Northfield who should have a positive impact on nearby retailers and restaurants.

4. **The special use will not have adverse environmental impacts.**

   1. **Adequate garbage and debris removal will be provided to serve the special use. In addition, all refuse will be stored in fully enclosed areas designed to minimize the impact on adjacent land uses.**

      The proposed plans include a fully enclosed area for the storage of trash receptacles.

   2. **The special use must assure that levels of noise, odor, vibration and light pollution are the minimum that technologically and commercially are feasible and must meet the performance standards of this Code.**

      The operation of the proposed medical office use will not generate

5. **There problematic levels of noise, odors or light pollution. will be no negative impact as a result of the traffic, parking and circulation on the property and the surrounding area.**

   1. **The property must provide for adequate and safe vehicular and pedestrian access, vehicle stacking spaces and loading areas to serve the special use.**

   2. **Adequate parking areas will be provided to accommodate the special use.**

   3. **The special use will not generate traffic that is uncharacteristic of the neighborhood in which it is to be located.**

   4. **Adequate measures already exist or will be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion on the public streets.**

      The attached traffic impact study from KLOA indicates that the proposed site plan will provide adequate circulation, ingress and egress, and will not have a substantial negative impact on traffic congestion.

6. **The special use shall provide amenities that enhance the neighborhood in which it is located.**

   The proposed new building design, high quality building materials and landscaping will be a significant visual enhancement to Frontage Road.

7. **The design of the special use will be an enhancement to the neighborhood. (Ord. 03-1155.3-18-2003)**

   See response above.

Thank you for your consideration,

Sincerely,

Alfred C. Stepan
North Shore MOB, LLC

Ownership and Site Authorization Affidavit

I, Harry Hoopis (printed name of natural person), being first duly sworn upon oath, state that I am the

____sole
x an authorized signatory
____ authorized officer of the

Owner of the property commonly described as:

790 W Frontage Rd, Northfield, IL and that such property is legally owned by

Trust Agreement dated June 27, 1979, known as Trust Number 002844-22 as of the date of this affidavit.

As such, I hereby grant the employees of the Village of Northfield, their agents, and elected and appointed officials of the Village of Northfield permission to enter onto the property to perform a visual inspection and to familiarize themselves with conditions during reasonable hours. This permission is granted in connection with the application pertaining to the property pending before one or more bodies or agencies of Village government.

Signature of person named above

In the space below, a) for a partnership, name all partners;, b) for a corporation, name all officers, directors and shareholders of 25% or more of corporate stock;, c) if a Trust, name the trustee, all persons holding a beneficial interest, and all persons holding Power of Direction.

Name	Address	Interest Held
Harry Hoopis	8787 Bay Colony Dr Naples, FL 34108	

Subscribed and sworn to before me this

24th day of February, 2026

Notary Public

MARY CARVALHO
COMMISSION
NUMBER
HH 389822
EXPIRES
April 24, 2027
Notary Public, State of Florida



DEDICATION HEALTH

NORTHFIELD MEDICAL OFFICE BUILDING

PRELIMINARY DESIGN

MARCH 02, 2026

790 W FRONTAGE RD.
NORTHFIELD, IL

OKW Architects



OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

DEDICATION HEALTH

NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W

MARCH 02, 2026 Project #: 24046

DEVELOPMENT SUMMARY

SITE AREA:	1.94 ACRES
EASEMENT LOT AREA:	0.09 ACRES
PARKING ANNEX AREA:	0.24 ACRES
ZONING DISTRICT PER MAP 10-21-25 OFFICE-RESEARCH DISTRICT	**O/R**
SPECIAL USE (PER APPENDIX A, ARTICLE 14-2) MEDICAL/DENTAL OFFICE - 5,000 SQUARE FEET OR MORE OF FLOOR AREA	

BUILDING AREA

GROUND FLOOR:	12,137 GSF
2ND FLOOR:	11,913 GSF
TOTAL:	24,050 GSF

BUILDING DIMENSIONAL REQUIREMENTS (PER SECTION 14-4)
O/R OFFICE-RESEARCH DISTRICT

	REQUIRED	PROPOSED
FRONT SETBACK	10'-0"	172'-0"
SIDE SETBACK	10'-0"	13'-2"
REAR SETBACK	20'-0"	17'-4"*
TRANSITIONAL YARD SETBACK	20'-0"	N/A*
BUILDING HEIGHT	35'-0" MAX	38'-10"*

OFF STREET PARKING (PER SECTION 20-2)
MEDICAL AND DENTAL OFFICE: 1 SPACE PER 250 SF

REQUIRED	PROPOSED
24,050/250=97	114 SPACES (5 ADA) INCLUDING EASEMENT

PARKING LOT LANDSCAPING (PER SECTION 10-22)
NO LESS THAN 1 PARKING ISLAND FOR EVERY 15 SPACES

BICYCLE PARKING (PER SECTION 20-2)

REQUIRED	PROPOSED
1:20 PARKING SPACES 114/20 = 5.70	6 SPACES

LOADING SPACE REQUIREMENT (PER SECTION 20-3)

REQUIRED (>10,000 SF)	PROPOSED
(1) 10'x25'	(1) 10'x25'

LOADING VERTICAL CLEARANCE (PER SECTION 20-3)

REQUIRED	PROPOSED
14'-0"	UNLIMITED

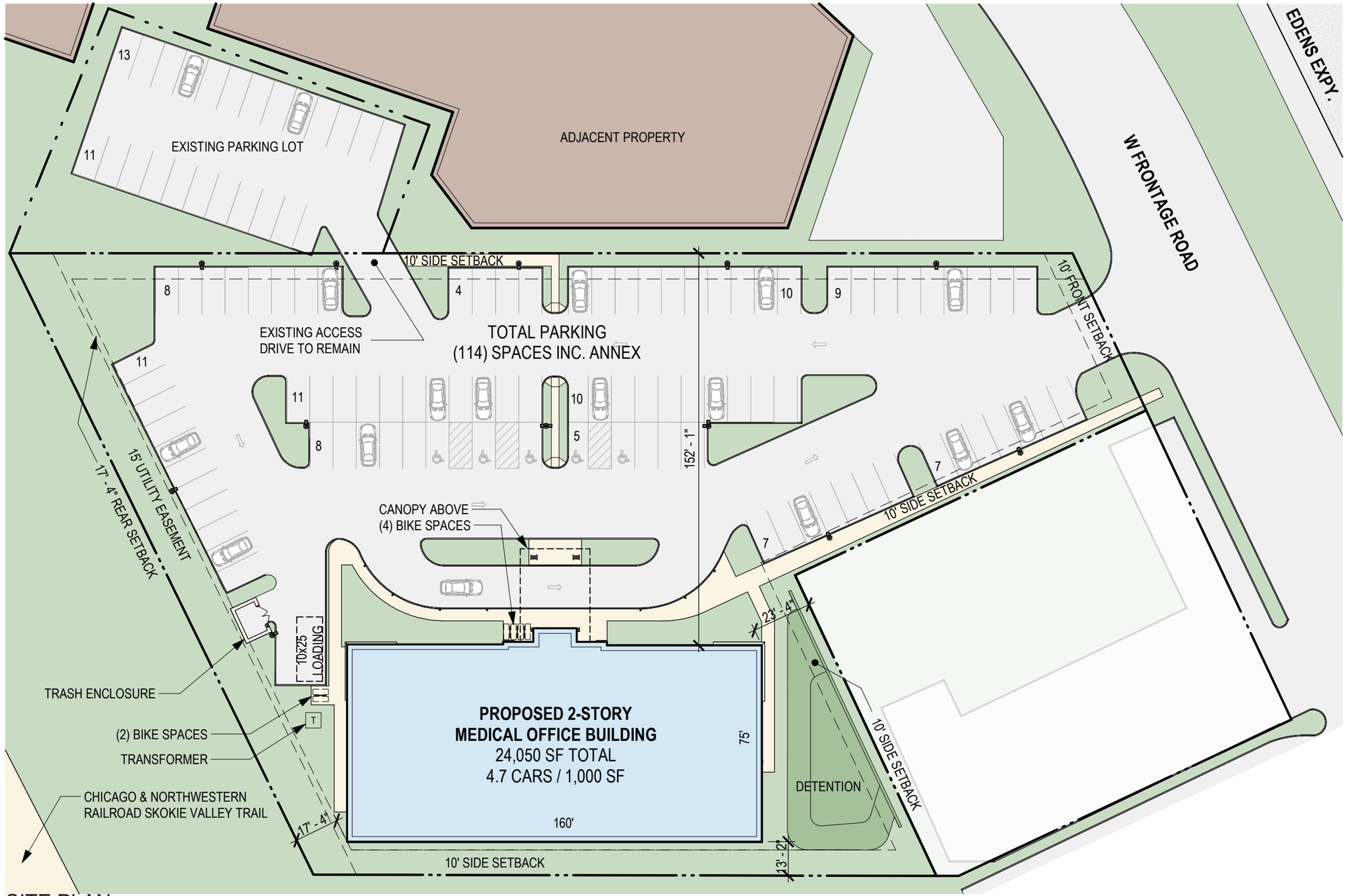
LOADING SCREEN HEIGHT (PER SECTION 20-3)

REQUIRED	PROPOSED
6'-0"	8'-0"

TRASH SCREENING HEIGHT (PER SECTION 10-22)

REQUIRED	PROPOSED
6'-0"	6'-0"

* VARIANCE REQUESTED



SITE PLAN

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

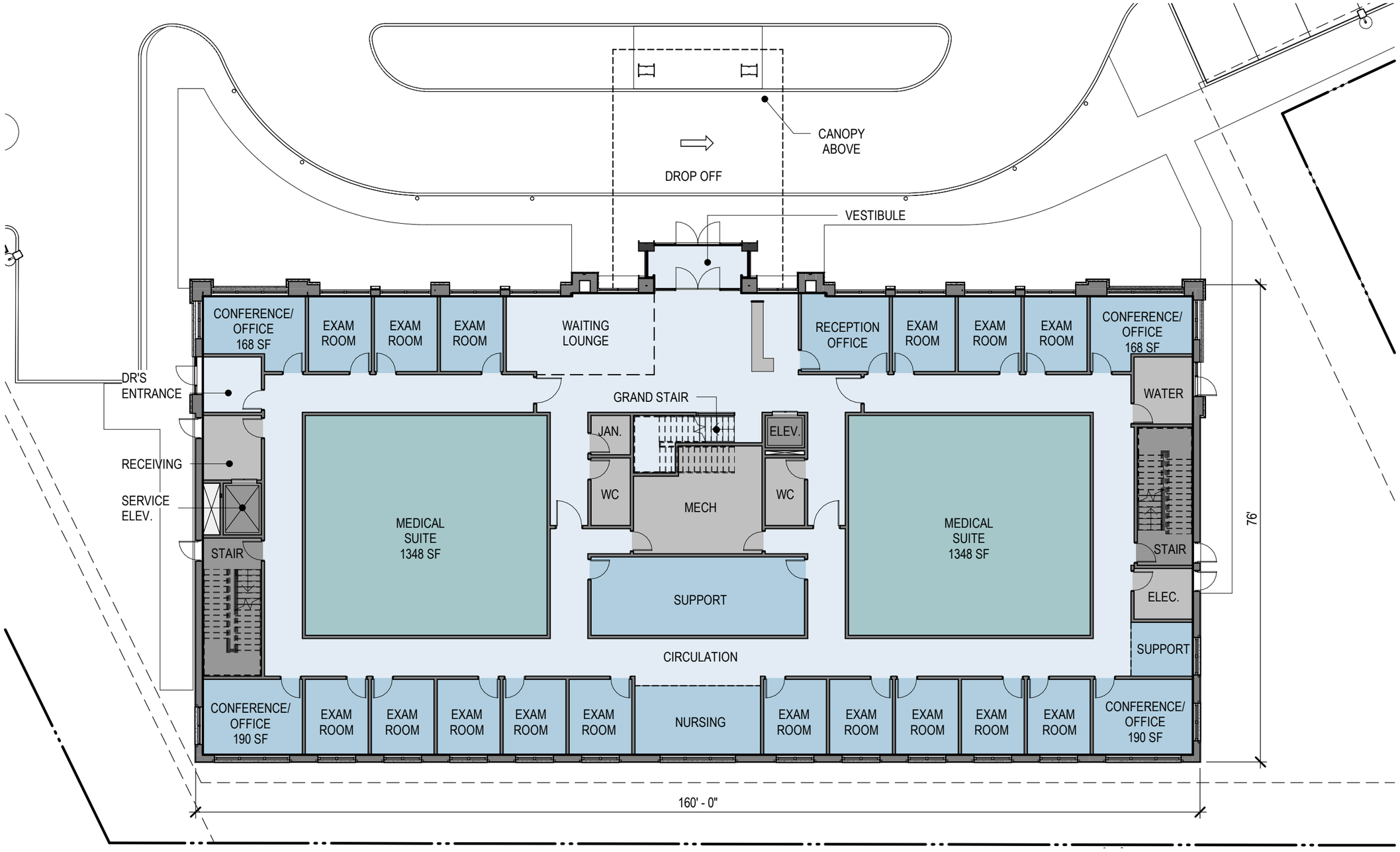
N

SCALE: 1" = 40'
0 10' 20' 40'

DEDICATION HEALTH

NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W

MARCH 02, 2026 Project #: 24046



FIRST FLOOR PLAN

INTERIOR LAYOUT IS CONCEPTUAL: SHOWN FOR REFERENCE ONLY. FINAL LAYOUT WILL BE REVISED BASED UPON TENANT PROGRAM.

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

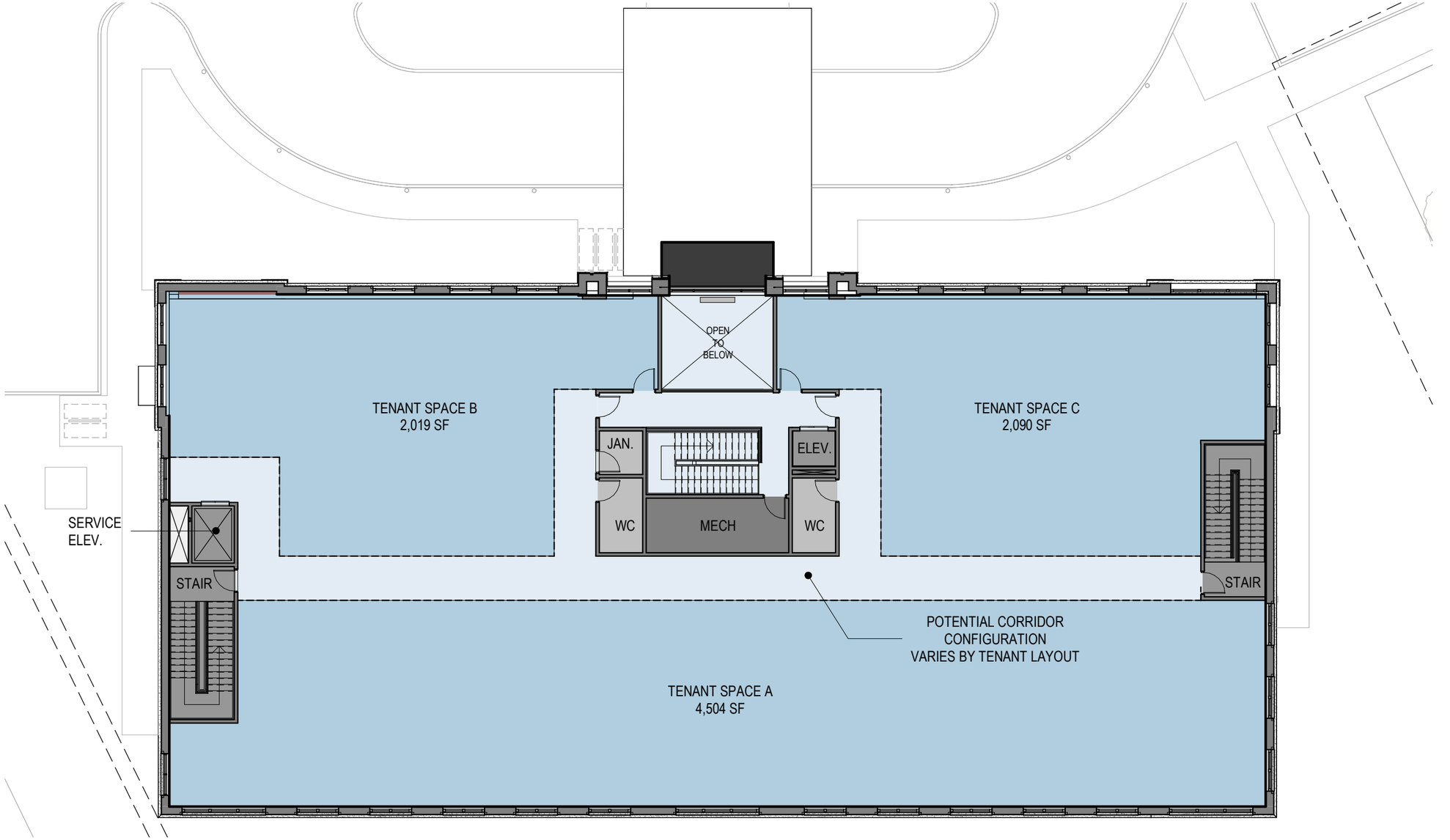
SCALE: 1/16" = 1' 0"

0' 4' 8' 16'

DEDICATION HEALTH

NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W

MARCH 02, 2026 Project #: 24046



SECOND FLOOR PLAN

TENANT DEMISING IS CONCEPTUAL: SHOWN FOR REFERENCE ONLY. FINAL LAYOUT WILL BE REVISED BASED UPON TENANT CRITERIA.

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

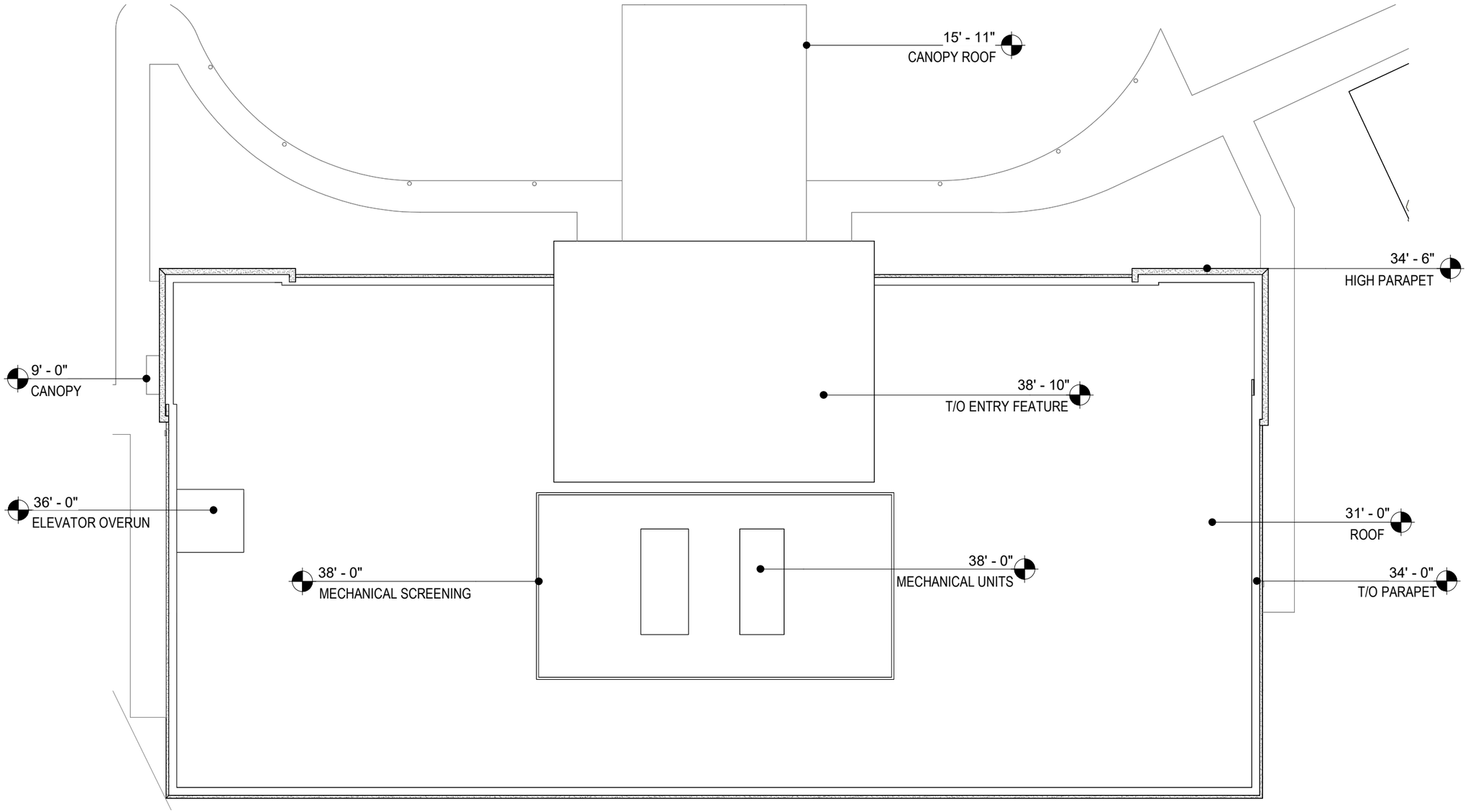
SCALE: 1/16" = 1' 0"

0' 4' 8' 16'

DEDICATION HEALTH

NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W

MARCH 02, 2026 Project #: 24046



ROOF PLAN **MECHANICAL EQUIPMENT HEIGHTS ARE APPROXIMATE:** SHOWN FOR REFERENCE ONLY. TO BE COORDINATED WITH TENANT BUILD-OUT.

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

N

SCALE: 1/16" = 1' 0"

0' 4' 8' 16'

DEDICATION HEALTH

NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W

MARCH 02, 2026 Project #: 24046



ENTRY AT FRONTAGE RD.



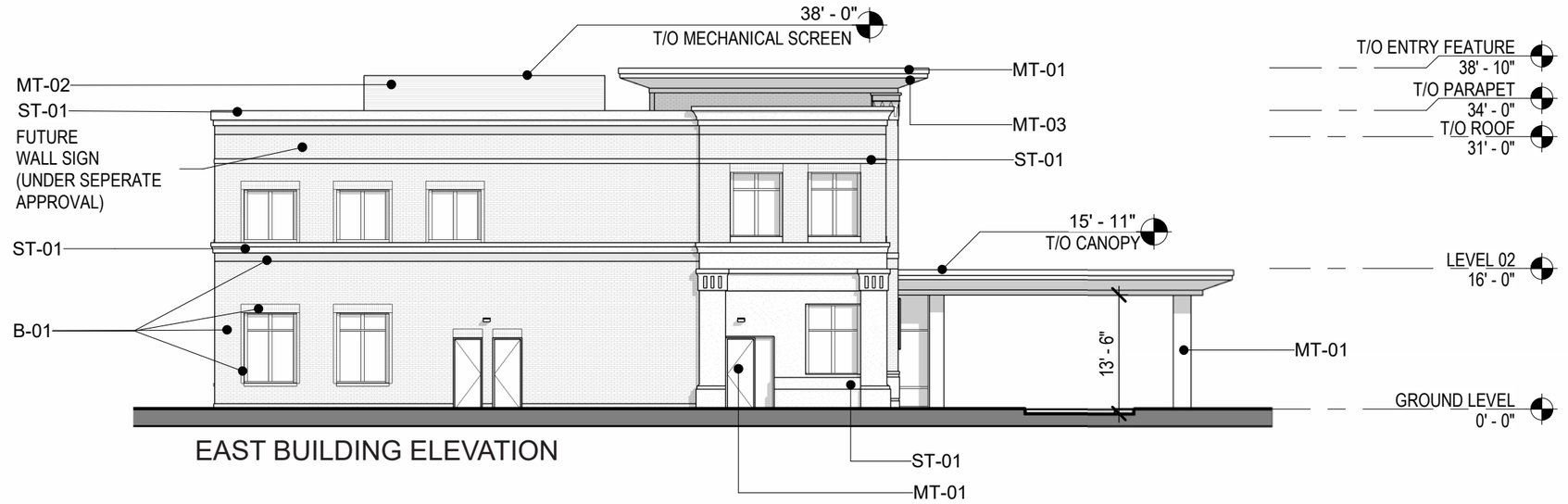
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

DEDICATION HEALTH

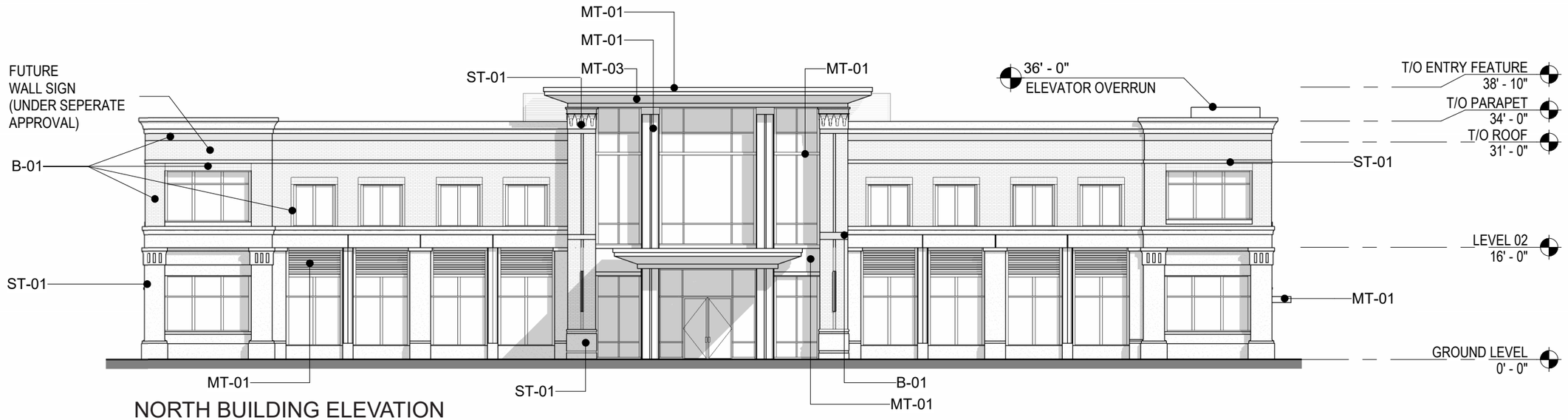
NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W

MARCH 02, 2026 Project #: 24046

BUILDING ELEVATIONS



EAST BUILDING ELEVATION



NORTH BUILDING ELEVATION

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OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

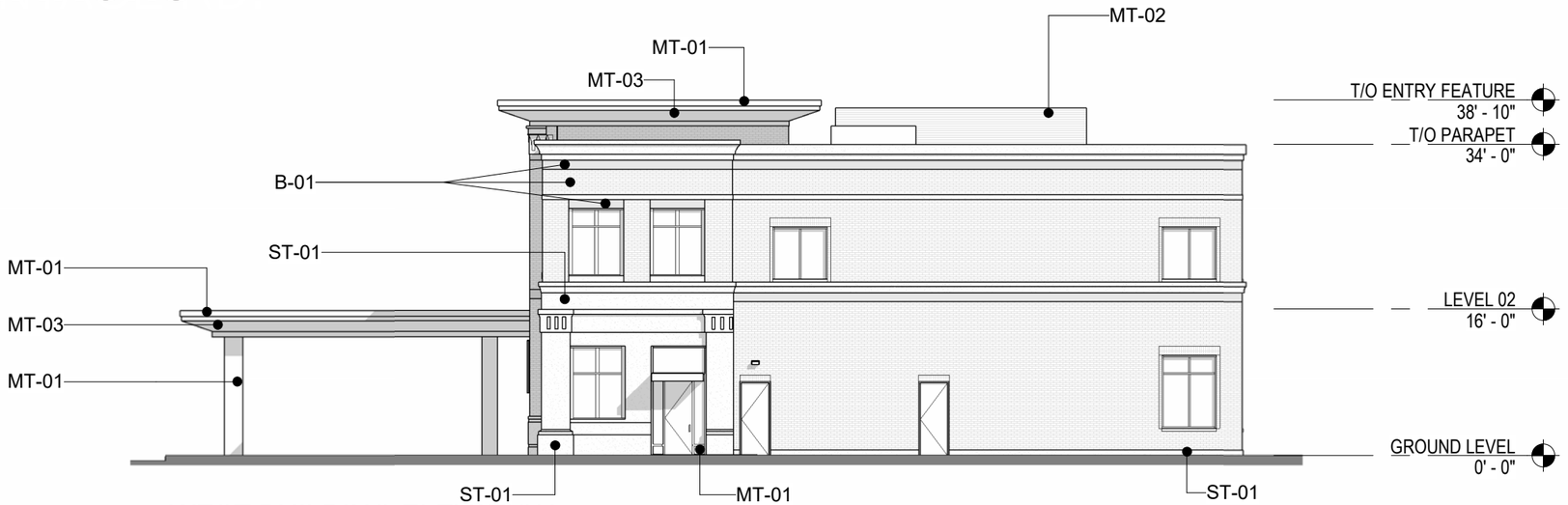
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DEDICATION HEALTH

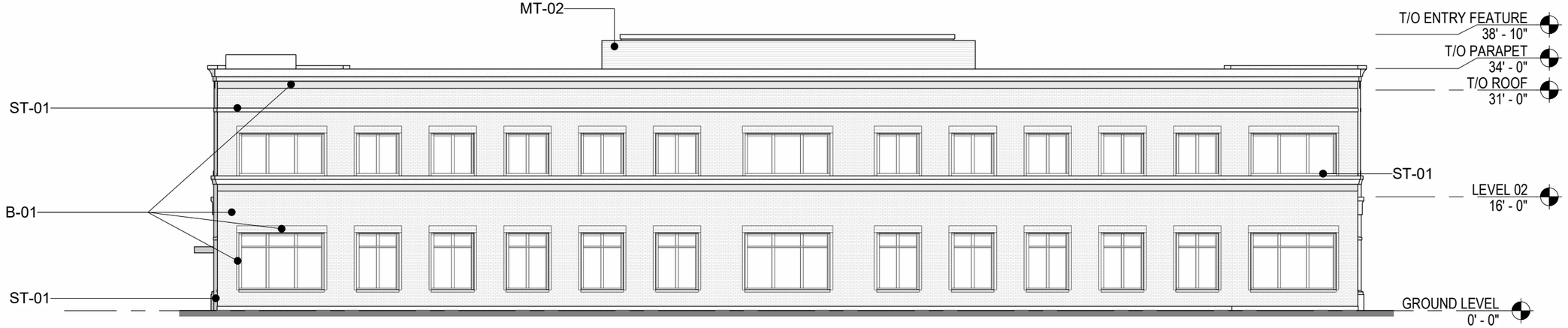
NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W

MARCH 02, 2026 Project #: 24046

BUILDING ELEVATIONS



WEST BUILDING ELEVATION



SOUTH BUILDING ELEVATION

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

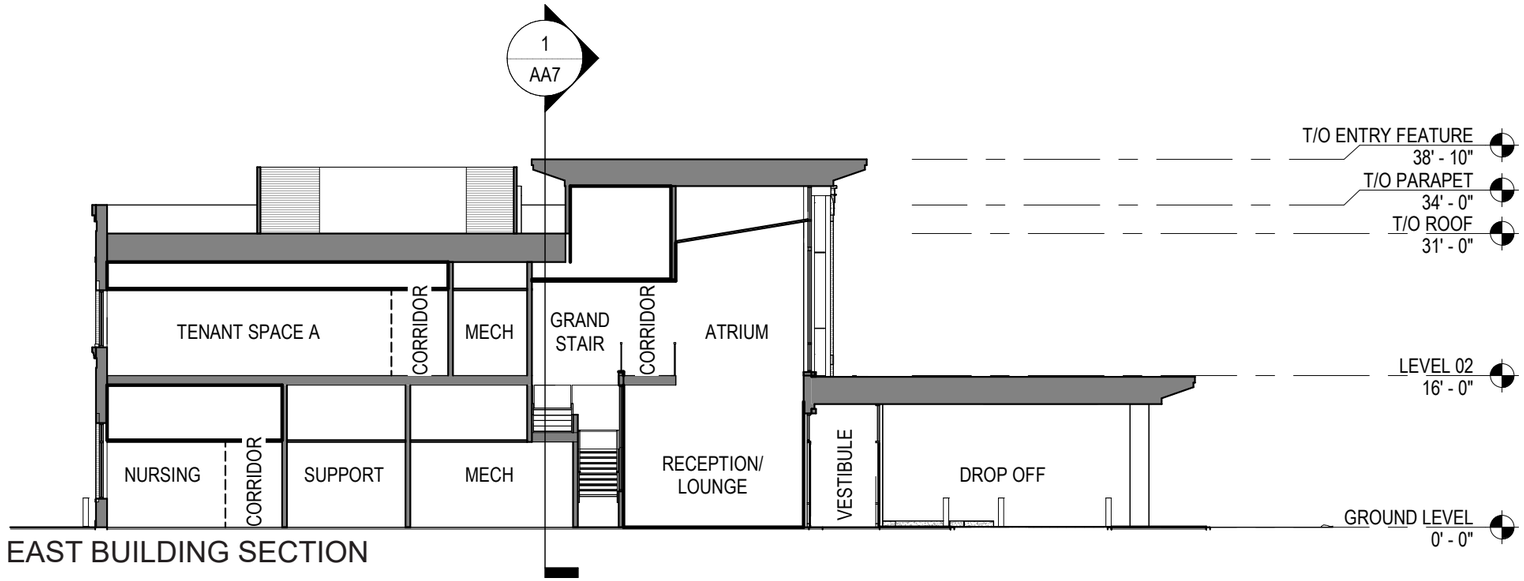
SCALE: 1/16" = 1' 0"
0' 4' 8' 16'

DEDICATION HEALTH

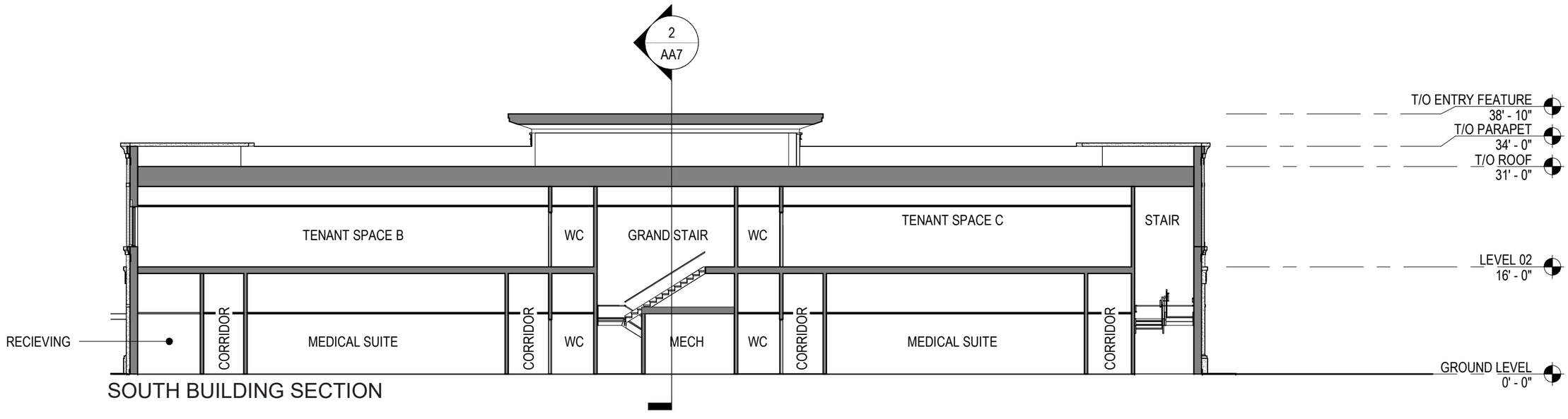
NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W

MARCH 02, 2026 Project #: 24046

BUILDING SECTIONS



EAST BUILDING SECTION



SOUTH BUILDING SECTION

OKW Architects

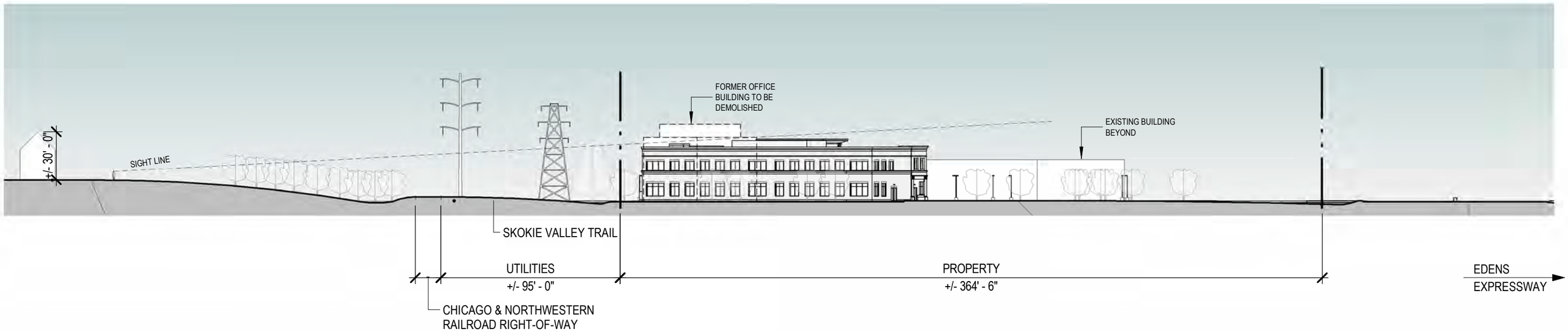
OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

SCALE: 1/16" = 1' 0"
0' 4' 8' 16'

DEDICATION HEALTH

NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W

MARCH 02, 2026 Project #: 24046


FORMER OFFICE BUILDING TO BE DEMOLISHED
EXISTING BUILDING BEYOND
SIGHT LINE
+/- 30' - 0"
SKOKIE VALLEY TRAIL
UTILITIES
+/- 95' - 0"
PROPERTY
+/- 364' - 6"
EDENS EXPRESSWAY
CHICAGO & NORTHWESTERN RAILROAD RIGHT-OF-WAY

PHOTOMETRIC SITE PLAN

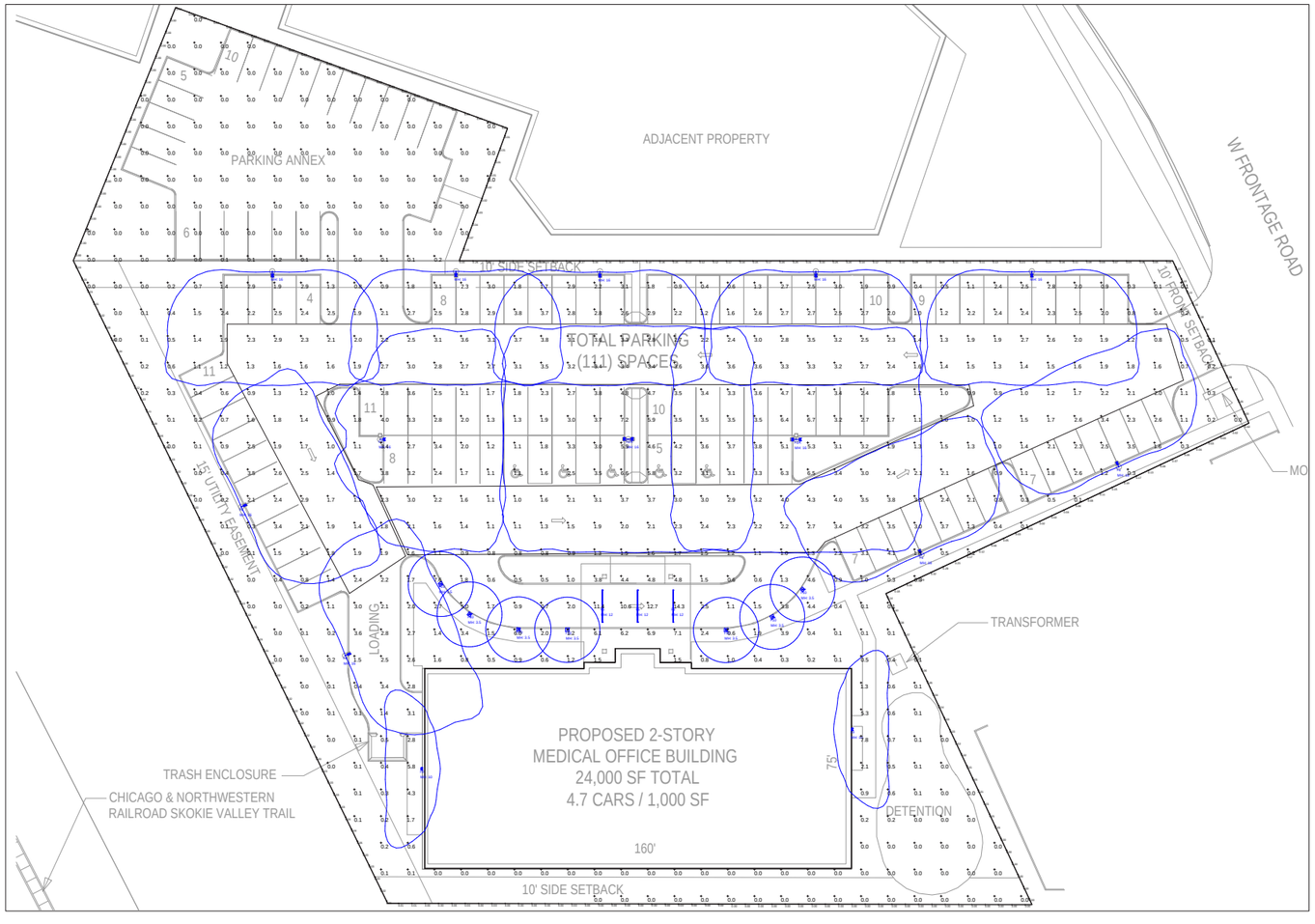
NOTES
PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
RENDER IMAGES ARE NOT TO SCALE AND PROVIDED SOLELY TO ILLUSTRATE CONTRAST

Luminaire Schedule

Symbol	Tag	Manufacturer	Label	Arrangement	Total Lamp Lumens	LLF
	F1	BEACON PRODUCTS	VP-SS-1-40L-65-4K7-4F-BC	Single	N.A.	0.900
	F2	BEACON	VP-SS-1-40L-65-4K7-4F_1	Single	N.A.	0.900
	F2A	BEACON	VP-SS-1-40L-65-4K7-4F	Back-Back	N.A.	0.900
	F6	ARCHITECTURAL AREA LIGHTING	RNR-X-4-3-4K8-SM-DL	Single	N.A.	1.620
	F9	BEACON PRODUCTS	RWL1-48L-20-4K7-2-UNV	Single	N.A.	0.900
	F10	TARGETTI	MBB41__36L340FE	Single	3754	0.900

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	Fc	0.06	0.34	0.00	N.A.	N.A.
Site At Grade_Planar	Illuminance	Fc	1.59	14.3	0.0	N.A.	N.A.
Drive Lane	Illuminance	Fc	2.18	4.3	0.8	2.73	5.38



SITE - ILLUMINATION CALC: NTS

OKW Architects

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

DEDICATION HEALTH

NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W

MARCH 02, 2026 Project #: 24046

EXTERIOR LIGHTING FIXTURES



DECORATIVE WALL-MOUNTED LIGHT
ALVA LIGHTING | SILVER



F9 WALL-MOUNTED DOWNLIGHT
BEACON | RWL1 RATIO

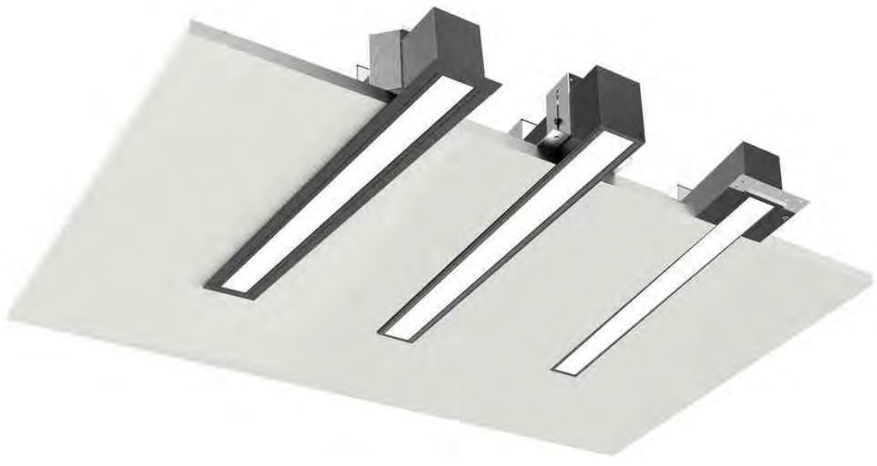
F10 Radial LED Bollard
TARGETTI | MR. BO



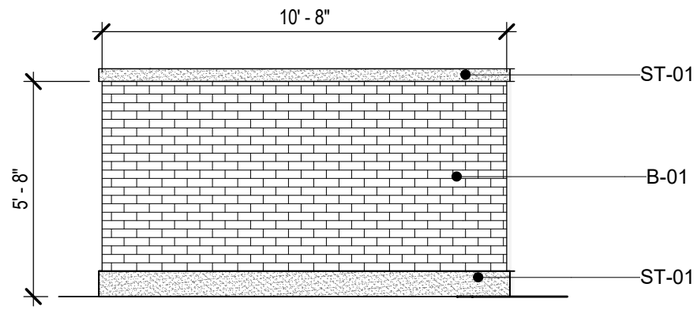
F1/F2 AREA LIGHT
BEACON | VIPER 1



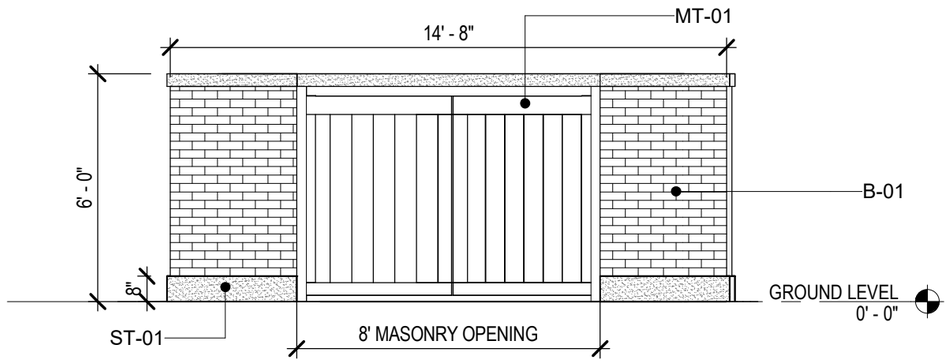
F6 RECESSED DOWNLIGHT
KIM LIGHTING | PURSUIT



TRASH ENCLOSURE ELEVATIONS



EAST AND WEST ELEVATION



NORTH ELEVATION

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

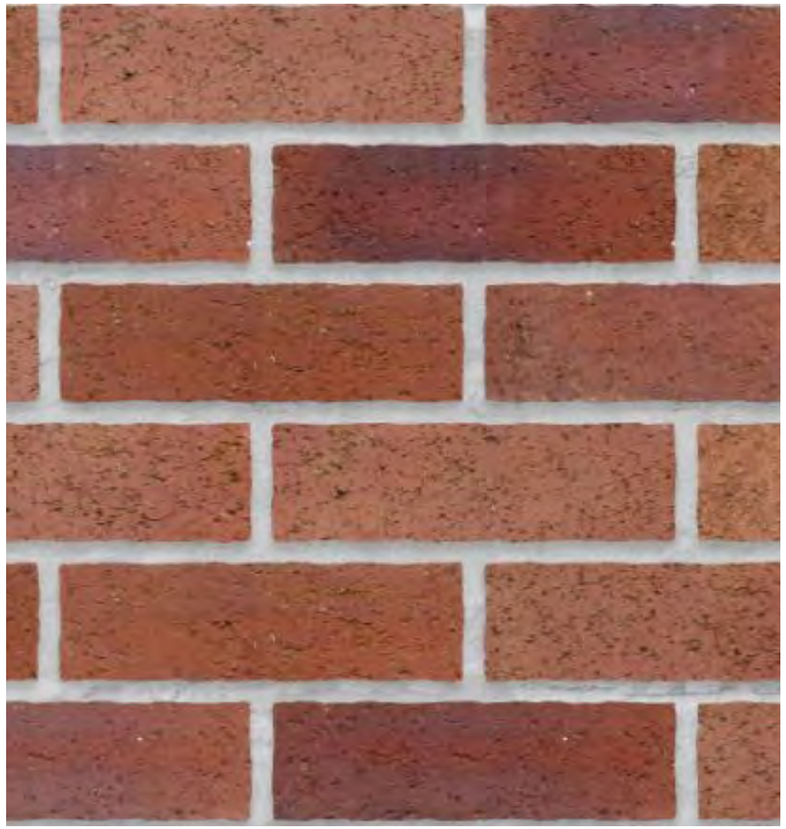
SCALE: 1/4" = 1' 0"
0' 1' 2' 4'

DEDICATION HEALTH

NORTHFIELD MEDICAL OFFICE BUILDING
ACS CAPITAL MANAGEMENT, LLC
790 W

MARCH 02, 2026 Project #: 24046

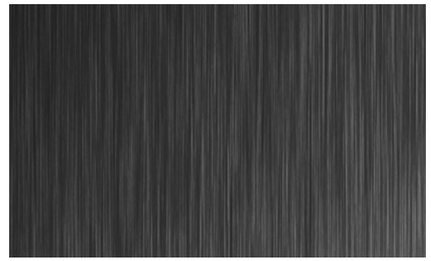
MATERIALS LIST



B-01
ARCHITECTURAL FACE BRICK

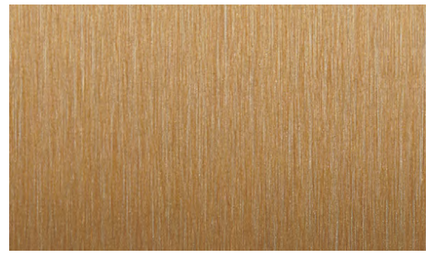


ST-01
ARCHITECTURAL CAST STONE



MT-01
PREFINISHED METAL

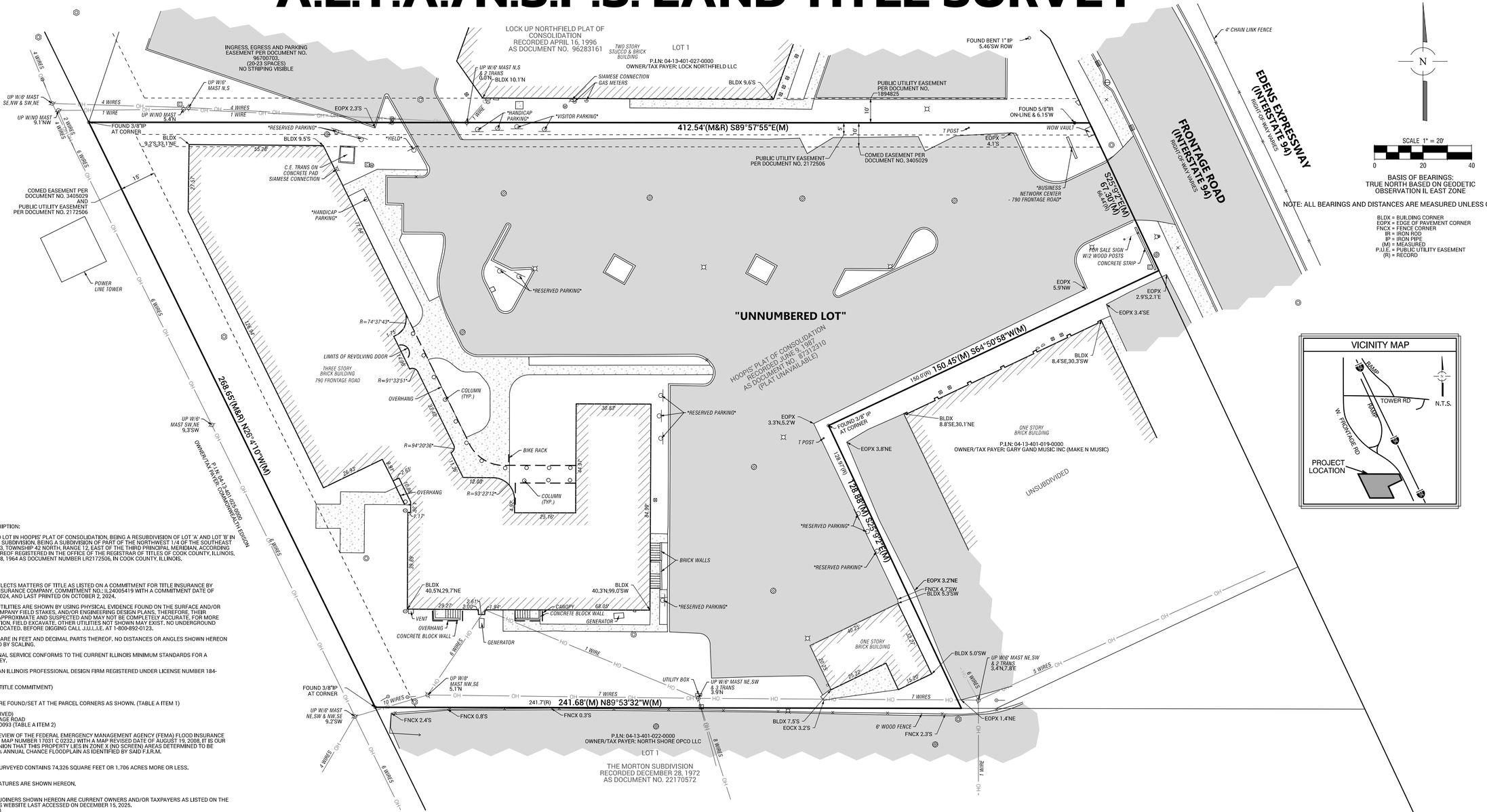
MT-02
PREFINISHED METAL



MT-03
PREFINISHED METAL

OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661

A.L.T.A./N.S.P.S. LAND TITLE SURVEY



N

SCALE 1" = 20'

0 20 40

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

BLDX = BUILDING CORNER
EOPX = EDGE OF PAVEMENT CORNER
FNCX = FENCE CORNER
IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD

VICINITY MAP

PROPERTY DESCRIPTION:

AN UNNUMBERED LOT IN HOOPIS' PLAT OF CONSOLIDATION, BEING A RESUBDIVISION OF LOT 'A' AND LOT 'B' IN STEINSCHNEIDER SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, 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 SEPTEMBER 18, 1964 AS DOCUMENT NUMBER LR2172506, IN COOK COUNTY, ILLINOIS.

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.:1L24005419 WITH A COMMITMENT DATE OF SEPTEMBER 23, 2024, AND LAST PRINTED ON OCTOBER 2, 2024.

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES, AND/OR ENGINEERING DESIGN PLANS, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE. OTHER UTILITIES NOT SHOWN MAY EXIST. NO UNDERGROUND UTILITIES WERE LOCATED. BEFORE DIGGING CALL J.U.L.I.E. AT 1-800-892-0123.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001157.

TAX P.I.N.S: (PER TITLE COMMITMENT)
04-13-401-026

MONUMENTS WERE FOUND/SET AT THE PARCEL CORNERS AS SHOWN. (TABLE A ITEM 1)

ADDRESS: (OBSERVED)
790 WEST FRONTAGE ROAD
NORTHFIELD, IL 60093 (TABLE A ITEM 2)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 17031 C 0232J WITH A MAP REVISED DATE OF AUGUST 19, 2008, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN ZONE X (NO SCREEN) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID F.I.R.M. (TABLE A ITEM 3)

THE PROPERTY SURVEYED CONTAINS 74,326 SQUARE FEET OR 1.706 ACRES MORE OR LESS. (TABLE A ITEM 4)

SUBSTANTIAL FEATURES ARE SHOWN HEREON. (TABLE A ITEM 8)

NAME OF THE ADJOINERS SHOWN HEREON ARE CURRENT OWNERS AND/OR TAXPAYERS AS LISTED ON THE COOK COUNTY GIS WEBSITE LAST ACCESSED ON DECEMBER 15, 2025. (TABLE A ITEM 13)

PROPERTY SUBJECT TO:

3. EASEMENT FOR UNDERGROUND UTILITIES OVER THE PLATTED AREAS OF THE LAND AS SHOWN ON PLAT OF STEINSCHNEIDER SUBDIVISION AFORESAID REGISTERED AS DOCUMENT LR2172506. (SURVEYOR'S NOTE: THE EASEMENTS ARE SHOWN.)

4. A GRANT OF EASEMENT BY AND BETWEEN LOCK-UP NORTHFIELD LLC AND AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO UNDER TRUST NO. 2844 H.P. FOR INGRESS, EGRESS AND PARKING, RECORDED SEPTEMBER 13, 1996 AS DOCUMENT NUMBER 96700703. (SURVEYOR'S NOTE: THE PARKING EASEMENT IS FOR 20-23 SPACES WITHIN THE THE PARKING AREA ADJACENT TO THE NORTH PROPERTY LINE, NO STRIPING IS VISIBLE. INGRESS - EGRESS EASEMENT APPEARS TO BE BLANKET IN NATURE.)

5. ENCROACHMENT OF BUILDING OVER ONTO EASEMENT NOTED ABOVE BY APPROXIMATELY 6 INCHES, AS DISCLOSED BY SURVEY BY CERTIFIED SURVEY COMPANY, DATED FEBRUARY 13, 1986 AS ORDER NO. 86248. NOTE: TAKEN FROM PRIOR TITLE EVIDENCE: THE COMPANY DOES NOT POSSESS A COPY OF SAID SURVEY. (SURVEYOR'S NOTE: THE BUILDING ENCROACHES ON A COMMONWEALTH EDISON EASEMENT, DOCUMENT NUMBER 3405029. THE SURVEYOR DID NOT RECEIVE THE EASEMENT DOCUMENT. THE EASEMENT IS DEPICTED BASED ON INFORMATION CONTAINED ON THE PREVIOUS SURVEY.)

LEGEND

STORM SEWER	AIR CONDITIONING UNIT	GAS MANHOLE	MAILBOX	TREE WITH SIZE
SANITARY SEWER	BOLLARD	COMBINATION MANHOLE	SIGN	
COMBINED SEWER	HAND HOLE	SANITARY MANHOLE	FLAG POLE	
WATER MAIN	TRAFFIC SIGNAL BOX	GREASE TRAP	SATELLITE DISH	FIR TREE WITH SIZE
GAS MAIN	TRAFFIC SIGNAL	CLEANOUT	UNIDENTIFIED PEDESTAL	
UNDERGROUND TELEPHONE LINE	ELECTRIC METER	DOWNSPOUT	VENT PIPE	
UNDERGROUND ELECTRIC LINE	LIGHT POLE	STORM MANHOLE	UNIDENTIFIED MANHOLE	BUSH
UNDERGROUND CATV LINE	GUY WIRE ANCHOR	CULVERT	STONE	WINDOW WELL
OVERHEAD WIRE(S) ON UTILITY POLES	LANDSCAPE LIGHT/FLOOD LIGHT	CATCH BASIN	RIGHT OF WAY MONUMENT	
FIBER OPTIC LINE	UTILITY POLE	FLARED END SECTION	PK NAIL/MAG NAIL	ASPHALT
RAILROAD	ELECTRIC PEDESTAL	INLET	RAILROAD SPIKE	
FENCE	ELECTRIC MANHOLE	AUXILIARY VALVE	IRON ROD	CONCRETE
GUARDRAIL	TELEPHONE PEDESTAL	BUFFALO BOX	IRON PIPE	
EDGE OF WATER	TELEPHONE MANHOLE	WATER VALVE	CROSS	GRAVEL
WETLAND LIMITS	CABLE PEDESTAL	FIRE HYDRANT	CONCRETE MONUMENT	
	CABLE MANHOLE	WATER METER	DISC	BRICK
	GAS METER	WELL	BORING	
	GAS VALVE	VALVE AND VAULT	TEST PIT	CONTOUR
				999.99 SPOT ELEVATION

PREPARED FOR:
SVN/CHICAGO COMMERCIAL
940 W. ADAMS STREET
SUITE 200
CHICAGO,IL 60607

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO: ACS CAPITAL MANAGEMENT, INC., AS AN ILLINOIS CORPORATION, OR ITS DESIGNEE OR ASSIGNEE
AND TO: CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 27, 1979, KNOWN AS TRUST NUMBER 002644-22
AND TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, & 19(1)(M) OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 20, 2025.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 2025 IN ROSEMONT, ILLINOIS.

_____
JERRY P. CHRISTOPH, I.P.L.S. No. 035-3540
LICENSE EXPIRES: 11-30-2026
jchristoph@spacecoinc.com
Spaceco, Inc.
9575 W Higgins Rd, Suite 700
Rosemont, IL 60018
www.spacecoinc.com

JERRY P. CHRISTOPH 3540 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, ILLINOIS

FOR REVIEW PURPOSES ONLY

NO.	DATE	REMARKS

NO.	DATE	REMARKS

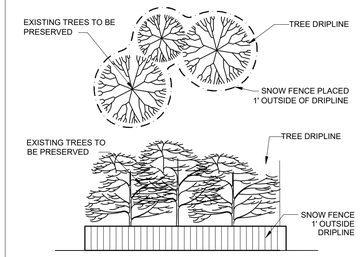
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

MEDICAL OFFICE
790 FRONTAGE ROAD
NORTHFIELD, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 13653ALTA-01
DATE: 12/29/2025
JOB NO. 13653
SHEET S1
1 OF 1

N:\Projects 13000-13999\13653\SURVEY\13653ALTA-01.dgn Default User=jchristoph

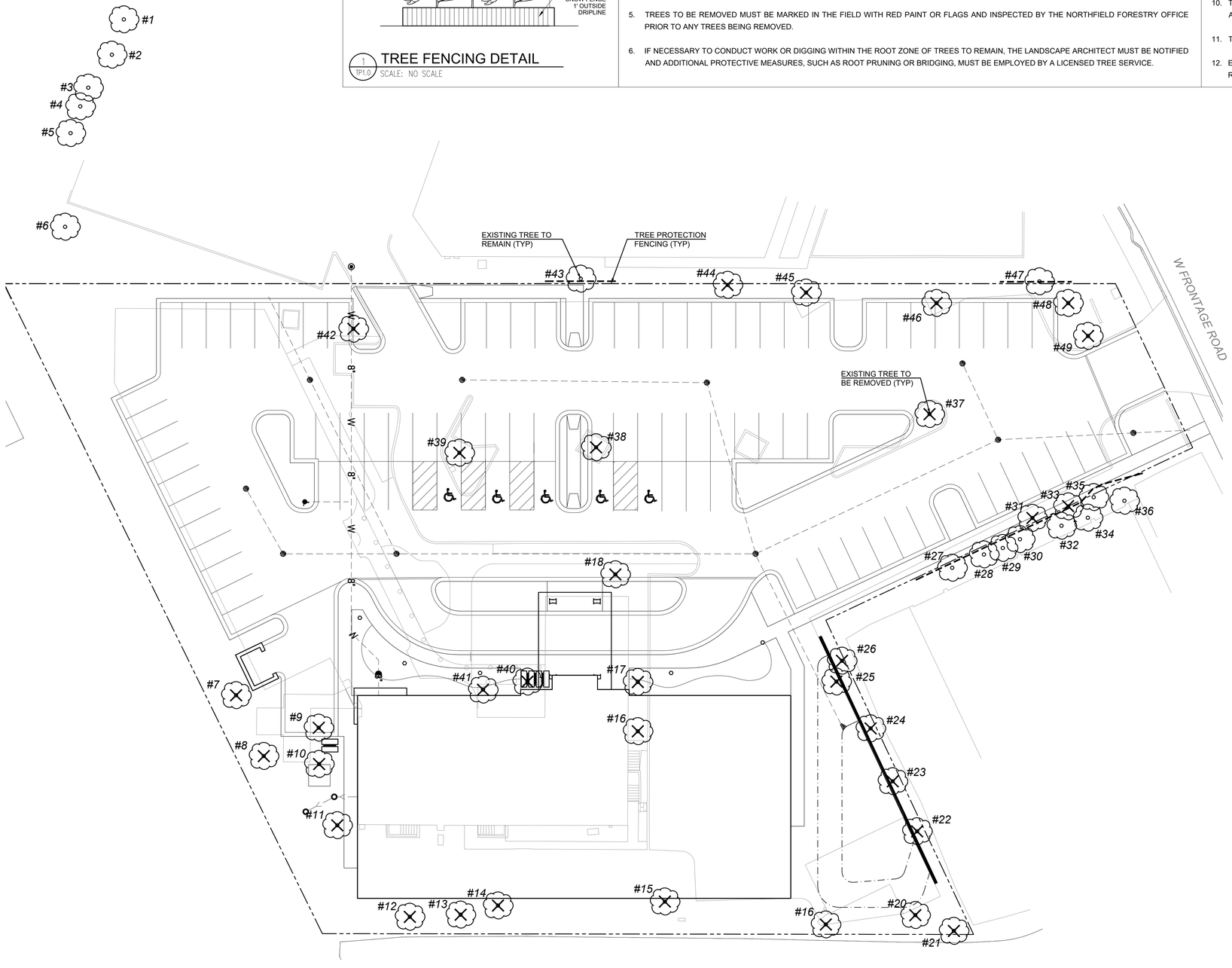


1 TP1.0 TREE FENCING DETAIL

SCALE: NO SCALE

TREE PROTECTION NOTES

1. BEFORE ANY EXCAVATION, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
2. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
3. FOUR FOOT HIGH SNOW FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIPLINE OF ALL TREES TO BE SAVED IN ACCORDANCE WITH THE NORTHFIELD ZONING ORDINANCE.
4. A TREE REMOVAL PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES EIGHT (8) INCHES OR MORE D.B.H. IN ACCORDANCE WITH NORTHFIELD ZONING ORDINANCE.
5. TREES TO BE REMOVED MUST BE MARKED IN THE FIELD WITH RED PAINT OR FLAGS AND INSPECTED BY THE NORTHFIELD FORESTRY OFFICE PRIOR TO ANY TREES BEING REMOVED.
6. IF NECESSARY TO CONDUCT WORK OR DIGGING WITHIN THE ROOT ZONE OF TREES TO REMAIN, THE LANDSCAPE ARCHITECT MUST BE NOTIFIED AND ADDITIONAL PROTECTIVE MEASURES, SUCH AS ROOT PRUNING OR BRIDGING, MUST BE EMPLOYED BY A LICENSED TREE SERVICE.
7. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
8. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
9. EXERCISE CAUTION WHEN WORKING AND DIGGING NEAR TREES LOCATED ON ADJACENT PROPERTY.
10. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY.
11. TREE INVENTORY CONDUCTED BY OSAGE, INC. DAVID COULTER, LICENSED ARBORIST #IL-0094 (708)-359-7209.
12. EXISTING TREES HAVE BEEN LOCATED WITH GIS COORDINATES. LOCATIONS ARE APPROXIMATE BUT ACCURATE. FIELD VERIFICATION IS RECOMMENDED PRIOR TO REMOVAL ACTIVITY.



TREE PRESERVATION PLAN

SCALE: 1" = 20'-0"

N

0 10' 20' 40'

EXISTING TREE INVENTORY									REPLACEMENT CALCULATION	
Tree #	Common Name	Scientific Name	Size	Cond.	Form	Heritage	Notes	Action	Value	Justification
1	Boxelder	*Acer negundo*	15,6	5	5	No	Heavy deback.	Preserve		
2	Boxelder	*Acer negundo*	11,4	5	5	No	Heavy deback, decay conks.	Preserve		
3	Mulberry	*Morus alba*	17	3	3	No		Preserve		
4	Boxelder	*Acer negundo*	18	5	5	No	Heavy deback.	Preserve		
5	Mulberry	*Morus alba*	9,3	4	4	No	Heavy deback, trunk scar.	Preserve		
6	Buckthorn	*Rhamnus cathartica*	7,7,3	2	3	No	Top deback.	Preserve		
7	Honeylocust	*Gleditsia triacanthos*	21	2	3	No	Heavy deback.	Remove	21	
8	Norway Maple	*Acer platanoides*	16	5	5	No	Deback, one sided	Remove	0	Condition
9	Boxelder	*Acer negundo*	17	5	4	No	Codominant stems, included bark.	Remove	0	Condition
10	Boxelder	*Acer negundo*	16	4	4	No		Remove	0	Condition
11	Boxelder	*Acer negundo*	16	5	5	No	Deback.	Remove	0	Condition
12	Colorado Spruce	*Picea pungens*	8	3	4	No		Remove	0	Form
13	Honeylocust	*Gleditsia triacanthos*	28	4	3	No		Remove	0	Condition
14	Scotch Pine	*Pinus sylvestris*	20	2	3	No		Remove	20	
15	Colorado Spruce	*Picea pungens*	14	2	3	No	Deback.	Remove	14	
16	Siberian Elm	*Ulmus pumila*	16,10	4	3	No	Heavy deback, decay, pruned for utilities.	Remove	0	Condition
17	Crabapple	*Malus spp.*	9,5,3,3	2	4	No	Heavy deback, decay, pruned for utilities.	Remove	0	Form
18	Norway Maple	*Acer platanoides*	18	2	2	No	Heavy deback, decay, pruned for utilities.	Remove	0	Species
19	Mulberry	*Morus alba*	9,3	4	5	No	Heavy deback, decay.	Remove	0	Form
20	American Elm	*Ulmus americana*	10	3	5	No	Heavy deback, decay.	Remove	0	Form
21	Boxelder	*Acer negundo*	8	4	5	No		Remove	0	Condition
22	Honeylocust	*Gleditsia triacanthos*	22	4	3	No		Remove	0	Condition
23	Honeylocust	*Gleditsia triacanthos*	14	3	3	No		Remove	14	
24	Honeylocust	*Gleditsia triacanthos*	14	2	2	No		Remove	14	
25	Honeylocust	*Gleditsia triacanthos*	22	3	3	No		Remove	22	
26	American Elm	*Ulmus americana*	5	2	3	No		Remove	0	Size
27	Thornless Cockspur Hawthorn	*Crataegus crus-galli inermis*	9	2	3	No		Preserve		
28	Mulberry	*Morus alba*	9	5	5	No		Preserve		
29	American Elm	*Ulmus americana*	9	4	4	No		Preserve		
30	American Elm	*Ulmus americana*	7	3	3	No		Preserve		
31	American Elm	*Ulmus americana*	14	5	5	No		Remove	0	Condition
32	American Elm	*Ulmus americana*	8	5	5	No		Preserve		
33	American Elm	*Ulmus americana*	8	4	4	No		Remove	0	Condition
34	Callery Pear	*Pyrus calleryana*	9	2	3	No		Preserve		
35	American Elm	*Ulmus americana*	14	3	3	No		Preserve		
36	American Elm	*Ulmus americana*	10	3	3	No		Preserve		
37	Honeylocust	*Gleditsia triacanthos*	12	4	4	No		Remove	0	Condition
38	Honeylocust	*Gleditsia triacanthos*	8	3	2	No		Remove	8	
39	Honeylocust	*Gleditsia triacanthos*	12	3	2	No		Remove	12	
40	Japanese Tree Lilac	*Syringa reticulata*	7,7,6.5,4.3,3	3	3	No		Remove	0	Size
41	River Birch	*Betula nigra*	14,13,15	4	3	No		Remove	0	Condition
42	Norway Maple	*Acer platanoides*	16	3	2	No		Remove	0	Species
43	Honeylocust	*Gleditsia triacanthos*	23	3	2	No		Preserve		
44	Eastern Redcedar	*Juniperus virginiana*	12	1	2	No		Remove	12	
45	Honeylocust	*Gleditsia triacanthos*	19	3	2	No		Remove	19	
46	Honeylocust	*Gleditsia triacanthos*	13	2	2	No		Remove	13	
47	Buckthorn	*Rhamnus cathartica*	11,8,7	3	3	No		Preserve		
48	Eastern Redcedar	*Juniperus virginiana*	5	1	3	No		Remove	0	Size
49	Eastern Redcedar	*Juniperus virginiana*	5,3,3,3	1	1	No		Remove	0	Size
								Total	169	

NOTE: SEE SHEET L1.0 FOR PROPOSED TREE MITIGATION CALCULATIONS

NORTHFIELD TREE CONDITION RATING	
1 – Excellent	Vigorous, no insect or disease damage, excellent form
2 - Good	Good form, little or no insect or disease damage
3 – Fair	Average condition and vigor, may have some injury, may lack desirable form, or have been planted in a poor
4 – Poor	State of decline, may require major repair
5 - Dead	Severely declining, has infectious disease or infestations, poor form

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.612.5154 | www.ktlandarch.com

REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-0015
STATE OF ILLINOIS

no.	revision description	initial	date
1	ISSUED FOR REVIEW	DJW	01-26-26
2	PER VILLAGE COMMENTS	DJW	03-05-26

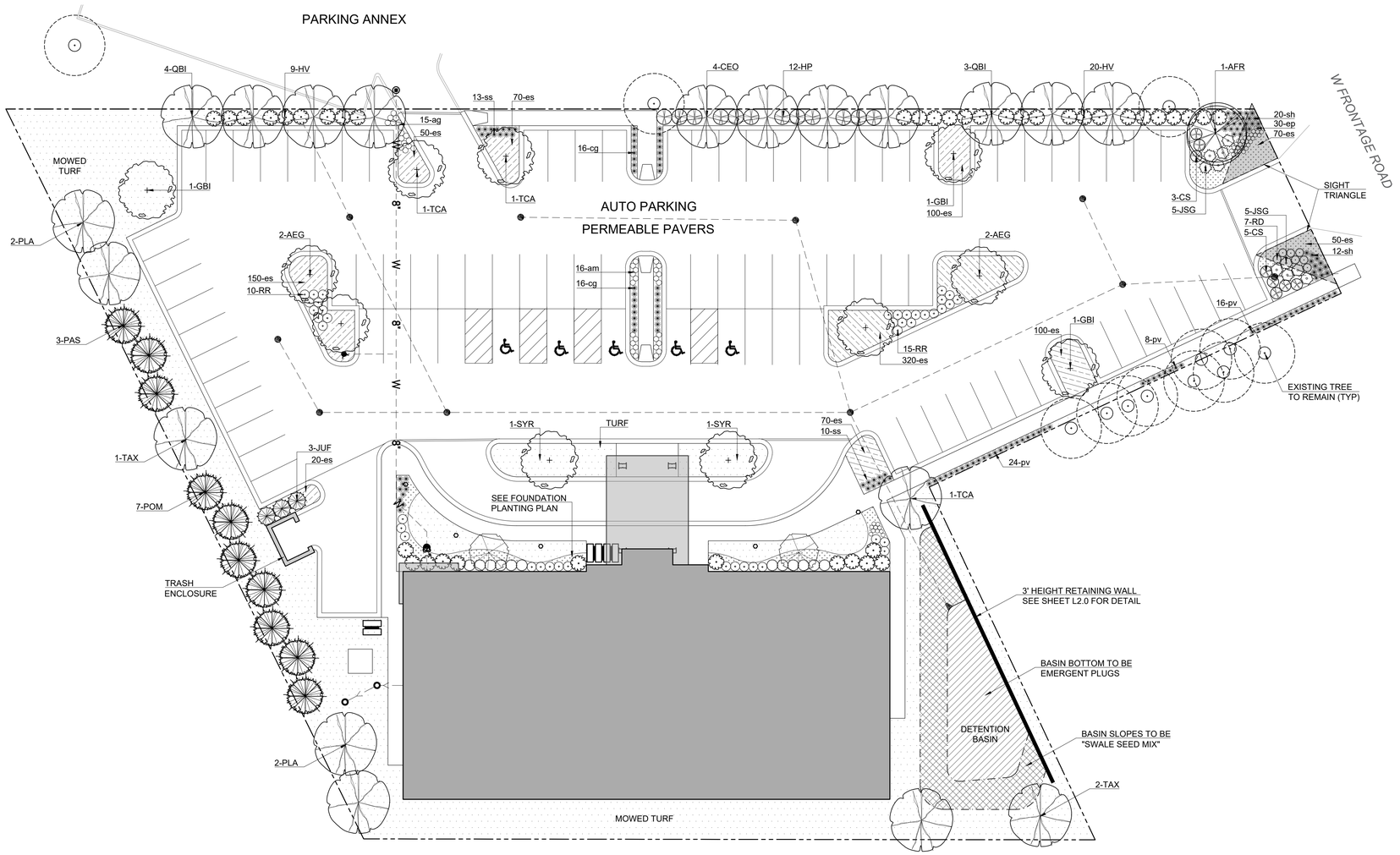
NORTHFIELD
MEDICAL OFFICE
FRONTAGE ROAD
NORTHFIELD, IL

TREE INVENTORY
TREE PROTECTION NOTES
TREE FENCING DETAIL

date: 01-16-26
drawn: DJW
checked: KMT

job no. 25550

sheet no. TP 1.0



OVERALL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

N

0 10' 20' 40'

VILLAGE OF NORTHFIELD LANDSCAPE REQUIREMENTS		
	Required	Proposed
W Frontage Road Parkway - 67 LF		
1:30 LF	N/A	
Interior Parking Lot Landscaping	17 Islands	
1 Tree : Parking Lot Island	17	11
Parking Lot Abutting East Property Line - 44 LF *Parking Lot Abutting Public ROW*		
7' Wide Continuous Landscape Bed	44 LF	44 LF
3' Height Screening for 100% of Parking Lot	44 LF	44 LF
1 Shade Tree : 30 LF	1	1
Parking Lot Abutting West Property Line - 100 LF *Parking Lot Abutting Rear & Side Yard | Residential*		
6' Height Fence	100 LF	0 LF
7' Wide Continuous Landscape Bed	100 LF	100 LF
3' Height Screening for 100% of Parking Lot	100 LF	75 LF
1 Shade Tree : 30 LF	3	3
Parking Lot Abutting North Property Line - 318 LF *Parking Lot Abutting Rear & Side Yard | Non-Residential*		
7' Wide Continuous Landscape Bed	318 LF	0 LF
3' Height Screening for 50% of Parking Lot	171 LF	244 LF
1 Shade Tree : 30 LF	11	11
Parking Lot Abutting Southeast Property Line - 150 LF *Parking Lot Abutting Rear & Side Yard | Non-Residential*		
7' Wide Continuous Landscape Bed	150 LF	0 LF
3' Height Screening for 50% of Parking Lot	75 LF	75 LF
1 Shade Tree : 30 LF	5	1

Tree Removal Mitigation - 169" Required *32 Total Trees to be Removed*	**Quantity**	**Mitigation Value**
Total Proposed Heritage Species	31 Trees	124"
Total Proposed Non-Heritage Species	10 Trees	30"
Total Mitigation Provided	41 Trees	154"

NOTE: SEE MASTER PLANT LIST ON SHEET L2.0 FOR PROPOSED HERITAGE AND NON-HERITAGE TREE SPECIES AND SIZES

GROUND TREATMENT KEY

BASE OF DETENTION AREAS BELOW THE NWL

Areas below the NWL to be planted with emergent plugs. See Sheet L2.0 for schedule and Sheet L2.1 for preferred installation method.

DETENTION AREAS BETWEEN THE NWL & HWL

Area of detention between the NWL & HWL to be seeded with "Swale Seed Mix" as supplied by Stantec Native Plant Nursery. See Sheet L2.0 for schedule.

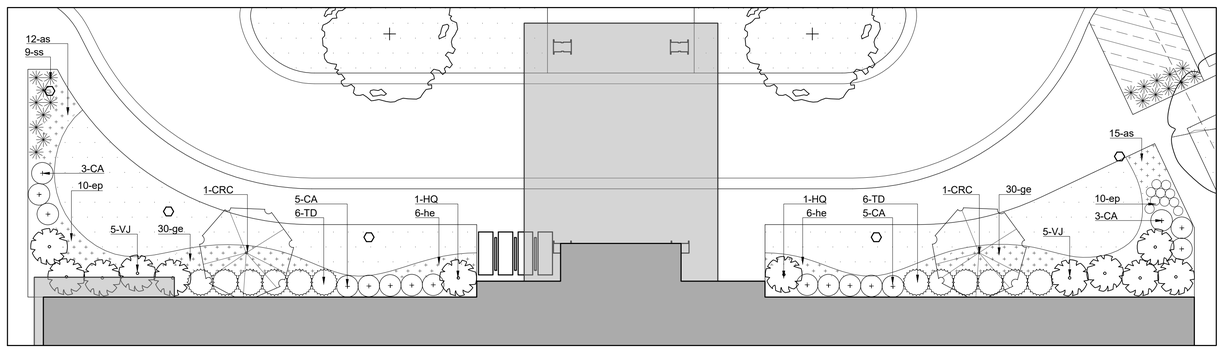
OPEN AREAS - NO MOW

All open areas, not including detention, to be seeded with "Low-Profile Prairie Seed Mix" as supplied by Stantec Native Nursery. See Sheet L2.0 for schedule.

TURF GRASS - MOWED LAWN

All areas of restoration, not designated to be planted or mulched, are to be seeded with standard turf seed grass and covered with an erosion control blanket.

NOTE: All other areas disturbed by construction activities, excluding shrub beds, to be restored with turf grass seed and covered with an erosion control blanket.



BUILDING FOUNDATION PLANTING PLAN

SCALE: 1" = 10'-0"

N

0 5' 10' 20'

Kathryn Tally
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 847.612.5154 | www.kcllandarch.com

REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALLY
157-001196
STATE OF ILLINOIS

no.	revision description	initial	date
1	ISSUED FOR REVIEW	DJW	01-26-26
2	PER VILLAGE COMMENTS	DJW	03-05-26

NORTHFIELD
MEDICAL OFFICE
FRONTAGE ROAD
NORTHFIELD, IL

OVERALL LANDSCAPE PLAN
LANDSCAPE REQUIREMENTS
GROUND TREATMENT KEY
BUILDING FOUNDATION PLAN

date. 01-16-26 | drawn DJW | checked KMT

job no. 25550

sheet no. L1.0

Master Plant List

Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
			Shade Trees			
AFR	1	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB		HERITAGE SPECIES
AEG	4	AESCULUS GLABRA	OHIO BUCKEYE	3" BB	NATIVE	HERITAGE SPECIES
CEO	4	CELTUS OCCIDENTALIS	HACKBERRY	3" BB	NATIVE	HERITAGE SPECIES
GBI	7	GINKGO BILOBA 'AUTUMN GOLD' (MALE SPEC. ONLY)	GINKGO	3" BB		HERITAGE SPECIES
PLA	4	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB		HERITAGE SPECIES
QBI	7	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	HERITAGE SPECIES
SYR	2	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	3" BB		
TAX	3	TAXODIUM DISTICHUM	BALD-CYPRESS	3" BB		HERITAGE SPECIES
TCA	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	3" BB		HERITAGE SPECIES
			Evergreen Trees			
JUF	3	JUNIPERUS CHINENSIS 'FAIRVIEW'	FAIRVIEW UPRIGHT JUNIPER	6' BB		
PAS	3	PICEA AIBES	NORWAY SPRUCE	8' BB		
POM	7	PICEA OMORIKA	SERBIAN SPRUCE	8' BB		
			Ornamental Trees			
CRC	2	CRATAEGUS CRUSGALLI VAR. INERMIS	THORNLESS HAWTHORN	6' BB	NATIVE	
			Evergreen Shrubs			
JSG	10	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL		24" HT
TD	12	TAXUS x MEDIA 'DENSIFORMIS'	DENSE YEW	2.5' BB		SPREADING
			Deciduous Shrubs			
CA	16	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD CLETHRA	5 GAL	NATIVAR	24" HEIGHT
CS	8	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	36" BB	NATIVAR	36" HEIGHT
HV	29	HAMMAMELIS VERNALIS	VERNAL WITCHHAZEL	48" BB	NATIVE	
HP	12	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB		
HQ	2	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36" BB		
RR	25	ROSA RUGOSA 'FRAU DAGMAR HASTRUP'	RUGOSA ROSE	3 GAL		24" HEIGHT
RF	7	ROSA 'FLOWER CARPET'	FLOWER CARPET SHRUB ROSE	2 GAL		18" HEIGHT
VJ	10	VIBURNUM X JUDDI	JUDD VIBURNUM	36" BB		
			Groundcover			
es	1000	ERAGROSTIS SPECTABILIS	PURPLE LOVEGRASS	3" POTS	NATIVE	
			Perennials			
am	16	ACHILLIA MILLEFOLIUM 'MOONSHINE'	MOONSHINE YARROW	1 GAL		
ag	15	AGASTACHE 'BLUE FORTUNE'	ANISE HYSSOP	1 GAL		
as	27	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ONION	1 GAL		
ep	50	ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	1 GAL	NATIVE	
ge	60	GERANIUM MACULATUM	WILD GERANIUM	1 GAL	NATIVE	
he	12	HOSTA 'ELEGANS'	HOSTA	1 GAL		
			Grasses			
pv	48	PANICUM VIRGATUM	SWITCH GRASS	3 GAL	NATIVE	36" MAX HEIGHT
ss	32	SCHIZACHYRIUM SCOPARUM 'STANDING OVATION'	LITTLE BLUESTEM	1 GAL	NATIVAR	
sh	32	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL	NATIVE	

Emergent Plugs - Permanent Standing Water

Symbol	Quantity	Botanical Name	Common Name	Size	Mean height	Notes
	12	ACORUS AMERICANUS	SWEET FLAG	3" PLUG	2'	12" O.C. - FORB
	8	ALISMA SUBCORDATUM	MUD PLAINTAIN	3" PLUG	3'	24" O.C. - FORB
	8	ASCLEPIAS INCARNATA	SWAMP MILKWEED	3" PLUG	4'	24" O.C. - FORB
	12	CALTHA PALUSTRIS	MARSH MARIGOLD	3" PLUG	2'	12" O.C. - FORB
	3	CAREX AQUATILIS	WATER SEDGE	3" PLUG	5'	48" O.C. - GRS
	6	CAREX LACUSTRIS	COMMON LAKE SEDGE	3" PLUG	3'	36" O.C. - GRS
	6	CAREX VULPINOIDEA	FOX SEDGE	3" PLUG	3'	36" O.C. - GRS
	8	IRIS VERSICOLOR	BLUE FLAG IRIS	3" PLUG	3'	24" O.C. - FORB
	8	JUNCUS EFFUSUS	COMMON RUSH	3" PLUG	2'	24" O.C. - GRS
	6	LOBELIA CARDINALIS	CARDINAL FLOWER	3" PLUG	4'	36" O.C. - FORB
	8	PONTEDERIA CORDATA	PICKERELWEED	3" PLUG	3'	24" O.C. - FORB
	8	SAGITTARIA LATIFOLIA	COMMON ARROWHEAD	3" PLUG	3'	24" O.C. - FORB
	3	SCHOENOPLECTUS ACUTUS	HARD-STEMMED BULRUSH	3" PLUG	6'	48" O.C. - GRS
	3	SCHOENOPLECTUS TABERNAEMONTANI	GREAT BULRUSH	3" PLUG	6'	48" O.C. - GRS
	8	SOLIDAGO OHIOENSIS	OHIO GOLDENROD	3" PLUG	3'	24" O.C. - FORB
	8	SPARGANIUM EURYCARPUM	GREAT BUR REED	3" PLUG	4'	24" O.C. - FORB

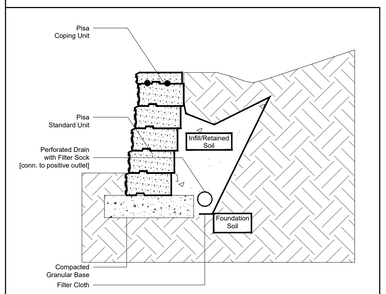
Notes: Plant quantites are estimated based on spacing recommended. Quantity reflects 1,000 SF - Multiply across total area to be treated with emergents
Plugs to be planted in groupings of "like species"
Final layout to be approved by Landscape Architect

Swale Seed Mix

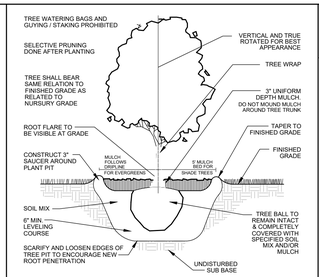
Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges:		
Andropogon gerardii	Big Bluestem	4.00
Carex cristatella	Crested Oval Sedge	0.50
Carex lurida	Bottlebrush Sedge	3.00
Carex spp.	Prairie Sedge Species	3.00
Carex stipata	Common Fox Sedge	2.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Elymus canadensis	Canada Wild Rye	16.00
Elymus virginicus	Virginia Wild Rye	16.00
Juncus effusus	Common Rush	1.00
Panicum virgatum	Switch Grass	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	0.50
Spartina pectinata	Prairie Cord Grass	3.00
		Total: ***60.00***
Temporary Cover:		
Avena sativa	Common Oat	512.00
		Total: ***512.00***
Forbs:		
Alisma subcordatum	Common Water Plantain	1.00
Asclepias incarnata	Swamp Milkweed	3.00
Coreopsis tripteris	Tall Coreopsis	1.00
Euthamia graminifolia	Common Grass-Leaved Goldenrod	0.50
Eutrochium maculatum	Spotted Joe-Pye Weed	1.00
Iris virginica v. shrevei	Blue Flag Species	3.00
Liatris spicata	Marsh Blazing Star	1.00
Lycopus americanus	Common Water Horehound	0.50
Mimulus ringens	Monkey Flower	0.50
Penthorum sedoides	Ditch Stonecrop	1.00
Pycnanthemum virginianum	Common Mountain Mint	0.50
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Rudbeckia triloba	Brown-Eyed Susan	1.00
Senna hebecarpa	Wild Senna	1.00
Symphyotrichum novae-angliae	New England Aster	0.50
Verbena hastata	Blue Vervain	1.50
Zizia aurea	Golden Alexanders	2.00
		Total: ***20.00***

Mix Statistics

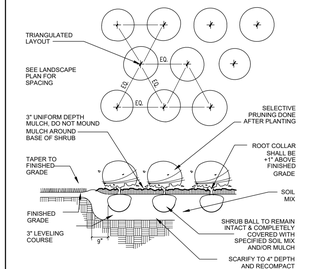
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	1.25	1,181,855	27.13	31.09%
Grasses	3.75	2,619,949	60.15	68.91%
Total Natives	5.00	3,801,804	87.28	100.00%
Cover	32.00	576,000	13.22	
Totals	37.00	4,377,804	100.50	



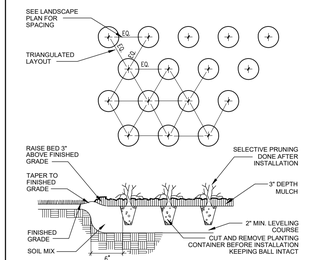
1 L2.0 BLOCK RETAINING WALL
SCALE: NO SCALE



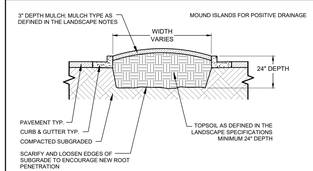
2 L2.0 TREE PLANTING DETAIL
SCALE: NO SCALE



3 L2.0 SHRUB PLANTING DETAIL
SCALE: NO SCALE



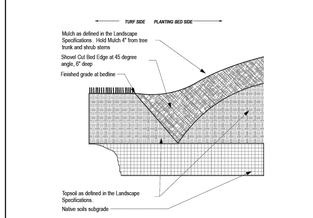
4 L2.0 GROUNDCOVER DETAIL
SCALE: NO SCALE



NOTES

1. CLEAN CONSTRUCTION DEBRIS FROM WITHIN LANDSAPE ISLAND AREAS (IE. CONCRETE, ROCKS, RUBBLE, BUILDING MATERIALS, ETC.) PRIOR TO INSTALLING TOPSOIL AND PLANT MATERIAL
2. EXCAVATE EXISTING SUBGRADE TO A MINIMUM 24" DEPTH. BACKFILL AMENDED TOPSOIL TO MINIMUM HEIGHT EQUAL WITH CURBING. MOUND FOR POSITIVE DRAINAGE OF PLANTING AREA.
3. ISLAND PLANT MATERIAL AS PER THE LANDSCAPE PLAN.
4. INSTALL PLANT MATERIAL AS PER TREE, SHRUB, AND GROUND COVER PLANTING DETAILS, AND AS DEFINED IN THE LANDSCAPE SPECIFICATIONS.
5. INSTALL MULCH OR PLANT MATERIAL AS SPECIFIED ON THE LANDSCAPE PLAN, AND AS DEFINED IN THE LANDSCAPE SPECIFICATIONS.

5 L2.0 PARKING ISLAND DETAIL
SCALE: NO SCALE



6 L2.0 SPADED PLANTING BED EDGE DETAIL
SCALE: NO SCALE

GENERAL CONSTRUCTION NOTES

1. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED.
4. PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
5. ANY DEVIATIONS FROM OR MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
7. ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
8. ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
9. ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
10. ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF *ONE STEP* BY MIDWEST TRADING, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
11. ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR BECOME DAMAGED.
12. ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
13. PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
14. ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
15. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
16. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
17. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY
18. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

Kathryn Talty
landscape architecture
1926 Waukegan Road | Suite 340
Glenview, Illinois 60025
c 8476125154 | www.kldandarch.com

REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-001196
STATE OF ILLINOIS

no.	revision description	initial	date
	ISSUED FOR REVIEW	DJW	01-26-26
	PER VILLAGE COMMENTS	DJW	03-05-26

NORTHFIELD
MEDICAL OFFICE
FRONTAGE ROAD
NORTHFIELD, IL

MASTER PLANT LIST
EMERGENT PLUG SCHEDULE
NATIVE SEED MIX SCHEDULE
PLANTING DETAILS
CONSTRUCTION NOTES

date. 01-16-26
drawn DJW
checked KMT

job no. 25550

sheet no. L2.0

NATIVE PLANT & SEED INSTALLATION MANAGEMENT AND MONITORING PLAN

ALL NATIVE PLANTING AND SEEDING INSTALLATION, MANAGEMENT AND MONITORING TO BE CONDUCTED BY A QUALIFIED, EXPERIENCED CONTRACTOR SPECIALIZING IN RESTORING AND MANAGING NATURAL LANDSCAPES IN THE MIDWEST.
THE SELECTED CONTRACTOR IS TO BE HELD ACCOUNTABLE FOR THE APPROPRIATE INSTALLATION METHODS AND MANAGEMENT AND MONITORING OF ALL NATIVE AREAS.

PLANT MATERIAL INSTALLATION - NATIVE SEEDING

PREPARE AREA FOR SEEDING - PREPARE THE SOIL AND CREATE OPTIMAL PLANT CONDITIONS, BEFORE DISTURBING ANY GROUND:

- CHECK FOR ANY BURIED UTILITIES
- CLEAR AREA OF DEBRIS THAT WOULD INTERFERE WITH PLANTING
- MOW ANY EXCESS EXISTING VEGETATION GROWTH
- APPLY BROAD-SPECTRUM OR TARGETED HERBICIDE, DEPENDING ON SPECIES PRESENT
- DE-COMPACT ANY AREAS OF SPECIAL CONCERN
  - LIGHTLY DE-COMPACT TILLED OR LOOSE SOIL WITH A ROLLER, CULTIPACKER, OR SIMILAR EQUIPMENT. IF USING A NO-TILL SEED DRILL, TILLING CAN USUALLY BE OMITTED.
  - IF GROUND IS WET, TILLING SHOULD NOT OCCUR UNTIL THE SOIL DRIES ENOUGH TO BREAK APART WHEN TILLED.

FOLLOW THE APPROPRIATE TIMING:

- THE OPTIMAL TIME TO INSTALL SEED IS FROM THE FALL (NOVEMBER 1) TO LATE SPRING (JUNE 15).
- WETLANDS SHOULD BE SEEDED IN THE WINTER WHILE THE SITE IS FROZEN AND EQUIPMENT CAN MORE EASILY ACCESS THE SITE.

METHOD FOR SEEDING AND EROSION CONTROL:

- BROADCASTING:
  - FOR SMALL (TYPICALLY TWO ACRES OR LESS) OR IRREGULARLY SHAPED AREAS, SEED CAN BE PLANTED BY HAND BROADCASTING. TO AID SEED DISTRIBUTION, COMBINE THE SEED MIX WITH FILLER MATERIALS, SUCH AS DRY SAWDUST, SAND, OR VERMICULITE.
  - USING A HAND-CRANK OR TOW-BEHIND BROADCASTER, START WITH HALF OF THE SEED AND TRY TO COVER THE ENTIRE AREA WITH THAT AMOUNT OF SEED. TAKE THE REMAINING HALF OF THE SEED, GO TO THE OPPOSITE END OF THE SITE AND COVER IT AGAIN. AFTER BROADCASTING IS COMPLETE, IT IS IMPORTANT TO USE A CULTIPACKER OR ROLLER OVER THE AREA TO MAKE GOOD SEED-TO-SOIL CONTACT. DO NOT COVER SEED MORE THAN 1/4-INCH DEEP.
- NO-TILL DRILL:
  - FOR LARGER AREAS AND SITES WITH EXISTING VEGETATION, USE A NO-TILL SEED DRILL, WHICH DOES NOT REQUIRE THE SOIL TO BE TILLED BEFORE PLANTING, RESULTING IN MINIMAL SOIL DISTURBANCE. NO-TILL DRILLS PLANT SEED IN ROWS BY OPENING SLITS IN THE SOIL, INTO WHICH SEED IS DEPOSITED. IF USING A NO-TILL DRILL, SEED SHOULD NOT BE BURIED BELOW 1/8" DEPTH PER SPECIFIC MANUFACTURER'S RECOMMENDATIONS. BECAUSE THE DIVERSITY OF SEED SIZES MAKES DRILL CALIBRATION A CHALLENGE, PERFORM A FEW TEST AREAS FIRST TO HELP PREVENT RUNNING OUT OF SEED.
- EROSION CONTROL METHOD:
  - INSTALL BIODEGRADABLE EROSION CONTROL BLANKET (NAG S75BN OR EQUAL) UNTIL SEED HAS GERMINATED.

PLANT MATERIAL MANAGEMENT - NATIVE SEEDING - 5-YEAR PERIOD

TO HELP ENSURE SUCCESS, PROJECTS NEED A MAINTENANCE AND MONITORING PLAN THAT IS FLEXIBLE AND SUPPORTS SITE DEVELOPMENT GOALS. WHILE NATIVE PLANTS TEND TO GERMINATE AND DEVELOP AT A SLOWER RATE THAN ORNAMENTAL PERENNIALS OR TURF GRASS, REGULAR MAINTENANCE DURING THE ESTABLISHMENT PERIOD GREATLY IMPROVES PROJECT SUCCESS. REGULAR MAINTENANCE AND MONITORING CONTROLS INVASIVE SPECIES, ENSURES OPTIMAL MOISTURE LEVELS ARE PRESENT, AND IDENTIFIES OTHER NECESSARY MANAGEMENT ACTIONS.

- NATIVE AREAS NEED BETWEEN 3 TO 5 YEARS TO ESTABLISH.
- PREFERRED PLANTING LATE FALL (ANY TIME AFTER NOVEMBER 1; IF THE SOIL SURFACE IS DRY AND COLD ENOUGH TO PREVENT GERMINATION AND SEED CAN BE WORKED INTO SOIL.
- LET SEED GERMINATE AND GROW FOR ONE FULL SEASON. **DO NOT** APPLY HERBICIDES FOR WEED CONTROL WITHIN THE FIRST GROWING SEASON. IF LARGE WEEDS ARE UNSIGHTLY, CLIP OFF; **DO NOT PULL** WEEDS TO KEEP GROWTH DOWN. **DO NOT** ALLOW SEED HEADS TO FORM.
- MOW FIRST TIME WHEN ESTABLISHED IN FIRST SEASON TO 12"-18" HIGH, TO SCATTER SEED HEADS. IF CLUMPING OCCURS LIGHTLY RAKE TO DISBURSE SEED.
- MOW 2-3 ADDITIONAL TIMES TO MAINTAIN 6-9 INCHES IN HEIGHT.
- SOME PERENNIAL SEEDS MAY NOT GERMINATE UNTIL THE FOLLOWING YEAR.
- IF FALL PLANTING IS NOT POSSIBLE, SPRING SEEDING CAN BE DONE (WEATHER PERMITTING) AS EARLY AS JANUARY - PREFERABLY BEFORE APRIL 15.
- SECOND SEASON MOW 3-4 TIMES TO MAINTAIN 8-10 INCHES IN HEIGHT.
- AT THE END OF THE THIRD SEASON A CONTROLLED BURN PROGRAM TO BE PERFORMED.
- 4 (FOUR) ANNUAL WEED CONTROL EVENTS (SELECTIVE HERBICIDE AND MECHANICAL) TO BE PERFORMED THROUGHOUT ALL NATIVE PLAN COMMUNITIES STARTING ONCE THE SEED IS SOWN UNTIL SIGN-OFF IS GRANTED.

MINIMUM PERFORMANCE STANDARDS AND MONITORING ACTIVITIES

NATIVE PLANT MATERIALS

PERFORMANCE STANDARDS ARE ESTABLISHED FOR ALL PROPOSED PROJECTS INVOLVING NATURALIZED AREAS SO THAT THE RELATIVE SUCCESS OF CREATION AND ENHANCEMENT EFFORTS MAY BE EVALUATED. IF THE PERFORMANCE STANDARDS ARE NOT ACHIEVED BY THE END OF THE FIVE-YEAR MANAGEMENT AND MONITORING PROGRAM, ACCEPTANCE MEETINGS SHALL BE HELD TO DETERMINE THE FUTURE COURSE OF ACTION. IT IS LIKELY THAT IN SUCH A CASE THAT THE MAINTENANCE AND MONITORING PERIOD WILL BE EXTENDED.

- NOTIFICATION - THE DEVELOPER SHALL NOTIFY [MUNICIPALITY] UPON COMPLETION OF PLANTINGS.
  - THE OWNER'S ENVIRONMENTAL SPECIALIST SHALL INSPECT THE PLANTINGS UPON COMPLETION OF ALL MAINTENANCE PROCEDURES AND NOTIFY [MUNICIPALITY] OF THE REMEDIAL ACTIONS TAKEN.
- NATIVE AREAS ARE TO BE MONITORED FOR A MINIMUM OF 5 (FIVE) YEARS FROM DATE OF INSTALLATION.
  - MONITOR ALL NATIVE AREAS 2 (TWO) TIMES ANNUALLY AT A TIME OF YEAR WHEN PLANTS ARE EVIDENT AND IDENTIFIABLE. VISITS SHOULD OCCUR AT SPACED INTERVALS THROUGHOUT THE GROWING SEASON.
  - CONDUCT MONITORING VISITS UTILIZING SYSTEMATIC FIELD TECHNIQUES. TRAVERSE ENTIRE NATIVE AREA, DOCUMENT FLORA AND NOTE TOP 3 DOMINANT SPECIES.
- WITHIN 3 MONTHS OF SEED INSTALLATION, AT LEAST 90% OF THE SEEDED AREAS ("LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIX), AS MEASURED BY AERIAL COVERAGE, SHALL BE VEGETATED. A MINIMUM 100% VEGETATIVE COVERAGE SHALL BE MAINTAINED THROUGHOUT, AND AT THE END OF, THE FIVE-YEAR PERIOD FOR THESE AREAS.
  - THIS STANDARD DOES NOT APPLY TO THE EMERGENT ZONES.
- THE NATURALIZED AREAS SHALL NOT CONTAIN ANY RILLS GREATER THAN 4 INCHES WIDE AND 4 INCHES DEEP THROUGHOUT, AND AT THE END, OF THE THREE-YEAR PERIOD.
- AT THE END OF THE SECOND GROWING SEASON, 30% SEED MIX PRESENCE FOR THE "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIXES SHALL BE ACHIEVED. AT THE END OF THE THIRD GROWING SEASON, 50% SEED MIX PRESENCE FOR THE "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIXES SHALL BE ACHIEVED.
  - SEED MIX PRESENCE SHALL BE EVALUATED SEPARATELY FOR THESE THREE MIXES.
- NO AREA OVER THE ENTIRE NATIVE PLANTED SITE GREATER THAN 1 SQUARE METER WILL BE DEVOID OF VEGETATION (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION), UNLESS SPECIFIED ON APPROVED PLANS.
  - THIS ANNUAL PERFORMANCE STANDARD DOES NOT APPLY TO EMERGENT AND AQUATIC COMMUNITIES.
- THE NATIVE PLANTED AREAS WILL MEET THE FOLLOWING ANNUAL STANDARDS FOR THE PRESENCE OF NATIVE, NON-INVASIVE PERENNIAL SPECIES (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION): YEAR 1 - 15%, YEAR 2 - 50%, YEAR 3 - 75%, YEAR 4 & 5 - 85%
  - THIS STANDARD TO BE MEASURED SEPARATELY FOR EACH SEED MIX ZONE.
- AT THE END OF THE THIRD GROWING SEASON, NONE OF THE THREE MOST DOMINANT SPECIES WITHIN THE PLANTED AREAS WILL BE INVASIVE OR NON-NATIVE SPECIES AS INSPECTED ANNUALLY. THE PROJECT MANAGER WILL DETERMINE THE APPROPRIATE TARGET INVASIVE OR NON-NATIVE SPECIES. THEY WILL TYPICALLY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: RAGWEED (AMBROSIA SPP.), CATTAIL (TYPHA SPP.), REED CANARY GRASS (PHALARIS ARUNDINACEA), PURPLE LOOSESTRIFE (LYTHRUM SALICARIA), COMMON REED (PHRAGMITES AUSTRALIS), CANADIAN THISTLE (CIRSIUM ARVENSE), SANDBAR WILLOW (SALIX INTERIOR), KENTUCKY BLUE GRASS (POA PRATENSIS), YELLOW SWEET-CLOVER (MELILOTUS OFFICINALIS), TEASEL (DIPSACUS SPP.), JAPANESE-KNOTWEED (REYNOUTRIA JAPONICA), AND ASIAN BITTERSWEET (CELASTRUS ORBICULATUS), BUCKTHORN (RHAMNUS SPP.).
  - THIS STANDARD TO BE MEASURED SEPARATELY FOR EACH SEED MIX ZONE.
- SEED: AT THE END OF THE THIRD GROWING SEASON, 50% VEGETATIVE COVERAGE SHALL BE ACHIEVED (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION).
- EMERGENTS: RELATIVE COVERAGE OF CATTAILS (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION) SHALL BE LESS THAN 5% THROUGHOUT, AND AT THE END OF, THE THREE YEAR MONITORING PERIOD.
- PLUGS: 90% OF THE PLANTS WILL BE ALIVE, IN HEALTHY CONDITION, AND REPRESENTATIVE OF THE INDIVIDUAL SPECIES AT THE END OF EACH GROWING SEASON. REPLANTING WILL TAKE PLACE UNTIL THIS STANDARD IS ACHIEVED.
- WOODY PLANTS: 100% OF THE PLANTED TREES AND SHRUBS WILL BE ALIVE, IN HEALTHY CONDITION, AND REPRESENTATIVE OF THE INDIVIDUAL SPECIES AT THE END OF THE 3RD GROWING SEASON.
  - ANNUAL REPLACEMENTS ARE REQUIRED TO ACHIEVE THIS STANDARD.
- RELATIVE COVERAGE (DETERMINED BY OCULAR ESTIMATION) OF INVASIVE SPECIES (I.E., COMMON REED, REED CANARY GRASS, PURPLE LOOSESTRIFE, ETC.) IN AGGREGATE SHALL BE LESS THAN 5% THROUGHOUT, AND AT THE END OF, THE THREE-YEAR PERIOD.
  - THIS STANDARD SHALL BE EVALUATED SEPARATELY FOR EACH SEED AND PLANT MIX ZONE (I.E., "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIX, EMERGENT).
- NATIVE MEAN C VALUE > 3.0 AND NATIVE FQI VALUE > 20.0 FOR ALL NATIVE PLANT COMMUNITIES.
  - THIS STANDARD SHALL BE EVALUATED SEPARATELY FOR EACH SEED AND PLANT MIX ZONE (I.E., "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIX, EMERGENT).
- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REGULARLY MAINTAINED. ANY EROSION OBSERVED ON-SITE SHALL BE REPAIRED TO THE DESIGNED CONDITION WITHIN 30 DAYS OF OBSERVATION.

PLANTING NOTES FOR DETENTION AREAS

1. REFER TO CIVIL ENGINEERING DRAWINGS FOR CONSTRUCTION DETAILS OF DETENTION AREAS
2. REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE WATERED AND MULCHED PER CONSTRUCTION DOCUMENTS.
3. ALL PROPOSED PLANT SUBSTITUTIONS WITHIN DETENTION AREAS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON THE APPROVED PLANS WILL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE.
5. CONTRACTOR RESPONSIBLE FOR THE MAINTENANCE ALL PLANT MATERIAL WITHIN DETENTION AREAS AS SPECIFIED BY THE LANDSCAPE ARCHITECT FOR THE FIRST YEAR AFTER INSTALLATION.
6. ALL PLANT MATERIAL WITHIN DETENTION AREAS TO HAVE A 1 YEAR WARRANTY STARTING UPON LANDSCAPE ARCHITECT ISSUING "SUBSTANTIAL COMPLETION".
7. WATER FOWL BARRIER CONTROL TO BE INSTALLED AT 8" O.C. IN ALL DETENTION AREAS PLANTED WITH PLUGS.
8. METAL SIGNS (12"x18") TO BE INSTALLED AT 150' INTERVALS AROUND ALL NATIVE AREAS STATING "NATIVE PLANTING DO NOT MOW".
9. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

GROUND TREATMENT KEY

BASE OF DETENTION AREAS BELOW THE NWL

Areas below the NWL to be planted with emergent plugs. See Sheet L2.0 for schedule and Sheet L2.1 for preferred installation method.

DETENTION AREAS BETWEEN THE NWL & HWL

Area of detention between the NWL & HWL to be seeded with "Swale Seed Mix" as supplied by Stantec Native Plant Nursery. See Sheet L2.0 for schedule.

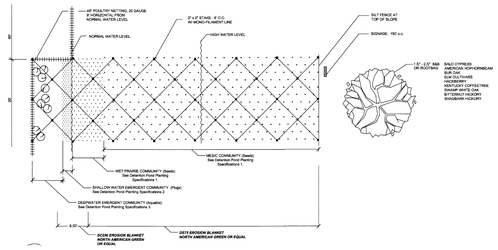
OPEN AREAS - NO MOW

All open areas, not including detention, to be seeded with "Low-Profile Prairie Seed Mix" as supplied by Stantec Native Nursery. See Sheet L2.0 for schedule.

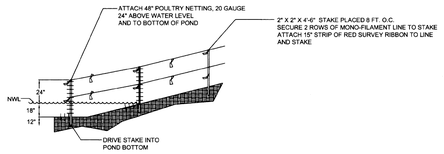
TURF GRASS - MOWED LAWN

All areas of restoration, not designated to be planted or mulched, are to be seeded with standard turf seed grass and covered with an erosion control blanket.

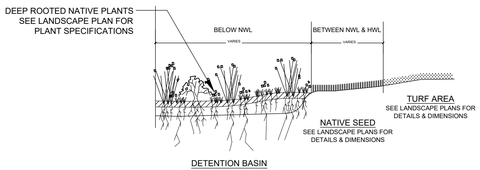
NOTE: All other areas disturbed by construction activities, excluding shrub beds, to be restored with turf grass seed and covered with an erosion control blanket.



1 L2.2 GOOSE BARRIER PLAN DETAIL
SCALE: NO SCALE



2 L2.2 GOOSE BARRIER SECTION DETAIL
SCALE: NO SCALE



3 L2.2 BIODETENTION PLANTING DETAIL
SCALE: NO SCALE

LANDSCAPE MAINTENANCE SPECIFICATIONS

THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE.

STANDARDS

ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.

ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.

ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

APPROVALS

ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.

ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALLATION.

SOIL TESTING

THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

ACCEPTABLE SOIL TEST RESULTS:

	LANDSCAPE TREES & SHRUBS	TURF
PH RANGE	5.0-7.0	6.0-7.0
ORGANIC MATTER	>1.5%	>2.5%
MAGNESIUM (MG)	100+LBS./ACRE	100+LBS./ACRE
PHOSPHORUS (P2O5)	150+LBS./ACRE	150+LBS./ACRE
POTASSIUM (K2O)	120+LBS./ACRE	120+LBS./ACRE
SOLUBLE SALTS	NOT TO EXCEED 900PPM/1.9 MMHOS/CM	NOT TO EXCEED 750PPM/0.75 MMHOS/CM
	IN SOIL; NOT TO EXCEED 1400 PPM/2.5	IN SOIL; NOT TO EXCEED 2000 PPM/2.0
	MMHOS/CM IN HIGH ORGANIC MIX	MMHOS/CM IN HIGH ORGANIC MIX

FOR UNUSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED:

BORON	3 POUNDS PER ACRE
MANGANESE	50 POUNDS PER ACRE
POTASSIUM (K2O)	450 POUNDS PER ACRE
SODIUM	20 POUNDS PER ACRE

WORKMANSHIP

DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.

UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

TURF

GENERAL CLEAN UP

PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS.

MOWING

TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

EDGING

EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEPT CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

FERTILIZING

SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

LAWN WEED CONTROL: HERBICIDES

SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

INSECT & DISEASE CONTROL FOR TURF

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S "COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF" FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS, & GROUND COVER

PRUNING

ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPES. DO NOT SHEAR TREES OR SHRUBS. IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

PRUNING GUIDELINES:

1. PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING BLOOMING) IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
2. PRUNE PLANTS THAT FLOWER IN JULY – SEPTEMBER (SUMMER OR AUTUMN BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS, SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.
3. DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS.
4. HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
5. BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
6. HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON.
7. CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.
   A. YEWS, JUNIPERS, HEMLOCKS AND ARBORVITAE MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
   B. FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BUDS. NEVER CUT CENTRAL LEADER.
   C. PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES.
8. GROUNDCOVER SHALL BE EDGED AND PRUNED AS NEEDED TO CONTAIN IT WITHIN ITS BORDERS.
9. THINNING: REMOVE BRANCHES AND WATER SPROUTS BY CUTTING THEM BACK TO THEIR POINT OF ORIGIN ON PARENT STEMS. THIS METHOD RESULTS IN A MORE OPEN PLANT, WITHOUT STIMULATING EXCESSIVE GROWTH. THINNING IS USED ON CRAB APPLES, LILACS, VIBURNUMS, ETC.
10. RENEWAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIRAEA, ETC.

PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED.

SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK.

SPRING CLEANUP

PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY.

FERTILIZING

FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES.

THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR
NARROW-LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.

SHRUBS AND GROUNDCOVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA.
ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.

TREES, SHRUBS, & GROUND COVER (CONT.)

MULCHING

ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED, TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAID BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.

ORGANICALLY MAINTAINED GARDENS SHALL NOT RECEIVE ANY PRE-EMERGENT HERBICIDES. MULCH IN EXCESS OF 4" WILL BE REMOVED FROM THE BED AREAS. SPECIAL CARE SHALL BE TAKEN IN THE MULCHING OPERATION NOT TO OVER-MULCH OR COVER THE BASE OF TREES AND SHRUBS. THIS CAN BE DETRIMENTAL TO THE HEALTH OF THE PLANTS.

WEEDING

ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.

PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

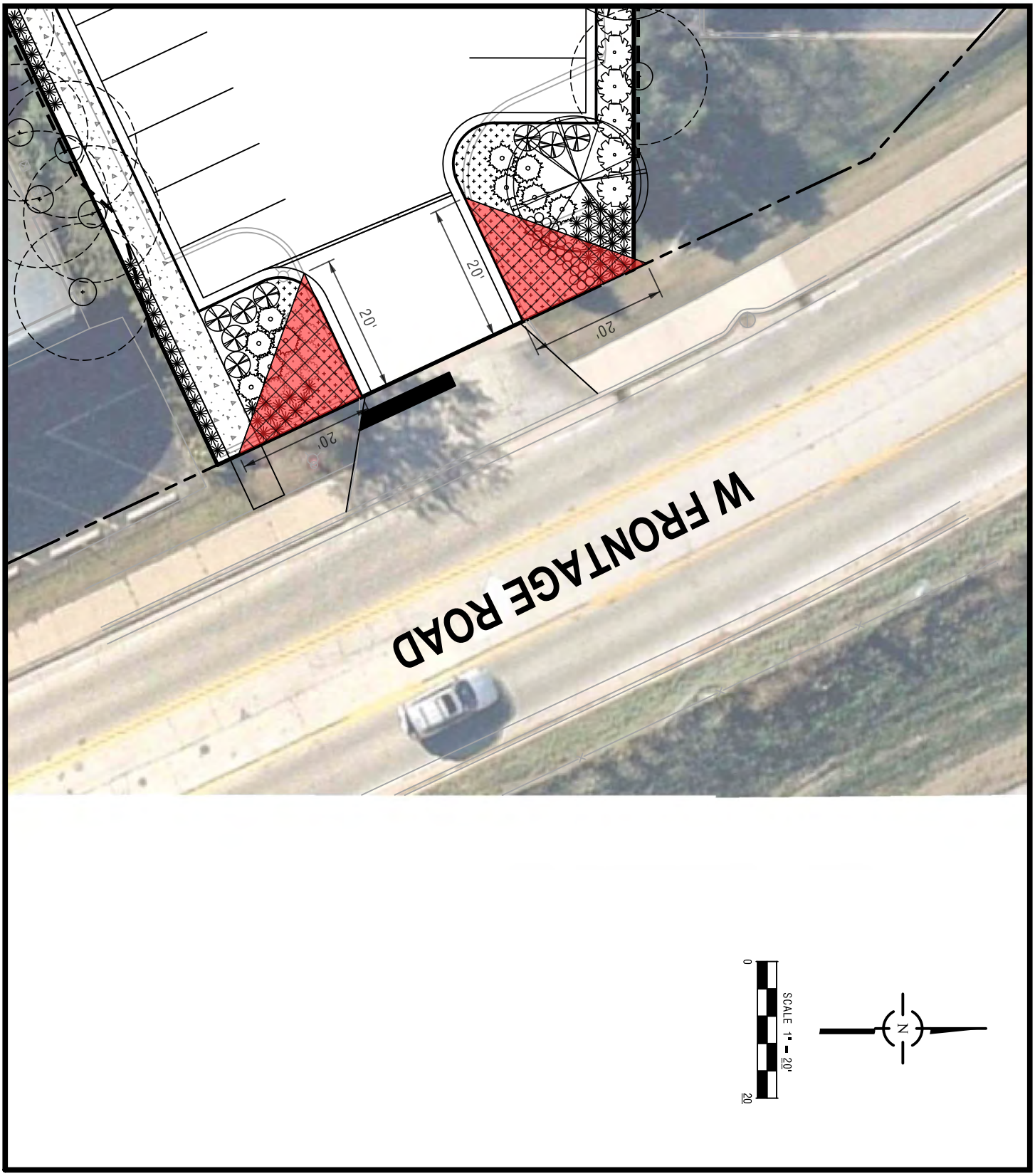
INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUNDCOVER

THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR.

FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.

PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED THROUGH PROPERLY TIMED

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SCALE 1" = 20'
20

N

Spaceco
Civil Engineering & Surveying
spacecoinc.com
Rosemont, IL – Morris, IL – Indianapolis, IN

DATE: 02/18/26
FILENAME: 13653P-
JOB NO: 13653

SITE TRIANGLE EXHIBIT

NORTHFIELD MEDICAL OFFICE
NORTHFIELD, ILLINOIS

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

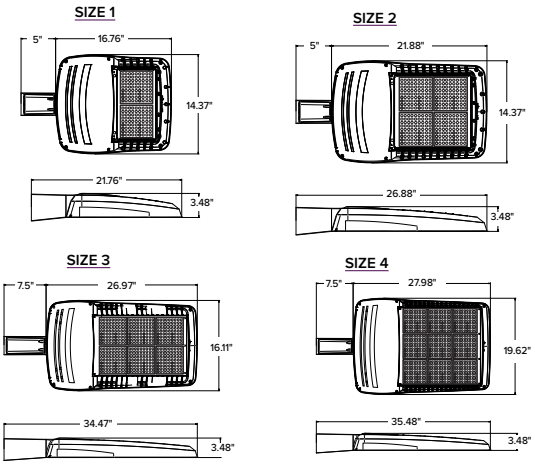
VIPER LUMINAIRE

MICRO STRIKE | SILICONE STRIKE | OPTICS STRIKE

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped





c UL us IP65 IP66 IK10 | DLC LISTED | DLC LISTED PREMIUM | ida DARK SKY APPROVED 2016 | BAA | TAA

CONTROL TECHNOLOGY

NX CONNECT | NX WIRED | NX WIRELESS | LIGHTGRID

SERVICE PROGRAMS

STOCK | QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Silicone Strike Optics (40, 80, 120, or 180 LED counts) maximize uniformity in applications and provides the highest LPW. These include an integral gasket allowing for IP66 rating. Catalog logic found on page 4.
- All optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard. Select CD option to have dimming leads extended outside the luminaire. Must specify if wiring leads are to be greater than the 6" standard.

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CONTROLS (CONTINUED)

- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated with Strike and Microstrike optics. Fixture is IP66 rated with Silicone Strike optics.
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions).
- FCC CFR Title 47 Part 15, Class A
- IK10 (Silicone Strike Optics Only)

WARRANTY

- 5 year warranty

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VIPER Area/Site

VIPER LUMINAIRE

F1

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SILICONE STRIKE OPTIC – ORDERING GUIDE

Example: VP-SS-1-40L-75-4K7-4W-UNV-ASQU-BLT

CATALOG #

VP –

Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	**SS** Strike Silicone	**1** Size 1	**40L-35** 35W, 5,500 Lumens	**22K7** 2200K, 70 CRI	**2** Type 2	**BLANK** No Rotation	**UNV** 120-277V
			40L-50 50W, 7,500 Lumens	**27K7** 2700K, 70 CRI	**3** Type 3	**L** Optic rotation left	**120** 120V
			40L-65 65W, 10,000 Lumens	**27K8** 2700K, 80 CRI	**4W** Type 4 Wide	**R** Optic rotation right	**208** 208V
			40L-80 80W, 12,500 Lumens	**3K7** 3000K, 70 CRI	**4F** Type 4 Forward		**240** 240V
			40L-100 100W, 15,000 Lumens	**3K8** 3000K, 80 CRI	**5QM** Type 5 Square Medium		**277** 277V
			40L-120 120W, 17,500 Lumens	**35K8** 3500K, 80 CRI	**5QW** Type 5 Square Wide		**347** 347V
			40L-140 140W, 20,000 Lumens	**4K7** 4000K, 70 CRI			**480** 480V
			40L-170 170W, 22,500 Lumens	**4K8** 4000K, 80 CRI			
			40L-195 195W, 25,000 Lumens	**5K7** 5000K, 70 CRI			
		2 Size 2	**80L-75** 75W, 12,500 Lumens	**5K8** 5000K, 80 CRI			
			80L-90 90W, 15,000 Lumens				
			80L-105 105W, 17,500 Lumens				
			80L-130 130W, 21,000 Lumens				
			80L-155 155W, 24,000 Lumens				
			80L-175 175W, 27,000 Lumens				
			80L-205 205W, 30,000 Lumens				
			80L-225 225W, 33,000 Lumens				
			80L-250 250W, 36,000 Lumens				
			80L-280 280W, 40,000 Lumens				
		3 Size 3	**120L-190** 190W, 30,000 Lumens				
			120L-205 205W, 33,000 Lumens				
			120L-230 230W, 36,000 Lumens				
			120L-265 265W, 40,000 Lumens				
			120L-295 295W, 44,000 Lumens				
			120L-320 320W, 48,000 Lumens				
			120L-355 355W, 52,000 Lumens				
			120L-380 380W, 55,000 Lumens				
			120L-420 420W, 60,000 Lumens				
		4 Size 4	**180L-275** 275W, 44,000 Lumens				
			180L-295 295W, 48,000 Lumens				
			180L-335 335W, 52,000 Lumens				
			180L-360 360W, 55,000 Lumens				
			180L-395 395W, 60,000 Lumens				
			180L-435 435W, 65,000 Lumens				
			180L-470 470W, 70,000 Lumens				
			180L-510 510W, 75,000 Lumens				
			180L-550 550W, 80,000 Lumens				

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VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE OPTIC – ORDERING GUIDE (CONTINUED)

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole [3]
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole [3]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [3]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [3]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
BC	Backlight Control (3%)
MBC	Max Backlight Control (1.5%)
LCC	Left Corner Control
RCC	Right Corner Control
F	Fusing
E	Battery Backup [1,2,7,8,9]
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
TB	Terminal Block
CD	Customer Dimming
LS	Lumen Switch

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]

Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [13]
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens [13]
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [13]
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]

Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [12]
ADT	AutoDim Time of Day Dimming [12]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 2.75"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
12 - Please refer to page 8 for AutoDim ordering guide
13 - BTSO and BTS are only compatible at 50W or greater.

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VIPER Area/Site

VIPER LUMINAIRE

F2

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SILICONE STRIKE OPTIC – ORDERING GUIDE

Example: VP-SS-1-40L-75-4K7-4W-UNV-ASQU-BLT

CATALOG #

VP –

Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
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			40L-50 50W, 7,500 Lumens	**27K7** 2700K, 70 CRI	**3** Type 3	**L** Optic rotation left	**120** 120V
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			40L-80 80W, 12,500 Lumens	**3K7** 3000K, 70 CRI	**4F** Type 4 Forward		**240** 240V
			40L-100 100W, 15,000 Lumens	**3K8** 3000K, 80 CRI	**5QM** Type 5 Square Medium		**277** 277V
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			40L-140 140W, 20,000 Lumens	**4K7** 4000K, 70 CRI			**480** 480V
			40L-170 170W, 22,500 Lumens	**4K8** 4000K, 80 CRI			
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		2 Size 2	**80L-75** 75W, 12,500 Lumens	**5K8** 5000K, 80 CRI			
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			80L-105 105W, 17,500 Lumens				
			80L-130 130W, 21,000 Lumens				
			80L-155 155W, 24,000 Lumens				
			80L-175 175W, 27,000 Lumens				
			80L-205 205W, 30,000 Lumens				
			80L-225 225W, 33,000 Lumens				
			80L-250 250W, 36,000 Lumens				
			80L-280 280W, 40,000 Lumens				
		3 Size 3	**120L-190** 190W, 30,000 Lumens				
			120L-205 205W, 33,000 Lumens				
			120L-230 230W, 36,000 Lumens				
			120L-265 265W, 40,000 Lumens				
			120L-295 295W, 44,000 Lumens				
			120L-320 320W, 48,000 Lumens				
			120L-355 355W, 52,000 Lumens				
			120L-380 380W, 55,000 Lumens				
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		4 Size 4	**180L-275** 275W, 44,000 Lumens				
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			180L-335 335W, 52,000 Lumens				
			180L-360 360W, 55,000 Lumens				
			180L-395 395W, 60,000 Lumens				
			180L-435 435W, 65,000 Lumens				
			180L-470 470W, 70,000 Lumens				
			180L-510 510W, 75,000 Lumens				
			180L-550 550W, 80,000 Lumens				

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VIPER Area/Site

VIPER LUMINAIRE

F2A

DATE: LOCATION:

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SILICONE STRIKE OPTIC – ORDERING GUIDE

Example: VP-SS-1-40L-75-4K7-4W-UNV-ASQU-BLT

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VP Viper	**SS** Strike Silicone	**1** Size 1	**40L-35** 35W, 5,500 Lumens	**22K7** 2200K, 70 CRI	**2** Type 2	**BLANK** No Rotation	**UNV** 120-277V
			40L-50 50W, 7,500 Lumens	**27K7** 2700K, 70 CRI	**3** Type 3	**L** Optic rotation left	**120** 120V
			40L-65 65W, 10,000 Lumens	**27K8** 2700K, 80 CRI	**4W** Type 4 Wide	**R** Optic rotation right	**208** 208V
			40L-80 80W, 12,500 Lumens	**3K7** 3000K, 70 CRI	**4F** Type 4 Forward		**240** 240V
			40L-100 100W, 15,000 Lumens	**3K8** 3000K, 80 CRI	**5QM** Type 5 Square Medium		**277** 277V
			40L-120 120W, 17,500 Lumens	**35K8** 3500K, 80 CRI	**5QW** Type 5 Square Wide		**347** 347V
			40L-140 140W, 20,000 Lumens	**4K7** 4000K, 70 CRI			**480** 480V
			40L-170 170W, 22,500 Lumens	**4K8** 4000K, 80 CRI			
			40L-195 195W, 25,000 Lumens	**5K7** 5000K, 70 CRI			
		2 Size 2	**80L-75** 75W, 12,500 Lumens	**5K8** 5000K, 80 CRI			
			80L-90 90W, 15,000 Lumens				
			80L-105 105W, 17,500 Lumens				
			80L-130 130W, 21,000 Lumens				
			80L-155 155W, 24,000 Lumens				
			80L-175 175W, 27,000 Lumens				
			80L-205 205W, 30,000 Lumens				
			80L-225 225W, 33,000 Lumens				
			80L-250 250W, 36,000 Lumens				
			80L-280 280W, 40,000 Lumens				
		3 Size 3	**120L-190** 190W, 30,000 Lumens				
			120L-205 205W, 33,000 Lumens				
			120L-230 230W, 36,000 Lumens				
			120L-265 265W, 40,000 Lumens				
			120L-295 295W, 44,000 Lumens				
			120L-320 320W, 48,000 Lumens				
			120L-355 355W, 52,000 Lumens				
			120L-380 380W, 55,000 Lumens				
			120L-420 420W, 60,000 Lumens				
		4 Size 4	**180L-275** 275W, 44,000 Lumens				
			180L-295 295W, 48,000 Lumens				
			180L-335 335W, 52,000 Lumens				
			180L-360 360W, 55,000 Lumens				
			180L-395 395W, 60,000 Lumens				
			180L-435 435W, 65,000 Lumens				
			180L-470 470W, 70,000 Lumens				
			180L-510 510W, 75,000 Lumens				
			180L-550 550W, 80,000 Lumens				

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VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE OPTIC – ORDERING GUIDE (CONTINUED)

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole [3]
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole [3]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [3]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [3]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
BC	Backlight Control (3%)
MBC	Max Backlight Control (1.5%)
LCC	Left Corner Control
RCC	Right Corner Control
F	Fusing
E	Battery Backup [1,2,7,8,9]
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
TB	Terminal Block
CD	Customer Dimming
LS	Lumen Switch

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]

Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [13]
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens [13]
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens [13]
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]

Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [12]
ADT	AutoDim Time of Day Dimming [12]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 2.75"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
12 - Please refer to page 8 for AutoDim ordering guide
13 - BTSO and BTS are only compatible at 50W or greater.

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EXO OUTDOOR LIGHTING

SSSH Series Poles

SQUARE STRAIGHT STEEL

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

SPECIFICATIONS

CONSTRUCTION

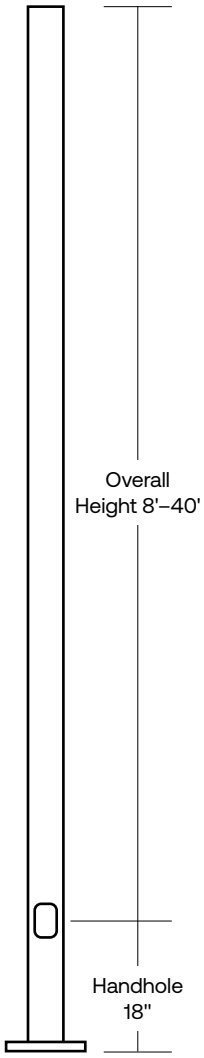
- Shaft: One-piece straight steel with square cross section, flat sides and minimum 0.23" radius on all corners; Minimum yield of 46,000 psi (ASTM-A500, Grade B); Longitudinal weld seam to appear flush with shaft side wall; Steel base plate with axial bolt circle slots welded to pole shaft having minimum yield of 36,000 psi (ASTM A36)
- Base cover: Two-piece square aluminum base cover included standard
- Pole cap: Pole shaft supplied with removable cover when applicable; Tenon and post-top configurations also available
- Hand hole: Rectangular 3x5 steel hand hole frame (2.38" x 4.38" opening); Mounting provisions for grounding lug located behind gasketed cover
- Anchor bolts: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling
  - Anchor bolt part numbers: 3/4 x 30 x 3 — TAB-30-M38
1 x 36 x 4 — TAB-36-M38
- Super Durable polyester-TGIC powder coat finish with nominal 3.0 mil thickness. Meets or exceeds AAMA 2604 standards.

INSTALLATION

- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

WAREHOUSE 'STOCKED' POLES:

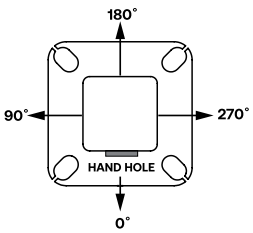
- SSSH20-40A-4-HV-DB-WPO and SSSH25-40A-4-HV-DB-WPO (Pole only, must order kit SSSHSTK4KIT for anchor bolts and cap)
- The HV designation in the above catalog numbers is a combination of the S2 pattern and the B3 pattern



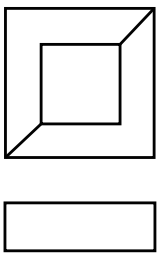
SERVICE PROGRAMS

QS10

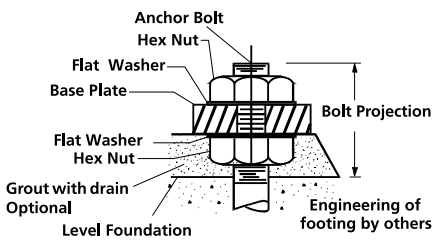
BASE



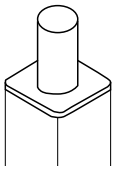
BASE COVER



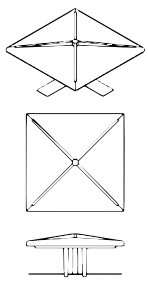
BASE DETAIL



TENON



POLE CAP



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EXO OUTDOOR LIGHTING

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

SSSH Series Poles

SQUARE STRAIGHT STEEL

16' fixture height

Gray Shading = Service Program Limit of 15 poles QS10

ORDERING INFORMATION

Example: SSSH25–40A–2L–S2–DBT–UL

SSSH –

Series	Height	Shaft	Thickness	Mounting	Drill Pattern	Finish	Options
SSSH Square Straight Steel Pole EXO	Reference page 3 Ordering matrix	Reference page 3 Ordering matrix	Reference page 3 Ordering matrix A - .125" Wall B - .188" Wall C - .250" Wall	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 4 Four fixtures at 90° TA Tenon (2.38" OD x 4" Tall) TB Tenon (2.88" OD x 4" Tall) TC Tenon (3.5" OD x 6" Tall) TR[1] Removable Tenon (2.38" x 4") OT Open Top (includes pole cap)	B3 2 bolt (2-1/2" spacing), Ratio S2 2 bolt (3-1/2" spacing) UDP Universal Drill Pattern	BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Bronze Gloss Smooth GTT Graphite Matte Textured LGT Light Grey Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VGT Verde Green Textured **Color Option** CC Custom Color[2]	GFI[3] 20 Amp GFCI Receptacle and Cover EHH[3] Extra Handhole C05[3] .5" Coupling C07[3] .75" Coupling C20[3] 2" Coupling MPB[3] Mid-pole Luminaire Bracket VM1[4] Mode vibration dampener VM2[5] 2nd mode vibration dampener LAB Less Anchor Bolts UL[6] UL Certified

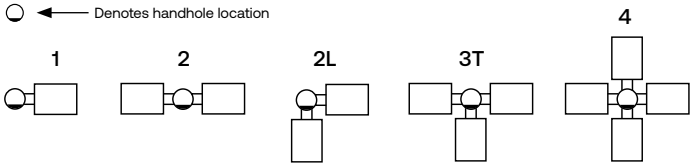
Accessories (Order Separately)

	Part Number	Description
☐	A81999-0001	Field-installed 2nd mode vibration dampener - VM2S08
☐	A81999-0005	Field-installed 2nd mode vibration dampener - VM2S10
☐	A81999-0004	Field-installed 2nd mode vibration dampener - VM2S12
☐	A81999-0003	Field-installed 2nd mode vibration dampener - VM2S14
☐	A81999-0007	Field-installed 2nd mode vibration dampener - VM2S16
☐	A81999-0006	Field-installed 2nd mode vibration dampener - VM2S18
☐	A81999-0002	Field-installed 2nd mode vibration dampener - VM2S20
☐	A81999-0009	Field-installed 2nd mode vibration dampener - VM2S24
☐	A81999-0008	Field-installed 2nd mode vibration dampener - VM2S25
☐	SSSHSTK4KIT	Pole Cap and anchor bolt kit

1 Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "TR" notation. Example: SSS-H-25-40-A-1-S2-TR-DB.
2 Custom colors available; RAL number preferable
3 Specify option location using logic found on page 3 (Option Orientation).
4 VM1 recommended on poles 20' and taller with EPA of less than 1.
5 There will be a weld witness mark on the side of the pole with the Factory installed VM2
6 UL not available with tenon on pole

MOUNTING ORIENTATION

Denotes handhole location



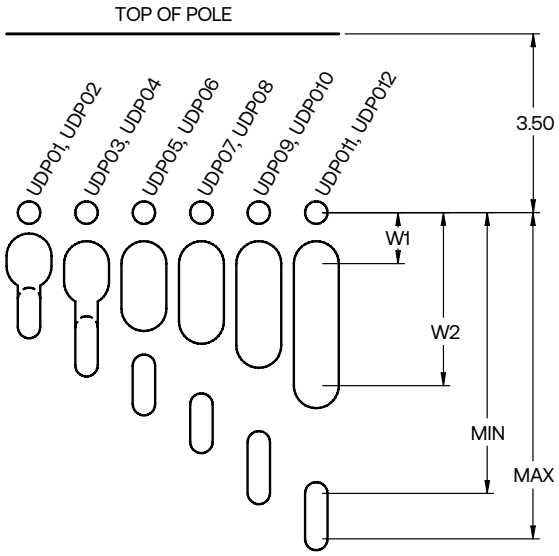
STOCKED POLE ORDERING LOGIC

Catalog #	Description
SSSH20-40A-4-HV-DB-WPO	Square Steel pole, 20', 4' square cross-section, 1/8" wall thickness, Dark Bronze Matte Textured paint. Pole only, no anchor bolts, base cover or pole cap included.
SSSH25-40A-4-HV-DB-WPO	Square Steel pole, 25', 4' square cross-section, 1/8" wall thickness, Dark Bronze Matte Textured paint. Pole only, no anchor bolts, base cover or pole cap included.
SSSHSTK4KIT	Stock kit includes anchor bolts, template, base cover and plastic pole cap. Must be ordered separately from pole.

Note: the HV drill pattern is a combination of the S2 pattern and B3 pattern.

DRILL PATTERNS

UNIVERSAL DRILL PATTERN (UDP)



Two Bolt Mounting with Center Wireway						
Mounting Hardware	Universal Mounting Patterns					
⅜" or less	UDP01	UDP03	UDP05	UDP07	UDP09	UDP011
7/16" to ½"	UDP02	UDP04	UDP06	UDP08	UDP010	UDP012
"Min" Attachment Dimension	1.69	2.25	3.00	3.76	4.50	5.50
"Max" Attachment Dimension	2.24	2.99	3.75	4.49	5.49	6.00
W1 (Wireway min)	0.85	1.00	1.00	1.00	1.00	1.00
W2 (Wireway max)	1.05	1.36	1.88	2.13	2.60	3.00

UDP to accommodate 3rd Party Luminaires. Current Brands only utilize exact drill patterns as published.

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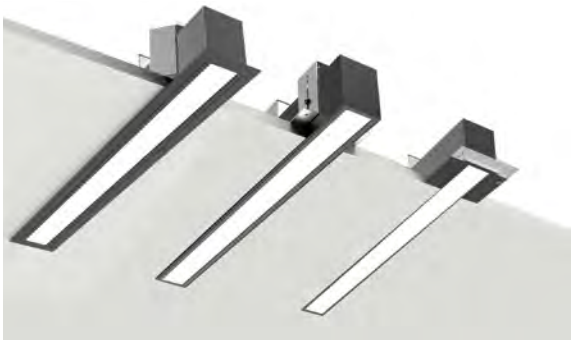
RNR
RECESSED

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PURSUIT RECESSED



FEATURES

- 2', 3', 4', 6' & 8' Housing Lengths
- Sections can be joined for runs up to 150' with seamless lens
- IP66 rated
- Symmetric, Asymmetric, Wall Graze & Wall Wash Distributions
- Output up to 1,000 lm/ft
- Drywall Flangeless, Drywall Flange, Drywall Spackle Flange recessed mounting options

c UL us LISTED IP66 IK08

CONTROL TECHNOLOGY

SiteSync NX DISTRIBUTED INTELLIGENCE

RELATED PRODUCTS

RNI RNID RND

PHOTOMETRY BROCHURE DIMENSIONAL DRAWINGS

SPECIFICATIONS

CONSTRUCTION
- The housing endcaps are diecast while the rest of housing is extrusion AL6063-T5
- Standard configurations have an extrusion Acrylic lens, clear or diffused. No glass lens
- All internal and external hardware is stainless steel
- Luminaire finish consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.

OPTICS
- LEDs are mounted to a FR4 printed circuit board assembly
- Optical lenses is clear extruded PMMA acrylic
- Optical array is recessed in order to shield each LED optic across the length of the aperture
- The luminaire is IP66 rated
- Secondary external lens is 1/16" diffuse acrylic

INSTALLATION
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL
- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed
- "Thermal Shield", secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers have greater than a 0.9 power Factor and less than 20% harmonic distortion

ELECTRICAL (CONTINUED)
- Luminaires will have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry-standard 8/20uSec wave and surge rating of 372J on page 1
- Integral battery backup provides emergency path of egress lighting for the required 90 minutes for 0˚C to 40˚C ambient temperature, excluding 2' fixture

CONTROLS
- Button photo control for dusk to dawn energy savings
- Photocell is factory installed in accessory housing. For multiple/continuous row applications, one fixture is supplied with a photocell to operate multiple luminaires
- Dimming Occupancy Sensor-SCP
- 0-10V dimming leads available for use with control devices provided by others

SITESYNC™1
- SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/products/sitesync for more details.

NX DISTRIBUTED INTELLIGENCE™
- Hubbell Control Solutions' NX Distributed Intelligence™ lighting control platform utilizes a Distributed Network Architecture (DNA) that connects intelligent devices including luminaires, controllers, panels, occupancy.

CONTROLS (CONTINUED)
- sensors, photocells, wall switches and dimmers, creating a system with an unmatched level of reliability, scalability and simplicity
- Photocell adapter includes an internal twist lock receptacle. Photocell by others.

CERTIFICATIONS
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and -25˚C to 40˚C ambient temperatures
- IP66 Rated
- IP68 Rated Connector Cables
- RoHS Compliant
- ANSI C136.31-2010 Vibration tested and compliant 1.5G
- IEC 66262 Mechanical Impact Code IK08.
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 5/29/2020. See Buy American Solutions. o

WARRANTY
- See HLI Standard Warranty for additional information

KEY DATA	
LUMEN RANGE	823-10,578
WATTAGE RANGE	13-103
EFFICACY RANGE (LPW)	59-115
LIFE (HOURS)	L70> 60,000
INPUT CURRENT RANGE (mA)	320-1440
WEIGHT	38 lbs/17 kg
EPA	1.53

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RNR RECESSED F6

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ORDERING GUIDE

Example: RN-R-8-8-7-3K8-SM-DL-UNV-D-PCWH

CATALOG # RNR-LENGTH-X-3-4K8-SM-DL-UNV-MOUNTING-FINISH

HOUSING

RN

Housing	Light Engine	Row Length	Maximum Fixture Section Length	Lumen Output	CCT/CRI	Distributions
RN Pursuit	**R** Recessed	Manual Input (150' Max length. round up to nearest whole foot)	**2** [1] 2' Fixture **3** 3' Fixture **4** 4' Fixture **6** 6' Fixture **8** 8' Fixture	**3** [2] 300 lumens/ft **5** 500 lumens/ft **7** 750 lumens/ft **10** 1000 lumens/ft	**27K8** [2] 2700K, 80 CRI **27K9** [2] 2700K, 90 CRI **3K7** 3000K, 70 CRI **3K8** 3000K, 80 CRI **3K9** 3000K, 90 CRI **35K8** [2] 3500K, 80 CRI **35K9** [2] 3500K, 90 CRI **4K7** 4000K, 70 CRI **4K8** 4000K, 80 CRI **4K9** [2] 4000K, 90 CRI **5K7** 5000K, 70 CRI **5K8** [2] 5000K, 80 CRI **5K9** [2] 5000K, 90 CRI	**Direct Distributions** **SM** Symmetrical **AS** Asymmetrical **WG** Wall Graze **WW** Wall Wash

Shielding	Voltage	Mounting	Options	Finish
DL Diffuse Lens **CL** Clear Lens	**UNV** 120-277V **347** 347V **480** 480V	**D** Flangeless **DF** Flange **DS** Spackle Flange	**EMF1** End Power Feed at one end **EMF2** End Power Feed at both ends **Photocell Options** **PC** Button Photocell [3] **Control Options-Not with PC** [3] **SCP** Remote control programmable line voltage occupancy sensor **SWUSB** SiteSync™ Software on USB **SWTAB** SiteSync™ Windows Tablet **SWBRG** SiteSync™ Wireless Bridge Node **SCPREMOTE** Remote control for SCP option. Order at least one per project to program and control the occupancy sensor [6] **SWP** SiteSync Wireless **SWPM** SiteSync Wireless with SCP **NXWE** NX Wireless Enabled **NXOSW** NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting **Emergency Battery Option** **EM** [4] Battery Backup Unit (0°C)	**BLS** Black Gloss Smooth **BLT** Black Matte Textured **DBS** Dark Bronze Gloss Smooth **DBT** Dark Bronze Matte Textured **GTT** Graphite Matte Textured **LGS** Light Grey Gloss Smooth **LGT** Light Grey Matte Textured **PSS** Platinum Silver Gloss Smooth **VGT** Verde Green Matte Textured **WHS** White Gloss Smooth **WHT** White Matte Textured **Color Option** **CC** [5] Custom Color

[1] 480V not available
[2] Consult factory for additional details
[3] Requires auxiliary housing. Fixture length will increase
[4] Integral battery backup for 3, 4, 6 and 8 foot versions only. Not available on 2' housing
[5] Consult factory for custom color, marine and corrosive finish options
[6] Required for fixtures that have SCP option. Must also order SiteSync Software USB and/or SiteSync Windows Tablet. Sensitivity of motion sensor and Photocell cannot be adjusted without the SCP Remote

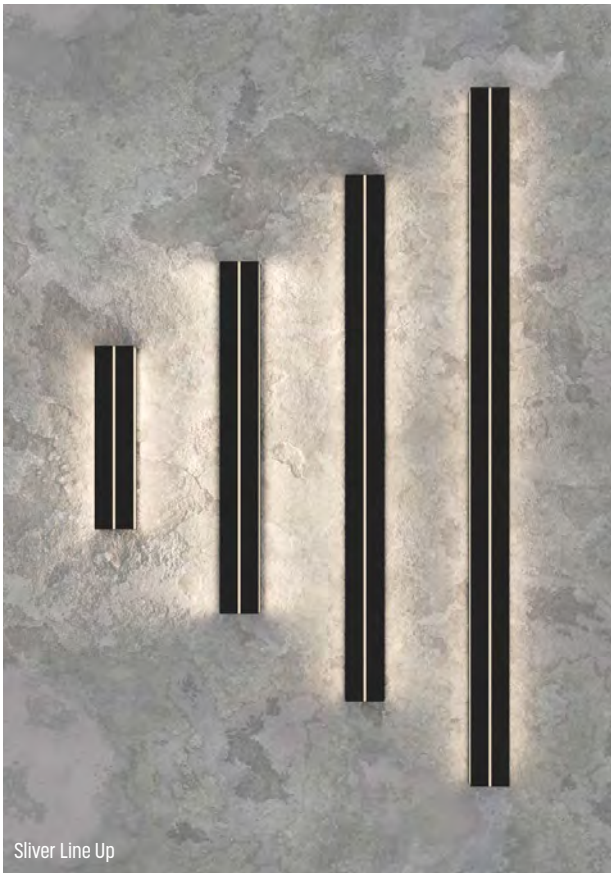
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SLIVER

ARCHITECTURAL SCALE, WET-LISTED EXTERIOR WALL SCONCE



Sliver 90" in Black


Sliver Line Up

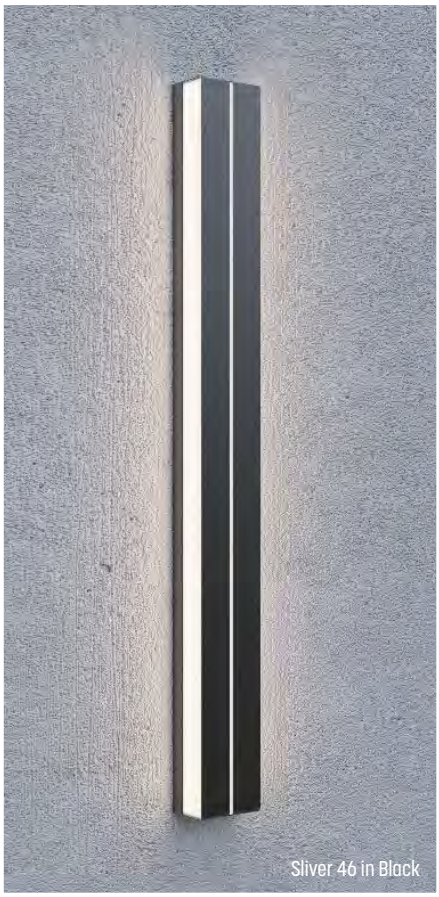
APPLICATIONS	Contract grade, narrow, modern, direct/indirect ambient luminaire for exterior applications: flanking doors, lobby entrances or between windows. Suitable for marine environments.
SIZES	• 24"L x 4.6"W x 3" Deep, 6 lbs • 46"L x 4.6"W x 3" Deep, 12 lbs • 69"L x 4.6"W x 3" Deep, 18 lbs • 90"L x 4.6"W x 3" Deep, 26 lbs
MOUNTING	• Metal bracket(s) mounted to exterior surface. Junction box can be anywhere behind the fixture allowing for flexible mounting. • Can be mounted vertically or horizontally
SPECIFICATIONS	• UL Wet Listed • 120V input (For 277V, contact factory) • ADA Compliant • BABA
LAMPING	• High-efficiency integrated LED module. Field replaceable • 90+ CRI • Wattage and Lumens: 24": 10W, 293 LM 46": 20W, 586 LM 69": 30W, 879 LM 90": 40W, 1172 LM • Available Color Temperatures: 2700K (warm) 3000K (warm/neutral) 3500K (neutral/cool) 4000K (cool) • Dimming: ELV/Triac 100 to 10%.
CONSTRUCTION	Fabricated in our California factory out of marine-grade aluminum with an industrial powder coat finish. Impact resistant F1 rated white acrylic lens.

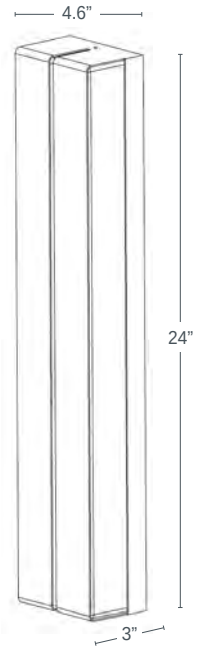
SLIVER F7

ARCHITECTURAL SCALE, WET-LISTED EXTERIOR WALL SCONCE

alva®


Sliver 90 and Sliver 69 in Black

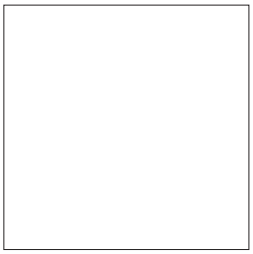

Sliver 46 in Black

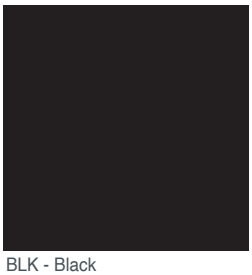


METAL POWDER COAT FINISH OPTIONS

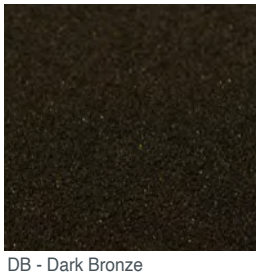

ESN - Enviro Satin Nickel


EOB - Enviro Oil-Rubbed Bronze


WHT - White


BLK - Black


GR - Graphite


DB - Dark Bronze

ORDER CODE:

Sliver			
MODEL	LENGTH	METAL TRIM *POWDER COAT FINISH OPTIONS*	CCT
Sliver	**24** 24” **46** 46” **69** 69” **90** 90”	**ESN** Enviro Satin Nickel **EOB** Enviro Oil-Rubbed Bronze **GR** Graphite **DB** Dark Bronze **WHT** White **BLK** Black	**2700** 2700K (warm) **3000** 3000K (warm/neutral) **3500** 3500K (neutral/cool) **4000** 4000K (cool)

BEACON
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RATIO Wall

RWL1/RWL2 LED WALLPACK

DATE: LOCATION:

TYPE: PROJECT:

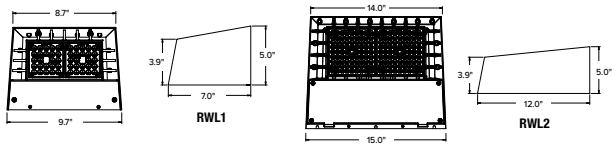
CATALOG #:

MICROSTRIKE | OPTICS STRIKE

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, LightGRID+ and 7-Pin with networked controls
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada





CONTROL TECHNOLOGY

NX CONNECT NX WIRED NX WIRELESS LIGHTGRID

SERVICE PROGRAM

QS10

	Weight
RWL1	6.5 lbs / 2.95 kg
RWL2	16.5 lbs / 7.48 kg

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 48 or 160 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI/80 CRI) CCT
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions. Type II only available in RWL2 configurations

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Integral back box contains 1/2" conduit hubs
- Integral backbox provided as standard with selection of some options

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option for all wattages above 35W
- Ambient operating temperature -40˚C to 40˚C
- Driver RoHS and IP66

ELECTRICAL (CONTINUED)

- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than 6" standard.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -25˚C to 40˚C. RWL1 battery is 12.5W RWL2 battery is 18W

CONTROLS (CONTINUED)

- Dual Driver and Dual Power Feed options creates product configuration with 2 internal drivers for code compliance
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- Certified to UL 1598 and CSA 22.2#250.0-24 for wet locations
- IP65 rated housing
- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.

Ł Emergency bat˜ery backup options are California Energy Commission (CEC) Title 20 Compliant

Ł Meets IDA requirements using 3K CCT con˚guration at 0 degrees or til˜

WARRANTY

- 5 year limited warranty

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BEACON
design . performance . technology

RATIO Wall

RWL1/RWL2 LED WALLPACK

F9

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

Gray Shading = Service Program Limit of 15 luminaires QS10

ORDERING GUIDE

Example: RWL1–48L-10–3K7–2–UNV–BLS–E

CATALOG # _____

Series		# LEDs - Wattage		CCT/CRI		Distribution		Voltage		Color	
RWL1	Micro Strike Optics	**48L-10**	1,000 Lumens	**3K7**	3000K, 70 CRI	**2**	IES TYPE II	**UNV**	120-277V	**BLT**	Black Matte Textured
		48L-15	2,000 Lumens	**4K7**	4000K, 70 CRI	**3**	IES TYPE III	**120**	120V	**BLS**	Black Gloss Smooth
		48L-20	2,500 Lumens [5, 6]	**5K7**	5000K, 70 CRI	**4F**	IES TYPE IV Forward	**208**	208V	**DBT**	Dark Bronze Matte Textured
		48L-25	3,500 Lumens	**3K8**	3000K, 80 CRI	**4W**	IES TYPE IV Wide	**240**	240V	**DBS**	Dark Bronze Gloss Smooth
		48L-35	4,500 Lumens	**4K8**	4000K, 80 CRI			**277**	277V	**GTT**	Graphite Matte Textured
		48L-45	5,500 Lumens [5, 6]	**5K8**	5000K, 80 CRI			**347**	347V	**LGS**	Light Grey Gloss Smooth
RWL2	Micro Strike Optics	**160L-45**	6,500 Lumens					**480**	480V	**LGT**	Light Grey Matte Textured
		160L-50	7,500 Lumens							**PSS**	Platinum Silver Smooth
		160L-65	9,500 Lumens							**WHT**	White Matte Textured
		160L-80	11,000 Lumens							**WHS**	White Gloss Smooth
		160L-95	13,000 Lumens							**VGT**	Verde Green Textured
		160L-115	15,000 Lumens							**Color Option**	
		160L-135	17,500 Lumens							**CC**	Custom Color
		160L-155	19,500 Lumens								
RWL2	Strike Optics	**36L-39**	5,500 Lumens, Strike								
		36L-55	7,500 Lumens, Strike								
		36L-85	10,000 Lumens, Strike								
		36L-105	12,500 Lumens, Strike								
		36L-120	14,000 Lumens, Strike								

Control Options Network	
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [2, 7, 12]
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [2, 7, 12]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [2, 7, 12]
WIR	LightGRID+ In-Fixture Module [2, 9]
Stand Alone Sensors	
SCP-8F	Remote control programmable line voltage sensor [4, 5, 6, 8]
SCP-20F	Remote control programmable line voltage sensor [4, 5, 6, 8]
BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor [1, 2, 5, 7, 8]
BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor [1, 2, 5, 7, 8]
BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height [1, 2, 5, 7, 8]
Control Options	
7PR_	7-Pin Receptacle [8, 9]

Distribution	
F	Fusing [4]
E	Emergency Battery Backup [3, 8, 9]
EH	Emergency Battery w/ Heater Option [3, 8, 9]
2DR	Dual Driver [3, 9, 10]
2PF	Dual Power Feed [3, 9, 10]
PC	Button Photocontrol [5, 6, 11]
SP	10kA Surge Protector [11]

Notes:

1 Not available in RWL1
2 Cannot be combined with E, EH, 2DR, 2PF due to space constraints
3 Cannot be combined with Controls due to space constraints
4 Must specify voltage
5 Not available in 347V
6 Not available in 480V
7 Available in 480V in 95W, 115W, 155W only
8 Cannot be combined with 2DR or 2PF
9 Located in integral backbox which will be automatically added to the fixture if selected
10 Not available in RWL1-48L in 10W, 15W, or 20W
11 SP and PC cannot be combined due to space constraints
12 SP and PC cannot be combined due to space constraints
* Based on space limitations, some options may not be combined. Consult Factory.

CONTROLS

Control Options	
Standalone	
SCPREMOTE	Order at least one per project location to program and control

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

	Catalog Number	Description
☐	**WP-BB-XXX**	Accessory for conduit entry [1]

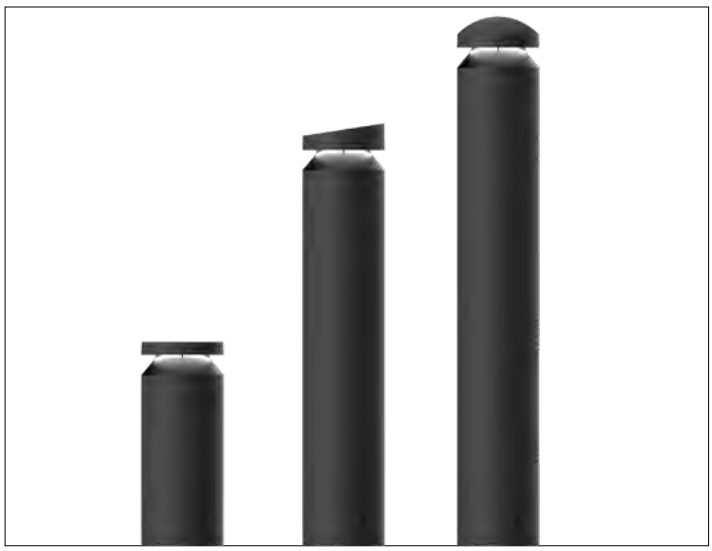
Notes:

1 replace "xxx" with color option

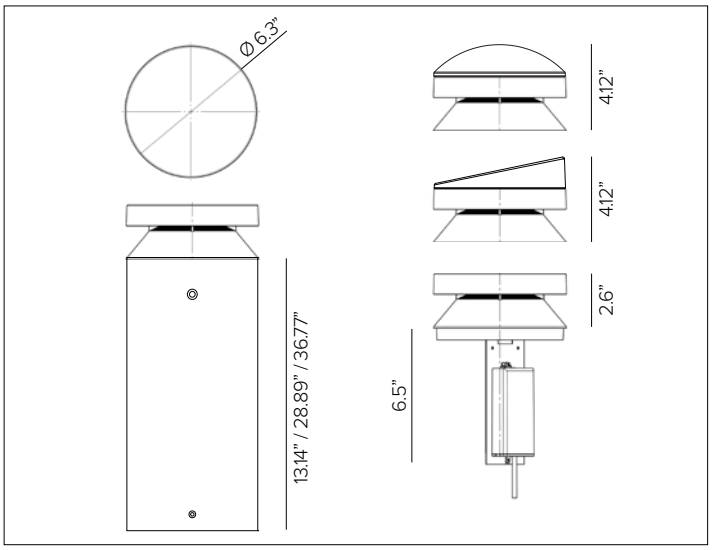
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MR. BO

Radial Emission LED Bollard



Flat Top version shown. *Angle Top version shown.* *Domed Top version shown.*



Dark Sky · Marine [G] · RoHS3 · IP66 · cULus

CONCEPT

Radial-emission LED bollard specifically designed to light large open spaces.

FIXTURE MECHANICAL CHARACTERISTICS

Housing	Ø 6.3” Dia.
Materials	Powder coated anodized die-cast aluminum optical head with extruded body. Marine Grade cataphoresis [G] available as optional.
Finish	Textured finish. Ferrite Dark Grey · Black · White · Bronze Sandstone Grey · Heritage Brown
Power Connection	Factory shipped with IP68 quick disconnect at fixture and mating 4ft SJOOW 18-6 cable with purple and grey wires for 0-10V control.
Functionality	Available in three different heights - 16in, 32in and 40in nominal for flat head or 17in, 33in and 41in nominal for domed and angled heads. 316L grade stainless steel base and stainless steel anti-theft screws. Optional integral 90 minute emergency battery back at 8W output (14W 57% / 19W 42% / 27W 30%); ambient temperature not to drop below 0°C or exceed 50°C. Battery meets CEC Title 20 efficiency standards. Optional integral smart PIR motion sensor factory preset to 100% ON fade to 25% output after 30 minutes if no motion is detected, contact factory for custom settings.
BUG	B1-U0-G1 Dark Sky Compliant
Weight	16” – 6.5lbs / 32” – 10lbs / 40” – 13lbs 17” – 7.5lbs / 33” – 11lbs / 41” – 14lbs *(Includes fixture head assembly and post only)*
Protection	IP66
Resistance	IK10

CERTIFICATIONS

cULus Wet Location Listed E488257.
Tested in accordance with LM-79-08.
Compliant for California installations.
IEC 62471
RoHS3 EU 215/863

WARRANTY

5 year limited warranty.

ELECTRICAL CHARACTERISTICS

Driver	Integral 4/1 smart driver (Non-Dimmable / 0-10V / Reverse Phase / Forward Phase).
Wattage	27W (360°) / 19W (180°, 90°+90°) / 14W (90°)
Voltage	Universal Voltage 120-277V AC 50/60Hz
Ambient Temp.	-25°C / +35°C (95°F)

SOURCE

LED Chip on Board.

TM30	*CCT (Nominal)*	*CRI*	*Rf*	*Rg*	*SDCM*
	2700K	80	82	96	2
	3000K	80	83	96	2
	3500K	80	82	95	2
	4000K	80	82	95	2

Ra90 available upon request

OPTIC

Internal high reflective anodized aluminum reflector with transparent polycarbonate lens positioned horizontally under optical head with external black anti-glare control.

Beam		*360°*	*180°*	*90°*	*90°+90°*
Delivered Lumens	***2700K***	1,167Lm	873Lm	292Lm	598Lm
	3000K	1,217Lm	910Lm	305Lm	623Lm
	4000K	1,248Lm	933Lm	313Lm	639Lm

For 3500K lumen values use multiplier of 1.02 from 3000K.

Efficacy	52Lm/W max. Refer to photometric graphs for specific values.
Lifetime	L92/B10 30000hrs at max TA +25°C L90/B10 50000hrs at max TA +25°C
Photobiological Classification	Low risk safety RG1

SUSTAINABILITY

Luminaire designed for disposal/recycling at end-of-life. Replaceable LED light source and control gear by a Targetti technician.

MR. BO

SPECIFICATION INFORMATION

F10

MBB							/	/	
1	2	3	4	5	6	7	8	9	10
							OPTIONAL	REQUIRED	

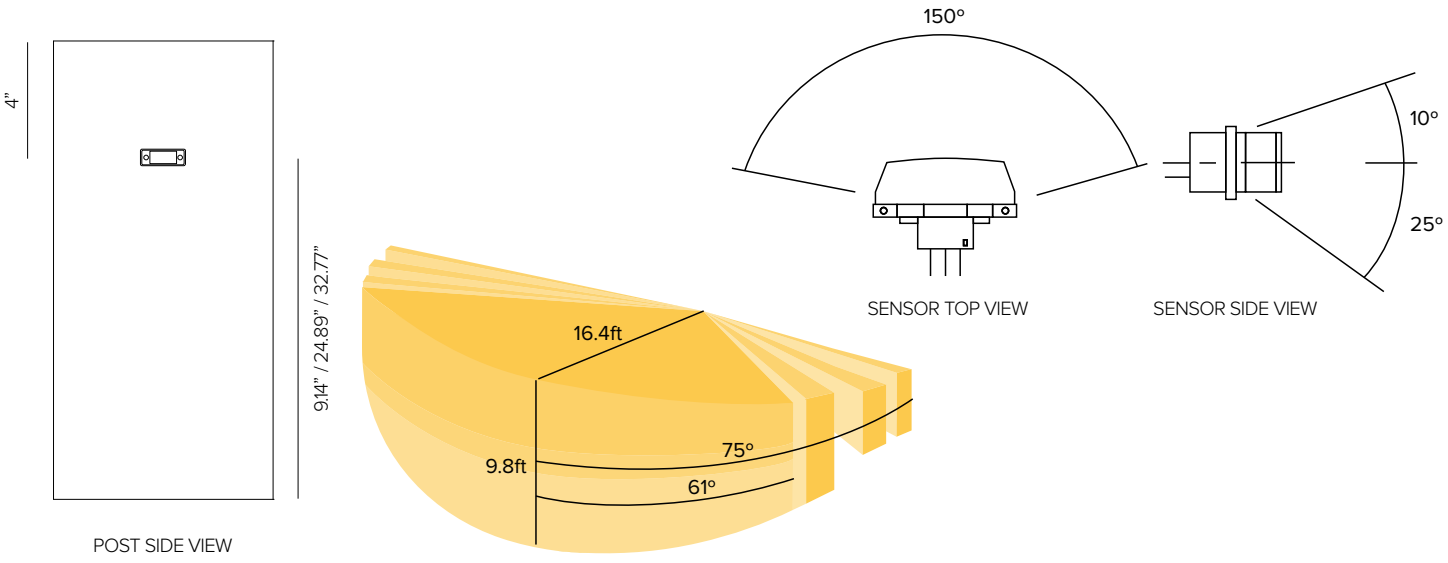
Ex: MBBA411736L330FE / 1US3448 / 1US2530

1 - PRODUCT CODE	2 - TOP	3 - DRIVER	4 - HEIGHT	5 - EMISSION	6 - WATTAGE	6 - KELVIN	7 - FINISH
MBB — MR. BO Bollard	**__** — Flat	**41** — 4/1 Smart Dimming *(Non-Dimming / 0-10V / Reverse Phase / Forward Phase)*	**16** — 16in	**36[D]** — 360°	**L3** — 27W	**27** — 2700K	**FE** — Ferrite Dark Grey
			32 — 32in	**18[C]** — 180°	**L2** — 19W	**30** — 3000K	**HB** — Heritage Brown
			40 — 40in	**99[C]** — 90°+90°		**35** — 3500K	**BZ** — Bronze
				90[B] — 90°	**L1** — 14W	**40** — 4000K	**WT** — White
	A — Angled	**41** — 4/1 Smart Dimming *(Non-Dimming / 0-10V / Reverse Phase / Forward Phase)*	**17** — 17in	**36[D]** — 360°	**L3** — 27W		**BT** — Black
			33 — 33in	**18[C]** — 180°	**L2** — 19W		**SG** — Sandstone Grey
	D — Domed		**41** — 41in	**99[C]** — 90°+90°			**RAL** — Custom RAL
				90[B] — 90°	**L1** — 14W		

8 - OPTIONAL	9 - MOUNTING	10 - INSTALLATION
__ — Blank no option	Ground Anchor Base *See section for details*	J-Box with sleeve *See section for details*
EM[E,F] — Emergency Battery Pack	Plate for Surface Installation *See section for details*	
MS[E] — Motion Sensor		
MG[G] — Marine Grade		

[B] 90° optic only available in 14W nominal.
[C] 90°+90° and 180° optics only available in 19W nominal.
[D] 360°optic only available in 27W nominal.
[E] 0-10V dimming control only available with EM and MS options.
[F] Not compatible with 16in or 17in height versions.
[G] Marine Grade is recommended for use in environments with occasional exposure to salt air, reclaimed water, fertilizers, chemical cleaners, or frequent pressure washing (steam) cleaning. Fixture housing complete with marine grade cataphoresis suitable for use in marine grade environments. Not to be in direct contact with salt or corrosive agents for extended periods of time.

MOTION SENSOR DETAILS



PLAN AND ZONING
COMMISSION

REPORT OF THE PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF NORTHFIELD
PLAN AND ZONING COMMISSION

REPORT OF PROCEEDINGS had before the Village of Northfield Plan and Zoning Commission taken at the Northfield Village Hall, Board Room, Northfield, Illinois on the 2nd day of March, 2026 at the hour of 7:00 p.m.

MEMBERS PRESENT:

BILL VASELOPULOS, Chairperson
ANNE PETERSON
JACK BRANNIGAN
DAN deLOYS
JENNIFER SUCHER
CONNIE BERMAN
RICHARD FILLER

MEMBERS ABSENT:

STEVEN HIRSCH
KATHY ESTABROOKE

ALSO PRESENT:

STEVEN GUTIERREZ, Community Development Director
AMINA AWAD, Planning Technician

CHAIRPERSON VASELOPULOS: I'd like to call to order the meeting of the Plan and Zoning Commission. My name is Bill Vaselopulos; I'm the Chair of the Commission. At this time, I'd like the Commissioners to introduce themselves, starting with Rick.

COMMISSIONER FILLER: Rick Filler.

COMMISSIONER BERMAN: Connie Berman.

COMMISSIONER SUCHER: Jennifer Sucher.

COMMISSIONER DELOYS: Dan deLoys.

COMMISSIONER BRANNIGAN: Jack Brannigan.

COMMISSIONER PETERSON: Anne Peterson.

CHAIRPERSON VASELOPULOS: I'd like the record to note that Steve Hirsch, one of our members, was available today, but due to a conflict of interest with one of the petitioners, he has recused himself and is not going to be here tonight.

The purpose of tonight's meeting is to conduct a public hearing and to consider and discuss these requests for approval of special use permits located at:

- 700-770 Frontage Road - The Petitioner's name is Fields Imports, Inc.; and
- 790 Frontage Road - The Petitioner's name is North Shore Medical Office Building, LLC.

The public hearing format will provide an overview of these proposals and a forum for public comment and input. This Commission is a recommending body only and we will forward our recommendations to the Village President and the Board of Trustees for final determination on whether or not to grant these items before us today. The Board will then consider these items being discussed this evening at the next Board meeting, which is scheduled for Tuesday, March 24th, 2026 at 7:00 p.m., right here in this boardroom.

Commission meetings require that all people wishing to be heard and to enter testimony must be sworn in. This includes all petitioners, individuals with the petitioners, and any interested parties or other property owners. Following the petitioner's presentation and after the Commission has had an opportunity to ask questions and discuss amongst ourselves, then all other interested parties will be given an opportunity to speak.

Prior to speaking, we request that all parties step forward to the microphone, be sworn in, and provide their name, address and interest in this matter for the record. These proceedings are being recorded

and that is why we request you to speak only at the podium where the microphone is located.

The first order of business is to pass the minutes from our last meeting of February 2nd, 2026.

Is there a motion?

COMMISSIONER PETERSON: I'll make a motion.

COMMISSIONER SUCHER: I'll second it.

CHAIRPERSON VASELOPULOS: All those in favor?

(Chorus of ayes.)

CHAIRPERSON VASELOPULOS: All opposed?

(No response.)

CHAIRPERSON VASELOPULOS: The motion carries.

Before the first Petitioner steps to the microphone, Steve, do you have any introductory comments you'd like to make?

MR. GUTIERREZ: Thank you, Chairman.

The Petitioner is Fields Imports, Inc. They're the owner of the properties at 700-770 Frontage Road. The campus has three current dealerships: Volvo, BMW, and Jaguar/Land Rover.

The Petitioner is seeking an amendment to their series of planned unit developments that govern the use on the property. They are seeking to build a new carwash and prep center behind the Jaguar/Land Rover dealership. I believe that will actually serve all of the dealerships and their customers. They also wish to expand the Volvo showroom and the service department.

Part of the request includes a variation to our rear yard setback requirement. Our code requires a 20-foot rear yard setback for this property in this district. They are proposing, with the new carwash, that that would be 5.92 feet from the rear property line. I would note that that is essentially the same rear yard setback that the current carwash facility has. So, they're not really asking for more, just a new carwash that close.

That is the overview of what they're doing. The Petitioner's architect is here to answer any questions that you might have.

Jeff, if you might step up and be sworn in? We can proceed from there. Please raise your hand.

(Witness sworn.)

MR. GUTIERREZ: Thank you.

MR. BROWN: Thank you. My name is Jeff Brown. I'm a principal at JRB Group Architects, and we've been visiting you people for a long time since we started this in 1993. It seems to never end, which is good. But this is a, there's two parts to this, one is the new

prep center and carwash to facilitate with the expanded services for their customers.

So, the facility that exists now was built in 1993 and, as you can see, it's grown exponentially since then. So, it's hard when you can't keep up with the volume. So, the idea is to build a prep center to actually service new cars in terms of getting them ready for sales, and also give detail for customers as an added service.

The two carwashes are so that we have one for service and one for customers only. Again, with the volume, because of its, we kind of just, there'll be no public access to it, as well as we can control that. It seems every once in a while, one sneaks in there. That's the purpose of that end of the project.

The other end is to bring Volvo into compliance with this new Volvo design and expand the showroom and add four more service bays as you can see on the size there. I think that I actually brought up, I think I did where I can build on the site now.

So, those are the two aspects of it. There's really no changes to lighting. Landscaping has been developed in terms of re-configuration of some areas where we're doing work. Other than that, it pretty much stays the same as it is, just to better service their customers and give them the space that they need.

CHAIRPERSON VASELOPULOS: Okay, thank you. So, to be clear, the existing carwash is going to come down all together?

MR. BROWN: Yes.

CHAIRPERSON VASELOPULOS: And be replaced by what you're proposing, right?

MR. BROWN: Yes.

CHAIRPERSON VASELOPULOS: Same location. Steve indicated that setback issue already pertains to the existing carwash that's there now.

MR. BROWN: Yes.

CHAIRPERSON VASELOPULOS: So, there's in essence no change, it's just the building itself gets a little bit much longer than what's there before, but you're not asking for additional setback. It's even with the existing permitted setback there --

MR. BROWN: Yes, it's the same as it was in '93 when we had the first one.

CHAIRPERSON VASELOPULOS: Okay, Commissioners, any further questions?

MR. GUTIERREZ: If I could just make a note

for the audience? The design aspects of the improvements that Fields is proposing, the architecture, landscaping, signage, building materials, lighting, all of that will be reviewed by our Architectural Commission subsequent to this hearing.

CHAIRPERSON VASELOPULOS: And one other thing to reiterate, the existing heights on the Volvo side in the back are not going to change in any way? They're just expanding to the north --

MR. BROWN: To the south, going south.

CHAIRPERSON VASELOPULOS: Yes, that's south, excuse me, just a little bit of the existing structure, just getting a little longer.

MR. BROWN: Exactly.

CHAIRPERSON VASELOPULOS: But the heights, they're the same. And the carwash height?

MR. BROWN: Same.

CHAIRPERSON VASELOPULOS: That stays the same also, it's just going to be much longer.

MR. BROWN: Correct.

CHAIRPERSON VASELOPULOS: Any other questions from any of the Commissioners?

COMMISSIONER SUCHER: I do have one question. In looking through, I think to the question here from the Village engineer about the detention basin, I'm not sure that's relevant to this Committee, but I'm hoping that's been resolved?

MR. BROWN: The detention is being, I'll try to explain it as simply as I can understand this.

COMMISSIONER SUCHER: Okay.

MR. BROWN: It's where ours is going, it's going to be, if you wondered why we're all pushed in there, most of the detention on that side is handled by underground stormwater systems that we've squeezed in there as much as we can squeeze in them, too. So, that would pick up the additional requirements that changed under MWRD. Then on the east side of Volvo, or the east side of BMW, we've then raised the curb six-inches to create a little extra volume there --

COMMISSIONER SUCHER: I'm not sure it's relevant, but I also don't want any loose ends concerning that.

MR. BROWN: Yes, that's fine.

COMMISSIONER SUCHER: Thank you.

CHAIRPERSON VASELOPULOS: Seeing no more questions from the Commission, does anyone from the audience have any questions or comments they'd like to make? If so, please step to the microphone.

(No response.)

CHAIRPERSON VASELOPULOS: Seeing none from the audience, would someone like to make a motion?

COMMISSIONER DELOYS: I recommend approval of the proposed PUD.

Motion to recommend to the Village Board: Approval of an amendment to the Fields Planned Unit Development and relief from the following Zoning Ordinance (Appendix A) standards for the O/R Zoning District: a reduction of the west rear yard setback from the 20 feet minimum required (Article XIV, Section 14.4) to 5.92 feet, in order to construct a new carwash and prep center, and to expand the Volvo dealership showroom and workshop areas, in accordance with the Petitioner's Application and Supporting Materials, date stamped February 24, 2026, subject to the following conditions:

1. **The representations made in the application and supporting documents are binding upon the Petitioner. There shall be no additional uses permitted beyond those specifically enumerated herein or permitted by the Village of Northfield's Zoning Ordinance.**
2. **The Village of Northfield Health, Fire, and Building Officials shall be granted access to the subject property at any reasonable time for purposes of conducting inspections for compliance with Village Codes and Ordinances.**
3. **An approval pursuant to any requested review by a Village consultant, Village Staff member, Village Commission or Village Board Committee shall be an approval of only those items specified in any motion, resolution, ordinance, or written report. Such approval shall not be deemed to be an approval of any matter which is within the jurisdiction of any other Village consultant, Village Staff member, Village Board Committee or Village Commission that has not issued a report or given its approval. Neither shall such approval be deemed the approval of any County, State or Federal Agency. Under no circumstances shall the approval be deemed to be an approval of any matter not included in this ordinance by virtue of the fact that such matter appeared on a supporting document which is not attached as an exhibit to this ordinance or incorporated as an exhibit as part of this ordinance.**
4. **The Petitioner shall comply in all other respects with the ordinances of the Village of Northfield**

and nothing in this planned unit development shall be construed as a waiver of any of those requirements.

5. Violation of any condition of this Planned Unit Development Ordinance shall be cause to revoke said permit by the Corporate Authorities upon 10 days proper notice to the Petitioner. Alternatively, the Village Manager shall have the right to assess fines, not to exceed $750 per violation, for violation of this Planned Unit Development Ordinance. Such assessment of fines may be appealed to the Corporate Authorities by filing written notice of appeal within three days of the assessment.

6. Changes in the project may only be made as follows:

A. Minor Field Changes. Minor changes in locations or sizes shown on exhibits may be approved, in writing, by the Director of Community Development. Typically, a minor field change will not involve a percentage change greater than three percent. However, not all changes of less than three percent shall necessarily be deemed to be minor. The determination of the Director of Community Development as to whether a change is a minor field change shall be final.

B. Village Board Approved Changes. The Village Board may approve, without referral to the Plan & Zoning Commission, such other changes as it believes are in the best interest of the Village and which do not involve changes in numbers found in the text of the Ordinance and which do not have a substantial, direct impact on adjacent properties. The determination of the Village Board as to whether a requested change should be referred to the Plan & Zoning Commission shall be final.

C. Changes Requiring a Public Hearing. Any change involving a size, quantity or other numerical value found in the text of the Ordinance or any change having substantial, direct impact on adjacent properties shall not be made except after a public hearing before the Plan & Zoning Commission. Additionally, the Village

Board or the Director of Community Development may refer requested change to the Plan & Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.

CHAIRPERSON VASELOPULOS: Is there a second?
COMMISSIONER PETERSON: Second.
CHAIRPERSON VASELOPULOS: Anne seconds.
All those in favor?
(Chorus of ayes.)
CHAIRPERSON VASELOPULOS: All opposed?
(No response.)
CHAIRPERSON VASELOPULOS: The motion carries. Thank you.
MR. BROWN: Thank you.
CHAIRPERSON VASELOPULOS: Good luck to you.
The next item before us is located at 790 Frontage Road. Petitioner's name is North Shore Medical Office Building, LLC.
Steve, do you have any introductory comments you'd like to make?
MR. GUTIERREZ: The Petitioner is North Shore MOB, LLC. The Petitioner is the Assignee of ACS Capital Management, Inc. who is the contract purchaser of the property at 790 Frontage Road. The existing property is 2.24 acres and is zoned O/R Office/Research.
The Petitioner wishes to construct a new two-story, 24,050 square-foot medical office building. In this O/R District, medical offices that are 5,000 square feet or more require a special use permit, which is what they are applying for this evening. Petitioner has a prospective partner and tenant that would operate a concierge medical practice that would occupy the entire second floor of the proposed building which would total 11,913 square feet.
The Petitioner in their special use request is also requesting variations to our minimum rear yard setback, as we mentioned in the last petition which is 20 feet. They are proposing a rear yard setback of 17 feet, four-inches for a difference of two feet, eight-inches. Their maximum building height in this district is 35 feet. Petitioner is, although they're proposing that the main portion of the building would be less than 35 feet, the front entry feature of the building, which they'll show you, reaches 38 feet, 10-inches, for a difference of three feet, 10-inches that a variation would be needed for.

Then, finally, they are seeking to propose a driveway width of 26 feet while our code only allows up to 25 feet, to a maximum of 25 feet. A one-foot variation on that.

Regarding traffic and parking, the Petitioner commissioned a traffic impact study by a firm known as KLOA for the proposed development. They can talk to you about what the findings of that study were. I can tell you that the Village's Traffic Engineer, Kimley-Horn, did a peer review of the KLOA study and they concur with the methodology and the findings of that study, which were positive essentially, and Kimley-Horn did recommend the elimination of -- let me get that site plan.

So, Kimley-Horn did recommend the elimination of this parking space which is in the north row of parking, at the easternmost parking space right by the driveway to the site. They wanted to avoid any kind of conflicts with people backing up out of that space with people coming in off of Frontage Road and making that turn. A brief conversation with the Petitioner indicated that they wouldn't have an objection to that.

The Petitioner is proposing 90 parking spaces within the main lot here. They have available to them an additional 21 parking spaces in this parking lot easement for a total of 111 parking spaces. Our code requires, for this size of a medical office building, 96 parking spaces and they far exceed that with this remote parking or adjacent parking.

This easement is part of the Lock Up self-storage property. The existing office building has enjoyed that easement for many years. The Lock Up has more than enough parking in their front parking lots to meet our parking requirement. Staff is satisfied that Petitioner's access to that easement will more than be sufficient to both provide the required parking.

With that, those are really just kind of the highlights. We will hand it over to the Petitioner's architect to give their presentation or answer any questions that you might have.

Anybody with the Petitioner who may testify, if you could stand and be sworn?

(Witnesses sworn.)

MR. GUTIERREZ: Thank you.

MR. TALTY: Good evening, everyone. My name is Jon Talty and I am CEO of OKW Architects in Chicago. We are the proud authors, along with the very talented

project team of KTLA landscape architects, Spaceco Civil Engineers, KLOA Traffic Engineers, in presenting to you tonight this project.

Just a very brief overview of what this thing is, aside from being a 24,000 square-foot medical office building, it's a unique medical office building in that it's going to be home for the concierge practice of Dedication Health. They will be ultimately a general partner in this project and the tenant on the ground floor of the space occupying approximately 12,000 square feet. Dedication Health is run by two gentlemen, Dr. John Croghan and Dr. Phil Sheridan, both of Winnetka. Both have very longstanding roots in our communities and have a very, very successful concierge practice currently in Downtown Winnetka that they are bursting in the seams currently.

So, this is going to be their new home, and it will be home to a number of other medical practitioners who do business with John and Phil. They will ultimately occupy the second floor of this building when it's completed. We anticipate the building to be 100 percent pre-leased before construction even begins.

So, we're very, very excited to deliver this kind of bespoke building, not only to the Dedication Health team, to Al and his North Shore MOB, LLC ownership team, but also the community of Northfield. I think it's going to be a value add to our community.

As Steve spoke, this site is a bit of a Swiss watch; there's a lot happening in a relatively small space. So, efficiency was critical in terms of how we laid the building out. Being a concierge practice, the doctors' patients will come and pull up underneath the porte cochere and they'll have their car taken from them and will be parked at the site. So, they are immediately going to be escorted in or walking in the front door. The car will be cared for them by others, you know, once the building is operational.

As I said to you, the ground floor, these are simple depictions of how this could work. This has not been vetted fully by the doctors, but we wanted to give you, the Village, an understanding, and ourselves, kind of an understanding of how the building lives and breathes and is it the right proportion and so forth. So, this is a possible, you know, layout for ground floor tenancy in terms of John and Phil's practices.

The second floor, we wanted to demonstrate how exiting worked, how vertical circulation

worked within the context of the building. So, we wanted to make sure that there were dividable tenant spaces within the second-floor space that seemed logical to the types of users that they are going to be attracting in support of their own practice. So, again, this is for graphic purposes only, but it demonstrates how the building is really intended to work.

The front door, going back to the ground floor, the front door, the porte cochere, the plan north side of the building, there's going to be a doctor's entrance on the west side of the building along with an elevator which will be both service-centric and also patient-centric in the event someone needs to be removed from the site and taken to the hospital via a gurney. So, that elevator is sized accordingly.

The roof is consistent with rooftop units and a screen in the front to mask the height. As you were speaking of building height before, the variance that we're requesting of a little over three feet is represented in the architecture at the, kind of the main entry of the building. It's not only to aid in the aesthetic aspects of the building, but it's also, there's a practical component in that it's hiding the elevator overruns behind it. So, from Frontage Road, it's not, you're not going to see any of the rooftop equipment or elevator overruns due to that piece of architecture at the entry. To your left is, again, I don't know what it's called today, but it's the building immediately in front of our proposed facility and out on to Frontage Road.

So, this is, at the entry magazine, we're asking for a 26-foot-wide throat really to accommodate, just to have a little bit more general access into the site and to accommodate fire trucks in a more appropriate way. So, hence the growth of that entrance magazine from 25 to 26 feet.

The building architecture is a masonry four-sided building, stone and brick masonry with a series of punched windows around the building. The ground floor is a little bit more elevated, giving it a bit more presence when you approach the architecture. But we're very cognizant of the fact that the building, there's a language of architecture in Northfield per se, so we wanted something there to be, you know, timeless and appropriate in terms of quality and approach for our Village.

The south building elevation, a series of windows, remember that these are a series of doctor's

offices, medical suites, so we wanted to be flexible in allowing kind of the interior to react to the exterior as the medical practitioners identify how their spaces will work out in the room.

This section, simply understanding there's going to be a two-story volume. I know we don't need to get into this minutia with this group, but there will be an atrium space within the building kind of connecting the ground floor to the second floor so that people know they're all part of the same kind of healthcare practice and healthcare environment.

Our materials that we're anticipating using, face brick, cast stone, prefinished metals.

Here's an existing survey of our property. The old Hubis, the old Gary Hubis office building that my office actually authored probably 50 years ago plus, and so, you know, times are changing and it's time for a new resident to take over the site.

From an engineering perspective, detention is, the stormwater is being managed by both a basin that's immediately east of the building and permeable pavers throughout the parking lot. Spaceco has this all kind of balanced, and so we're confident in our solution to the stormwater management. Catherine, I don't know if you have anything to add to that for a moment?

From an emergency vehicle perspective, this is demonstrating fire truck access throughout the site and emergency vehicle access to the front door. The Village has reviewed this and is comfortable with the, kind of the geometry of all of this, so we're confident that it would serve appropriately in the event that we need emergency vehicles on site.

From a landscape perspective, the building meets and exceeds all of Northfield's criteria from a landscape perspective. We are connecting the parking lot in the middle of the site, kind of in the north-south direction, we're creating kind of a pedestrian pathway that kind of connects the north to the front door, trying to be cognizant of both the pedestrian movement and the vehicular movement once around traffic.

It's just the same landscape document with the specified plant material when we finish the building.

So, happy to answer any questions you might have. I know I went through that quite quickly, but we're really confident in this being a, you know, a

very positive contributor to the Village moving forward.
CHAIRPERSON VASELOPULOS: Okay, thank you.
MR. TALTY: Thank you.
CHAIRPERSON VASELOPULOS: A couple of questions that I have.
MR. TALTY: Yes, sir.
CHAIRPERSON VASELOPULOS: First, the single parking space in the northeast corner that Steve mentioned, you're okay with removing that?
MR. TALTY: Perfectly fine, yes.
CHAIRPERSON VASELOPULOS: Secondly, can you speak to the variance you're asking for on the west side of the property, the two feet, and what was that?
MR. TALTY: Again, what we're --
CHAIRPERSON VASELOPULOS: Two feet, eight-inches.
MR. TALTY: As to why?
CHAIRPERSON VASELOPULOS: Why, yes.
MR. TALTY: Yes, so it's again kind of going back to my statement of the site being a Swiss watch, we are trying to be very cognizant of how the parking kind of works within the context of the site and the increments necessary to allow the vehicular traffic, the drop-off in the front, the isolated, you know, kind of drop-off onto the porte cochere, the detention that's kind of pinching us in from the east side, and the utility easement and everything to the west. As a result, and then trying to balance all that with the aesthetic of offering an appropriate amount of landscaping in front of the building so that the building is grounded and so we don't go from back of the curb to a building face, that we have a progression of a carriage walk and landscaping until I get to the building itself.

Really, it wasn't a function of us saying it needs to be 17 feet, four-inches. We kind of came to that by going through all these other kind of gyrations and said is that going to be appropriate? We know 20 feet is the setback. If we move that, something else has to give. We have to be sensitive to the detention to the east and we're going to be restricting; we're going to be diminishing a bit of the landscaping in front of the building.

We thought our neighbor to the west, if you count that easement, and the scope of the other trail ultimately will probably, not going to be that impacted. If there was a single-family home over there, my answer might be a little different, but that's kind

of the explanation in a roundabout kind of way.
CHAIRPERSON VASELOPULOS: I'm not against it, but why not make the building two feet shorter --
MR. TALTY: It was --
CHAIRPERSON VASELOPULOS: -- keeping the landscaping the same, keeping the driveway in front the same.
MR. TALTY: Sure, sure.
CHAIRPERSON VASELOPULOS: Just bring in that west side of it in a little bit which means the interior would have to, you know, it would have to take up somewhere two feet within the building somewhat.
MR. TALTY: Understood. It was, the tenants were seeking actually a building a little bit larger than the one we're presenting tonight. Again, we kind of backed into the square footage by responding to what the site will allow us from a parking standpoint. Yes, the building could get, we could shave the building, it would need to grow in some other fashion to accommodate the doctors because they feel --
CHAIRPERSON VASELOPULOS: So, you have a square footage threshold you need to meet?
MR. TALTY: We have a square footage threshold, yes.
CHAIRPERSON VASELOPULOS: Okay, thank you.
MR. TALTY: Sure.
CHAIRPERSON VASELOPULOS: And then, another question I had is the easement, parking lot easement.
MR. TALTY: Yes?
CHAIRPERSON VASELOPULOS: That is, to be clear here, so that is owned by whom?
MR. TALTY: That is owned by the gentleman who owns the --
MR. STEPAN: Soudan.
MR. TALTY: I'm sorry?
MR. STEPAN: Bob Soudan.
MR. TALTY: Bob Soudan owns that property. The easement was transferred with the ownership of this site and was held in; it traveled with the transference of ownership to Al Stepan.
CHAIRPERSON VASELOPULOS: And who else has access to that lot?
MR. TALTY: Soudan has access to it I'm assuming, correct?
MR. STEPAN: Yes, but there's no easement for him, so --
CHAIRPERSON VASELOPULOS: One second. Actually, can you step to the microphone so your

comments can be recorded? And please identify who Soudan is for the record.

MR. STEPAN: Sure. Al Stepan, I'm the Petitioner. Bob Soudan is the storage facility owner that's adjacent to the property. Apparently, his building, the property was sold to the family and there was a handshake agreement that's been on for a while that they were able to park there in order to accommodate the Hubis building overflow as part of the sale that they had contemplated originally.

CHAIRPERSON VASELOPULOS: So, if the storage facility does construction on their parking in the front, do they have the right to use this easement parking lot behind the building?

MR. STEPAN: They don't have a direct access, but the intent is to allow them to continue to use the easement.

CHAIRPERSON VASELOPULOS: So, that's my point, they don't have direct access?

MR. STEPAN: They do not legally.

CHAIRPERSON VASELOPULOS: That's where I was going with this.

MR. STEPAN: They don't have a, on the ALTA survey, it does not have any recorded easements on it for their access.

CHAIRPERSON VASELOPULOS: So, they're relying on your good faith to allow them to have access in the event that they would need access to that?

MR. STEPAN: Yes, absolutely.

CHAIRPERSON VASELOPULOS: Okay, thank you. Those are all my questions.

Anyone else have any questions or comments? Nobody? Anybody?

(No response.)

CHAIRPERSON VASELOPULOS: Thank you.

Does anyone from the audience have any questions or comments they'd like to make?

Yes, if you could step to the microphone, please? Identify yourself and be sworn in, please.

MS. KEATING: Yes, I'm Lucie Keating.

CHAIRPERSON VASELOPULOS: At the microphone if you don't mind.

MS. KEATING: Yes. I'm Lucie Keating, 775 Happ.

CHAIRPERSON VASELOPULOS: Thank you.

MR. GUTIERREZ: If you could raise your right hand?

(Witness sworn.)

MR. GUTIERREZ: Thank you.
CHAIRPERSON VASELOPULOS: Thank you.
MS. KEATING: My only comment is there are houses back there, a lot of houses. We have concern about how it's going to work. I mean, I live there and I just would like you take consideration of that.
MR. TALTY: Absolutely. No, I appreciate you saying that and we're very sensitive to it. When we present -- I'm sorry, yes?
CHAIRPERSON VASELOPULOS: At the microphone if you don't mind? Speak into the microphone.
MR. TALTY: We are very sensitive to the neighbors to the west. When we present to the Architectural Commission, we'll demonstrate how that's all going to be addressed.
MS. KEATING: We're the property to the west, so --
MR. TALTY: For sure.
MS. KEATING: -- we are still there.
MR. TALTY: No, no, and that's why I kind of reinforced the notion that this is a four-sided building and not just an expression on the front, making, addressing the front door and everything else is kind of an afterthought. This is, this lives, you know, all around, so we're respectful of that.
MS. KEATING: Just if I could ask you, that white spot, that's --
CHAIRPERSON VASELOPULOS: Ma'am, if you can come a little bit closer to the microphone so people can hear you.
MS. KEATING: Okay, I'm just asking about the white spot.
MR. TALTY: This spot right here?
MS. KEATING: Yes.
MR. TALTY: No, that's the music store.
MS. KEATING: Okay, that's fine.
MR. TALTY: On Frontage Road, yes.
MS. KEATING: Okay. All right, Hubis is here?
MR. TALTY: Hubis was here, right here, I'll show you where that was. Go back to the, here is the survey. This is the same property, our building sits at the bottom right down here, but here is the building right here.
MS. KEATING: Okay, I see.
COMMISSIONER DELOYS: So, how will the lighting be to the west for the neighbors? Will it be, I know your hours are until 7:00 o'clock.
MR. TALTY: Correct.

COMMISSIONER DELOYS: So, there shouldn't be any issues with lighting then, but from a lighting standpoint, how will that work?

MR. TALTY: I think we only anticipate, and Neil, correct me if I'm wrong, but I think we only anticipate a single light at the west entrance of the building. We're going to have Sconces sitting on that side of the building, otherwise, nothing. The only lighting will be internal to the building.

COMMISSIONER DELOYS: That's fine, thank you.

CHAIRPERSON VASELOPULOS: And, Steve, the existing height of the, the height of the existing building?

MR. GUTIERREZ: I'd say it's 42 feet, something in that order.

CHAIRPERSON VASELOPULOS: It's 42 feet right now?

MR. GUTIERREZ: Yes.

CHAIRPERSON VASELOPULOS: So, to the person that was asking the question about the sight lines and the houses to the west, the new building is going to be shorter than the existing building.

MS. KEATING: That's what I was inquiring right now.

CHAIRPERSON VASELOPULOS: Okay, so yes, you're aware of that. I didn't know if that was clear or not.

MR. TALTY: No, no, I understand, I understand.

CHAIRPERSON VASELOPULOS: Okay, any other questions or comments? Anyone else from the audience?

(No response.)

CHAIRPERSON VASELOPULOS: Thank you.

Would someone like to make a motion, please?

Go ahead, Rick.

COMMISSIONER FILLER: I'll make a motion.

A motion to recommend to the Village Board: <u>Approval</u> of a special use and relief from the following Zoning Ordinance (Appendix A) standards for the O/R Zoning District:

(1) A variation from the maximum building height of 35 feet (Appendix A, Article XIV, Section 14.4) to allow mechanical units and entry feature to reach a height of 38 feet, 10-inches;

(2) A variation from the required 20 feet west rear building setback (Appendix A, Article XIV, Section 14.4), to allow for a 17-foot four-inch west rear building setback; and

(3) A variation from the maximum driveway width of 25 feet (Appendix A, Article XX, Section 20.9D), to allow for an east driveway width of 26 feet;

in order to construct a two-story medical office building that may be occupied by medical offices with 5,000 square feet or more of floor area at 790 Frontage Road, in accordance with the Petitioner's Application and Supporting Materials, date stamped February 24, 2026, subject to the following conditions:

1. **The hours of operation for any medical office with 5,000 or more square feet of floor area shall be limited to 7:00 a.m. to 7:00 p.m., seven days a week.**
2. **The easternmost space along the north row of parking closest to the site access driveway shall be eliminated.**
3. **While future medical offices with 5,000 or more square feet is permitted under this special use approval, all other uses shall be subject to the relevant provisions of the Zoning Code.**
4. **The representations made in the application and supporting documents are binding upon the Petitioner. There shall be no additional uses permitted beyond those specifically enumerated herein or permitted by the Village of Northfield's Zoning Ordinance.**
5. **The Village of Northfield Health, Fire, and Building Officials shall be granted access to the subject property at any reasonable time for purposes of conducting inspections for compliance with Village Codes and Ordinances.**
6. **An approval pursuant to any requested review by a Village consultant, Village Staff member, Village Commission or Village Board Committee shall be an approval of only those items specified in any motion, resolution, ordinance, or written report. Such approval shall not be deemed to be an approval of any matter which is within the jurisdiction of any other Village consultant, Village Staff member, Village Board Committee or Village Commission that has not issued a report or given its approval. Neither shall such approval be deemed the approval of any County, State or Federal Agency. Under no circumstances shall the approval be deemed to**

be an approval of any matter not included in this ordinance by virtue of the fact that such a matter appeared on a supporting document which is not attached as an exhibit to this ordinance or incorporated as an exhibit as part of this ordinance.

7. The Petitioner shall comply in all other respects with the ordinances of the Village of Northfield and nothing in this special use shall be construed as a waiver of any of those requirements.

8. Violation of any condition of this Special Use Ordinance shall be cause to revoke said permit by the Corporate Authorities upon 10 days proper notice to the Petitioner. Alternatively, the Village Manager shall have the right to assess fines, not to exceed $750 per violation, for violation of this Special Use Ordinance. Such assessment of fines may be appealed to the Corporate Authorities by filing written notice of appeal within three days of the assessment.

9. Changes in the project may only be made as follows:

A. <u>Minor Field Changes</u>. Minor changes in locations or sizes shown on exhibits may be approved, in writing, by the Director of Community Development. Typically, a minor field change will not involve a percentage change greater than three percent. However, not all changes of less than three percent shall necessarily be deemed to be minor. The determination of the Director of Community Development as to whether a change is a minor field change shall be final.

B. <u>Village Board Approved Changes</u>. The Village Board may approve, without referral to the Plan & Zoning Commission, such other changes as it believes are in the best interest of the Village and which do not involve changes in numbers found in the text of the Ordinance and which do not have a substantial, direct impact on adjacent properties. The determination of the Village Board as to whether a requested change should be referred to the Plan & Zoning Commission

shall be final.

C. <u>Changes Requiring a Public Hearing</u>. Any change involving a size, quantity or other numerical value found in the text of the Ordinance or any change having substantial, direct impact on adjacent properties shall not be made except after a public hearing before the Plan & Zoning Commission. Additionally, the Village Board or the Director of Community Development may refer requested change to the Plan & Zoning Commission for public hearing when either believes it would be in the best interest of the Village to do so.

CHAIRPERSON VASELOPULOS: And before there's a second, I forgot to reiterate, you're aware of what the Village has inserted here about 5,000 more square feet and shall be limited to 7:00 a.m. to 7:00 p.m., seven days a week?

MR. TALTY: Yes. Yes, sir, that's fine.

CHAIRPERSON VASELOPULOS: I just want to point that out.

MR. TALTY: Yes, sir.

CHAIRPERSON VASELOPULOS: Okay, thank you.

Okay, second?

COMMISSIONER DELOYS: Second.

CHAIRPERSON VASELOPULOS: There's a second.

All those in favor?

(Chorus of ayes.)

CHAIRPERSON VASELOPULOS: All opposed?

(No response.)

CHAIRPERSON VASELOPULOS: The motion carries.

Thank you very much.

MR. TALTY: Thank you.

CHAIRPERSON VASELOPULOS: And good luck to you.

Would someone like to make a motion to adjourn?

COMMISSIONER SUCHER: I'll move to adjourn.

COMMISSIONER DELOYS: I second.

CHAIRPERSON VASELOPULOS: Dan seconds.

All those in favor?

(Chorus of ayes.)

CHAIRPERSON VASELOPULOS: All opposed?

(No response.)

CHAIRPERSON VASELOPULOS: Thank you, everyone. Good night.

(Whereupon, at 7:45 p.m., the above meeting was concluded.)

VILLAGE OF NORTHFIELD

SIGN IN SHEET

MEETING BEING HELD: PLAN AND ZONING COMMISSION

DATE: MONDAY, MARCH 2, 2026

PLEASE PRINT

NAME	ADDRESS	PHONE #
DANIEL WAAS	9136 ROACH AVENUE, BROOKFIELD IL	(708)-818-8643
Lee Kotler	694 Willow Tree Glencoe	312 882-5185
JON FALTA	46 LONGMEADOW WINNETKA	847.924.1242
KATHRYN FALTA	11	847.612.9154
AL STEPAN	310 Glendenning Road, Kenilworth	312.342.7005
NEIL SONDGEROTH	4343 N. SACRAMENTO AVE, CHICAGO, IL	217-417-[illegible]
Kathryn Falta	46	
Lucie Kaufman	775 Happ	847.571.1188

ARCHITECTURAL
_____
_____
_____

COMMISSION

REPORT OF THE PROCEEDINGS OF A MEETING
BEFORE THE VILLAGE OF NORTHFIELD
ARCHITECTURAL COMMISSION

REPORT OF PROCEEDINGS had before the Village of Northfield Architectural Commission taken at the Village of Northfield, 361 Happ Road, First Floor Board Room, Northfield, Illinois on the 9th day of March, 2026 at the hour of 7:00 p.m.

MEMBERS PRESENT:

JEFFREY EIGEL, Chairman
ANDY BOWYER
PETER WACHTER
JENNIFER ANDREW
KATHRYN TALTY

MEMBERS ABSENT:

JOSEPH MCINERNEY
PATRICIA MORRELL

ALSO PRESENT:

STEVE GUTIERREZ, Community Development Director
AMINA AWAD, Planning Technician

CHAIRPERSON EIGEL: I'd like to call to order the meeting of the Village of Northfield's Architectural Commission. My name is Jeff Eigel and I'm the Chair. Joining us tonight are Steve Gutierrez and Amina Awad from the Village of Northfield.

If the Commissioners could please introduce themselves?

COMMISSIONER TALTY: Kathryn Talty.

COMMISSIONER ANDREW: Jennifer Andrew.

COMMISSIONER WACHTER: Peter Wachter.

COMMISSIONER BOWYER: Andy Bowyer.

CHAIRPERSON EIGEL: Thank you.

There are three items on the agenda tonight: 436 Frontage Road, 700-770 Frontage Road, and 790 Frontage Road. We'll describe them when we call those to the stand.

Could we please have a motion to approve the minutes from the December 8th, 2025 meeting?

COMMISSIONER BOWYER: Motion to approve the meeting minutes.

COMMISSIONER ANDREW: I second.

(Chorus of ayes.)

CHAIRPERSON EIGEL: Those are approved.

The first item is 436 Frontage Road, application for signage of Medi-Weightloss, tenant of 436 Frontage Road, for two wall signs totaling approximately 58 square feet. The proposed signage requires variations from the following sections of the Sign Ordinance: Chapter 12, Section 12.3.A; Chapter 12, Section 12.4.G; and Chapter 12, Section 12.3.J.

Is it necessary to read all the verbiage of those sections into the record here?

MR. GUTIERREZ: I wouldn't think so.

CHAIRPERSON EIGEL: Could the Petitioners for the sign application please step up?

If you could please swear yourself in by stating your name?

MRS. MAGGIOLINO: Yes, I'm Mary Dana Foggetti-Maggiolino and, well, this pledge, do you want me to say this pledge?

CHAIRPERSON EIGEL: That's fine.

(Witness sworn.)

CHAIRPERSON EIGEL: And then anyone else who would be speaking as well?

MR. MAGGIOLINO: Sure. My name is Giacomo; I am the husband and a support for her.

(Witness sworn.)

CHAIRPERSON EIGEL: Great, okay.

MRS. MAGGIOLINO: Okay, welcome, everyone here. Thank you for having me. I am an aid provider, the aid provider that's going to be at 436 Frontage Road, opening up a medically-supervised weightloss clinic, and we are excited to join Northfield.

So, the first variation that we are asking for is signage above the second-floor windowsill. As you know, the building itself is a double frontage lot, meaning that there's, Jeremy Warner of Warner Institute is going to have an entrance on Ash side and then going forward we're going to have the entrance on the Frontage side. So, as you see, it would be difficult to put signage below the second floor with them. So, in order to identify our entrance, we are asking for this variation which would look towards the, you saw the example on the right side, what it would look like.

So, if you've lived in the community that have an above second-floor, windowsill signage are a few. We have the Rose right down the street from us, Elite on the opposite side on Frontage Road, and then another one which was also provided by the Architectural Committee regarding above the second floor with a sign.

Okay, the second variation that we're asking for is signage on the non-principal north facade. Sorry, I can't see. As you know, there's not going to be many vehicles that go on to Frontage Road, the actual street, so there is, with that minimal traffic, we're really depending on most of the vehicles identifying us on the Edens Expressway. So, what we have is, I know that the question I read in the handout was why a sign on the north facade is necessary given the visibility of the proposed sign on the east elevation to vehicles on the front.

So, on the north facade is what really allows the true visibility from the Edens Expressway. Then, we did have a picture provided to us from again the information from the Architectural Committee. However, what you see here is really a distorted panoramic photo of our building coming off the expressway. I drive this expressway everyday bringing my son to Loyola Academy. Then the next picture will be from our car, this is, can you go on down, Amina? Thank you.

So, this is really what is seen. The yellow color is supposed to identify where we would like to place a clean Medi-Weightloss sign across the building top in there.

So, confidence of the team indicates that typical real-world windows, at 60 miles per hour, drivers usually have about three to nine seconds to notice, read and process a sign. That's dependent on the size, the placement and the visibility. So, traffic engineers designed signs assuming that a driver needed about two seconds per word to completely read and react. So, that's also one of the reasons we're asking for this specific variation and that's on the north side of our building.

This is a view from the car of us

traveling northbound, so seeing the east facade which is obviously obscured by trees, right now branches but eventually beautiful trees. So, again, one reason, many people travel both south and north and will hopefully see us while they're traveling southbound.

Okay, so this is an example of how size, placement and visibility truly make an optimal sign. PCNation, I know it's in Winnetka, has signage on both the north and east facades, and you can clearly see, hopefully, the Nation sign on the north side. You're not really seeing the Nation sign on the east facade, which would be a similar view of our building because our building isn't straight-forward into the Edens Expressway.

It is tilted, which direction there?

MR. MAGGIOLINO: So, that's a good point that I wanted to make sure we stress is that the building is, the front facade is not at 90-degree angle to the highway. It's actually angled south, 25 degrees, southeast, thank you, yes, 25 degrees.

MRS. MAGGIOLINO: Yes, and that's where that map was placed in there. It just kind of faces the --

MR. MAGGIOLINO: So, that is a challenge that when you're driving, exactly, so when you're driving, you're not seeing the front, the principal facade well. When you're going northbound which is a photo that --

MRS. MAGGIOLINO: We've provided.

MR. MAGGIOLINO: That we then provided here, it's also obscured with the trees.

MRS. MAGGIOLINO: Okay, and then just to add to this, I just have some examples again of how we can make our signage optimal for visibility with other businesses that have done the same and have been successful. Obviously, Ace Hardware is successful. There were multiple different ones but these kind of stood out to me. I know the next one is one that I see at Loyola all the time. They have the signage on two sides because they're a corner unit.

MR. MAGGIOLINO: Please understand that these are different jurisdictions.

MRS. MAGGIOLINO: Yes. So, that's why I specifically, I know that, I'm just saying the validity of having a sign on the north side which would be more visible to the Edens Expressway I think is an important point that other businesses have used. So, again, this is a picture, again, this is how you can see it. This is me driving to Loyola again.

Then, this is the third variation we're asking for which is keeping our lights on. It says, right now it's from 7:00 to 11:00, we're asking for the 24-hour today. Well, really, it's from sunset to sunrise. Again, Edens Expressway is heavy traffic, there's people coming at all hours of the day. Any time that we can be visible and bring in some business would

be also great to not only us, but also to Northfield obviously.

That's it. Any questions?

CHAIRPERSON EIGEL: I don't know if this is really a question so much for you but this is, if you can answer it, this is a two-person or two-entity building?

MRS. MAGGIOLINO: Yes.

CHAIRPERSON EIGEL: And is it by floor or how is it divided?

MRS. MAGGIOLINO: It is by floor. So, we will be on the first floor, and then Warner Institute will be on the second floor.

CHAIRPERSON EIGEL: Okay, and is it covered in the lease that you cannot subdivide your unit?

MRS. MAGGIOLINO: What's the question? Sorry.

CHAIRPERSON EIGEL: Can you, is it a covenant in the lease that you cannot subdivide your unit with another tenant?

MRS. MAGGIOLINO: Right, well, we have our landlord here.

CHAIRPERSON EIGEL: We wouldn't want to see another petitioner coming back in front of us with a request for yet another sign on the facade of the building.

MRS. MAGGIOLINO: Correct. Well, we have constructed out the whole area, so, and it's a 10-year lease. So, hopefully, another 10 years.

MR. MAGGIOLINO: So, we cannot subdivide it.

MRS. MAGGIOLINO: We cannot subdivide, and that's not in our lease that we can subdivide it.

CHAIRPERSON EIGEL: Any other questions?

COMMISSIONER WACHTER: Aside for Warner on the south side of the building, at that entrance, is there immediately a foyer and a stairwell going up?

MRS. MAGGIOLINO: Correct.

COMMISSIONER WACHTER: So, that's how the two entities are divided, physically divided? You can't wander in from the Warner side into your side?

MRS. MAGGIOLINO: No, you would have to go through an unconstructed hallway.

COMMISSIONER WACHTER: There's no entrance on that side?

MRS. MAGGIOLINO: Yes, there is no way to get through our clinic from this entrance.

COMMISSIONER WACHTER: Okay.

MRS. MAGGIOLINO: Correct.

COMMISSIONER WACHTER: So, I mean, if one were imagining the application of signs per business, the Warner one on the south side is a necessity. There would be no argument with the codes unless the thing was, you know, 1,000 square feet. Therefore, I would use the same argument that since your front area entrance and only entrance is on the side facing

Frontage Road, that their sign should come down and your sign could go up.

Have you considered that as an option?

MR. MAGGIOLINO: So, I think we really wanted to be a supportive business with one another. In many ways, the two entities work together in great partnership. So, we wanted to be respectful and work together.

MR. WARNER: Is it okay if I speak?

CHAIRPERSON EIGEL: If you could state your name and swear yourself in?

MR. WARNER: Yes, I'm Jeremy Warner.

(Witness sworn.)

MR. WARNER: We definitely considered that option. There's two reasons why I feel strongly not to do that. One is when I built the building, I purposely did not put a sign on that door at all just to keep it clean and simple. My necessary sign is on the south side as you indicated, but if I take this sign down I have absolutely zero visibility from the freeway. I have no visibility whatsoever.

So, and also the second reason why would be if that sign comes down, because it was built with the building, I truly, it may not be a problem, but I don't know if there's going to be some sort of, some washing or some --

COMMISSIONER WACHTER: You're going to have remediation issues?

MR. WARNER: Yes, there's going to be some sort of remediation issue or unaesthetic appealing issue where you've got one sign overlapping where another one used to be, you know, and there's something on the building that's some wash or I don't know what you call it, but something where you can see the sign as well, but the main thing is the visibility.

I agree with them about the trees on this side. I think most of the time I do have that sign obscured. Fortunately, I do feel like our business has been growing by leaps and bounds every year, so I'm not, I won't go try and go around stressing out about that; however, losing that visibility even on this side would be a potential problem for me.

COMMISSIONER WACHTER: Okay, you had stated that most vehicles will recognize this from the Edens Expressway. Recognizing it as what, from a marketing point of view or from a wayfinding point of view? Getting to your location is what wayfinding means.

MRS. MAGGIOLINO: Yes, okay.

MR. MAGGIOLINO: Both really.

MRS. MAGGIOLINO: Both, but marketing obviously. There's the curiosity of Medi-Weightloss, and then hopefully they'll come find us if they're from town or Skokie, right, if there's no exact --

MR. MAGGIOLINO: For location also of the

business in part. I mean, they're both tied together, obviously it's branding, but location absolutely, to drive business to Northfield here.

MRS. MAGGIOLINO: So, getting them to read the name in any way possible. It's a very great name, I mean, there's no, you're not guessing what we're doing there, right? Then, once it catches your eye and you read it, then you're processing that, oh, I want to go there very soon and hopefully give us a call for a free assessment.

COMMISSIONER WACHTER: When you were referring to the ChatGPT --

MRS. MAGGIOLINO: Yes?

COMMISSIONER WACHTER: -- in reference to which elevation of the building were you talking about, or both? If you take your eyes off the road for three seconds or more, you're in deep trouble going 60. I know we've got 60 here.

MRS. MAGGIOLINO: Right.

COMMISSIONER WACHTER: It's a 75 mile-an-hour zone.

MRS. MAGGIOLINO: So, it's more like two seconds per word, right?

COMMISSIONER WACHTER: Yes, I mean, it's like this, yes.

MRS. MAGGIOLINO: Well, that's part of it.

COMMISSIONER WACHTER: You can catch a lot just with a quick glance here.

MRS. MAGGIOLINO: Yes.

COMMISSIONER WACHTER: Yes, I mean, I'm going to just move along real quickly.

MRS. MAGGIOLINO: Yes.

COMMISSIONER WACHTER: From a marketing point of view and even from a wayfinding point of view, the most important sign for you on this building, in my opinion as a former sign designer, is on the wall that faces the traffic heading southbound due to that 25-degree angle because you're not going to see the sign on the so-called front of the building as you pass southbound, because you would actually have to be looking over your shoulder.

MRS. MAGGIOLINO: Right.

COMMISSIONER WACHTER: And at that point --

MR. MAGGIOLINO: If you show that photo of going southbound, the problem with that is that it's fully obscured by the trees there. It's the next one if you keep going down.

MRS. MAGGIOLINO: But I think he's saying --

MR. MAGGIOLINO: Right there, that's the sign going southbound -- no, this is going northbound. You're saying going southbound?

COMMISSIONER WACHTER: Yes. I don't think anybody that's going northbound is going to be looking at --

MR. MAGGIOLINO: Right, you can't see it through the trees. So, to the next, so this one. So, yes, that's the problem is that because it's 25 degrees angled.

COMMISSIONER WACHTER: No, no, I'm not, the 25-degree angle is around the corner. Whether or not, I would call the front of the building is where you'd want to have two signs. You want to keep this gentleman's sign for obvious reasons, and you want to add yours to it as a second occupant of the building.

MRS. MAGGIOLINO: Yes.

COMMISSIONER WACHTER: And as a sign designer, I'm saying that if this gentleman's business wasn't already there and you wanted to identify yourself and we were a community that's a one sign on one side only, I'd say the yellow ellipse is as big as you could actually get.

MR. MAGGIOLINO: Right.

COMMISSIONER WACHTER: And let it go from 5:00 a.m. to 11:00 p.m. everyday of the week. We need to talk about that as a separate issue later.

MRS. MAGGIOLINO: Yes, we appreciate that feedback.

COMMISSIONER WACHTER: Late night travel, listen, is not going to generate a whole lot of marketing for you I don't think, but I'm not in your business so I don't know.

MRS. MAGGIOLINO: Yes, not the largest part, I think.

MR. MAGGIOLINO: And that was consistent with what our sign guy said as well. He said that's there mostly for our sign.

COMMISSIONER WACHTER: So, you know, my conclusion is that, and I am not in the least bit criticizing the architecture of the building, it's just the footprint happens to be rotated in an awkward way to the lineage of Frontage Road and Edens Expressway. But to have two signs, in my opinion, over that entranceway is not an aesthetic liability in my opinion because it is in fact highly not visible. It's not like it's at the corner with a Starbucks, you know. It's not, you don't have 50,000 people a day going back and forth.

MR. MAGGIOLINO: Correct.

COMMISSIONER WACHTER: So, I personally wouldn't have a problem with that, and I can sympathize with why you would want to have an additional sign on the, what we would call, maybe not precisely, but on the north side of the building.

CHAIRPERSON EIGEL: It seems that keeping the sign to the north side of the building, retaining just the Warner Institute sign on the east side, is more in keeping with the spirit of our codes without having the building become sort of a placard for tenants. If it were deemed to be confusing for people to go and do

that, or it may be that you'd want to come to us with a ground sign that would announce both of your businesses at the entrance rather than parading both on the building itself.

MRS. MAGGIOLINO: Would some sort of, I don't know what it would be if --

COMMISSIONER WACHTER: We call it a monument sign if it's, you know, if it's a plinth.

MRS. MAGGIOLINO: We did think of a monument sign.

COMMISSIONER WACHTER: Plants with a sign box on top.

MRS. MAGGIOLINO: Yes, and that signage, the size of that signage would have to comply with the total, right? Okay.

COMMISSIONER WACHTER: The disadvantage with that is if you've got parking in front of the sign, the plinth would have to be taller. I mean, if it looked like it was, as Jeffrey has said, if it looked like clearly either now or back in the past when it was first under construction that it would be a multi-tenant facility, that we would have encouraged a very well-planned monument sign with the changeable sign panels to accommodate tenant changes.

MRS. MAGGIOLINO: The monument sign is on the owner, right? So, this thing would not help us with the cost of the monument sign? Just asking.

COMMISSIONER WACHTER: Well, you should, when they want it --

MRS. MAGGIOLINO: Yes.

COMMISSIONER WACHTER: Yes, then we would consider it. Now, all of the statements that I'd made earlier was not so much necessarily just to express my point of view but to express that my fellow members on the Architectural Committee the optional ways to think about this, and you make up, you know, your own minds based on what is a unique situation with that whole area --

MRS. MAGGIOLINO: Yes.

COMMISSIONER WACHTER: -- because it's, I went to school on the south side of 33rd and State. That's the, and I started there, in a year they closed down and stopped. We were reminded of the fact that they were there for another 10 years, but this is kind of a back-of-the-yard situation because it's squeezed into that triangular space up against the Frontage Road that really doesn't go anywhere --

MRS. MAGGIOLINO: Right.

COMMISSIONER WACHTER: -- because it is detoured down to Central and then Willow Road. So, I feel a little bit more comfortable offering more of a relaxed opinion in regards to your petition.

COMMISSIONER TALTY: Can I ask -- oh, I'm sorry.

COMMISSIONER ANDREW: Sorry. I was just going to ask if you had an image of the sign you want to have on the north side?
MRS. MAGGIOLINO: Yes. On the north side? Oh, going back, it should be that up one, right? We've got it? No, I don't have it, sorry.
We have it in our papers. Here is the --
MR. GUTIERREZ: It should be the last page of the submission.
MRS. MAGGIOLINO: Yes, exactly.
COMMISSIONER ANDREW: Okay, I was just hoping that we could display it so we could --
MRS. MAGGIOLINO: Yes.
COMMISSIONER ANDREW: That's okay. It looks like it's 29 square feet. It just looks very large on the building, so I was curious how that's scaled.
MR. MAGGIOLINO: So, we made sure that it was consistent with the allowed square footage that was remaining.
MRS. MAGGIOLINO: So, the two signs, yes, the two signs are going to be 29 and 29.
MR. MAGGIOLINO: Yes, so I think we had 58 square-foot net, so it's within 58, yes, we made sure of that.
One last thing about that, on Frontage side that, you know, there was concern about, yes, here we go.
MRS. MAGGIOLINO: Thank you.
COMMISSIONER WACHTER: If you are going to hand me a business card or I saw your letterhead, would it have the corporate identity as indicated on the front side of the building, you know, above the Warner sign? Because you've got two different type of styles, you've got two different layout styles, on one sign versus the one on the north side.
MR. MAGGIOLINO: Yes, so the reason for we're choosing this and this, because it's more legible. There's actually two variations of the signage with the logo. We felt this was more legible versus the smaller one as you're driving here at night, it should be.
MRS. MAGGIOLINO: Yes, this was guided a little bit by our Fast Signs consultant in regards to how fast people would be driving and how much time they would have to look. So, he was thinking that, you know, the amount of signage space we had, if we had to divide the two signs and then the length of the words, of the letters.
COMMISSIONER WACHTER: No, I think the Fast Signs people were correct that this would be a faster read in all caps. So, they tend to record as inches according to your drawing. By the way, they didn't do you any favors by putting the dimensions on these drawings because they uglify the thing. When you look at it, it's like what is all that other stuff.

MRS. MAGGIOLINO: Yes.
COMMISSIONER WACHTER: You can't see the purity of the typography on a plain brick wall. The same thing is going on in the other picture over the main entrance, over your main entrance with the Warner sign. There's dimensions there that I thought that was part of the logo until I got my loop out and then I realized it was not.
Definitely, if we were to approve, well, if we were to approve both signs, we would be approving two different visual identities. Is that a problem for us or not; I'm not sure.
MR. MAGGIOLINO: Both of these signs were approved as, right, as the business brand. You know, I just want to kind of reiterate on the concern of the aesthetics of the front facade, again, this one being on Frontage and mostly hidden by the trees, it's not as visible to the public.
COMMISSIONER WACHTER: They call this thing a front-lit channel letter, the illustration on the lower right.
MRS. MAGGIOLINO: Yes.
COMMISSIONER WACHTER: It's an internal lit channel letter. If it was front-lit, there would be light bulbs in front of it. So, that's a very conventional sign.
The side of the letter is called a return; it retreats into the wall. I think what they were trying to say is that that is opaque. Is that what you see? The letters' fronts are illuminated but the sides are opaque to light.
COMMISSIONER TALTY: Can I ask a question?
CHAIRPERSON EIGEL: Please.
COMMISSIONER TALTY: Steve, are there other examples of signs that are lit all night in Northfield?
MR. GUTIERREZ: I want to say no because the code doesn't allow it and when we do, we do hear a complaint if it's on even after hours, that we'll tell people to make sure that they're turning them off.
COMMISSIONER TALTY: And nobody's been granted relief for that?
MR. GUTIERREZ: No, no.
COMMISSIONER TALTY: Yes.
COMMISSIONER BOWYER: What's the latest --
MR. GUTIERREZ: Sorry?
COMMISSIONER BOWYER: The latest they can stay on?
CHAIPERSON EIGEL: Steve, one more for follow-up.
MR. GUTIERREZ: I'm sorry, let me, so just to clarify, if it's a 24-hour business let's say, or if it's a grocery store that was open until 11:30, the code will allow for that. So, it's 11:00 unless there's activity or the business is running or operating during

that time.
COMMISSIONER BOWYER: Yes, the Blue Pearl is open 24-hours.
MR. GUTIERREZ: Right.
COMMISSIONER BOWYER: So, they're allowed that, right?
MR. GUTIERREZ: Right.
CHAIRPERSON EIGEL: Quick question; I know there are precedents for a multi-tenant building sign on a building. Are there also precedents for in those instances where one of the tenants has more than one sign on the building?
MR. GUTIERREZ: There's 1622 Willow, and again, as I noted in the memo, they don't have the opportunity to put a monument sign up because much of their parking lot and the parkway is in the IDOT right-of-way and IDOT won't allow that. The PCNation east facade I believe has both PCNation and Pella Window and Door signs. So, that would be the only other office type of building that I can think of that has multiple tenant signs on the building.
COMMISSIONER WACHTER: And that was installed as a monument sign as well --
MR. GUTIERREZ: Well, they also got --
COMMISSIONER WACHTER: -- because Pella is on the monument sign.
MR. GUTIERREZ: Right, but they also were on the front facade if I'm not wrong.
COMMISSIONER WACHTER: He's right. Is it because there's two different names for the roads because one side faces on the Central and one side faces Frontage?
MR. GUTIERREZ: What I recall, is that they wanted to take advantage of that location. The Commission at the time felt that that was a reasonable request. The monument sign is low enough and small enough that they're truly not being read from the Edens. So, Pella being at that corner of the building, in the southeast corner, they had the sign on the south side, but they didn't have any really Edens exposure.
COMMISSIONER WACHTER: Yes, there's a little logo on the monument sign that's simply you have arrived.
MR. GUTIERREZ: Exactly.
COMMISSIONER WACHTER: They're not pushing marketing there at all.
MR. GUTIERREZ: Right. So, I think that was the reasoning for, if I recall, for the Architectural Commission to approve that Pella sign on that east facade. Again, it's just the Pella logo.
COMMISSIONER WACHTER: You know, you've rightly identified precedents that were variations, and it may go without saying. But that's the whole reason the Architectural Commission exists is if we just had a

rule book that was 600 pages long and you followed it or you don't, then you know, there wouldn't be any kind of trying to accommodate, you know, you're our neighbors. You know, we want you to do well just as we would our neighbors across the street.

MRS. MAGGIOLINO: Right, and as we bring in business, obviously, they're going to see other community businesses as they, you know, curve around the corner from Willow into Happ Road. So, I've been telling a lot of people about the Happ Inn and they know where it is. Since they know where the Happ Inn is, I'm just publicizing our location. So, cheers to the Happ Inn.

CHAIRPERSON EIGEL: Any other thoughts from the Commission on their two signs, that both be included?

COMMISSIONER TALTY: I believe, I struggle with the double sign. I struggle with the sign that's on the, whatever that would be.

COMMISSIONER WACHTER: They call it the north side.

COMMISSIONER TALTY: The north facade.

COMMISSIONER WACHTER: On South Willow Road.

COMMISSIONER TALTY: I think that's because it's too hard to read.

COMMISSIONER ANDREW: Are you speaking of that one?

COMMISSIONER TALTY: Not that, no, I'm sorry. The one --

MR. GUTIERREZ: The east side.

COMMISSIONER TALTY: I have less of an issue with the sign facing the Edens. It looks maybe a little big and maybe a little too high just by the building, the roofline of the building, but I really struggle with this. I think there is no hierarchy with the sign. It all just kind of visually blends together. If it's not really doing anything for you because it's blocked by trees, I don't really understand the necessity there, you know.

COMMISSIONER ANDREW: I do think because that's your entrance there and the Warner Institute sign is already there; it's going to be confusing. It's like you're going to get a lot of people coming in the door wondering where the Warner Institute is. So, I do think there needs to be some kind of wayfinding signage, but I agree, I think the two signs right next to each other, they almost blend together and it's a little confusing.

MR. MAGGIOLINO: To be honest, this rendering actually has them closer together. Maybe this will help a little bit. The bottom of the, where it says Weightloss, it's supposed to be in line with the window, the upper window, so there'd be a little more separation. This looks a little bit more crowded but, you know, I think this is what the signage guy put

together, but our intention was not just a little bit, it's not as crowded.

So, I think that the bottom of the Weightloss should be in line with the windowsill. That was kind of our vision.

COMMISSIONER ANDREW: I think that's --

CHAIRPERSON EIGEL: Separately from that though, it seems like there might be some opportunity for wayfinding other than a sign, you know, above the Warner Institute sign. It wouldn't be only opportunity on that side of the building to direct customers into the doorway.

MR. MAGGIOLINO: I mean, this is the main entrance to the business. I think we need to have, you know, our signage there, our principal sign. Otherwise, how are patients going to know where to enter?

COMMISSIONER ANDREW: I don't think this is necessarily that clear though, because there's two signs there. That that is your main entrance versus the Warner Institute, where I think some other signage actually saying this is the entrance would help, whether a monument sign or something else.

COMMISSIONER WACHTER: Yes. The way we've handled this in hotels in the past is, if you have different towers for hotels or resorts, is to put the name of the tower on the two architectural surfaces flanking the door because it really becomes an eye-level thing. If you park, you know what I mean?

You're pretty sure you've gotten the right location, you see Warner and you're going, well, gee whiz, am I at the right spot? But you see these two other visual things down here, you know, 60 inches above grade which is about eye-level for most people looking at that degree below the horizon, and it works. It's got class, too, because it's sort of like a gateway arch, you've made it.

It's okay, in my opinion, it would be okay to just say, to use your logo on both sides of the entryway. It would be a lot smaller, we admit that. So, it's not going to grab anybody's --

MRS. MAGGIOLINO: You mean it would be on the window?

COMMISSIONER WACHTER: No, on that part, so the other problem here is that this photo doesn't go all the way down to the bottom of the building. So, I had a photo that did.

MR. MAGGIOLINO: Well, this one does.

CHAIRPERSON EIGEL: You know, I think maybe sort of aggregating comments here a little bit. It seems that the Commission, some are comfortable with your north side sign application and are, you know, potentially willing to discuss that as a motion but possibly asking you to come back to us with some other ideas for the east side.

COMMISSIONER WACHTER: Can I share one photo? Right there, anybody who wants to know what I'm talking about, it's right here. Two signs that say, you know, Weightloss in the prescribed logo.
MRS. MAGGIOLINO: Two identical signs on either end to balance it?
COMMISSIONER WACHTER: That sort of goes oomph, this is our entrance. It's not Warner's and the other entrance, it's our entrance --
MRS. MAGGIOLINO: Right.
COMMISSIONER WACHTER: -- because it's saying it twice.
MRS. MAGGIOLINO: Right, okay. Yes, because a lot of what you're saying, parking, in front of this building is public parking and hopefully patients can park there, it's just for ease. That first visit is going to be a little confusing, but verbally on the phone we can guide everybody as to where to go.
MR. WARNER: Can I ask a question?
CHAIRPERSON EIGEL: Please.
MR. WARNER: Just asking if it's an option, I already indicated how I did not want to remove that sign on that facade for the reasons I gave. Would I be able to relocate that to the north side then? So, my issue is to maintain the visibility. So, if it was clearer to indicate that that's their entrance and not even confused with my sign there, even if there were some remediation involved, would they be able to place the sign they want on that spot if I was able to move mine to where it could be seen still on the freeway?
CHAIRPERSON EIGEL: You know, unfortunately, Jeremy, I don't think that we can answer that question. This is not part of the petition in front of us, though probably that could be. It may be better, understanding that there's a lot of dynamics here in play, it might be better to maybe sort this out for our next meeting and then come back with a slightly modified proposal that sort of suits everybody's needs.
COMMISSIONER BOWYER: Because you'd also be then talking, if I'm understanding you, you're going to have two signs up north?
MR. GUTIERREZ: Yes, correct.
COMMISSIONER BOWYER: Then we would to see how they're designed. One of my issues is like with how you've got them on the front is they're not designed to be compatible with each other. Like I see that the font is bigger on one and the other is overwhelming, so if you're going to have two on one face, I would say have your designers look at both of them at the same time and how to make them compatible. That's pure comment.
I would also say though that that north side, there is no entrance there. I can understand the base reasoning on having that be confusing and having them not be shown on that east side. I think if there's

an option to use something on the north side, we can look at what the options are to try to make them match up there, but also you don't have an entrance on that side so they wouldn't necessarily have to be side by side either. You can have one on this end of the building and the next one on that side of the building, just so that at least people will still see those logos.

So, I don't know if that's something we need to present, some way to have that --

CHAIRPERSON EIGEL: I agree with you actually. I think that, you know, I think that there are a lot of constructive things that you've brought to us, and there may be some constructive things the members here have suggested. I'm sure there's a way to do this that looks great for the building and works for all.

COMMISSIONER WACHTER: I guess one option would be to make a sign box that sits on the top edge of the canopy over the entryway. Put your logo on the sign box, whether it's cutoff letters, channel letters internally lit, whatever, it's below the Warner and it's sort of like the credential tower, you know, it's the main thing and then there's going to be the secondary. It's not going to achieve the kind of oomph that you want because you want both signs to be a marketing sign.

MR. MAGGIOLINO: I just wanted to share this photo. This was from the initial sign company that we chose. I like the way they had positioned it here; I just want to share it because I felt it was less crowded. I personally like this better, it looks cleaner. This is what I would propose.

COMMISSIONER BOWYER: So, again, I'm not, I'm just bringing this up, I'm not saying this is good or this is bad, but when I see those two signs, to me Medi is the dominant. It's bright white, it's the bigger font, and then, you know, that's very subordinate, I mean, and I don't know if that's the intent when you have both companies there inside of --

COMMISSIONER WACHTER: Is the letter marked W in blue on your sign, is that internally illuminated? Is that lit up?

MR. WARNER: You're going to think I'm crazy, I don't have an idea.

COMMISSIONER WACHTER: It is lit up, okay.

MR. WARNER: I don't know.

COMMISSIONER TALTY: I think I just struggle with the two logos on that same wall. I feel like they're just shoved into a small architectural space. I think you used the right word there, just not compatible. They're fighting each other. I think maybe most importantly, on that part of the building, it just looks crowded, you know.

I then also question the need honestly to be lit 24 hours a day. I just, I can see until 11:00 and then, you know, like the code is written. But if

you're not operating, if the business is not operating after 11:00, to have that illuminated, I don't know if that's a precedent or not.

COMMISSIONER WACHTER: Well, there would be nothing else in the vicinity to add the same kind of context to it. There's nothing else illuminated. In my opinion, and as a designer, that view on the screen right now is even more crowded than what's in the submittal.

I'm sorry to be kind of preaching the sign things to you, but normally what we do is we leave one cap high between the beginning and the end of the typography and the next architectural break. So, if that I is a foot high, there should be a foot between the I and the wall when it becomes the light grey. It's just, it's jammed, it's too big, it's overwhelming.

With the blue thing, I was just thinking, well, if you wouldn't mind, you know, change the word Medi to exactly the same blue, you know, then there wouldn't be, you know, such a disparate design.

MRS. MAGGIOLINO: So, you're saying, you made a second recommendation where it would be underneath the Warner Institute sign, is that space compatible to carry a sign?

COMMISSIONER WACHTER: Well, I mean, yes, that's subjective. There's two portal stakes that are holding up the canopy. You would have to fit it in between those. That would be a surface mounted sign. What I was talking about would be kind of a sign on Old Michigan Avenue where it sits on the canopy, but it's set back a couple or three inches, and it's a box. Maybe it's a little smaller left to right by two or three inches. So, it's a distinct; it's not meant to be an extension of that black canopy. It's meant to be a sign and it's right over the door so that it's, clearly, you've arrived at the right place. The overall building you could call the Warner building, but you've reached the other major function of the building which is your business, and you can do that with an illuminated box --

MRS. MAGGIOLINO: Sure.

COMMISSIONER WACHTER: -- because you need another sign with something.

MRS. MAGGIOLINO: Right.

COMMISSIONER WACHTER: And if the box is painted dark, you know, we call it, they're not a bronze but it's got a brown color, well, it's pretty much black.

MRS. MAGGIOLINO: Yes.

COMMISSIONER WACHTER: You know, I've got a picture of the black one today, it's pretty black. The box could be black and you wouldn't even see the box in that context --

MRS. MAGGIOLINO: Right.

COMMISSIONER WACHTER: -- and because it's a

canopy and it's got some dimension to it, there is plenty of space in there for an electrician to pull wires to electrify it.

MRS. MAGGIOLINO: It might be even easier.

COMMISSIONER WACHTER: Yes, because you've got downlights in there. That might be the way out, and then --

CHAIRPERSON EIGEL: So, I think that, I think in summary that we need a review on that. We're not saying that this concept as an entirety is, you know, one that we would dismiss. It just, it seems like it needs a little more work. If you're amenable to that, you can sort of, you know, take a little time and come back to us with something, with those comments in mind, that would be great.

MRS. MAGGIOLINO: Okay, how about the north side sign?

MR. MAGGIOLINO: Considering she's opening actually the following week.

COMMISSIONER BOWYER: I don't think you can isolate the north side. If he's considering taking it off of the east and putting his on the north as well.

COMMISSIONER WACHTER: Yes, I don't know where we're all leaning. I'm leaning towards non-removal of the existing sign. I mean, the worst case is there's just going to be some bolt holes in there. Probably in the mortar joins, that's typically how the sign is installed, they really try to get it in the mortar joints so they don't have holes or bricks to fix. But brick is pretty much, even if it's red brick, I'm sorry, it's not red brick. I'm thinking of the wrong thing here.

Is that a hardy board kind of material? I don't know. It's black; it's fixable. Even if the worst case is you have to paint the whole wall, it's fixable, you know. Just talked with the painters leave today, you know, that's all. They looked like they were in a hurry to get it done.

CHAIRPERSON EIGEL: It may even be that there's a possibility to turn this amendment down to just the one north side sign, but that would be if there would be another sign on that side of the building.

COMMISSIONER WACHTER: What do you need and when to open your doors? You know, walking your door right now and the place smells like new carpeting, paint and adhesive.

MRS. MAGGIOLINO: Yes.

COMMISSIONER WACHTER: So, it's got to be coming soon.

MRS. MAGGIOLINO: Well, we have a light opening on Monday the 16th, well, 17th, okay.

COMMISSIONER WACHTER: Close, a week?

MRS. MAGGIOLINO: Yes. I mean, next, that week, it could be even Thursday, too.

COMMISSIONER WACHTER: Okay, when are you going to start seeing patients?
MRS. MAGGIOLINO: Probably, well, hopefully that following week.
COMMISSIONER WACHTER: Are you drawing customers from other facilities?
MRS. MAGGIOLINO: Yes. So, I am still currently active in Lake Forest. It's been there for the last two-and-a-half years. It is next to a Starbucks which has been great for us as far as people and activity. So, we have people already in line to come to this facility because they can travel from either Glenview or Northfield or Wilmette.
COMMISSIONER WACHTER: But they've been going there for a while so a little bit of a delay isn't --
MRS. MAGGIOLINO: No.
COMMISSIONER WACHTER: -- going to break the floor then. We'd like you to get done with this as soon as you can, too.
MRS. MAGGIOLINO: Yes. So, obviously, you know it takes a while to get a sign up. So, I think maybe, you know, a few months?
COMMISSIONER WACHTER: This company is in Kenosha?
MRS. MAGGIOLINO: Yes.
COMMISSIONER WACHTER: Yes, their schedule is probably lighter and they're probably doing a lot more vinyl and plexiglass with boxes than we're doing south of the border. You know, they might be able to squeeze you in in a month, a month-and-a-half. This box wouldn't be a, you know, it's a half-a-day of sheet panel.
MRS. MAGGIOLINO: Okay.
COMMISSIONER WACHTER: Now, if you do it as a box with a plastic face, normally acrylic, what we call plexiglass or polycarbonate which is a little bit stronger and they do it in vinyl, so the face of the sign is this really nice ash, I mean, dark, really dark gray, I almost don't consider it black, I like it as a dark gray, there's vinyls that are that color. They could cut in an hour and put on the plastic and the letters would be white, and nobody would really know if they're cut out by numerically-controlled router and pushed through which cost you an arm and a leg. That would be a $15,000 sign, probably. The vinyl one would be a fifth of that or less.
CHAIRPERSON EIGEL: It seems as though that there are enough complications with this particular application that we would really ask you to come back with something a little bit clearer based on these comments. Also, please be sensitive to the comments relative to the sign operation, and I'm sure that there's a version that would work for you.
COMMISSIONER WACHTER: I think we should, I'd

like to, knowing that pretty much this is not a vote, unless you want to vote on it, because the consensus is that we are absolutely not for putting two signs on what we consider the north wall.

CHAIRPERSON EIGEL: I would rather continue this to another meeting and not vote on anything because I don't want to limit your discussion with your landlord and handcuff what you might bring to the Village. I think, hopefully you'll take the comments in the spirit they were given and bring something back to us that I think could work.

MR. MAGGIOLINO: Really the only concern is that, again, she's opening up the clinic next week, so two weeks we're in business without any signage.

When will your next meeting be?

MR. GUTIERREZ: It will be April 13th, and we would need a Motion to Continue this meeting until April 13th.

COMMISSIONER TALTY: Right. I'll make a Motion to Continue this to the April meeting.

COMMISSIONER ANDREW: I second.

CHAIRPERSON EIGEL: All in favor?

(Chorus of ayes.)

CHAIRPERSON EIGEL: Good luck.

MR. MAGGIOLINO: Thank you kindly.

MRS. MAGGIOLINO: Thank you for your recommendations.

CHAIRPERSON EIGEL: Okay, so 700-770 Frontage Road, approval of site elevations, exterior facade, landscaping, and lighting for the existing carwash and prep building to be removed and replaced at the Fields BMW automobile dealership located at 700 Frontage Road, along with an expansion to the showroom and renovation to the existing Fields Volvo automobile dealership located at 770 Frontage Road. The following variation is being requested from Appendix A, Article 10-VI, Section 10.22.B.1.

If you could introduce yourself and swear yourself in?

MR. BROWN: My name is Jeff Brown; I'm a principal with JRB Architects.

(Witness sworn.)

MR. BROWN: So, this is the ongoing site that was started in 1993; we just keep changing it. So, what we're currently, this current iteration, so, currently, this is the site configuration as it is. You have Land Rover/Jaguar to the south, BMW in the middle, Volvo to the north. On the current existing Land Rover building is the prep center and carwash that was built in 1994 which, as you can see, really is not that equipped for the volume of cars that are in this facility now.

So, there's two parts to this, and the first part we'll take is the Volvo side which is the far north configuration. What we're looking at doing is

adding four service bays to the existing service park on the south end, and then an additional 1,100 square feet of showroom to bring this into compliance with Volvo's latest design, corporate design, branding images. One is we need more service; this building has been too small since we first built it and it just, it suffered for all these years.

So, what it entails is this is the existing elevations of the building that you might be familiar with. This was the last iteration of Volvo probably 10-12 years ago. I think we did this one. So, what we're going to do is we're going to be changing the facade of this showroom and filling up this corner by expanding that showroom and then adding on to the service department.

So, the new one is an etched glass facade which is a white etched glass, and then over the entrances there's a blue etched glass element so they're translucent. Then there's a, the building, the service department will be painted gray. The glass is all clear and you'll see the vision glass at this building is really pretty much these three, four windows here or five windows. You may ask the question as to why they're car dealerships is you can't see inside of them, that was their thinking.

So, what it is is this is the white etched glass which is down on the facade, and then you have the blue that happens to have the elements over the entrance. Then these entrances have a wood structure to them with automated doors and a little planting area outside of it.

This is one that, this is not the finished building, but this is one we did in Lisle a year-and-a-half ago. The signs aren't up on this and not occupied with signs, but the signs go over that blue element, and then there's the, the Northfield sign will be on this glass that's on here. So, those will be brought through separately once someone designs those. Then you can see that entrance element to this thing and that's also the showroom windows.

The second part of this is to service this complex as a whole with the volume of cars that are being dealt with on this site. We're looking at taking down the old building, the old prep building, and building a new 14-bay prep center for cars that are being brought for delivery and we're going to be detailing customers' cars in there, and then a full two-tunnel carwash, one to service service-customers and one to service customers. So, service will have one of them just for their own use, and customers will have the east-facing which would be the closest one there. That one is service, that would be the customers.

Really kind of a backdrop to the site, so you can see tunnel, you'll enter from the north side,

come out under this area here, and then be delivered back in here for customers. This is the prep center here where we're going to be detailing of the cars.

This is the existing facility which you might be familiar with, which has more than served its purpose over the years. Then the building itself will be a precast to match the BMW building, all this to match BMW, very simple facade, precast panels. These will be glass, clear-vision glass, and these four here are going to be painted black, a lower element to it so we can monitor what's going on inside. Same element here to let the natural light in. All the overhead doors match the ones on the rest of the building which are clear anodized framing I assume to allow the light into them.

That's, you know, there's no new lighting being added to the site. That's the last thing we would be adding from this, but there are new planting areas in front of this area here. There's a landscape island here that didn't get picked up in this rendering, but there'll be plantings along here to screen this. Trees will be, some existing trees will be moved to the back side of your screen, and these are the existing areas in the circular area of that site.

We did ask for one variance to eliminate trees in one island which is this one right here because I need a new transformer instead of the old electrical service for this building. I know that we've maxed out for a long time and this requires a lot of electricity.

So, that's the basic idea we had for this. Simple, straight-forward, clear anodized framing, clear glass, some black at the bottom of these elements. The sign is just put in there for basic purposes. This building is really kind of the backdrop to the circle, and then the building is the white that matches the BMW building precast. That's pretty much it.

CHAIRPERSON EIGEL: Any questions or comments?

(No response.)

CHAIRPERSON EIGEL: And you are, and I'm sorry, just to reiterate, you're planting some additional landscaping trees over areas?

MR. BROWN: Yes. Yes, we've submitted a full landscape plan over some areas in there, that we're going to take some trees out, some that are damaged and need, you know, just the going battle with the 35 years that we've been there, and those are getting replaced.

There's new drainage going in for the carwash, in the area north of the carwash and we're going to have an underground stormwater detention. So, it's pretty straight-forward other than the logistics of this project.

CHAIRPERSON EIGEL: Sure, and I'm sure you've considered other areas for the transformer that wouldn't require this?

MR. BROWN: There really, again, it's more meaningful from, and there really isn't another spot. We are maxed out on this site. We've used up every square inch we can find on this lot.

Right now, that building is serviced from the Land Rover building, but the new one will require a lot more power because of the length of the current carwash is a small drive-through tunnel. This is two full conveyor systems.

COMMISSIONER WACHTER: Yes, I was there today and I was going in the wrong direction and I got a lot of bad looks from the 10 cars that were waiting. It's a one-car deal, right?

MR. BROWN: Right, now it is, yeah.

COMMISSIONER WACHTER: With doors that open.

MR. BROWN: Yes, yes, and that's part of the problem is the volume that they're doing there. If you're a Fields' customer, you know, on the weekend during the summer that place, because they have, fix things and everything for people. The idea is to have them pull into the lane and then have them cafe in the BMW store.

CHAIRPERSON EIGEL: Are there any audience members who have comments on this?

(No response.)

COMMISSIONER BOWYER: So, I move to approve. **Motion to recommend to the Village Board: Approval of the proposed architectural, building materials, lighting and landscaping for the building of a new carwash and the expansion of the Volvo dealership at 700-770 Frontage Road, in accordance with the Petitioner's Application and Supporting Materials, date stamped February 24, 2026, with the following variation: a variation from the required three new landscape island trees (Appendix A, Article 10-VI, Section 10.22.B.1) to allow for only two new landscape island trees.**

COMMISSIONER WACHTER: I second.

CHAIRPERSON EIGEL: All in favor?

(Chorus of ayes.)

MR. BROWN: Thank you very much.

CHAIRPERSON EIGEL: Okay, yes?

COMMISSIONER TALTY: I, Kathryn Talty, recuse myself as I am the landscape architect for the next agenda item.

CHAIRPERSON EIGEL: You're excused.

So, the next is 790 Frontage Road, approval of site elevations, exterior facade, landscaping and lighting to build a two-story medical office building under a special use application. As part of their application, the Petitioner is requesting the following variations: a variation from the west parking lot landscaping requiring three trees, a six-foot minimum fence, and a seven-foot-wide landscape strip with three-foot minimum plant screening (Appendix

A, Article 10-VI, Section 10.22.3.A) to allow for seven trees, the omission of the six-foot fence, and the omission of plant screening. I'll just state the actual appendices, Appendix A, Article 10-VI, Section 10.22.3.B. These are actually all the same article, so we'll say that there are six variations that are being requested.

If you could swear yourselves in and please describe the project and the variations you're requesting?

MR. TALTY: My name is Jon Talty; I'm the CEO of OKW Architects.

(Witness sworn.)

MR. WAAS: My name is Daniel Waas from Kathryn Talty Landscape Architecture.

(Witness sworn.)

CHAIRPERSON EIGEL: Thank you.

COMMISSIONER BOWYER: Can I just ask a question of us?

I feel like, are we approving the building materials on the building or just the variations?

MR. GUTIERREZ: Yes, you're approving the building design as well as the variation.

COMMISSIONER BOWYER: But we haven't done that, I didn't think that was our Board to do that, the elevations and everything.

MR. GUTIERREZ: Oh, yes, absolutely.

COMMISSIONER WACHTER: The skin.

MR. GUTIERREZ: Yes, all the exterior design aspects.

COMMISSIONER BOWYER: I thought that was the other Architectural Board.

MR. GUTIERREZ: No. No, the Plan and Zoning Commission looks at the site plan, traffic, the engineering, the use itself, parking numbers. You guys will look at all the exterior design aspects in terms of the elevations, lighting, landscaping, signage, building materials.

MR. TALTY: Could we dive in here?

CHAIRPERSON EIGEL: Yes, please.

MR. TALTY: Terrific. Thank you very much. Again, I'm John Talty with OKW.

The site in question is identified here along Frontage Road which is south of the self-storage and Blue Pearl we spoke of earlier. Here is our Volvo dealership over here. Makin' Music is right there in our front yard.

The building is a two-story stone and masonry office building for medical purposes. It's about 24,000 square feet. It will be the home of Dedication Health on the ground floor. Dedication Health is a tenant in the building, but who will be ultimately a general partner in the LLC. The owner of

the property tonight, Al Stepan, is with us in case anyone needs to hear from him.

Dedication Health is a concierge medical practice that currently exists in both Winnetka and Northfield. They have outgrown all of their spaces and they're looking to consolidate two offices in this new location along Frontage Road. The second floor of the office building is intended to be more medical use with the people that Dedication works with on a regular basis, and they're going to consolidate to create a very bespoke medical practice, a concierge medical practice here in Northfield.

The concept of the building is, if you are a client, if you are a patient of Dedication or any of their other healthcare users, you enter the site, you pull up onto the porte cochere, you drop your car off, your car is taken for you and is parked on the site. We have 114 parking spaces, exceeding the needs and requirements of the Village.

I do want to call your attention to a piece of property here, an easement that sits north of this property that has transferred with the ownership of the site itself. That is an easement that's existed for some time, excuse me, that Harry Hoopis struck with his neighbor to the north. That easement is to be used as overflow parking for this site over time and access, the existing access is shown right here. That's how it sits today.

We included the package a raw floor plan for Dedication simply to show how it could lay out. We needed, in order to establish the architecture and the scheme of the building, we needed to understand how the building could live. This does not represent Dedication's final selection in terms of how they want their building to function, but it does demonstrate the concept that there would be perimeter exam rooms, there would be larger-scale medical suites inward to house medical equipment and so forth. There would be a shared vestibule and lobby taking one of the stairs, there would be a volume here to the second floor.

Again, much like the ground floor, we created a schematic outline of how tenants could lease this space. We did that for the purposes of understanding exiting and circulation and the core elements that were necessary to make the building function.

Going back to the ground floor for just a second, the porte cochere that we spoke of sits here. The main entrance for all the patients is here. There's a side door that is intended for the doctors' use so that they can kind of slip in and don't have to walk by the patients as they're waiting in queue to be seen. There's also a secondary elevator on the west side of the building that will be functioning both as a service

elevator as well as, God forbid if we ever need to get somebody out of the building from the second floor in a stretcher, the elevator is sized accordingly so that they can accommodate that need.

COMMISSIONER WACHTER: Or some medical imaging equipment to the second floor?

MR. TALTY: There would be equipment as well; that's why I said the service elevator for all of the above, you're correct, sir.

The roof plan, we have a corral which is housing the rooftop equipment centrally located within the building. This is an architectural element that I will demonstrate in the elevations and renderings which helps to mask that rooftop equipment and the porte cochere that sits out in front to the north.

As I said before, a two-story building, brick masonry on all four sides, this is a four-sided architecture. We recognize the fact there are homeowners that live to the west of us, there are neighbors to the south. This building wants to live as a four-sided building, the porte cochere receiving the patients and customers out front, ground floor stone, cast stone, architectural stone detailing, creating kind of a plinth for the building and grounding it architecturally, punched openings around, as we spoke of before, to accommodate the medical office space that's kind of happening inside the building.

This is the view from Frontage Road as we're pulling in to the entry drive. There will be, we'll come back to you regarding signage. There'll be a monument sign that sits out here. There will also be building signage. We felt it was in the best interest of this process just to, the doctors are working on a brand so I think it would be presumptive to say here is the monument sign, here is what they're going to, here's how they're going to market themselves. So, that's going to come through here as a separate package down the road.

The elevations, again, the kind of ground floor stone plinth with metal detailing. In the window system, a large glass element that sits at the porte cochere kind of reflective of that volume space being on. This crown that sits atop the building is the highest point of the building, I think it's 38 feet, 10 inches; I could be wrong. Yes, 38 feet 10 inches.

COMMISSIONER WACHTER: And that's pushing that by three feet?

MR. TALTY: Three feet, yes, a little over three feet. The purpose of it again, too, is to kind of help mask the equipment that sits to the south of it so when you're looking at this coming in from Frontage Road and you're looking at the oblique, that stuff will have a tendency to go away and be hidden.

South elevation of the building, again, a

series of punched windows, the same stone and window detailing exists on this side as it does on the north in terms of kind of the care of the building and the intention to the detail.

The west building elevation represents, this is the doctors' entry I spoke of before with a little canopy overhead. Again, you can see the relationship of that architectural crown and the well for the mechanical equipment and elevator overrun.

Simple section of the building speaks to the atrium and the volume that we have in the front. The doctors are, the building is going to be very, you know, elegant and timeless, both externally and internally. However, the brand they represent is one of kind of care of their patients rather than what's called a high level of detail inside. They don't want to, they want to spend the money on the exterior of the building, the inside of the building wants to reflect, you know, kind of an appropriate care for their North Shore customers, their North Shore clients, but not be too over the top.

We included this, this was predicated on a conversation we had last week with Plan and Zoning. There was a lady who lived to the west of us over here and was careful and sensitive to how we treated the building architecturally, its scale, but also how the lighting was going to impact them or potentially impact them. The distance from this house which is the most proximate building to our site, that's why we kind of cut this section here, is about 350 feet from the face of the building. In between, there is a grade change, there is a ComEd easement, there is the rail right-of-way, and the Skokie Valley Trail which kind of sits as a knuckle between the housing to the west and our building here.

The existing, you can see the former building is actually taller than the building that we're proposing here. So, I wanted this young lady to understand that we were sensitive to the needs of the neighbors to the west, that it was not our intention to create something that was going to be an eyesore or that blocked their views as they looked to the east, and we're also very sensitive about the lighting on the site as well. So, she seemed to be comfortable with our attention to that, but we created this exhibit this week to help explain some of our intentions.

Photometrics, one of the things we're asking for is a bit of an increase in the photometrics on the site. Really, the purpose of it is the customers, the clients of Dedication Health and their healthcare partners are an aged population. So, we want to be, we wanted to boost the level of lighting a little bit on the site to make sure that it was well lit for them that they could navigate the parking lot. There's

going to be, you know, significant vehicular and pedestrian traffic through this parking lot, and so we wanted, although it's not the car dealership up the road, we wanted something that is well and appropriately lit to make sure that that was a safe environment for everybody.

It's a serios of light poles 16 feet tall in the parking lot, some decorative bollards at the entry magazine here at the porte cochere to help guide one kind of through the space, and then there are some additional decorative lighting mounted on the walls at the end of the piers. These are the parking lot lights that again are 16 feet tall. There are some downlights mounted on the exterior of the building at the side entry and then exits over the stair exits, the bollards that I spoke of at the front door, and then this is recessed lighting on the underside of the canopy.

Trash enclosure, masonry again, using the same masonry and stone that we're using in the building itself.

Materials, architectural face brick, architectural cast stone, and then a series of pre-finished metals for the window systems and some architectural detailing some of the piers that sit in front of the building. This bronze pre-finished metal is an accent piece that sits on the chamfered underside of the porte cochere, and again the crown that sits atop the building.

We can walk through this very quickly, but from a stormwater management issue, Spaceco, our civil engineer, were very sensitive to how we're treating all of this issue across the property, but stormwater is going to be addressed through a shallow basin right here. There's a retaining wall that Daniel will explain in a minute, but there's a retaining wall that sits along the east side of that shallow basin, and then the entirety of the parking lot is permeable pavers to help solve that stormwater issue.

Daniel, you want to speak to the landscape? I think this is --

COMMISSIONER WACHTER: Does the permeable paving extend all the way to the annex parking?

MR. TALTY: It does not include the annex parking but it extends to the property line.

MR. WAAS: Good evening and thank you. My name is Daniel Waas. I'll begin with an overview of our overall landscape concept for the site, and then I'll walk you through the specifics of the plan.

So, first and foremost, our landscape plan has been designed to respond to the architecture of the building and the site as a whole. We addressed all the basic needs of the site while considering the views from outside and from within. Through our design, we are improving the pedestrian experience and creating a

welcoming atmosphere for both visitors and employees.

I'll talk a little bit more about our specific design choices as I walk through the plan.

All right, so first up is our tree preservation plan. We've conducted a tree survey, and here you can see where the trees are located as well as the tree inventory. The trees on the site vary in condition and in species including some invasives. We are removing a total of 32 trees and protecting all bonsai trees from construction activities. We are working with the Village to mitigate all tree removals and we've made an effort to replace what we are removing with heritage tree species.

Next up is our landscape plan. We're using a combination of trees to screen the view into the site and lower-level shrubs to conceal the parking lot and automobiles. On the west side of the site, we're using a combination of shade trees and evergreen trees to screen the view from the residential properties on the other side of Skokie Valley Trail and ComEd easements.

Within the parking lot, we are providing shade trees within the islands and a mix of perennials and shrubs at the ground level. We've considered the experience as one moves through the parking lot and, where possible, we are hugging the pedestrian circulation with flowers and ornamental grasses to soften the view into the vehicular use area. This is intended to make it feel more like you're walking through a landscape and less like you're walking through a parking lot.

The building foundation includes a mix of ornamental plantings that respond to the architecture of the building. We have flowering plants and ornamental trees on the sides of the building. And then the planting tapers off towards the building entrance where we let the architecture take the center stage.

Lastly, we have a detention basin on the southeast corner of the site. This basin is not open water; it is planted with a mix of native grasses and wildflowers. There is a three-foot-high retaining wall on the east side, although the proposed plantings at the bottom of the basin could be reached through the three feet in height and cover the face of the wall.

Although we are providing a substantial level of plantings, we are asking for relief in a few areas just mostly due to site constraints. This plan prioritizes pedestrian circulation and visibility, but we are designing strategically so that this does not come at the expense of landscaping. Additionally, we have received review comments from GHA and revised our plans based on that feedback.

I'll end with some pictures of the proposed plantings. Here are the trees, some ornamental

trees and shrubs. There are perennials and grasses, and then a few pictures of what that detention basin treatment might look like minus the open water in that bottom picture.

In total, we are proposing 45 trees, 109 shrubs, and over 250 grasses and florals.

Finally, here are some pictures of that black retaining wall and permeable pavers. Then, here are just the rest of our back-end specs for the landscape plan, our master landscape list. And then our maintenance plan for the detention basin and all the other landscape areas.

This is the exhibit just showing how we are outside of that site triangle given that main entrance. We've got all of the taller plantings outside of that while still being able to kind of screen with planting for higher level using shrubs right here.

MR. TALTY: So, with that, I think we don't need to get into some of the specs on the lighting unless you prefer we do that; however, perhaps you might want to offer your thoughts and let us know how we did?

CHAIRPERSON EIGEL: Any initial questions?

COMMISSIONER WACHTER: I'd like to go through this in order of the petition. You're asking for relief from the foot-candle levels?

MR. TALTY: Yes, sir.

COMMISSIONER WACHTER: At 100 percent for all of those. Older eyes need more light. You've got 14-foot candles on the porte cochere. That makes common sense, you've got people coming in and out of cars with wheelchairs and walkers and stuff like that. You need that kind of illumination.

It's not going to be visible from the street?

MR. TALTY: No.

COMMISSIONER WACHTER: And it's certainly not going to have, even if it was, if you're going to have more than a quarter of a foot candle, given the property lines, you're safe there. The only thing that I have some thoughts on is I presume the little round things in your photometric drawings that are, the island at the porte cochere are the bollards?

MR. TALTY: Yes, sir, there are seven of them. Four on this side, three here.

COMMISSIONER WACHTER: Okay, the stripe, the -- we used to call those overheads because of the highway lights; they don't do it anymore. You're using 4,000 Kelvin, 70 CRI, color rendering index, and then available on the cut sheet is the 3,500K at 80 CRI or 4,000K which is what you want at 80 CRI. It's only a difference of, it's a difference of 10 CRI.

MR. TALTY: Correct.

COMMISSIONER WACHTER: If you can find it in your way to budget for that, because a higher CRI

fixture is always going to be a little bit more money.
MR. TALTY: Okay.
COMMISSIONER WACHTER: At 4,000, you know, as you go up in color temperature, the price goes down because the chips last longer.
So, I think it was the, well, the other thing I wanted to bring up is your area lighting, first of all, it's only on 16-foot poles. You've got a good setback from Frontage Road and you never ever come close to be competing with the car dealerships.
MR. TALTY: Yes. I mean, no.
COMMISSIONER WACHTER: And they have a lot more reflective surface. You're going to have a lot of blank space at night. It's asphalt, it's going to be absorbing the light. You're going to need more light.
So, I believe it's dual surface mounted fixtures that's shown on the middle there at the top, those are just basically wall cast?
MR. TALTY: Yes, sir.
COMMISSIONER WACHTER: On occupied, unsecured area?
MR. TALTY: Correct, on the sides of the stairs exit and where the entry is for the doctors.
COMMISSIONER ANDREW: I think it's going to be permeable pavers; it's not asphalt on the parking lot.
MR. TALTY: Oh, it is, yes, that's right. What colors are the pavers?
MR. TALTY: I don't know that we selected the pavers. It's probably natural, it's going to be the natural, you know --
COMMISSIONER WACHTER: Let my comment about the reflective about the floor plans be stricken from the record. I was wondering where the recessed fixtures were. Those are in the porte cochere?
MR. TALTY: They're in the porte cochere, yes, in the underside.
COMMISSIONER WACHTER: Okay, and those are 4,000K 80 CRI, so that's the only reason why I was suggesting an area lighting of 10 on the CRI index because you won't have a shift in color, and colors are important.
MR. TALTY: Yes, you're exactly right.
COMMISSIONER WACHTER: Madison and skin coloration. So, that's all I have to say about lighting.
CHAIRPERSON EIGEL: Questions?
COMMISSIONER ANDREW: I have a question on the prefinished metal. From the handouts we had, it looks like gold. From here, that gold looks a little orangish. Is it just the lighting? Do you guys see it?
COMMISSIONER WACHTER: I didn't even know that was a bronze-colored material in the chamfer. I thought that was the uplighting from the sun bouncing off the ground or something.

MR. TALTY: Yes, it's intended to sit on the underside of this porte cochere.
COMMISSIONER BOWYER: It just ends right here.
MR. TALTY: Yes.
COMMISSIONER ANDREW: Yes, this looks very gold, but from here that looks very orange.
COMMISSIONER BOWYER: Well, this is much nicer.
MR. WAAS: Well, it's the daylight so it was, it's going to appear differently when the sun rises.
MR. TALTY: I respect your comment though because, you know, I don't like as a design professional something that was trying to look like copper as an example but obviously is not, right. So, we want to be careful about that color that we choose instead of that's the accent.
COMMISSIONER ANDREW: Yes, and obviously like the way light hits that, because maybe you're going for gold but then, you know, the way the light is hitting it, it's always looking orange or not the color that you intended.
MR. TALTY: It's going to be in shadow most of the time. We were just trying to differentiate kind of the metal surface and give it an accent, but it will most always be in shadow because it's on the underside.
MR. WAAS: Yes, I believe the software for the architectural rendering can throw that off sometimes.
CHAIRPERSON EIGEL: So, are those actual materials that you're specifying?
MR. TALTY: Yes.
CHAIRPERSON EIGEL: Okay.
COMMISSIONER WACHTER: The only thing I have to say about things other than lighting is the capitals at the top of the columns that support the additional roof, I mean, I'm for the additional roof even if you didn't have to add the extra head room for your elevator system or your HVAC or whatever else you needed mechanical space off the roof. The building kind of shines because of that addition detail and it carries off the line from the porte cochere. When I see the capitals there and I think capitals, that doesn't support, you know, on the first floor, ostensibly supporting the second floor, seem to have a little bit of either Egyptian or a Frank Lloyd Wright kind of detailing.
MR. TALTY: Yes, it's not rendered appropriately. It's not intended as an Egyptian homage. It's really intended to be a fluting, just a carved fluting in the --
COMMISSIONER WACHTER: The capital.
MR. TALTY: Yes.
COMMISSIONER WACHTER: Okay.
MR. TALTY: But we want to be consistent in how we treat those column capitals.

CHAIRPERSON EIGEL: Can you comment a little further on the omission of the fence and the landscaping requirement on the west side?
MR. WAAS: Sure. So, I think in our opinion, the fence is made redundant by the distance from the neighbor and all of the existing vegetation that's along that west property line. You know, we believe the more appropriate treatment is this mid to upper-level screening using vegetation, shade trees and evergreens.
CHAIRPERSON EIGEL: What I see through those mid to upper-level vegetation is they're also sort of more ground level screening. It seems on this rendering that there's a line of something like beneath the trees?
MR. WAAS: Are you, no, that's facing the --
CHAIRPERSON EIGEL: Oh, I'm looking at the wrong series of landscaping, yes, I was looking at the wrong side.
MR. WAAS: This one?
CHAIRPERSON EIGEL: Okay.
COMMISSIONER BOWYER: But there's a train, or the railroad easement right in there. Don't we need a fence --
COMMISSIONER WACHTER: Yes, right --
COMMISSIONER BOWYER: -- for safety, I assume.
CHAIRPERSON EIGEL: Well, I think the ordinance is for screening rather than safety.
COMMISSIONER WACHTER: What kind of screening does the ordinance require? Site-long fence?
MR. TALTY: It just says a six-foot minimum fence.
So, I think part of our thinking was that given that the easements, the ComEd easement, the Skokie Valley Trail ultimately will go through there, and the rail line, that the fence was not serving the purpose that it's kind of intended to do when we're thinking about the neighbor to, you know, immediately to our west. Somebody traversing this is going to be hard-pressed to do that, especially given all the vegetation that's growing in that part of the world.
COMMISSIONER WACHTER: You have no concerns about wildlife?
MR. TALTY: Haven't thought about the wildlife.
COMMISSIONER WACHTER: Because that whole strip is full of lots of stuff.
MR. TALTY: Yes, I'm sure we have lots of little critters living in here, right?
COMMISSIONER WACHTER: And have been for decades.
MR. TALTY: I think, you know, that they're going to get in one way or the other if they so choose. They're going to navigate through spots all along that western edge of this development, of these developments.
MR. WAAS: I suspect your light levels too

will also be a discouragement. It's also the issue --
CHAIRPERSON EIGEL: Moving on to the idle areas, can you sort of reiterate your thinking on that in terms of, sort of the pedestrian passage through the front lot?
MR. WAAS: Yes, sure. So, part of what we're asking for is really from these parking lot island trees, and that was to create kind of this nice pedestrian connection through the parking lot so you're not, you know, walking across drive aisles the entire time. In lieu of, you know, an overhead tree, we're providing ornamental grasses and perennials on both sides of that walk, again to make it feel a little bit more like you're walking through the landscape and kind of soften that edge to the particular views.
CHAIRPERSON EIGEL: Do you mind circling back to that slide that showed from last week's meeting your overview of the grade changes?
MR. WAAS: Certainly.
COMMISSIONER BOWYER: What's the argument for getting rid of the fence? Is it monetary? Is it you just didn't want to see it? Is it too crowded with all the plantings?
MR. TALTY: I think the argument is really more it doesn't really serve, it's just going to have a beginning and an end on the west edge of the property and it really doesn't do anything. I would rather embellish that edge and Daniel, I'm speaking for Daniel, and embellish that edge with landscape in a more robust way than invest in a fence let's just say.
COMMISSIONER BOWYER: Do the neighbors to the north and south have that fence that you abut to?
MR. TALTY: I don't know. I don't know if they do or not.
COMMISSIONER BOWYER: Steve?
MR. GUTIERREZ: I don't recall.
MR. TALTY: We were just, I was just there tonight walking around. I did not even notice one.
MR. GUTIERREZ: We'll pull up the aerial with the angles if we can see anything there. If there is one, I know you can't see it. I mean, that's all over the curb on that parking lot itself, but let's see.
COMMISSIONER BOWYER: Do you know if you're entertaining removing the fence that's currently in place?
MR. TALTY: We are not.
COMMISSIONER BOWYER: So, I think that --
MR. TALTY: There's a fence, yes. There's a fence over here.
COMMISSIONER ANDREW: Will that fence remain?
MR. TALTY: Yes, we're not touching that.
MR. GUTIERREZ: There isn't an existing fence behind the existing building, is there?
MR. TALTY: There is not. I don't believe

there is.

Part of our intent, the other thing about the fence, too, is, you know, our hope would be that our site like many others would get connected from a pedestrian standpoint to the Skokie Valley Trail once it's kind of installed. You know, we're cognizant and we're also looking at that, you know, down the street with an apartment opportunity on Central, but you know, the hope is that trail system allows us to kind of connect east-west into, you know, the developments as we kind of move through north-south through the community.

COMMISSIONER WACHTER: And you know why that's very forward thinking? Electric bicycles with 80-year-old drivers, because that's easy to handle.

CHAIRPERSON EIGEL: It doesn't look like there are any members of the community here to make any comments other than the Petitioners somehow related to the project.

Any other thoughts from the Commission?

COMMISSIONER WACHTER: None.

CHAIRPERSON EIGEL: Peter, do you want to make the motion here?

COMMISSIONER WACHTER: I'm going to make a motion, and I'd be happy to provide the text hard copy to our scribe should there be any need for it.

Motion to recommend to the Village Board: Approval of the proposed architectural, building materials, lighting and landscaping with the following variations:

- **a. A variation from the west parking lot landscaping requiring a six-foot minimum fence with three-foot minimum height plant screening (Appendix A, Article 10-VI, Section 10.22.3.A), to allow for the omittance of the landscape screening and fence;**
- **b. A variation from the 20-foot-wide transitional yard requiring 18 trees with a five-foot continuous hedge or fence (Appendix A, Article 10-VI, Section 10.22.3.C), to allow for 15 trees, the omission of the five-foot fence or hedge, and a transitional yard of only 17 feet four inches in width;**
- **c. A variation from the north and south parking lot landscaping requiring 16 trees with a seven-foot-wide landscape strip (Appendix A, Article 10-VI, Section 10.22.3.B), to allow for 12 trees, with a partial 5.5-foot-wide landscape strip to the north and a two-foot-wide landscape strip to the south;**
- **d. A variation from the required landscape island area of 180 square feet minimum with a minimum eight-foot width (Appendix A, Article 10-VI, Section 10.22.B.1), to allow two landscape islands to have six-foot width and size less than 180 square feet, along with sidewalk placement in three other islands;**
- **e. A variation from the 14 required landscape island trees (Appendix A, Article 10-VI, Section**

10.22.B.1), to allow for nine landscape island trees;

f. A variation from the maximum parking lot lighting level in vehicle travel areas of 2.0fc (Appendix A, Article XIX, Section 19.2.A.3), to allow for lighting levels up to 4.3fc;

g. A variation from the maximum average parking lot lighting level in vehicle travel areas of 1.5fc (Appendix A, Article XIX, Section 19.2.A.3), to allow for lighting levels up to 2.18fc; and

h. A variation from the maximum parking lot lighting level in parking and pedestrian travel areas of 3.8fc (Appendix A, Article XIX, Section 19.2.A.3), to allow for lighting levels up to 14.3fc under the entryway canopy;

in order to construct a two-story medical office building that may be occupied by medical offices with 5,000 square feet or more of floor area at 790 Frontage Road, in accordance with the Petitioner's Application and Supporting Materials, date stamped March 3, 2026, subject to the following conditions:

1. **The Petitioner shall follow the landscape plan recommendations made by Gewalt Hamilton Associates in their peer review report dated February 18, 2026.**

MR. GUTIERREZ: Thank you.

COMMISSIONER WACHTER: Hopefully somebody will second that motion.

MR. GUTIERREZ: Presumably.

COMMISSIONER ANDREW: I second it.

CHAIRPERSON EIGEL: All in favor?

(Chorus of ayes.)

CHAIRPERSON EIGEL: Motion carries. Thank you very much.

MR. TALTY: Thank you so much.

CHAIRPERSON EIGEL: Good luck.

So, Steve, our next meeting is April 13th?

MR. GUTIERREZ: April 13th, yes. We have a couple of things already on I believe in addition to the continuation of the sign petition.

COMMISSIONER WACHTER: Motion to adjourn.

COMMISSIONER BOWYER: So moved.

(Chorus of ayes.)

CHAIRPERSON EIGEL: All right, meeting adjourned. Thank you.

(Whereupon, at 8:50 p.m., the above meeting was adjourned.)

VILLAGE OF NORTHFIELD

SIGN IN SHEET

MEETING BEING HELD: ARCHITECTURAL COMMISSION

DATE: MONDAY, MARCH 9, 2026

PLEASE PRINT

NAME	ADDRESS	PHONE #
DANIEL WANS	9136 ROACH AVENUE, BROOKFIELD IL	708-818-8643
ALFREDO C STEPAN	310 Cedarberry Road, Kenilworth IL	312-342-7005

The Village of Northfield
Board of Trustees Meeting

Agenda Item No: VIII.1

Meeting Date: March 24, 2026

Staff Contact: Community Development

Subject: Community Development Monthly Report

Summary: This report is intended to provide the Village Board with monthly updates on key department metrics and activities of particular note or importance to the community.

Department Metrics: For February 2026

Committee/Commission Meeting:	1
Business Group Meetings:	0
Plan Reviews:	27
Inspections:	65
Building Permits Issued*:	19
New Housing Units:	1
Tree Protection Reviews:	0
Tree Removal Permits Issued:	0
Fence Permits:	1
Code Enforcement Investigations:	13
Health Inspections:	8

*Includes building, electrical, HVAC, plumbing, roof and grading permits.

Items / Events of Note:

- Upcoming meetings:
  - Plan and Zoning Commission – April 6
  - Zoning Board of Appeals – April 1 (Cancelled – did not receive any applications)
  - Architectural Commission – April 13

The Village of Northfield

Financial Status Report

Period ended February 28, 2026

(Un-Audited)

Prepared by:
Finance Department

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Section 1: Executive Summary

The attached preliminary financial statements for the Village of Northfield pertain to the period ending February 28, 2026, encompassing the first ten months of the new fiscal year, or 83% of the fiscal year. The attached financial report compares the current fiscal year (FY25-26) against the same period in the prior fiscal year (FY24-25).

If revenues were received evenly throughout the year or an expenditure paid evenly throughout the year, the last column on the attached financial report would show the "Percent Budget Used" at 83%. While many revenues and expenditures are spread evenly throughout the year, many are not. Property tax (GL number 01-000-4100), vehicle licensing (GL number 01-000-4150), and Building Permit (GL number 01-000-4153) revenues are good examples of budget items that are seasonal and create timing variances.

The financial report format is organized as follows:

- The report is organized by **Fund**, followed by **department within the Fund** (when applicable).
- Each individual account is clearly listed.
- The first three columns from the left provide data for the prior fiscal year for **comparative analysis**.
- The fourth through the sixth columns from the left display information for the current fiscal period.
- The last column compares the current fiscal year to date balance against the current budget.

There are two types of variances: Timing (temporary) variances and Permanent variances. Timing variances typically relate to seasonal revenues or expenses and will go away over a period of time. Permanent variances typically relate to unplanned revenues or expenses and do not go away over time. General ledger numbers (GL#'s) are noted in the narrative where relevant for ease in locating the line items.

General Fund Revenues

Total fiscal year-to-date revenues for FY2025-26 stand at **$11,656,182**, accounting for **79%** of the budgeted revenues. In comparison to the previous fiscal year, FY 2026 total revenues decreased by **$436,632**. Although there has been a decline in Sales Tax revenue from the now closed Mariano's grocery store, both sales tax and home rule sales tax revenues continue to show a year-over-year increase, exceeding the previous fiscal year by **$554,503 and $465,784,** respectively. However, property taxes received thus far are down by **$1,391,956** compared to the prior year. (This property tax variance is temporary.) *(Refer to the note below for additional details regarding the property tax delay.)*

Other Notable items include:

The second installment of property taxes are typically due by August 1st, however the tax bills were mailed late and were due December 15, 2025. To date, the Village has received $2,549,879 (44%) of the budgeted property taxes. Despite the delayed receipt of property taxes, the Village expects to receive all taxes due for the fiscal year. The 1st installment in 2026, is typically due March 1st, but it has been pushed out to April 1st. The second installment in 2026 is expected to be back on schedule, with a due date of August 1st, 2026.

The Illinois Municipal League (IML) updated their estimates for Local Use Tax revenues (GL# #01-000-4111). The update is a result of changes made to the "Leveling the Playing Field Act". To date, the Village has received $43,375 or 38% of the budget, which represents a decline of $122,899 from the prior year. This is a permanent variance. We do not anticipate use tax revenues to meet budget due to the new legislation.

Income tax revenues (GL# #01-000-4112) through February 2026 are $887,389, or 87% of the budget. This represents an increase of $43,799 over the same period in the prior fiscal year.

Shared Tax Sharing Agreements (01-000-4116) represent a return of sales and home rule taxes per agreements with specific local businesses. This account balance is at 87% of budget, and is $721,891 higher than the prior year. This account often tracks with sales and home rule tax. When the specific businesses provide more sales tax, the rebate amount increases.

Police service contracts (01-000-4142) through February 2026 are $99,225, representing 99% of budget. Compared to the prior year, this represents a decrease of $47,950, however, the prior year was temporarily overstated and was corrected in March 2025.

Permit revenues related to new construction are higher compared to the same period in the prior fiscal year:

- Building permit revenues (GL#01-000-4153) are $365,108, or 97% of budget. This is an increase of $81,131 over the prior fiscal year.
- Electrical Permit revenues (GL# 01-000-4156) of $41,789 or 109% of budget. This is an increase of $7,646 over the prior fiscal year.
- HVAC permit revenues (GL#01-000-4160) are $25,788, or 129% of budget. This is an increase of $8,541 over the prior fiscal year.
- Plumbing permit revenues (GL#01-000-4165) are $57,806, or 122% of budget. This is an increase of $17,440 over the same period in the prior fiscal year.

The Village did not budget anything for Grants revenues (GL# 01-000-4198) in the general fund, however, the Village did receive a grant which total $15,686 for police department new tasers.

General Fund Expenditures:

Total year-to-date General Fund expenditures for fiscal 2025-26 are **$12,342,190**, or 84% of budget. This is a decrease of **$1,441,250** in expenditures compared to the same period in the prior fiscal year. The decrease is primarily due to the reduction in capital transfers (01-100-5900) of **$1,723,303**.

Net Revenues and Expenditures for the fiscal year-to-date show a deficit of **$686,007.** Upon receipt of expected property tax revenue the General Fund is expected to net to a positive $400,000.

Notable changes are highlighted below:

Administration & Finance

Administration & Finance expenditures are $1,372,808 or 80% of budget, ten months into the fiscal year.

Compared to the prior year, year to date expenditures decreased $1,875,615. As noted previously, a large portion of this decline over the prior year is related to reduced capital fund transfers in FY25-26. The prior year budget (FY24-25) called for a $2 million transfer from the general fund (GL# 01-100-5900) to the capital fund (Fund 12). In FY25-26, the equipment transfer dropped to a typical level, coming in at $18,498 or 83% of budget through February 2026. This represents a decrease of $1,723,303 over the same period in the prior fiscal year. This is a permanent variance.

Wages-Administration (GL# 01-100-5000) declined by $127,064 over the prior fiscal year to date due to the elimination of the Director of Special Projects role effective May 1st, 2025.

Community Development

Community Development expenditures are $794,486 or 74% of budget, ten months into the fiscal year. Compared to the prior year, expenditures increased by $15,351.

Inspections (GL# 01-200-5485) saw an increase of $24,834 compared to the previous fiscal year. This rise was primarily due to the retirement of the part-time staff who once managed the inspections, necessitating the hiring of an external firm to conduct these inspections on a full-time basis. Additionally, Engineering Services (GL# 01-200-5325) decreased $32,315 over the prior year.

Police Department

Police Department expenditures are $5,738,973 or 82% of budget, ten months into the fiscal year.

Compared to the prior year, year to date expenditures decreased $17,523.

Overtime wages decreased by $132,386 compared to the prior fiscal year. The additional staff hired has reduced the need for overtime.

Fire Department

Fire Department expenditures are $3,109,440 or 91% of budget, ten months into the fiscal year.

Compared to the prior year, year-to-date expenditures increased $343,824. Wages and benefits increased $320,494 primarily due to the retirement of the fire chief, overtime and related benefit expenses.

Public Works Department

Public Works expenditures are $1,326,483 or 88% of budget.

Compared to the prior year, year to date expenditures increased $93,664. Wages increased $66,705 over prior year, which is related to retirement of the fire chief and overtime expenses.

Water & Sewer Fund

Water & Sewer fund revenues came in at $3,505,103, or 79% of budget. This represents a decrease of $451,333 year-over-year. The variance is due to the market value change in investments (GL#08-000-4305) of ($633,992). This gain/loss on investment account fluctuates month to month depending on market conditions. Excluding the gain/loss on investment account, the water revenues increased by $182,659 year-to-date over the prior fiscal year.

Water & Sewer fund expenditures came in at $2,865,599 (66% of budget). This represents an increase of $133,298 year-over year. Wages decreased by $61,959, of which $29,195 relates to a reduction in overtime wages. Benefits similarly decreased by $49,298.

Net Revenues for Water and Sewer came in at $639,504, which represents a decrease of $584,631 over the prior year. Again, the reduction over the prior year is due to the gain/loss on investments account which reflects changes in market values in investments.

Police Pension Fund

Total Police Pension Revenues are $7,936,443 which is an increase of $3,618,265 over the prior year. The increase is largely due to the increase of Gains/Losses on Equity investments (GL# 20-000-4337) year-over-year of $3,402,045. Additionally, there is increased employee withholding contributions of $114,325 due to increased staffing in the police department.

The expenditures for the police fund came in at $1,841,976, or 82% of budget. This is an increase of $25,714 year-over-year.

The Police Pension ended the month with a surplus of $6,094,467 an increase of $3,593,000 year-over-year, largely due to the previously mentioned gains/losses on equity investments. Excluding the gains/losses on equities, the net revenues year to date have a surplus balance of $83,946.

A summary report from IPOPIF of the investments are included with this report. At this point, the February report is not yet available, so the January 2026 report is included for your review.

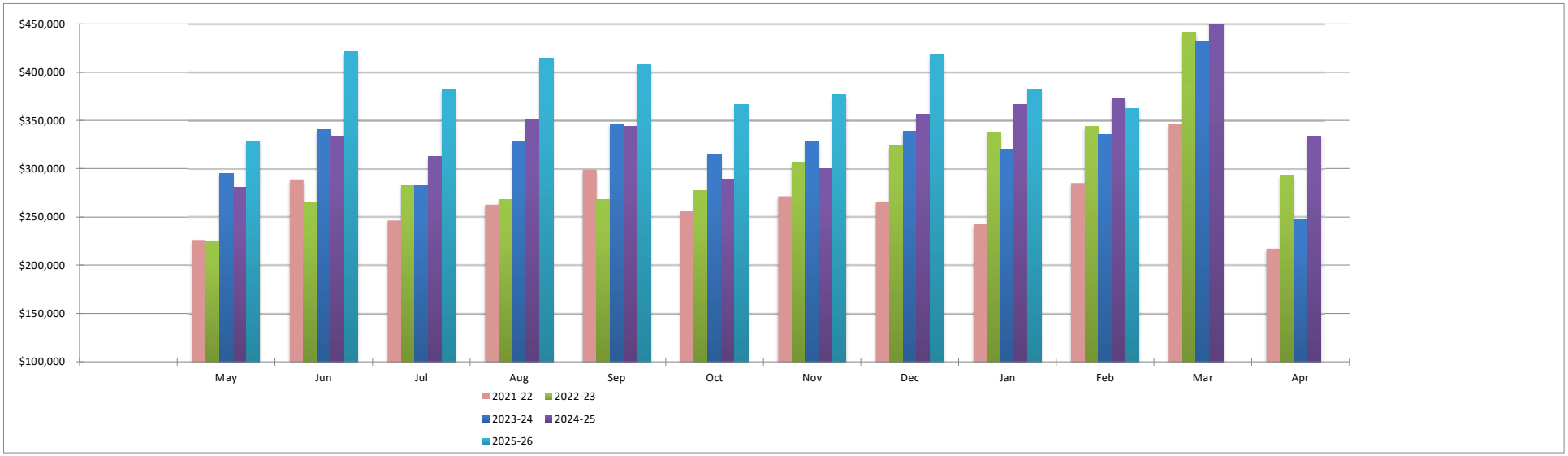
Investments

Attached is the investment report for the Village. As of February 28th, the cash and investment portfolio for the Village's non-pension funds equated to $20,798,536 and was in cash or equivalents in local banks and the State investment pool (Illinois Funds). Also attached is a detailed report on the Village's investments as required in the Village's Investment Policy. All Village funds are in interest bearing accounts and are collateralized for those amounts above the FDIC insurance limit.

Village of Northfield
Four Year Municipal Sales Tax Analysis
Fiscal YTD 2026

Sales In	Rec'd In	2021-22	2022-23	2023-24	2024-25	2025-26	Cumulative Year to Date 2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Budget to Date	YTD Change 2021-22	2022-23	2023-24	2024-25	% of 2025-26 Budget	% Over/Under Budget	Cumulative History
Feb	May	$225,872	$224,863	$295,112	$280,667	$328,967	$199,562	$225,872	$224,863	$295,112	$280,667	$328,967	$289,204	$103,095	$104,104	$33,855	$48,299	8.01%	13.75%	7.13%
Mar	Jun	$288,642	$264,699	$340,037	$333,603	$421,027	$384,771	$514,513	$489,562	$635,149	$614,270	$749,994	$619,045	$235,481	$260,432	$114,845	$135,724	18.25%	21.15%	15.14%
Apr	Jul	$246,137	$283,469	$283,224	$312,757	$381,752	$515,640	$760,650	$773,031	$918,373	$927,028	$1,131,746	$909,160	$371,096	$358,715	$213,373	$204,718	27.54%	24.48%	22.88%
May	Aug	$262,651	$267,900	$327,584	$350,993	$414,464	$693,945	$1,023,301	$1,040,931	$1,245,957	$1,278,020	$1,546,209	$1,231,765	$522,908	$505,279	$300,253	$268,189	37.63%	25.53%	31.75%
Jun	Sep	$299,153	$268,244	$346,650	$343,483	$408,263	$971,233	$1,322,454	$1,309,175	$1,592,607	$1,621,503	$1,954,472	$1,597,226	$632,018	$645,297	$361,865	$332,969	47.56%	22.37%	40.39%
Jul	Oct	$256,028	$277,186	$315,544	$288,924	$366,766	$1,185,731	$1,578,483	$1,586,361	$1,908,151	$1,910,427	$2,321,238	$1,916,605	$742,755	$734,877	$413,087	$410,811	56.49%	21.11%	49.38%
Aug	Nov	$271,408	$307,061	$328,329	$300,407	$376,310	$1,412,674	$1,849,891	$1,893,422	$2,236,480	$2,210,834	$2,697,548	$2,255,551	$847,657	$804,126	$461,067	$486,713	65.64%	19.60%	57.62%
Sep	Dec	$265,966	$323,726	$338,950	$356,175	$418,667	$1,646,803	$2,115,857	$2,217,148	$2,575,430	$2,567,009	$3,116,214	$2,612,494	$1,000,357	$899,067	$540,784	$549,205	75.83%	19.28%	65.68%
Oct	Jan	$242,319	$337,407	$319,798	$366,616	$382,701	$1,884,614	$2,358,176	$2,554,554	$2,895,228	$2,933,625	$3,498,916	$2,965,682	$1,140,740	$944,362	$603,688	$565,291	85.14%	17.98%	73.78%
Nov	Feb	$285,119	$344,004	$335,584	$373,177	$362,389	$2,118,322	$2,643,295	$2,898,558	$3,230,812	$3,306,802	$3,861,304	$3,334,680	$1,218,010	$962,746	$630,492	$554,503	93.96%	15.79%	82.46%
Dec	Mar	$346,165	$441,929	$431,848	$471,677		$2,434,723	$2,989,460	$3,340,487	$3,662,660	$3,778,478	$3,861,304								
Jan	Apr	$217,069	$292,908	$247,714	$334,135		$2,631,524	$3,206,529	$3,633,395	$3,910,375	$4,112,613	$3,861,304								
TOTAL		$3,206,528.85	$3,633,394.83	$3,910,374.51	$4,112,613.26	$3,861,304.49														
			113.31%	107.62%	105.17%	93.89%														

$526,624
Act v. Bud Variance



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Section 2: Revenue and Expense Summary by Fund

This Month's Financial Report: A New Format
This month's financial report introduces a revamped format due to the Village's recent transition to a new, comprehensive software platform. This updated version provides a wealth of additional detail compared to its predecessor, enhancing overall transparency.

Report Structure
The report maintains a familiar structure by comparing the current reporting period to the same timeframe from one year ago.

- The first three columns focus on the previous fiscal year.
- The next three columns display activities for the current fiscal year.
- Both fiscal years include all account numbers for each fund.

In particular, the first fund, the General Fund, breaks down expenditures by various departments. The final column on the right indicates how closely the year-to-date balances align with the amended budget.

Reporting Methodology
Revenues and expenditures are presented on a cash basis, and expenditures do not account for any outstanding encumbrances.

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

Balance As Of 02/28/2026

*NOTE: Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 01 GENERAL FUND								
Account Category: Revenues								
Department: 000 NON-DEPARTMENTAL								
01-000-4100	PROPERTY TAX-NET OF BOND RELATED PRO	5,422,993.00	1,316,782.76	3,941,834.39	5,740,921.00	533,063.04	2,549,878.56	44.42
01-000-4101	ROAD & BRIDGE TAX	85,000.00	25,820.30	82,148.38	105,000.00	0.00	492.27	0.47
01-000-4110	SALES TAX	4,112,613.00	373,176.74	3,306,801.84	4,109,419.00	362,388.63	3,861,304.49	93.96
01-000-4111	LOCAL USE TAX	231,075.00	18,535.78	166,273.91	112,720.00	3,385.54	43,374.55	38.48
01-000-4112	INCOME TAX	949,835.00	85,852.87	843,590.26	1,025,331.00	87,675.75	887,389.46	86.55
01-000-4113	REPLACEMENT TAX	170,000.00	0.00	81,202.39	80,000.00	0.00	76,118.60	95.15
01-000-4115	HOME RULE SALES TAX	1,752,465.00	155,269.44	1,410,405.05	1,679,073.00	182,961.10	1,876,189.28	111.74
01-000-4116	SALES TAX SHARING AGREEMENTS	(1,109,702.00)	0.00	(263,501.00)	(1,131,896.00)	0.00	(985,392.12)	87.06
01-000-4117	ADULT USE CANNABIS	8,511.00	1,543.29	8,328.21	9,000.00	3,860.97	31,716.49	352.41
01-000-4120	ELECTRIC UTILITY TAX	337,000.00	30,485.93	275,358.83	330,000.00	0.00	247,222.46	74.92
01-000-4121	NATURAL GAS UTILITY TAX	269,000.00	48,252.10	183,035.30	255,000.00	46,359.32	203,407.84	79.77
01-000-4122	TELECOMMUNICATION TAX	157,000.00	10,435.67	118,140.32	140,000.00	9,769.87	105,928.75	75.66
01-000-4130	911 SURCHARGE	275,000.00	20,010.21	261,905.58	315,000.00	0.00	219,298.78	69.62
01-000-4132	CABLE FRANCHISE FEE	151,000.00	28,932.85	137,899.74	151,000.00	30,685.61	123,499.08	81.79
01-000-4140	CONDOMINIUM RENT	75,770.00	5,261.00	62,460.00	75,240.00	5,741.00	61,880.00	82.24
01-000-4141	LEASE REVENUE	196,711.00	15,128.06	163,884.20	210,705.00	21,795.50	153,217.03	72.72
01-000-4142	POLICE SERVICE CONTRACTS	96,000.00	900.00	147,175.00	100,000.00	900.00	99,225.00	99.23
01-000-4143	PUBLIC WORKS SERVICE CONTRACTS	6,000.00	0.00	0.00	6,180.00	0.00	1,920.00	31.07
01-000-4144	AMBULANCE SERVICE	170,000.00	9,334.12	163,352.75	202,383.00	0.00	165,512.03	81.78
01-000-4145	POLICE SPECIAL DETAILS	10,730.00	0.00	5,300.00	9,270.00	0.00	3,560.00	38.40
01-000-4150	VEHICLE LICENSING	165,000.00	800.00	190,932.50	190,200.00	110.00	175,027.50	92.02
01-000-4151	BUSINESS LICENSES	20,000.00	0.00	17,845.00	13,925.00	0.00	15,730.00	112.96
01-000-4152	LIQUOR LICENSES	0.00	(1,925.00)	25,805.00	21,630.00	0.00	29,855.00	138.03
01-000-4153	BUILDING PERMITS	310,000.00	24,849.00	283,977.00	375,000.00	31,092.00	365,107.95	97.36
01-000-4154	STORM WATER MGMT FEE	0.00	0.00	4,108.50	4,000.00	0.00	0.00	0.00
01-000-4155	LANDSCAPE/TREE PRESERV FEE	2,000.00	225.00	675.00	755.00	0.00	675.00	89.40
01-000-4156	ELECTRICAL PERMITS	40,000.00	3,272.10	34,143.92	38,240.00	3,291.40	41,789.43	109.28
01-000-4157	ALARM PERMITS	7,000.00	1,075.00	9,270.00	9,000.00	440.00	7,965.00	88.50
01-000-4158	ELEVATOR INSPECTION FEES	8,600.00	1,050.00	9,450.00	8,000.00	1,725.00	6,025.00	75.31
01-000-4159	HEALTH INSPECTION FEES	1,000.00	1,150.00	1,150.00	850.00	1,200.00	1,200.00	141.18
01-000-4160	HVAC PERMITS	30,000.00	2,328.00	17,247.00	20,000.00	2,004.74	25,788.12	128.94
01-000-4165	PLUMBING PERMITS	45,000.00	3,609.18	40,366.04	47,380.00	4,558.90	57,805.80	122.00
01-000-4171	CIRCUIT COURT FINES	30,000.00	111.00	5,478.00	7,000.00	0.00	4,760.00	68.00
01-000-4173	DUI FINES	2,000.00	0.00	0.00	1.00	0.00	1,500.00	150,000.00
01-000-4174	COMPLIANCE FINES	4,726.00	0.00	95.00	125.00	0.00	0.00	0.00
01-000-4175	PARKING FINES	9,500.00	210.00	3,290.00	5,200.00	264.00	6,374.50	122.59
01-000-4177	LOCAL ADJUDICATION	1,000.00	0.00	0.00	1.00	0.00	0.00	0.00
01-000-4190	IRMA REIMBURSEMENT	100,000.00	11,009.00	122,617.32	100,000.00	4,800.00	97,155.68	97.16
01-000-4196	GARBAGE SERVICE FEE	2,160.00	2,195.70	2,195.70	2,160.00	2,204.10	1,004.10	46.49
01-000-4198	GRANTS	0.00	0.00	58,000.00	0.00	(29,352.00)	15,686.00	100.00
01-000-4199	MISC	21,750.00	3,519.77	16,714.24	20,500.00	2,992.85	18,746.02	91.44
01-000-4300	INTEREST INCOME	301,166.00	3,105.36	291,166.44	276,641.00	8,307.23	217,226.73	78.52
01-000-4305	GAIN/LOSS ON INVESTMENTS	0.00	22,582.25	(137,306.91)	0.00	27,145.43	841,018.11	100.00
Total Dept 000 - NON-DEPARTMENTAL		14,467,903.00	2,224,887.48	12,092,814.90	14,664,954.00	1,349,369.98	11,656,182.49	79.48
Revenues		14,467,903.00	2,224,887.48	12,092,814.90	14,664,954.00	1,349,369.98	11,656,182.49	79.48
Account Category: Expenditures								
Department: 000 NON-DEPARTMENTAL								

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

Balance As Of 02/28/2026

*NOTE: Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 01 GENERAL FUND								
Account Category: Expenditures								
Department: 000 NON-DEPARTMENTAL								
01-000-5105	FICA/MEDICARE	0.00	0.00	886.80	0.00	110.85	0.00	0.00
	Total Dept 000 - NON-DEPARTMENTAL	0.00	0.00	886.80	0.00	110.85	0.00	0.00
Department: 100 ADMINISTRATION & FINANCE								
01-100-5000	WAGES- ADMINISTRATION	618,833.00	47,941.50	523,627.85	426,352.00	33,850.62	396,564.05	93.01
01-100-5085	WAGES - PART TIME	130,093.00	9,789.08	107,105.06	135,296.00	9,008.63	103,799.65	76.72
01-100-5100	INSURANCE	75,439.00	6,190.62	63,832.79	61,116.00	4,866.00	51,017.12	83.48
01-100-5105	FICA/MEDICARE	45,113.00	4,238.22	42,976.33	38,019.00	3,075.95	32,753.61	86.15
01-100-5110	IMRF	69,115.00	6,056.02	60,410.99	66,333.00	4,243.13	48,733.01	73.47
01-100-5200	LEGAL-GENERAL	221,582.00	13,184.70	164,701.71	199,500.00	12,771.00	108,612.90	54.44
01-100-5205	AUDIT	31,201.00	(7,755.00)	22,515.00	30,368.00	768.00	25,634.10	84.41
01-100-5207	CREDIT CARD/BANK FEES	24,000.00	649.58	10,989.06	15,450.00	189.53	25,106.73	162.50
01-100-5208	BANK CHARGES	900.00	0.00	128.95	927.00	0.00	12.00	1.29
01-100-5210	VILLAGE PROSECUTOR	8,000.00	360.00	5,760.00	8,240.00	720.00	5,400.00	65.53
01-100-5215	SPECIAL PROJECTS	26,000.00	20,000.00	20,000.00	20,000.00	0.00	21,361.32	106.81
01-100-5220	VILLAGE CODE UPDATES	500.00	0.00	0.00	500.00	0.00	0.00	0.00
01-100-5225	NEWSLETTERS	2,500.00	0.00	1,500.00	2,500.00	0.00	1,875.00	75.00
01-100-5231	CONDOMINIUM ASSESSMENTS	20,368.00	1,778.34	16,861.43	21,339.00	1,920.63	18,539.14	86.88
01-100-5232	CONDOMINIUM MAINTENANCE	9,300.00	0.00	4,416.00	9,500.00	200.00	1,670.00	17.58
01-100-5235	CONSULTANTS	6,800.00	0.00	11,060.00	8,904.00	0.00	3,500.00	39.31
01-100-5240	PROFESSIONAL SERVICES	140,079.00	8,990.00	105,544.74	145,477.00	14,958.60	143,671.07	98.76
01-100-5245	SCHOOLS & SEMINARS	4,050.00	43.34	2,063.34	4,000.00	0.00	495.50	12.39
01-100-5250	MEMBERSHIPS & DUES	13,334.00	0.00	12,261.08	13,734.00	400.00	14,155.10	103.07
01-100-5255	PERSONNEL ADMINISTRATION	11,000.00	2,347.00	12,078.40	11,000.00	401.13	3,033.11	27.57
01-100-5260	COMPUTER SOFTWARE	242,045.00	88,372.11	88,372.11	123,709.00	1,008.60	56,937.62	46.03
01-100-5265	COMPUTER MAINTENANCE	60,000.00	(110,804.00)	70,155.00	63,000.00	11,764.75	66,384.50	105.37
01-100-5270	COPIER MAINTENANCE	2,420.00	140.56	1,470.52	1,500.00	66.70	1,647.66	109.84
01-100-5275	TELEPHONE MAINTENANCE	8,600.00	181.25	6,464.15	10,500.00	0.00	5,468.10	52.08
01-100-5290	TRAFFIC SIGNAL MAINTENANCE	15,816.00	223.52	10,174.41	21,142.00	453.97	11,823.67	55.93
01-100-5295	TELEPHONE & INTERNET	9,598.00	720.04	9,691.46	11,500.00	1,128.09	9,000.51	78.27
01-100-5300	HEAT/NATURAL GAS	30,000.00	1,930.02	17,238.70	30,899.00	6,555.38	27,011.56	87.42
01-100-5305	WATER	4,800.00	4,035.28	6,868.91	5,198.00	0.00	5,334.30	102.62
01-100-5310	ADVERTISING/LEGAL NOTICES	1,500.00	0.00	861.38	1,545.00	0.00	708.36	45.85
01-100-5315	RISK MANAGEMENT (IRMA)	20,674.00	57.00	13,288.50	20,000.00	0.00	17,709.22	88.55
01-100-5318	SUCCESSION PLANNING	60,000.00	0.00	0.00	60,000.00	39,954.21	39,954.21	66.59
01-100-5600	GAS	4,200.00	277.00	3,145.71	3,700.00	247.66	2,756.90	74.51
01-100-5605	VEHICLE MAINTENANCE	3,500.00	0.00	2,336.59	2,575.00	138.95	2,085.22	80.98
01-100-5610	MEETING/SPECIAL EVENTS	6,500.00	(11.36)	2,741.07	8,000.00	102.03	10,313.32	128.92
01-100-5615	HOLIDAY DECORATIONS	12,500.00	0.00	8,410.75	10,500.00	1,121.45	11,347.89	108.08
01-100-5620	OFFICE SUPPLIES	12,000.00	1,629.66	9,401.75	9,000.00	2,138.83	8,853.74	98.37
01-100-5625	POSTAGE	8,000.00	500.00	9,688.05	18,500.00	360.71	5,426.66	29.33
01-100-5630	PUBLICATIONS	420.00	0.00	319.00	433.00	0.00	1,930.79	445.91
01-100-5799	SUNDRY	12,500.00	153.08	1,984.92	5,000.00	270.03	7,299.13	145.98
01-100-5800	COMPUTER EQUPMENT	1,500.00	0.00	(74.26)	1,000.00	79.36	133.32	13.33
01-100-5805	FURNITURE	500.00	0.00	0.00	500.00	0.00	0.00	0.00
01-100-5810	WILLOW RD LOAN REPYMT	50,000.00	0.00	50,000.00	50,000.00	0.00	50,000.00	100.00
01-100-5900	EQUIPMENT TRANSFER	2,090,161.00	174,180.08	1,741,800.80	22,197.00	1,849.75	18,497.50	83.33
01-100-5905	VEHICLE TRANSFER	7,500.00	625.00	6,250.00	7,500.00	625.00	6,250.00	83.33

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

Balance As Of 02/28/2026

*NOTE: Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 01 GENERAL FUND								
Account Category: Expenditures								
Department: 100 ADMINISTRATION & FINANCE								
	Total Dept 100 - ADMINISTRATION & FINANCE	4,122,941.00	276,022.64	3,248,422.25	1,706,453.00	155,238.69	1,372,807.59	80.45
Department: 200 COMMUNITY DEVELOPEMENT								
01-200-5025	WAGES - BUILDNG & ZONING	440,401.00	33,492.84	358,831.18	452,900.00	35,617.83	365,470.14	80.70
01-200-5085	WAGES - PART TIME	27,000.00	1,125.00	19,123.68	35,110.00	0.00	20,326.01	57.89
01-200-5100	INSURANCE	77,684.00	6,070.15	58,852.43	79,965.00	6,221.56	57,945.27	72.46
01-200-5105	FICA/MEDICARE	31,630.00	2,525.10	26,953.26	35,641.00	2,555.91	27,604.03	77.45
01-200-5110	IMRF	35,879.00	3,265.86	32,543.15	43,867.00	3,576.70	34,766.79	79.25
01-200-5235	CONSULTANTS	3,550.00	476.30	1,193.85	18,050.00	1,302.50	8,558.90	47.42
01-200-5240	PROFESSIONAL SERVICES	15,000.00	0.00	0.00	0.00	0.00	2,000.00	100.00
01-200-5245	SCHOOLS & SEMINARS	2,250.00	109.00	2,087.15	3,500.00	0.00	0.00	0.00
01-200-5250	MEMBERSHIPS & DUES	2,050.00	162.98	1,565.88	2,955.00	190.98	3,465.79	117.29
01-200-5265	COMPUTER MAINTENANCE	500.00	0.00	0.00	500.00	0.00	0.00	0.00
01-200-5270	COPIER MAINTENANCE	500.00	67.65	330.42	500.00	72.12	734.57	146.91
01-200-5295	TELEPHONE & INTERNET	1,400.00	145.43	1,193.99	1,500.00	259.79	1,914.02	127.60
01-200-5315	RISK MANAGEMENT (IRMA)	5,160.00	0.00	5,243.00	6,000.00	0.00	5,940.00	99.00
01-200-5323	ECONOMIC DEVELOPMENT	0.00	0.00	0.00	17,600.00	0.00	721.97	4.10
01-200-5325	ENGINEERING SERVICES	164,900.00	4,715.00	115,469.62	170,200.00	15,520.42	83,154.17	48.86
01-200-5410	BUILDING MAINTENANCE	49,925.00	5,266.50	38,241.17	48,904.00	5,644.99	52,710.22	107.78
01-200-5420	PRIVATE PROPERTY MAINTENANCE	1,000.00	0.00	0.00	1,000.00	0.00	0.00	0.00
01-200-5485	TECHN & FIRE-PREVENT. INSPECT.	57,300.00	1,447.00	57,316.45	82,370.00	4,785.05	82,150.86	99.73
01-200-5490	PO/LIBRARY MAINTENANCE	16,975.00	100.73	17,140.84	22,822.00	2,195.80	17,752.10	77.79
01-200-5495	VILLAGE HALL HVAC MAINT	10,150.00	3,906.00	11,538.00	10,480.00	0.00	0.00	0.00
01-200-5600	GAS	2,850.00	184.66	2,244.59	2,850.00	165.11	2,116.57	74.27
01-200-5605	VEHICLE MAINTENANCE	2,000.00	125.00	5,096.67	2,000.00	0.00	3,278.35	163.92
01-200-5620	OFFICE SUPPLIES	1,000.00	0.00	166.02	1,000.00	102.64	462.24	46.22
01-200-5655	UNIFORMS	500.00	0.00	515.26	500.00	0.00	473.38	94.68
01-200-5799	SUNDRY	1,000.00	9.11	91.22	1,000.00	83.39	193.13	19.31
01-200-5815	SPECIALIZED EQUIPMENT	1,000.00	0.00	339.98	1,000.00	0.00	586.50	58.65
01-200-5900	EQUIPMENT REPLACEMENT	17,669.00	1,472.42	14,724.20	14,963.00	1,246.92	13,161.19	87.96
01-200-5905	VEHICLE TRANSFER	10,000.00	833.33	8,333.30	10,800.00	900.00	9,000.00	83.33
	Total Dept 200 - COMMUNITY DEVELOPEMENT	979,273.00	65,500.06	779,135.31	1,067,977.00	80,441.71	794,486.20	74.39
Department: 300 POLICE DEPARTMENT								
01-300-5030	WAGES - UNIFORMED	2,587,624.00	168,324.09	2,199,264.82	2,762,860.00	242,141.85	2,211,469.85	80.04
01-300-5035	WAGES - CIVILIAN	253,051.04	19,953.69	220,011.63	261,389.00	886.71	173,912.66	66.53
01-300-5040	WAGES - HOLIDAY PAY	90,352.00	0.00	54,881.22	0.00	0.00	66,327.13	100.00
01-300-5045	WAGES - OT TRAINING	0.00	172.51	6,698.39	0.00	0.00	424.95	100.00
01-300-5050	WAGES - ACTING SHIFT CMDR	0.00	566.20	1,250.34	0.00	0.00	5,119.68	100.00
01-300-5052	FIELD TRAINING OFFICER	0.00	0.00	1,021.20	0.00	110.40	593.40	100.00
01-300-5055	WAGES - COURT	0.00	732.44	5,089.21	0.00	0.00	0.00	0.00
01-300-5060	WAGES - SPECIAL DETAIL	0.00	0.00	6,028.37	0.00	0.00	5,400.00	100.00
01-300-5085	WAGES - PART TIME	0.00	3,042.78	25,724.56	0.00	0.00	30,595.34	100.00
01-300-5090	WAGES - OVERTIME	310,585.00	7,378.47	211,701.65	200,000.00	0.00	79,315.26	39.66
01-300-5091	SALARIES - OT RECORDS	0.00	0.00	1,994.36	0.00	0.00	0.00	0.00
01-300-5100	INSURANCE	593,000.00	35,473.65	353,412.36	508,876.00	40,142.47	385,484.00	75.75
01-300-5101	PSEBA INSURANCE	20,060.00	310.00	2,756.00	3,980.00	356.00	3,192.00	80.20
01-300-5105	FICA/MEDICARE	214,464.00	14,639.07	179,612.22	231,286.00	17,679.68	187,661.14	81.14
01-300-5110	IMRF	24,300.00	2,292.12	23,100.23	45,381.00	2,529.39	27,075.96	59.66

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

Balance As Of 02/28/2026

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GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 01 GENERAL FUND								
Account Category: Expenditures								
Department: 300 POLICE DEPARTMENT								
01-300-5115	401A CONTRIBUTION	0.00	801.03	5,115.84	0.00	1,192.27	10,354.64	100.00
01-300-5120	POLICE PENSION	1,537,871.00	133,981.57	1,403,889.42	1,791,955.00	148,623.98	1,494,707.02	83.41
01-300-5235	CONSULTANTS	38,000.00	897.15	9,061.24	12,000.00	1,878.62	8,346.62	69.56
01-300-5240	PROFESSIONAL SERVICES	0.00	0.00	0.00	15,000.00	0.00	0.00	0.00
01-300-5245	SCHOOLS & SEMINARS	18,910.00	30,543.54	33,600.53	25,000.00	5,270.75	16,358.93	65.44
01-300-5250	MEMBERSHIPS & DUES	4,200.00	40.00	2,968.95	3,200.00	0.00	2,874.00	89.81
01-300-5260	COMPUTER SOFTWARE	3,450.00	0.00	2,400.00	3,500.00	2,711.96	6,141.96	175.48
01-300-5265	COMPUTER MAINTENANCE	350.00	0.00	0.00	350.00	(1,271.96)	0.00	0.00
01-300-5270	COPIER MAINTENANCE	1,800.00	37.63	1,381.71	1,800.00	40.27	1,063.09	59.06
01-300-5275	CONSOLIDATED DISPATCH-GLENVIEW	425,697.00	0.00	382,798.67	446,800.00	111,700.00	398,111.00	89.10
01-300-5295	TELEPHONE & INTERNET	16,409.00	1,272.71	11,106.08	0.00	(3,825.78)	11,124.56	100.00
01-300-5310	ADVERTISING/LEGAL NOTICES	1,000.00	0.00	1,191.00	700.00	0.00	1,191.00	170.14
01-300-5315	RISK MANAGEMENT (IRMA)	120,000.00	850.00	136,360.07	125,000.00	0.00	144,767.50	115.81
01-300-5330	MEDICAL SCREENINGS	1,780.00	0.00	273.00	500.00	0.00	188.00	37.60
01-300-5345	RADIO EQUIP MAINT	12,980.00	0.00	6,561.47	18,000.00	503.04	6,440.69	35.78
01-300-5365	NORTHERN IL CRIME LAB	11,700.00	0.00	11,396.00	11,700.00	0.00	11,396.00	97.40
01-300-5370	NIPAS	10,205.00	0.00	6,990.00	9,000.00	0.00	9,504.42	105.60
01-300-5375	MAJOR CRIME TASK FORCE	9,100.00	0.00	6,600.00	6,800.00	(796.75)	6,600.00	97.06
01-300-5380	ACCREDITATION / LEXIPOL	11,000.00	0.00	8,250.15	9,000.00	0.00	6,786.41	75.40
01-300-5385	NORCOM / STARCOM	14,124.00	1,236.00	12,090.00	15,000.00	1,535.00	14,936.00	99.57
01-300-5390	POLICE TOWING	750.00	275.00	530.00	750.00	0.00	0.00	0.00
01-300-5395	TELETRAC-VEHICLE GPS	3,100.00	0.00	2,217.60	1,000.00	0.00	1,932.00	193.20
01-300-5400	MOBILE DATA NETWORK	4,050.00	0.00	309.89	2,500.00	0.00	0.00	0.00
01-300-5405	SCALE MAINTENANCE	970.00	0.00	900.00	1,000.00	0.00	1,034.40	103.44
01-300-5410	BUILDING / JAIL MAINTENANCE	4,050.00	0.00	2,890.23	7,000.00	3,551.33	5,755.61	82.22
01-300-5415	LIVESCAN/FINGERPRINT EXPENSE	0.00	0.00	1,093.40	1,200.00	0.00	546.70	45.56
01-300-5425	MEDICAL SUPPLIES	1,290.00	23.91	298.61	750.00	23.61	301.64	40.22
01-300-5435	POLICE COMMISSION	9,000.00	210.00	22,323.00	15,000.00	(7,260.00)	12,552.14	83.68
01-300-5440	INVESTIGATION EXPENSE	29,850.00	110.20	6,272.58	25,000.00	999.92	10,701.77	42.81
01-300-5441	UPS MAINTENANCE	3,040.00	0.00	3,376.00	3,500.00	0.00	3,579.00	102.26
01-300-5600	GAS	50,000.00	3,260.58	39,268.22	50,000.00	3,219.57	39,835.51	79.67
01-300-5605	VEHICLE MAINTENANCE	25,000.00	1,807.95	30,425.19	35,000.00	3,445.05	22,286.97	63.68
01-300-5620	OFFICE SUPPLIES	4,800.00	321.61	1,477.83	3,500.00	134.71	2,118.96	60.54
01-300-5625	POSTAGE	3,000.00	6.10	16.52	4,300.00	0.00	68.19	1.59
01-300-5655	UNIFORMS	15,300.00	606.15	17,326.29	18,500.00	2,088.45	18,962.40	102.50
01-300-5685	WEAPONS/RANGE SERVICES	8,000.00	0.00	5,031.47	7,600.00	0.00	5,058.45	66.56
01-300-5690	PHOTOGRAPHY	700.00	0.00	0.00	500.00	0.00	0.00	0.00
01-300-5695	JAIL EXPENSE	0.00	0.00	0.00	0.00	0.00	19.95	100.00
01-300-5700	PUBLIC EDUCATION	7,000.00	0.00	1,299.67	5,000.00	0.00	473.27	9.47
01-300-5703	FINGERPRINTING FEES	400.00	0.00	0.00	400.00	35.00	400.00	100.00
01-300-5705	TRAINING MATERIALS	2,400.00	0.00	950.00	3,000.00	0.00	0.00	0.00
01-300-5710	FORMS & PRINTING	5,000.00	1,379.69	3,169.49	5,000.00	134.62	2,712.20	54.24
01-300-5799	SUNDRY	6,000.00	474.33	2,395.60	3,000.00	214.99	2,170.86	72.36
01-300-5800	COMPUTER EQUIPMENT	1,000.00	0.00	1,127.53	1,000.00	0.00	0.00	0.00
01-300-5805	FURNITURE	1,000.00	0.00	0.00	6,000.00	0.00	1,946.87	32.45
01-300-5815	SPECIALIZED EQUIPMENT	16,000.00	1,217.80	11,955.40	7,000.00	79.95	5,416.43	77.38
01-300-5830	DUI EQUIPMENT	500.00	0.00	0.00	500.00	0.00	0.00	0.00
01-300-5900	EQUIPMENT REPLACEMENT	264,213.00	22,017.76	220,177.60	252,134.00	31,536.12	220,636.65	87.51

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

Balance As Of 02/28/2026

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GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 01 GENERAL FUND								
Account Category: Expenditures								
Department: 300 POLICE DEPARTMENT								
01-300-5905	VEHICLE TRANSFER	56,500.00	4,708.33	47,083.30	63,600.00	5,300.00	53,000.00	83.33
Total Dept 300 - POLICE DEPARTMENT		6,854,925.04	458,964.06	5,756,496.11	7,032,811.00	614,911.22	5,738,973.18	81.60
Department: 400 FIRE DEPARTMENT								
01-400-5000	WAGES- ADMINISTRATION	201,242.00	13,405.88	146,844.17	183,228.00	4,839.54	180,912.74	98.74
01-400-5015	WAGES - MECHANICS	69,990.00	5,210.20	57,141.85	72,555.00	10,002.16	83,178.46	114.64
01-400-5016	WAGES - TRAINING	0.00	3,088.05	30,383.02	0.00	494.89	10,418.02	100.00
01-400-5065	WAGES - FIRE SHIFT	1,066,957.00	78,238.56	876,555.94	1,098,966.00	81,381.77	978,455.57	89.03
01-400-5070	WAGES - EMS SHIFTS	709,862.00	54,700.12	615,188.57	731,158.00	44,491.72	506,701.63	69.30
01-400-5075	WAGES - PW STIPEND	169,000.00	16,203.10	156,707.43	201,261.00	18,076.21	187,011.40	92.92
01-400-5080	WAGES - EMERGENCY CALLBACK	0.00	0.00	9,262.31	0.00	271.65	7,399.95	100.00
01-400-5085	WAGES - PART TIME	13,217.00	0.00	0.00	15,558.00	15,458.47	23,750.02	152.65
01-400-5090	WAGES - OVERTIME	0.00	0.00	0.00	0.00	14,182.31	117,094.20	100.00
01-400-5100	INSURANCE	43,767.00	5,454.89	45,062.70	53,792.00	5,653.62	78,733.25	146.37
01-400-5105	FICA/MEDICARE	164,820.00	11,473.71	121,469.02	172,082.00	13,156.48	150,086.05	87.22
01-400-5110	IMRF	127,620.00	14,036.45	136,658.21	153,920.00	16,596.72	192,026.17	124.76
01-400-5245	SCHOOLS & SEMINARS	22,400.00	0.00	11,067.44	18,000.00	1,744.05	13,577.64	75.43
01-400-5250	MEMBERSHIPS & DUES	50,470.00	17,284.49	42,104.46	36,000.00	8,722.00	32,625.26	90.63
01-400-5260	COMPUTER SOFTWARE	13,350.00	0.00	0.00	5,000.00	3,317.00	3,317.00	66.34
01-400-5265	COMPUTER MAINTENANCE	2,000.00	0.00	0.00	1,000.00	0.00	0.00	0.00
01-400-5270	COPIER MAINTENANCE	1,000.00	0.00	0.00	1,000.00	0.00	0.00	0.00
01-400-5275	RED CENTER	91,500.00	7,702.00	83,754.00	93,616.00	0.00	61,616.00	65.82
01-400-5295	TELEPHONE & INTERNET	7,392.00	631.90	5,118.52	7,200.00	561.77	6,397.45	88.85
01-400-5315	RISK MANAGEMENT (IRMA)	57,030.00	0.00	52,892.11	54,000.00	0.00	59,400.00	110.00
01-400-5330	HEALTH/FITNESS TRAINING	15,000.00	700.00	9,977.00	11,000.00	0.00	7,094.00	64.49
01-400-5345	COMMUNICATION EQUIP MAINT	5,200.00	282.00	5,592.00	5,500.00	324.99	3,143.99	57.16
01-400-5485	TECHN & FIRE-PREVENT. INSPECT.	30,000.00	0.00	23,263.83	31,930.00	8,289.05	24,306.55	76.12
01-400-5600	GAS	10,500.00	1,362.39	8,049.65	9,500.00	206.38	6,963.05	73.30
01-400-5605	VEHICLE MAINTENANCE	45,000.00	4,719.18	40,373.59	45,000.00	1,178.32	32,835.02	72.97
01-400-5606	VEH MAINT - SHARED FIRE TRUCK	0.00	(852.50)	847.65	0.00	(10,992.52)	454.14	100.00
01-400-5620	OFFICE SUPPLIES	2,000.00	0.00	1,811.12	2,000.00	77.32	1,449.73	72.49
01-400-5625	POSTAGE	500.00	0.00	0.00	250.00	0.00	0.00	0.00
01-400-5655	UNIFORMS	14,000.00	441.80	7,988.69	14,000.00	700.00	14,584.53	104.18
01-400-5705	TRAINING MATERIAL	1,000.00	500.00	542.39	850.00	1,000.00	1,312.51	154.41
01-400-5715	PARAMEDIC SUPPLIES	9,200.00	2,199.48	8,168.29	8,500.00	0.00	6,118.80	71.99
01-400-5717	PERSONAL PROTECTION EQUIP	1,500.00	0.00	583.73	500.00	0.00	0.00	0.00
01-400-5720	OXYGEN/INHALATOR PARTS	1,000.00	43.47	424.25	800.00	0.00	698.52	87.32
01-400-5725	REPAIRS-SMALL EQUIPMENT	500.00	0.00	0.00	250.00	0.00	0.00	0.00
01-400-5730	FIRE PROTECTION MATERIALS	2,000.00	0.00	1,018.82	2,000.00	0.00	1,600.00	80.00
01-400-5735	BREATHING EQUIPMENT	3,800.00	0.00	2,775.25	3,500.00	1,039.00	3,596.50	102.76
01-400-5799	SUNDRY	1,000.00	0.00	718.25	1,000.00	0.00	2,604.70	260.47
01-400-5800	COMPUTER EQUIPMENT	500.00	0.00	636.01	500.00	0.00	48.95	9.79
01-400-5810	COMMUNICATION EQUIPMENT	800.00	0.00	0.00	800.00	264.60	6,402.28	800.29
01-400-5815	SPECIALIZED EQUIPMENT	5,500.00	2,636.14	4,178.14	5,500.00	567.00	5,206.49	94.66
01-400-5835	FIRE PROTECTION GEAR	14,000.00	1,155.00	2,576.31	13,000.00	(1,423.08)	4,543.66	34.95
01-400-5900	EQUIPMENT REPLACEMENT	293,308.00	24,442.33	244,423.30	337,888.00	28,148.42	281,484.20	83.31
01-400-5905	VEHICLE TRANSFER	13,750.00	1,145.83	11,458.30	14,750.00	1,229.17	12,291.70	83.33
Total Dept 400 - FIRE DEPARTMENT		3,281,675.00	266,204.47	2,765,616.32	3,407,354.00	269,559.01	3,109,440.13	91.26

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

Balance As Of 02/28/2026

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GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 01 GENERAL FUND								
Account Category: Expenditures								
Department: 500 PUBLIC WORKS								
01-500-5010	WAGES - MAINTENANCE	534,290.00	38,745.14	424,099.34	551,994.00	35,795.30	459,470.39	83.24
01-500-5015	WAGES - MECHANICS	93,320.00	6,946.95	76,189.21	96,740.00	6,425.23	73,107.77	75.57
01-500-5085	WAGES - PART TIME	17,623.00	3,773.49	33,184.81	0.00	1,038.38	37,744.48	100.00
01-500-5090	WAGES - OVERTIME	37,860.00	4,440.01	26,038.93	20,000.00	9,076.26	55,894.99	279.47
01-500-5100	INSURANCE	138,579.00	8,910.04	89,760.22	136,232.00	8,489.43	72,367.63	53.12
01-500-5105	FICA/MEDICARE	47,369.00	4,900.99	50,766.29	48,338.00	4,023.71	40,966.81	84.75
01-500-5110	IMRF	55,044.00	7,318.27	68,783.94	64,139.00	6,334.28	67,571.63	105.35
01-500-5245	SCHOOLS & SEMINARS	1,000.00	0.00	3,498.00	2,000.00	0.00	2,902.60	145.13
01-500-5250	MEMBERSHIPS & DUES	2,500.00	0.00	2,415.00	2,800.00	0.00	6,107.00	218.11
01-500-5265	COMPUTER MAINTENANCE	500.00	0.00	0.00	500.00	0.00	0.00	0.00
01-500-5270	COPIER MAINTENANCE	1,000.00	0.00	647.22	750.00	0.00	826.80	110.24
01-500-5295	TELEPHONE & INTERNET	7,260.00	496.54	4,458.76	6,500.00	556.72	4,582.86	70.51
01-500-5300	HEAT/NATURAL GAS	11,500.00	0.00	4,902.26	11,500.00	2,215.30	9,583.22	83.33
01-500-5305	WATER	8,000.00	358.98	5,604.10	7,500.00	0.00	7,646.41	101.95
01-500-5315	RISK MANAGEMENT (IRMA)	25,800.00	496.24	29,447.76	29,000.00	0.00	36,589.14	126.17
01-500-5325	ENGINEERING SERVICES	25,000.00	0.00	10,387.10	23,000.00	8,058.00	39,113.75	170.06
01-500-5330	HEALTH/FITNESS TESTING	1,000.00	0.00	455.00	875.00	109.00	289.00	33.03
01-500-5335	TREE TRIMMING	4,500.00	0.00	0.00	4,500.00	0.00	0.00	0.00
01-500-5336	TREE REMOVAL	12,500.00	0.00	8,715.00	12,500.00	585.00	830.00	6.64
01-500-5337	WILLOW RD LANDSCAPING MAINT	45,000.00	0.00	15,539.00	37,000.00	1,196.00	32,455.00	87.72
01-500-5340	TREE DISEASE CONTROL	1,000.00	0.00	506.00	1,000.00	0.00	0.00	0.00
01-500-5345	COMMUNICATION EQUIP MAINT	500.00	0.00	0.00	500.00	231.87	361.86	72.37
01-500-5350	STORM SEWER MAINTENANCE	2,500.00	0.00	2,515.22	2,250.00	0.00	0.00	0.00
01-500-5355	STREET LIGHTING	30,000.00	4,770.33	21,513.41	30,000.00	4,912.17	25,498.77	85.00
01-500-5360	DUMPING FEES	3,000.00	0.00	639.38	2,500.00	0.00	11,341.76	453.67
01-500-5410	BUILDING MAINTENANCE	70,000.00	9,314.76	59,075.31	66,000.00	5,202.43	48,443.55	73.40
01-500-5600	GAS	13,500.00	2,721.13	12,735.50	14,000.00	(193.52)	7,677.84	54.84
01-500-5605	VEHICLE MAINTENANCE	29,000.00	1,174.37	20,672.68	29,000.00	2,705.08	29,588.44	102.03
01-500-5620	OFFICE SUPPLIES	2,000.00	49.98	2,484.78	2,600.00	0.00	4,772.49	183.56
01-500-5640	JANITORIAL SUPPLIES	8,000.00	1,445.73	6,572.55	8,700.00	2,122.45	3,135.04	36.03
01-500-5645	TOOLS	2,000.00	35.98	1,914.09	2,000.00	375.40	414.35	20.72
01-500-5650	MECHANICS TOOLS	1,500.00	0.00	943.05	1,500.00	0.00	2,224.95	148.33
01-500-5655	UNIFORMS	5,000.00	224.92	5,937.49	5,500.00	215.52	4,062.32	73.86
01-500-5660	PAVEMENT MARKINGS	2,000.00	0.00	0.00	2,000.00	0.00	0.00	0.00
01-500-5665	SNOW & ICE REMOVAL	30,000.00	0.00	27,909.08	30,000.00	26,192.04	27,502.02	91.67
01-500-5670	STREET SIGNS	5,000.00	0.00	6,010.34	6,000.00	0.00	4,012.81	66.88
01-500-5675	STREET REPAIRS	4,000.00	562.38	562.38	3,000.00	844.19	844.19	28.14
01-500-5680	PARKWAY MAINTENANCE	20,000.00	4,123.27	37,094.24	20,000.00	0.00	27,671.01	138.36
01-500-5799	SUNDRY	2,500.00	31.93	1,167.58	1,000.00	21.59	820.19	82.02
01-500-5800	SPECIAL PROJECTS/STUDIES	500.00	0.00	0.00	500.00	0.00	130.66	26.13
01-500-5810	WILLOW RD LOAN REPYMT	500.00	0.00	0.00	500.00	0.00	0.00	0.00
01-500-5815	SPECIALIZED EQUIPMENT	9,000.00	0.00	3,714.11	5,500.00	2,177.45	5,791.02	105.29
01-500-5820	SHARED TREE PROGRAM	5,000.00	7,200.00	4,000.00	3,000.00	0.00	5,600.00	186.67
01-500-5825	SIDEWALK REPAIRS	15,000.00	0.00	0.00	15,000.00	0.00	0.00	0.00
01-500-5900	EQUIPMENT REPLACEMENT	179,732.00	14,977.67	156,751.70	195,498.00	16,291.50	162,915.00	83.33
01-500-5905	VEHICLE TRANSFER	6,250.00	520.83	5,208.30	6,750.00	562.50	5,625.00	83.33
	Total Dept 500 - PUBLIC WORKS	1,517,127.00	123,539.93	1,232,819.13	1,510,166.00	145,563.28	1,326,482.75	87.84
Department: 900 EMERGENCY MANAGEMENT								

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

Balance As Of 02/28/2026

*NOTE: Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 01 GENERAL FUND								
Account Category: Expenditures								
Department: 900 EMERGENCY MANAGEMENT								
01-900-5355	STREET LIGHTING	0.00	0.00	63.96	0.00	0.00	0.00	0.00
	Total Dept 900 - EMERGENCY MANAGEMENT	0.00	0.00	63.96	0.00	0.00	0.00	0.00
	Expenditures	16,755,941.04	1,190,231.16	13,783,439.88	14,724,761.00	1,265,824.76	12,342,189.85	83.82
Fund 01 - GENERAL FUND:								
TOTAL REVENUES		14,467,903.00	2,224,887.48	12,092,814.90	14,664,954.00	1,349,369.98	11,656,182.49	79.48
TOTAL EXPENDITURES		16,755,941.04	1,190,231.16	13,783,439.88	14,724,761.00	1,265,824.76	12,342,189.85	83.82
NET OF REVENUES & EXPENDITURES:		(2,288,038.04)	1,034,656.32	(1,690,624.98)	(59,807.00)	83,545.22	(686,007.36)	

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

Balance As Of 02/28/2026

*NOTE: Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 04 MOTOR FUEL TAX FUND								
Account Category: Revenues								
Department: 000 NON-DEPARTMENTAL								
04-000-4114	MOTOR FUEL TAX	129,915.00	10,153.65	128,907.29	124,049.00	10,830.83	146,581.31	118.16
04-000-4115	TRANSPORTATION RENEWAL FUND	117,550.00	10,913.81	109,531.56	133,251.00	11,772.89	115,439.52	86.63
04-000-4300	INTEREST INCOME	35,000.00	3,394.45	39,708.46	39,633.00	3,393.89	36,492.52	92.08
	Total Dept 000 - NON-DEPARTMENTAL	282,465.00	24,461.91	278,147.31	296,933.00	25,997.61	298,513.35	100.53
	Revenues	282,465.00	24,461.91	278,147.31	296,933.00	25,997.61	298,513.35	100.53
Account Category: Expenditures								
Department: 000 NON-DEPARTMENTAL								
04-000-5845	ROAD REHABILITATION	10,000.00	0.00	0.00	75,400.00	57,714.23	59,833.98	79.36
04-000-5914	CRACK SEAL/PAVEMENT STRIPING	107,044.00	67,976.00	105,819.98	90,552.00	283.50	16,072.10	17.75
04-000-5920	PRINCIPAL PAYMENTS	130,000.00	0.00	130,000.00	0.00	0.00	0.00	0.00
04-000-5925	INTEREST PAYMENTS	5,330.00	0.00	5,330.00	0.00	0.00	0.00	0.00
	Total Dept 000 - NON-DEPARTMENTAL	252,374.00	67,976.00	241,149.98	165,952.00	57,997.73	75,906.08	45.74
	Expenditures	252,374.00	67,976.00	241,149.98	165,952.00	57,997.73	75,906.08	45.74
Fund 04 - MOTOR FUEL TAX FUND:								
TOTAL REVENUES		282,465.00	24,461.91	278,147.31	296,933.00	25,997.61	298,513.35	100.53
TOTAL EXPENDITURES		252,374.00	67,976.00	241,149.98	165,952.00	57,997.73	75,906.08	45.74
NET OF REVENUES & EXPENDITURES:		30,091.00	(43,514.09)	36,997.33	130,981.00	(32,000.12)	222,607.27	

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

Balance As Of 02/28/2026

*NOTE: Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 07 FOREIGN FIRE INS TAX FUND								
Account Category: Revenues								
Department: 000 NON-DEPARTMENTAL								
07-000-4198	FOREIGN FIRE INSURANCE TAX	45,000.00	0.00	51,703.98	51,704.00	63,362.65	60,395.66	116.81
07-000-4300	INTEREST INCOME	4,000.00	593.52	6,482.20	5,000.00	439.65	5,828.86	116.58
	Total Dept 000 - NON-DEPARTMENTAL	49,000.00	593.52	58,186.18	56,704.00	63,802.30	66,224.52	116.79
	Revenues	49,000.00	593.52	58,186.18	56,704.00	63,802.30	66,224.52	116.79
Account Category: Expenditures								
Department: 000 NON-DEPARTMENTAL								
07-000-5245	SCHOOLS & SEMINARS	7,000.00	0.00	0.00	7,000.00	0.00	0.00	0.00
07-000-5446	FIRE FACILITY	10,000.00	0.00	7,810.00	10,000.00	528.00	5,987.00	59.87
07-000-5655	UNIFORMS	16,500.00	0.00	0.00	16,500.00	10,078.40	10,078.40	61.08
07-000-5799	SUNDRY	5,000.00	0.00	130.15	5,000.00	0.00	5,335.33	106.71
	Total Dept 000 - NON-DEPARTMENTAL	38,500.00	0.00	7,940.15	38,500.00	10,606.40	21,400.73	55.59
	Expenditures	38,500.00	0.00	7,940.15	38,500.00	10,606.40	21,400.73	55.59
Fund 07 - FOREIGN FIRE INS TAX FUND:								
TOTAL REVENUES		49,000.00	593.52	58,186.18	56,704.00	63,802.30	66,224.52	116.79
TOTAL EXPENDITURES		38,500.00	0.00	7,940.15	38,500.00	10,606.40	21,400.73	55.59
NET OF REVENUES & EXPENDITURES:		10,500.00	593.52	50,246.03	18,204.00	53,195.90	44,823.79	

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

Balance As Of 02/28/2026

*NOTE: Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 08 WATER AND SANITARY SEWER FUND								
Account Category: Revenues								
Department: 000 NON-DEPARTMENTAL								
08-000-4145	UTILITY SALES	4,065,133.00	250,545.75	3,574,982.81	4,188,673.00	242,685.56	3,714,974.39	88.69
08-000-4146	LATE PAYMENT PENALTY	20,000.00	1,830.56	30,612.78	25,000.00	3,559.14	38,514.67	154.06
08-000-4149	SERVICE CHARGE	3,000.00	550.00	3,600.00	3,500.00	625.00	4,125.00	117.86
08-000-4159	WATER CONNECTION FEES	4,800.00	300.00	2,100.00	2,000.00	300.00	3,000.00	150.00
08-000-4160	METERS	7,000.00	650.00	7,359.00	7,000.00	850.00	10,350.00	147.86
08-000-4161	SEWER CONNECTION FEES	2,500.00	300.00	2,100.00	2,500.00	300.00	2,400.00	96.00
08-000-4190	IRMA REIMBURSEMENT	25,000.00	0.00	20,605.12	20,000.00	0.00	17,000.32	85.00
08-000-4199	MISC	500.00	0.00	125.00	500.00	125.00	125.00	25.00
08-000-4300	INTEREST INCOME	183,238.00	13,675.01	167,677.65	174,076.00	13,462.15	201,331.92	115.66
08-000-4305	GAIN/LOSS ON INVESTMENTS	0.00	(591.72)	147,273.62	0.00	(14,127.74)	(486,718.13)	100.00
	Total Dept 000 - NON-DEPARTMENTAL	4,311,171.00	267,259.60	3,956,435.98	4,423,249.00	247,779.11	3,505,103.17	79.24
	Revenues	4,311,171.00	267,259.60	3,956,435.98	4,423,249.00	247,779.11	3,505,103.17	79.24
Account Category: Expenditures								
Department: 000 NON-DEPARTMENTAL								
08-000-5000	WAGES- ADMINISTRATION	203,957.00	15,507.43	169,484.43	156,808.00	8,462.68	136,324.52	86.94
08-000-5005	WAGES - OFFICE	18,832.00	2,369.64	26,714.80	19,781.00	2,577.85	27,925.41	141.17
08-000-5010	WAGES - MAINTENANCE	310,513.00	24,792.47	271,329.54	322,223.00	21,972.58	280,919.47	87.18
08-000-5015	WAGES - MECHANICS	69,990.00	5,210.19	57,141.69	72,555.00	3,724.41	53,520.11	73.76
08-000-5085	WAGES - PART TIME	86,728.00	8,217.20	78,468.79	90,197.00	311.48	71,685.86	79.48
08-000-5090	WAGES - OVERTIME	20,000.00	8,569.93	33,268.75	20,000.00	436.78	4,073.73	20.37
08-000-5100	INSURANCE	124,931.00	8,042.62	82,480.55	117,678.00	6,199.86	58,523.87	49.73
08-000-5105	FICA/MEDICARE	47,730.00	5,029.25	52,460.13	48,511.00	3,258.65	37,484.55	77.27
08-000-5110	IMRF	61,622.00	7,182.06	69,795.00	68,160.00	4,691.66	59,429.40	87.19
08-000-5205	AUDIT	12,369.00	2,055.00	7,655.00	12,593.00	192.00	10,703.90	85.00
08-000-5207	CREDIT CARD/BANK FEES	46,000.00	2,954.41	38,584.62	40,000.00	2,611.02	35,638.59	89.10
08-000-5208	INTERNET INQUIRY/E-BILLING	2,000.00	150.00	1,800.00	2,500.00	0.00	418.78	16.75
08-000-5240	PROFESSIONAL SERVICES	58,200.00	6,434.00	63,860.10	60,140.00	4,527.14	40,356.95	67.11
08-000-5245	SCHOOLS & SEMINARS	1,500.00	0.00	814.00	1,500.00	0.00	0.00	0.00
08-000-5250	MEMBERSHIPS & DUES	6,500.00	(6,242.80)	4,245.90	6,500.00	0.00	5,682.00	87.42
08-000-5260	COMPUTER SOFTWARE	50,466.00	31,283.59	31,283.59	30,927.00	968.78	45,042.31	145.64
08-000-5265	COMPUTER MAINTENANCE	33,105.00	2,163.00	17,539.00	15,000.00	1,455.25	16,803.50	112.02
08-000-5295	TELEPHONE & INTERNET	5,000.00	362.81	3,220.94	5,000.00	390.91	3,046.79	60.94
08-000-5315	RISK MANAGEMENT (IRMA)	41,240.00	0.00	41,943.00	43,000.00	0.00	47,520.00	110.51
08-000-5318	SUCCESSION PLANNING	60,000.00	0.00	0.00	60,000.00	12,792.60	12,792.60	21.32
08-000-5325	ENGINEERING SERVICES	20,000.00	0.00	2,016.00	20,000.00	9,241.97	13,195.72	65.98
08-000-5360	DUMPING FEES	5,000.00	0.00	0.00	5,000.00	840.00	1,560.00	31.20
08-000-5450	WATER SAMPLING	3,000.00	375.00	751.80	3,000.00	79.90	2,924.90	97.50
08-000-5455	LEAK DETECTION & REPAIRS	15,000.00	0.00	7,707.28	15,000.00	0.00	350.00	2.33
08-000-5464	BAD DEBT EXPENSE	750.00	0.00	0.00	750.00	0.00	0.00	0.00
08-000-5465	WATER PURCHASE - WINNETKA	1,192,534.00	79,486.36	825,138.95	1,086,721.00	60,082.12	826,413.18	76.05
08-000-5466	WATER PURCHASE - GLENCOE	2,000.00	0.00	6,337.11	8,500.00	0.00	3,070.50	36.12
08-000-5470	SANITARY SEWER MAINTENANCE	15,000.00	0.00	9,239.13	15,000.00	242.84	5,561.66	37.08
08-000-5475	LIFT STATION MAINTENANCE	10,040.00	347.70	7,139.60	10,040.00	6,560.44	18,624.60	185.50
08-000-5600	GAS	9,000.00	1,225.70	7,544.38	9,000.00	165.10	7,382.49	82.03
08-000-5605	VEHICLE MAINTENANCE	20,000.00	2,135.55	11,660.80	20,000.00	523.89	19,002.66	95.01
08-000-5620	OFFICE SUPPLIES	2,000.00	0.00	0.00	2,000.00	0.00	0.00	0.00
08-000-5625	POSTAGE	10,560.00	0.00	4,030.45	10,000.00	2,000.00	7,174.88	71.75

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

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GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 08 WATER AND SANITARY SEWER FUND								
Account Category: Expenditures								
Department: 000 NON-DEPARTMENTAL								
08-000-5740	WATER MAIN PARTS	25,000.00	2,935.89	20,715.01	25,000.00	1,385.00	12,655.38	50.62
08-000-5745	FIRE HYDRANT PARTS	3,000.00	0.00	0.00	3,000.00	0.00	0.00	0.00
08-000-5750	WATER METER PARTS	1,000.00	0.00	7,459.00	8,500.00	1,550.00	10,658.79	125.40
08-000-5755	RESERVOIR	22,000.00	6,444.74	33,677.37	35,000.00	4,677.40	26,363.03	75.32
08-000-5760	WATER METER REPLACEMENTS	7,500.00	8,612.00	27,118.91	25,000.00	0.00	43,027.00	172.11
08-000-5770	SCADA MAINTENANCE	1,000.00	0.00	0.00	8,683.00	608.16	1,086.72	12.52
08-000-5799	SUNDRY	6,000.00	2,247.50	4,758.57	3,000.00	0.00	1,039.37	34.65
08-000-5810	WILLOW RD LOAN REPYMT	170,306.00	0.00	170,306.55	170,306.00	0.00	170,306.55	100.00
08-000-5880	WATER MAIN REPLACEMENT	94,000.00	39,042.33	78,734.83	953,890.00	314,390.61	320,570.73	33.61
08-000-5890	SANITARY SEWER EQUIPMENT	0.00	0.00	0.00	0.00	0.00	318.57	100.00
08-000-5891	SAN SEWER IMPROVEMENTS	76,000.00	0.00	69,257.10	230,000.00	0.00	40,415.00	17.57
08-000-5892	SAN SEWER TELEVISING	75,000.00	0.00	0.00	75,000.00	0.00	2,493.75	3.33
08-000-5900	EQUIPMENT REPLACEMENT	187,344.00	15,612.00	156,120.00	186,798.00	15,556.50	155,565.00	83.28
08-000-5920	PRINCIPALL PAYMENTS	220,000.00	0.00	220,000.00	220,000.00	0.00	220,000.00	100.00
08-000-5925	INTEREST PAYMENTS	20,996.00	0.00	10,498.00	15,892.00	0.00	7,946.00	50.00
Total Dept 000 - NON-DEPARTMENTAL		3,474,713.00	282,545.57	2,732,300.67	4,358,153.00	492,477.58	2,865,598.82	65.75
Expenditures		3,474,713.00	282,545.57	2,732,300.67	4,358,153.00	492,477.58	2,865,598.82	65.75
Fund 08 - WATER AND SANITARY SEWER FUND:								
TOTAL REVENUES		4,311,171.00	267,259.60	3,956,435.98	4,423,249.00	247,779.11	3,505,103.17	79.24
TOTAL EXPENDITURES		3,474,713.00	282,545.57	2,732,300.67	4,358,153.00	492,477.58	2,865,598.82	65.75
NET OF REVENUES & EXPENDITURES:		836,458.00	(15,285.97)	1,224,135.31	65,096.00	(244,698.47)	639,504.35	

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

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GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 11 STORM SEWER IMPROVEMENT FUND								
Account Category: Revenues								
Department: 000 NON-DEPARTMENTAL								
11-000-4154	STORM WATER MGMT FEE	35,000.00	3,159.00	28,172.25	30,000.00	0.00	41,834.75	139.45
11-000-4191	STORM SEWER - COST SHARING	2,000.00	0.00	0.00	2,000.00	0.00	0.00	0.00
11-000-4300	INTEREST INCOME	7,000.00	644.22	8,736.45	8,834.00	796.78	9,298.04	105.25
	Total Dept 000 - NON-DEPARTMENTAL	44,000.00	3,803.22	36,908.70	40,834.00	796.78	51,132.79	125.22
	Revenues	44,000.00	3,803.22	36,908.70	40,834.00	796.78	51,132.79	125.22
Account Category: Expenditures								
Department: 000 NON-DEPARTMENTAL								
11-000-5850	MISC STORM SEWER PROJECTS	5,000.00	(39,042.33)	0.00	5,000.00	0.00	1,451.62	29.03
11-000-5899	MISCELLANEOUS	5,000.00	0.00	0.00	5,000.00	0.00	0.00	0.00
	Total Dept 000 - NON-DEPARTMENTAL	10,000.00	(39,042.33)	0.00	10,000.00	0.00	1,451.62	14.52
	Expenditures	10,000.00	(39,042.33)	0.00	10,000.00	0.00	1,451.62	14.52
Fund 11 - STORM SEWER IMPROVEMENT FUND:								
TOTAL REVENUES		44,000.00	3,803.22	36,908.70	40,834.00	796.78	51,132.79	125.22
TOTAL EXPENDITURES		10,000.00	(39,042.33)	0.00	10,000.00	0.00	1,451.62	14.52
NET OF REVENUES & EXPENDITURES:		34,000.00	42,845.55	36,908.70	30,834.00	796.78	49,681.17	

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

Balance As Of 02/28/2026

*NOTE: Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 12 CAPITAL & EQUIPMENT FUND								
Account Category: Revenues								
Department: 000 NON-DEPARTMENTAL								
12-000-4175	GRANTS	11,458.00	0.00	11,458.08	651,430.00	0.00	9,622.83	1.48
12-000-4193	CAPITAL LEASE PROCEEDS	0.00	0.00	0.00	550,000.00	0.00	0.00	0.00
12-000-4195	SALE OF VILLAGE PROPERTY	8,000.00	0.00	31,235.01	8,000.00	0.00	53,347.80	666.85
12-000-4200	OPERATING TRANSFERS - IN	3,126,427.00	260,535.58	2,605,355.80	1,137,679.00	92,720.93	927,209.30	81.50
12-000-4300	INTEREST INCOME	110,000.00	13,089.21	161,510.81	166,472.00	9,589.89	158,597.45	95.27
12-000-4305	GAIN/LOSS ON INVESTMENTS	0.00	(405.19)	87,658.35	0.00	(9,674.08)	(333,284.15)	100.00
	Total Dept 000 - NON-DEPARTMENTAL	3,255,885.00	273,219.60	2,897,218.05	2,513,581.00	92,636.74	815,493.23	32.44
	Revenues	3,255,885.00	273,219.60	2,897,218.05	2,513,581.00	92,636.74	815,493.23	32.44
Account Category: Expenditures								
Department: 000 NON-DEPARTMENTAL								
12-000-5700	ROAD REHABILITATION	152,358.00	1,100.00	127,532.10	10,000.00	0.00	24,612.50	246.13
12-000-5780	ADMINISTRATIVE EQUIPMENT	179,500.00	0.00	156,492.00	133,600.00	9,996.41	85,478.78	63.98
12-000-5781	BLDG/COMMUNITY DEV. EQUIP	7,000.00	0.00	13,563.48	0.00	0.00	0.00	0.00
12-000-5782	POLICE EQUIPMENT	90,000.00	0.00	72,412.61	174,770.00	0.00	26,268.20	15.03
12-000-5783	POLICE EQUIP - AUTO	108,000.00	0.00	62,881.65	54,000.00	8,047.95	69,831.11	129.32
12-000-5785	FIRE/ RESCUE EQUIP	57,400.00	0.00	33,080.69	622,400.00	1,175.00	90,555.22	14.55
12-000-5786	PUBLIC WORKS EQUIPMENT	545,500.00	0.00	0.00	117,000.00	41.39	46,075.90	39.38
12-000-5787	WATER DEPT EQUIP.	30,000.00	0.00	42,900.00	0.00	0.00	14,350.89	100.00
12-000-5788	SANITARY SEWER EQUIPMENT	15,000.00	0.00	0.00	50,000.00	0.00	2,923.35	5.85
12-000-5800	SPECIAL PROJECTS/STUDIES	0.00	33,646.59	33,646.95	0.00	995.00	995.00	100.00
12-000-5801	BIKE PATH IMPROVEMENTS	25,000.00	0.00	9,768.68	651,430.00	796.31	1,854.81	0.28
12-000-5846	ROAD REHAB-ORCHARD PARKING LOT	0.00	0.00	11,636.00	0.00	0.00	0.00	0.00
12-000-5847	SIDEWALK IMPROVEMENTS	61,237.00	0.00	2,350.00	326,000.00	11,136.54	288,367.94	88.46
12-000-5849	STORM SEWER IMPROVEMENTS	5,000.00	0.00	0.00	5,000.00	0.00	0.00	0.00
12-000-5851	STREETSCAPE-ENTRY SIGNS	50,000.00	0.00	5,351.00	35,000.00	0.00	0.00	0.00
12-000-5856	PW/F-R FACILITY IMPROVEMENTS	0.00	0.00	90,673.86	0.00	0.00	320.00	100.00
12-000-5860	P.O./LIBRARY IMPROVEMENTS	710,618.00	0.00	0.00	160,000.00	17,793.80	64,139.01	40.09
12-000-5862	VILLAGE HALL IMPROVEMENTS	0.00	0.00	0.00	60,000.00	0.00	57,300.00	95.50
12-000-5864	MISC	25,000.00	(19,950.00)	43,498.23	63,000.00	0.00	26,559.50	42.16
12-000-5865	CAPITAL LEASE PAYMENT	376,600.00	0.00	384,197.23	222,200.00	0.00	108,238.49	48.71
12-000-5868	CAPITAL LEASE INTEREST PYMT	0.00	0.00	5,143.61	0.00	0.00	2,602.35	100.00
	Total Dept 000 - NON-DEPARTMENTAL	2,438,213.00	14,796.59	1,095,128.09	2,684,400.00	49,982.40	910,473.05	33.92
	Expenditures	2,438,213.00	14,796.59	1,095,128.09	2,684,400.00	49,982.40	910,473.05	33.92
Fund 12 - CAPITAL & EQUIPMENT FUND:								
TOTAL REVENUES		3,255,885.00	273,219.60	2,897,218.05	2,513,581.00	92,636.74	815,493.23	32.44
TOTAL EXPENDITURES		2,438,213.00	14,796.59	1,095,128.09	2,684,400.00	49,982.40	910,473.05	33.92
NET OF REVENUES & EXPENDITURES:		817,672.00	258,423.01	1,802,089.96	(170,819.00)	42,654.34	(94,979.82)	

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

Balance As Of 02/28/2026

*NOTE: Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 15 2016 BOND FUND DEBT SERVICE								
Account Category: Revenues								
Department: 000 NON-DEPARTMENTAL								
15-000-4100	PROPERTY TAX-2016 BOND ISSUE	181,620.00	0.00	82,911.00	178,676.00	0.00	78,785.00	44.09
15-000-4300	INTEREST INCOME	3,800.00	44.49	3,415.58	6,000.00	44.56	3,279.80	54.66
	Total Dept 000 - NON-DEPARTMENTAL	185,420.00	44.49	86,326.58	184,676.00	44.56	82,064.80	44.44
	Revenues	185,420.00	44.49	86,326.58	184,676.00	44.56	82,064.80	44.44
Account Category: Expenditures								
Department: 000 NON-DEPARTMENTAL								
15-000-5920	PRINCIPAL PAYMENTS-2016 BOND ISSUE	160,000.00	0.00	160,000.00	160,000.00	0.00	160,000.00	100.00
15-000-5925	INTEREST PAYMENTS-2016 BOND ISSUE	21,620.00	0.00	10,810.00	18,676.00	0.00	9,338.00	50.00
	Total Dept 000 - NON-DEPARTMENTAL	181,620.00	0.00	170,810.00	178,676.00	0.00	169,338.00	94.77
	Expenditures	181,620.00	0.00	170,810.00	178,676.00	0.00	169,338.00	94.77
Fund 15 - 2016 BOND FUND DEBT SERVICE:								
TOTAL REVENUES		185,420.00	44.49	86,326.58	184,676.00	44.56	82,064.80	44.44
TOTAL EXPENDITURES		181,620.00	0.00	170,810.00	178,676.00	0.00	169,338.00	94.77
NET OF REVENUES & EXPENDITURES:		3,800.00	44.49	(84,483.42)	6,000.00	44.56	(87,273.20)	

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

Balance As Of 02/28/2026

*NOTE: Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 20 POLICE PENSION FUND								
Account Category: Revenues								
Department: 000 NON-DEPARTMENTAL								
20-000-4100	PROPERTY TAX	1,537,871.00	133,981.57	1,403,889.42	1,688,600.00	297,247.96	1,494,707.02	88.52
20-000-4197	EMPLOYEE WITHHOLDING	260,000.00	13,628.57	179,039.43	260,000.00	17,829.56	293,364.30	112.83
20-000-4199	MISC	0.00	199.79	252.62	0.00	0.00	5,829.24	100.00
20-000-4300	INTEREST INCOME	170,000.00	11,156.03	126,519.48	170,000.00	19,660.09	132,020.95	77.66
20-000-4337	GAIN/LOSS EQUITIES	0.00	39,664.99	2,608,476.97	0.00	833,788.32	6,010,521.84	100.00
	Total Dept 000 - NON-DEPARTMENTAL	1,967,871.00	198,630.95	4,318,177.92	2,118,600.00	1,168,525.93	7,936,443.35	374.61
	Revenues	1,967,871.00	198,630.95	4,318,177.92	2,118,600.00	1,168,525.93	7,936,443.35	374.61
Account Category: Expenditures								
Department: 000 NON-DEPARTMENTAL								
20-000-5200	LEGAL-GENERAL	95,000.00	0.00	72,816.31	50,000.00	3,602.50	18,487.22	36.97
20-000-5205	AUDIT	5,700.00	0.00	5,700.00	6,296.00	0.00	0.00	0.00
20-000-5240	PROFESSIONAL SERVICES	20,245.00	0.00	16,506.25	20,852.00	1,516.00	18,959.00	90.92
20-000-5245	SCHOOLS & SEMINARS	1,000.00	0.00	580.00	1,000.00	0.00	0.00	0.00
20-000-5250	MEMBERSHIPS & DUES	0.00	0.00	1,620.00	0.00	0.00	0.00	0.00
20-000-5315	RISK MANAGEMENT (IRMA)	16,180.00	0.00	0.00	10,250.00	0.00	0.00	0.00
20-000-5330	HEALTH/FITNESS TESTING	3,000.00	0.00	0.00	3,000.00	0.00	9,511.20	317.04
20-000-5500	PENSION REFUNDS	49,960.00	0.00	49,960.28	0.00	0.00	31,309.21	100.00
20-000-5505	PENSION PAYMENTS	2,018,648.00	182,458.11	1,653,732.74	2,136,892.00	174,606.02	1,738,456.24	81.35
20-000-5510	BANK CHARGES	400.00	53.60	512.56	550.00	58.72	623.79	113.42
20-000-5512	INVESTMENT MGMT FEE	16,000.00	2,805.98	15,282.81	16,640.00	5,085.32	24,629.30	148.01
	Total Dept 000 - NON-DEPARTMENTAL	2,226,133.00	185,317.69	1,816,710.95	2,245,480.00	184,868.56	1,841,975.96	82.03
	Expenditures	2,226,133.00	185,317.69	1,816,710.95	2,245,480.00	184,868.56	1,841,975.96	82.03
Fund 20 - POLICE PENSION FUND:								
TOTAL REVENUES		1,967,871.00	198,630.95	4,318,177.92	2,118,600.00	1,168,525.93	7,936,443.35	374.61
TOTAL EXPENDITURES		2,226,133.00	185,317.69	1,816,710.95	2,245,480.00	184,868.56	1,841,975.96	82.03
NET OF REVENUES & EXPENDITURES:		(258,262.00)	13,313.26	2,501,466.97	(126,880.00)	983,657.37	6,094,467.39	

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

Balance As Of 02/28/2026

*NOTE: Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 22 2017 BOND FUND DEBT SERVICE								
Account Category: Revenues								
Department: 000 NON-DEPARTMENTAL								
22-000-4100	PROPERTY TAX-2017 BOND	309,640.00	0.00	138,854.00	308,640.00	0.00	138,338.00	44.82
22-000-4300	INTEREST INCOME	5,800.00	73.01	5,554.30	7,000.00	72.94	5,318.73	75.98
	Total Dept 000 - NON-DEPARTMENTAL	315,440.00	73.01	144,408.30	315,640.00	72.94	143,656.73	45.51
	Revenues	315,440.00	73.01	144,408.30	315,640.00	72.94	143,656.73	45.51
Account Category: Expenditures								
Department: 000 NON-DEPARTMENTAL								
22-000-5920	PRINCIPAL PAYMENTS-2017 BOND	250,000.00	0.00	250,000.00	255,000.00	0.00	255,000.00	100.00
22-000-5925	INTEREST PAYMENTS-2017 BOND	59,640.00	0.00	29,820.00	53,640.00	0.00	26,820.00	50.00
	Total Dept 000 - NON-DEPARTMENTAL	309,640.00	0.00	279,820.00	308,640.00	0.00	281,820.00	91.31
	Expenditures	309,640.00	0.00	279,820.00	308,640.00	0.00	281,820.00	91.31
Fund 22 - 2017 BOND FUND DEBT SERVICE:								
TOTAL REVENUES		315,440.00	73.01	144,408.30	315,640.00	72.94	143,656.73	45.51
TOTAL EXPENDITURES		309,640.00	0.00	279,820.00	308,640.00	0.00	281,820.00	91.31
NET OF REVENUES & EXPENDITURES:		5,800.00	73.01	(135,411.70)	7,000.00	72.94	(138,163.27)	

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

Balance As Of 02/28/2026

*NOTE: Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 24 ROLLING RIDGE SSA DEBT SERVICE								
Account Category: Revenues								
Department: 000 NON-DEPARTMENTAL								
24-000-4100	PROPERTY TAX	95,290.00	14,342.52	65,150.60	95,290.00	0.00	40,809.81	42.83
24-000-4300	INTEREST INCOME	8,778.00	266.50	5,638.34	6,000.00	210.44	3,777.74	62.96
	Total Dept 000 - NON-DEPARTMENTAL	104,068.00	14,609.02	70,788.94	101,290.00	210.44	44,587.55	44.02
	Revenues	104,068.00	14,609.02	70,788.94	101,290.00	210.44	44,587.55	44.02
Account Category: Expenditures								
Department: 000 NON-DEPARTMENTAL								
24-000-5920	PRINCIPAL PAYMENT	73,996.00	0.00	73,995.64	76,105.00	0.00	76,104.51	100.00
24-000-5925	INTEREST PAYMENTS	21,294.00	0.00	21,293.80	19,185.00	0.00	19,184.92	100.00
	Total Dept 000 - NON-DEPARTMENTAL	95,290.00	0.00	95,289.44	95,290.00	0.00	95,289.43	100.00
	Expenditures	95,290.00	0.00	95,289.44	95,290.00	0.00	95,289.43	100.00
Fund 24 - ROLLING RIDGE SSA DEBT SERVICE:								
TOTAL REVENUES		104,068.00	14,609.02	70,788.94	101,290.00	210.44	44,587.55	44.02
TOTAL EXPENDITURES		95,290.00	0.00	95,289.44	95,290.00	0.00	95,289.43	100.00
NET OF REVENUES & EXPENDITURES:		8,778.00	14,609.02	(24,500.50)	6,000.00	210.44	(50,701.88)	

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

Balance As Of 02/28/2026

*NOTE: Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 26 2019 BOND FUND DEBT SERVICE								
Account Category: Revenues								
Department: 000 NON-DEPARTMENTAL								
26-000-4100	PROPERTY TAX-2019 BOND	117,069.00	0.00	51,835.00	115,454.00	0.00	51,066.05	44.23
26-000-4300	INTEREST	0.00	0.00	0.00	0.00	12.81	1,282.19	100.00
	Total Dept 000 - NON-DEPARTMENTAL	117,069.00	0.00	51,835.00	115,454.00	12.81	52,348.24	45.34
	Revenues	117,069.00	0.00	51,835.00	115,454.00	12.81	52,348.24	45.34
Account Category: Expenditures								
Department: 000 NON-DEPARTMENTAL								
26-000-5920	PRINCIPAL PAYMENTS-2019 BOND	95,000.00	0.00	95,000.00	95,000.00	0.00	95,000.00	100.00
26-000-5925	INTEREST PAYMENTS-2019 BOND	22,838.00	0.00	22,069.00	20,454.00	0.00	10,227.00	50.00
	Total Dept 000 - NON-DEPARTMENTAL	117,838.00	0.00	117,069.00	115,454.00	0.00	105,227.00	91.14
	Expenditures	117,838.00	0.00	117,069.00	115,454.00	0.00	105,227.00	91.14
Fund 26 - 2019 BOND FUND DEBT SERVICE:								
TOTAL REVENUES		117,069.00	0.00	51,835.00	115,454.00	12.81	52,348.24	45.34
TOTAL EXPENDITURES		117,838.00	0.00	117,069.00	115,454.00	0.00	105,227.00	91.14
NET OF REVENUES & EXPENDITURES:		(769.00)	0.00	(65,234.00)	0.00	12.81	(52,878.76)	

MONTHLY REPORT OF FINANCIAL ACTIVITY BY FUND FOR VILLAGE OF NORTHFIELD

Balance As Of 02/28/2026

*NOTE: Pct Budget does not reflect amounts encumbered.

GL Number	Description	24-25 Amended Budget	Activity For Month 02/28/2025	YTD Balance 02/28/2025	25-26 Amended Budget	Activity For 02/28/2026	YTD Balance 02/28/2026	% Bdgt Used
Fund: 30 AMERICAN RESCUE PLAN								
Account Category: Expenditures								
Department: 000 NON-DEPARTMENTAL								
30-000-5880	WATER MAIN REPLACEMENT	3,110.00	0.00	3,110.00	0.00	0.00	0.00	0.00
	Total Dept 000 - NON-DEPARTMENTAL	3,110.00	0.00	3,110.00	0.00	0.00	0.00	0.00
	Expenditures	3,110.00	0.00	3,110.00	0.00	0.00	0.00	0.00
Fund 30 - AMERICAN RESCUE PLAN:								
TOTAL REVENUES		0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES		3,110.00	0.00	3,110.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES:		(3,110.00)	0.00	(3,110.00)	0.00	0.00	0.00	
Report Totals:								
TOTAL REVENUES - ALL FUNDS		25,100,292.00	3,007,582.80	23,991,247.86	24,831,915.00	2,949,249.20	24,651,750.22	99.27
TOTAL EXPENDITURES - ALL FUNDS		25,903,372.04	1,701,824.68	20,342,768.16	24,925,306.00	2,061,757.43	18,710,670.54	75.07
NET OF REVENUES & EXPENDITURES:		(803,080.04)	1,305,758.12	3,648,479.70	(93,391.00)	887,491.77	5,941,079.68	

Section 3: Investment Report

Purpose

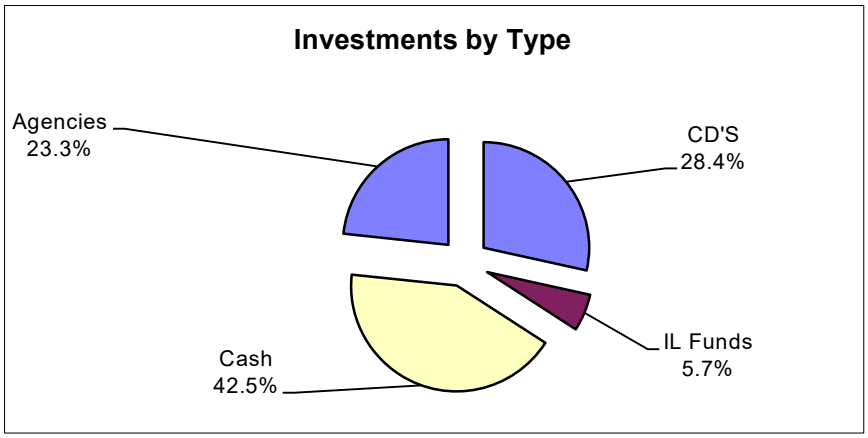
This report provides a summary of cash and investments for the specified time period. Village funds are maintained in accordance with the Village's Investment Policy which defines the manner in which the Village accounts for and protects cash and investments. Cash and investments are presented by type of investment, by maturity, and by fund.

Police Pension funds are governed by an investment policy and managed by an investment advisor selected by the Police Pension Board in accordance with State statutes.

VILLAGE OF NORTHFIELD INVESTMENT SUMMARY

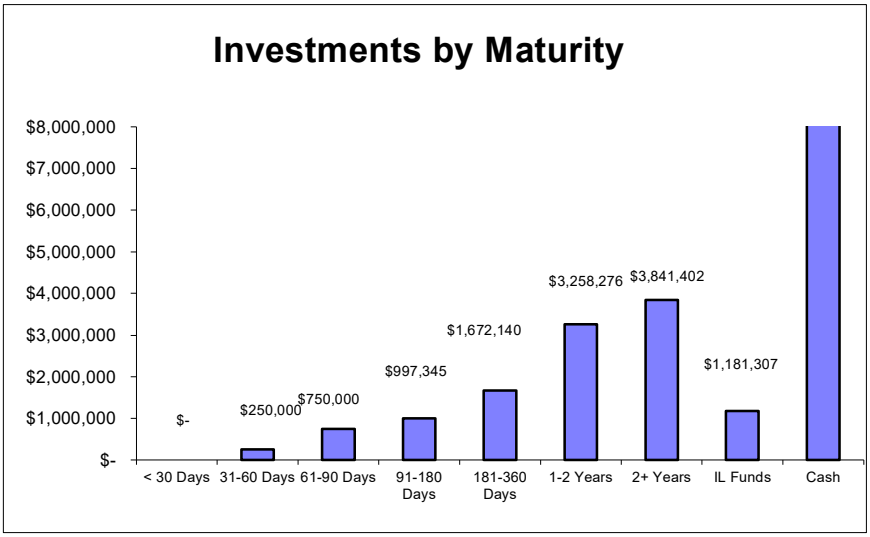
Cash & Investments Totals by Type
2/28/2026

CD'S	$	5,917,000
IL Funds		1,181,307
Cash		8,848,066
Agencies		4,852,163
	$	20,798,536



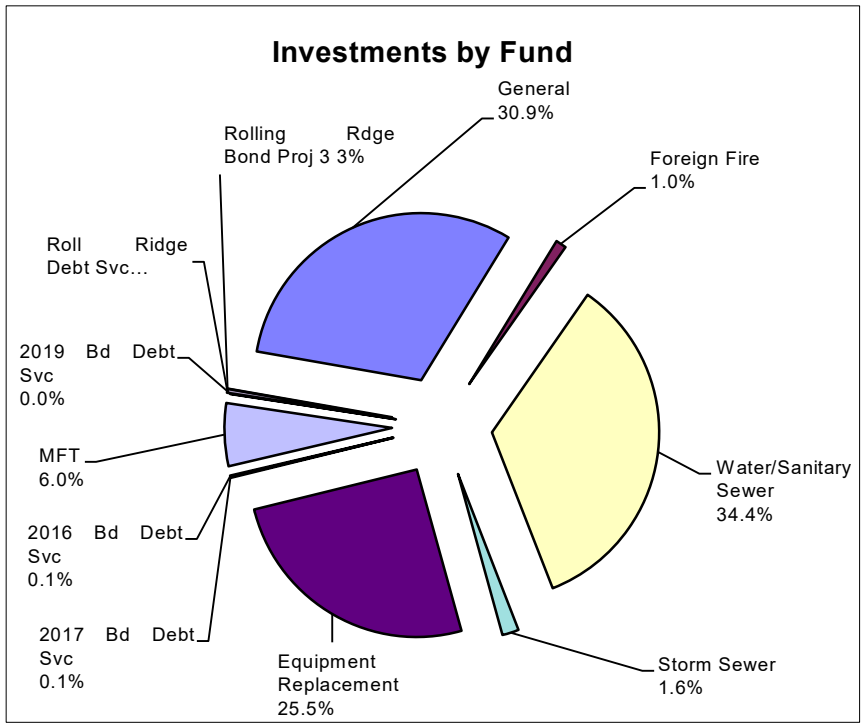
Cash & Investments Totals by Maturity
2/28/2026

< 30 Days	-
31-60 Days	250,000
61-90 Days	750,000
91-180 Days	997,345
181-360 Days	1,672,140
1-2 Years	3,258,276
2+ Years	3,841,402
IL Funds	1,181,307
Cash	8,848,066
	20,798,536



Cash & Investments Totals by Fund
2/28/2026

General	$	6,433,448
Foreign Fire		206,564
Water/Sanitary Sewer		7,151,746
Storm Sewer		332,456
Equipment Replacement		5,298,911
2017 Bd Debt Svc		25,519
2016 Bd Debt Svc		15,589
MFT		1,256,200
2019 Bd Debt Svc		4,482
Roll Ridge Debt Svc		73,621
American Rescue Plan		-
		20,798,536
	$	-



Village of Northfield
Schedule of Investments
February 28, 2026

Fund	Institution	Investment Type	Yield	Purchase Date	Maturity Date	2/28/2026 Balance
General	Illinois Funds	Cash	3.796%			8,557
MFT	Illinois Funds	Cash	3.796%			1,172,749
Multi	Northview Bank	Cash	3.946% (1)			7,368,288
Multi	Fifth Third Bank	Cash	3.530%			1,479,779
			Total Cash			**10,029,373**

Fund	Institution	Investment Type	Yield to Maturity	Purchase Date	Maturity Date	Purchase Price
General	Bridgewater Bk Bloom	CD	5.200%	11/3/23	5/4/26	250,000
General	Optum Bk Draper UT	CD	5.200%	11/15/23	5/15/26	250,000
General	GBANK LAS VEGAS NEV	CD	3.900%	3/17/25	3/24/28	180,000
General	National Bk Comm Superior	CD	4.200%	7/8/25	7/30/29	250,000
General	Method Bk WY	CD	4.000%	7/8/25	7/17/28	180,000
Water/Sewer	First Ntnl Bk Damariscotta	CD	5.200%	11/17/23	5/18/26	250,000
Water/Sewer	Bank of America NA	CD	4.700%	7/10/24	7/10/26	250,000
Water/Sewer	Medallion Bk Utah	CD	4.750%	7/11/24	7/13/26	250,000
Water/Sewer	Ally Bank Sandy Utah CD	CD	3.750%	9/26/24	9/27/27	250,000
Water/Sewer	American Express Natl Bk Brok	CD	3.650%	9/25/24	9/27/27	250,000
Water/Sewer	International Bk of Chicago	CD	3.650%	9/27/24	9/27/27	250,000
Water/Sewer	JPMorgan Chase Bk NA	CD	3.850%	9/30/24	9/30/27	250,000
Water/Sewer	BMW Bk North Amer Utah	CD	5.100%	10/27/23	4/27/26	250,000
Water/Sewer	Morgan Stanley Private Bk	CD	5.100%	10/4/23	10/5/26	250,000
Water/Sewer	Celtic Bk Salt Lake City	CD	5.150%	10/27/23	10/27/26	250,000
Water/Sewer	Valley Natl Bk Passaic	CD	3.600%	10/8/24	10/8/27	127,000
Water/Sewer	Merchants Bk Rugby	CD	4.100%	7/8/25	7/18/28	180,000
Equip Repl	Horizon Bk Mich City	CD	4.200%	7/8/25	7/28/28	250,000
Equip Repl	United FID BK FSB Evansville	CD	4.600%	4/12/24	4/12/27	250,000
Equip Repl	Morgan Stanley Private Bk	CD	5.100%	10/4/23	10/5/26	250,000
Equip Repl	Republic Bk & Tr Co Louisville	CD	5.150%	10/27/23	10/27/26	250,000
Equip Repl	American Natl Bk Baxter MN	CD	5.100%	10/30/23	1/29/27	250,000
Equip Repl	Customers Bk Phoenixville PA	CD	5.100%	10/27/23	4/27/27	250,000
Equip Repl	BNY MELLON NA INSTL CTF	CD	4.000%	3/20/25	3/20/28	250,000
Equip Repl	Goldman Sachs Bk USA NY	CD	4.000%	3/17/25	3/27/28	250,000
			Total CD Investment			**5,917,000**
General	US Treasury	Agency	3.750%	9/24/24	9/20/28	999,880
General	US Treasury	Agency	4.250%	12/27/24	12/15/27	681,986
General	US Treasury	Agency	4.450%	4/3/24	1/31/27	422,140
General	US Treasury	Agency	3.250%	1/8/24	6/30/27	643,336
General	US Treasury	Agency	3.750%	7/8/25	6/30/28	354,907
General	US Treasury	Agency	3.650%	7/23/25	8/31/28	276,380
General	US Treasury	Agency	3.750%	10/2/24	7/15/26	497,345
General	US Treasury	Agency	4.000%	4/16/25	10/16/28	670,235
General	US Treasury	Agency	3.920%	10/28/24	5/15/27	305,955
			Total Agencies			**4,852,163**
			Total Investments			**20,798,536**

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(1) Interest rate is .15% plus the current Illinois Funds rate. Interest earned offsets bank expenses.

	Market Value	% of Portfolio	Target (%)	1 Mo	QTD	Fiscal YTD	YTD	1 Yr	3 Yrs	Since Inception	Inception Date
Total Fund with Member and Transition Accounts	**15,301,929,823**	**100.0**	**100.0**	**3.0**	**3.0**	**11.8**	**3.0**	**18.6**	**13.0**	**8.8**	**03/01/22**
Policy Index				*2.6*	*2.6*	*11.2*	*2.6*	*17.5*	*12.7*	*8.4*	
Policy Index- Broad Based				*2.6*	*2.6*	*10.8*	*2.6*	*18.0*	*13.8*	*8.5*	
IPOPIF Investment Portfolio	**15,301,929,823**	**100.0**	**100.0**	**3.0**	**3.0**	**11.8**	**3.0**	**18.7**	**12.9**	**8.7**	**04/01/22**
Policy Index				*2.6*	*2.6*	*11.2*	*2.6*	*17.5*	*12.7*	*8.5*	
Policy Index- Broad Based				*2.6*	*2.6*	*10.8*	*2.6*	*18.0*	*13.8*	*8.5*	
Growth	**9,239,874,213**	**60.4**	**58.0**	**4.7**	**4.7**	**17.0**	**4.7**	**27.0**	**18.0**	**12.0**	**04/01/22**
Growth Benchmark				*4.2*	*4.2*	*16.5*	*4.2*	*25.6*	*17.6*	*11.6*	
RhumbLine Russell 1000 Index	3,424,279,734	22.4	23.0	1.4	1.4	12.1	1.4	15.3	20.6	12.9	04/01/22
Russell 1000 Index				*1.4*	*1.4*	*12.1*	*1.4*	*15.3*	*20.7*	*13.0*	
Domestic Small Cap Equity	**771,435,742**	**5.0**	**5.0**	**6.0**	**6.0**	**21.8**	**6.0**	**16.6**	**12.4**	**7.9**	**04/01/22**
Russell 2000 Index				*5.4*	*5.4*	*21.0*	*5.4*	*15.8*	*12.2*	*7.8*	
RhumbLine Russell 2000 Index	296,481,804	1.9	2.0	5.3	5.3	20.9	5.3	15.7	12.1	7.7	04/01/22
Russell 2000 Index				*5.4*	*5.4*	*21.0*	*5.4*	*15.8*	*12.2*	*7.8*	
Hood River Small Cap Growth	238,059,538	1.6	1.5	8.0	8.0	-	8.0	-	-	7.9	12/01/25
Russell 2000 Growth Index				*4.0*	*4.0*	-	*4.0*	-	-	*2.6*	
Reinhart Small Cap Value	236,894,400	1.5	1.5	5.1	5.1	-	5.1	-	-	6.7	12/01/25
Russell 2000 Value Index				*6.9*	*6.9*	-	*6.9*	-	-	*7.1*	
US Transition Manager Account	-	0.0	0.0								
SSgA Non-US Developed Index	3,019,548,685	19.7	19.0	4.7	4.7	16.1	4.7	32.0	16.8	12.2	04/01/22
MSCI World ex U.S. (Net)				*4.7*	*4.7*	*16.0*	*4.7*	*31.5*	*16.4*	*11.8*	
International Developed Small Cap Equity	**866,219,246**	**5.7**	**5.0**	**6.6**	**6.6**	**14.9**	**6.6**	**37.3**	**16.1**	**10.1**	**04/01/22**
MSCI World ex U.S. Small Cap Index (Net)				*6.1*	*6.1*	*17.8*	*6.1*	*37.9*	*15.2*	*9.4*	
Acadian ACWI ex US Small-Cap Fund	428,188,946	2.8	2.5	6.8	6.8	17.7	6.8	37.0	-	25.2	02/01/24
MSCI AC World ex USA Small Cap (Net)				*6.4*	*6.4*	*16.9*	*6.4*	*35.8*	-	*20.3*	
WCM International Small Cap Growth Fund	201,683,345	1.3	1.3	5.9	5.9	1.6	5.9	22.6	-	14.4	03/01/24
MSCI AC World ex USA Small Cap (Net)				*6.4*	*6.4*	*16.9*	*6.4*	*35.8*	-	*20.6*	
LSV International Small Cap Value Equity Fund	236,346,955	1.5	1.3	6.8	6.8	23.0	6.8	53.1	-	29.7	03/01/24
S&P Developed Ex-U.S. SmallCap (Net)				*6.4*	*6.4*	*17.8*	*6.4*	*38.1*	-	*21.6*	
Emerging Market Equities	**1,158,390,806**	**7.6**	**6.0**	**13.1**	**13.1**	**34.8**	**13.1**	**55.4**	**18.2**	**12.2**	**04/01/22**
Emerging Markets Equity Benchmark				*10.4*	*10.4*	*29.8*	*10.4*	*45.6*	*16.4*	*10.4*	
William Blair Emerging Markets ex China Growth Fund	549,160,273	3.6	3.0	10.9	10.9	31.0	10.9	44.8	-	37.5	01/01/25
MSCI Emerging Markets ex China IMI (Net)				*9.9*	*9.9*	*27.7*	*9.9*	*43.6*	-	*41.3*	
ARGA Emerging Markets Ex China Equity	609,230,533	4.0	3.0	15.0	15.0	38.4	15.0	64.3	-	56.8	12/01/24
MSCI Emerging Markets ex China (Net)				*10.4*	*10.4*	*29.8*	*10.4*	*45.6*	-	*39.1*	

The Principal USPA Real Estate Fund is benchmarked against the NCREIF ODCE index on a quarterly basis and against itself for the purpose of monthly flash reports due to quarterly index data availability.

	Market Value	% of Portfolio	Target (%)	1 Mo	QTD	Fiscal YTD	YTD	1 Yr	3 Yrs	Since Inception	Inception Date
Income	**2,305,961,564**	**15.1**	**16.0**	**0.5**	**0.5**	**5.7**	**0.5**	**9.4**	**9.1**	**5.4**	**04/01/22**
Income Benchmark				*0.3*	*0.3*	*5.7*	*0.3*	*9.1*	*8.9*	*5.9*	
High Yield	**616,043,323**	**4.0**	**4.3**	**0.5**	**0.5**	**4.5**	**0.5**	**7.6**	**9.0**	**5.8**	**04/01/22**
Blmbg. U.S. Corp: High Yield Index				*0.5*	*0.5*	*4.4*	*0.5*	*7.7*	*8.9*	*6.0*	
SSgA High Yield Corporate Credit	316,129,597	2.1	2.3	0.5	0.5	4.5	0.5	7.6	9.0	5.8	04/01/22
Spliced SSgA U.S. High Yield Index				*0.5*	*0.5*	*4.3*	*0.5*	*7.5*	*8.8*	*5.8*	
High Yield Transition Manager Account	299,913,726	2.0	2.0								
Emerging Market Debt	**862,441,151**	**5.6**	**6.0**	**0.9**	**0.9**	**8.7**	**0.9**	**14.1**	**10.0**	**5.5**	**04/01/22**
Emerging Markets Debt Benchmark				*0.7*	*0.7*	*8.9*	*0.7*	*13.4*	*9.7*	*6.3*	
SSgA EMD Hard Index Fund	637,553,043	4.2	4.5	0.7	0.7	9.0	0.7	13.6	9.9	5.4	04/01/22
Spliced SSgA EMD Hard Index				*0.7*	*0.7*	*8.9*	*0.7*	*13.4*	*9.7*	*5.7*	
Capital Group Emerging Markets Debt	224,888,108	1.5	1.5	1.4	1.4	7.8	1.4	15.9	-	12.6	11/01/24
Spliced Capital Group EMD Index				*1.4*	*1.4*	*7.8*	*1.4*	*15.2*	-	*12.2*	
Bank Loans	**420,764,116**	**2.7**	**3.0**	**-0.1**	**-0.1**	**3.5**	**-0.1**	**5.8**	**-**	**7.1**	**03/01/24**
S&P UBS Leveraged Loan Index				*-0.3*	*-0.3*	*2.6*	*-0.3*	*4.9*	-	*6.7*	
Ares Institutional Loan Fund	139,119,359	0.9	1.0	-0.3	-0.3	2.8	-0.3	4.9	-	7.0	03/01/24
S&P UBS Leveraged Loan Index				*-0.3*	*-0.3*	*2.6*	*-0.3*	*4.9*	-	*6.7*	
Aristotle Institutional Loan Fund	281,644,758	1.8	2.0	0.0	0.0	3.8	0.0	6.3	-	7.2	03/01/24
S&P UBS Leveraged Loan Index				*-0.3*	*-0.3*	*2.6*	*-0.3*	*4.9*	-	*6.7*	
Oaktree Blue Credit 1	406,712,973	2.7	2.7	0.0	0.0	3.4	0.0	-	-	5.4	05/01/25
Real Return	**835,557,512**	**5.5**	**6.0**	**2.3**	**2.3**	**6.0**	**2.3**	**5.1**	**3.6**	**1.6**	**04/01/22**
Real Return Benchmark				*2.1*	*2.1*	*5.6*	*2.1*	*5.0*	*2.7*	*-0.6*	
SSgA REITs Index	611,817,984	4.0	4.0	3.0	3.0	7.4	3.0	5.5	5.8	0.3	04/01/22
Dow Jones U.S. Select REIT Total Return Index				*3.0*	*3.0*	*7.4*	*3.0*	*5.5*	*5.8*	*0.3*	
Principal USPA	223,739,528	1.5	2.0	0.4	0.4	2.7	0.4	4.2	-2.6	-3.4	05/01/22

The Principal USPA Real Estate Fund is benchmarked against the NCREIF ODCE index on a quarterly basis and against itself for the purpose of monthly flash reports due to quarterly index data availability.

	Market Value	% of Portfolio	Target (%)	1 Mo	QTD	Fiscal YTD	YTD	1 Yr	3 Yrs	Since Inception	Inception Date
Risk Mitigation	**2,920,536,534**	**19.1**	**20.0**	**0.2**	**0.2**	**2.6**	**0.2**	**5.5**	**4.5**	**3.2**	**04/01/22**
Risk Mitigation Benchmark				*0.2*	*0.2*	*2.6*	*0.2*	*5.5*	*4.5*	*3.1*	
SSgA US Treasury Index	446,647,877	2.9	3.0	0.0	0.0	2.3	0.0	5.7	-	5.9	05/01/24
Blmbg. U.S. Treasury Index				*-0.1*	*-0.1*	*2.3*	*-0.1*	*5.7*	-	*5.8*	
SSgA Core Fixed Income Index	391,263,630	2.6	3.0	0.2	0.2	3.2	0.2	6.9	3.7	1.6	04/01/22
Blmbg. U.S. Aggregate Index				*0.1*	*0.1*	*3.3*	*0.1*	*6.8*	*3.6*	*1.6*	
SSgA Short-Term Gov't/Credit Index	1,482,395,517	9.7	10.0	0.3	0.3	2.6	0.3	5.1	4.6	3.5	04/01/22
Bloomberg U.S. Gov/Credit 1-3 Year Index				*0.2*	*0.2*	*2.6*	*0.2*	*5.1*	*4.6*	*3.4*	
SSgA US TIPS Index	443,307,239	2.9	3.0	0.5	0.5	2.5	0.5	5.8	5.1	3.3	04/01/22
Blmbg. U.S. TIPS 0-5 Year				*0.5*	*0.5*	*2.5*	*0.5*	*5.6*	*5.0*	*3.4*	
Cash	155,933,595	1.0	1.0	0.3	0.3	2.3	0.3	3.9	4.7	3.9	04/01/22
90 Day U.S. Treasury Bill				*0.3*	*0.3*	*2.4*	*0.3*	*4.1*	*4.8*	*4.2*	
IPOPIF Pool Fixed Income Transition	988,675	0.0	-								
Member Accounts	-	0.0	-								
Transition Account	-	0.0	-								

The Principal USPA Real Estate Fund is benchmarked against the NCREIF ODCE index on a quarterly basis and against itself for the purpose of monthly flash reports due to quarterly index data availability.

Performance Return Calculations

Performance is calculated using Time Weighted Rates of Return (TWRR) methodologies. Monthly returns are geometrically linked and annualized for periods longer than one year.

Data Source

Verus is an independent third party consulting firm and calculates returns from best source book of record data. Returns calculated by Verus may deviate from those shown by the manager in part, but not limited to, differences in prices and market values reported by the custodian and manager, as well as significant cash flows into or out of an account. It is the responsibility of the manager and custodian to provide insight into the pricing methodologies and any difference in valuation.

Manager Line Up

Manager	Inception Date	Data Source
RhumbLine Russell 1000 Index Fund	3/15/2022	State Street
RhumbLine Russell 2000 Index Fund	3/15/2022	State Street
Hood River Small Cap Growth	11/7/2025	State Street
Reinhart Small Cap Value	11/7/2025	State Street
SSgA Non-US Developed Index Fund	3/10/2022	State Street
SSgA Non-US Developed SC Index Fund	3/10/2022	State Street
Acadian ACWI ex US Small-Cap Fund	1/30/2024	State Street
WCM International Small Cap Growth Fund	3/1/2024	WCM
LSV International Small Cap Value Equity Fund	3/1/2024	LSV
SSgA Emerging Markets Equity Index Fund	3/1/2022	State Street
SSgA Emerging Markets ex China Equity Index Fur	5/1/2024	State Street
William Blair EM ex China Growth Fund	12/9/2024	William Blair
ARGA Emerging Markets Ex China Equity	12/1/2024	ARGA

Manager	Inception Date	Data Source
SSgA High Yield Corporate Credit	3/18/2022	State Street
SSgA EMD Hard Index Fund	3/14/2022	State Street
Capital Group Emerging Markets Debt Fund	10/21/2024	State Street
Ares Institutional Loan Fund	3/1/2024	Ares
Aristotle Institutional Loan Fund	3/1/2024	Aristotle
Principal USPA	4/6/2022	State Street
Oaktree Blue Credit 1	5/1/2025	Oaktree
SSgA REITs Index Fund	3/10/2022	State Street
SSgA US Treasury Index Fund	5/1/2024	State Street
SSgA Core Fixed Income Index Fund	3/17/2022	State Street
SSgA Short-Term Gov't/Credit Index Fund	3/17/2022	State Street
SSgA US TIPS Index Fund	3/17/2022	State Street
Cash	3/22/2022	State Street

Custom Benchmark Composition

Benchmark	Time period	Composition
Policy Index -Broad Benchmark	4/1/2022 - Present	70% MSCI ACWI IMI (Net) and 30% Bloomberg Global Multiverse.
Spliced SSqA EMD Hard Benchmark	7/1/2023 - Present	100% JPM EMBI Global Diversified Index
Spliced SSgA EMD Hard Benchmark	3/14/2022 - 6/30/2022	100% JPM EMBI Global Core Index
Spliced SSgA U.S. High Yield Index	12/1/2022 - Present	100% ICE BofA US High yield Master II Constrained
Spliced SSgA U.S. High Yield Index	4/1/2022 - 11/30/2022	100% Bloomberg U.S. High Yield Very Liquid Index
Spliced Capital Group EMD Benchmark	1/1/2025 - Present	50% JPM GBI EM GD/30% JPM EMBI GD/20% JPM CEMBI BD
Spliced Capital Group EMD Benchmark	10/21/2024 - 12/31/2024	50% JPM EMBI GD/50% JPM GBI EM GD

Policy Index Composition

As of 9/1/2025	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 1000	23.0%	39.7%			
Russell 2000	5.0%	8.6%			
MSCI World ex U.S.	19.0%	32.8%			
MSCI World ex U.S. Small Cap	5.0%	8.6%			
MSCI Emerging Markets ex China	6.0%	10.3%			
Bloomberg US Corporate High Yield Index	4.0%		25.0%		
JPM EMBI Global Diversified Index	6.0%		37.5%		
S&P UBS Leveraged Loan Index	3.0%		18.8%		
Private Credit Actual Performance	3.0%		18.8%		
NFI-ODCE Equal-Weighted Index	2.0%			33.3%	
Dow Jones US Select REIT Index	4.0%			66.7%	
Bloomberg US Aggregate Index	3.0%				15.0%
Bloomberg US Treasury Index	3.0%				15.0%
Bloomberg 1-3 Year Gov/Credit Index	10.0%				50.0%
Bloomberg US TIPS 0-5 Year	3.0%				15.0%
90 Day US Treasury Bill Index	1.0%				5.0%

As of 8/1/2025	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 1000	23.0%	39.7%			
Russell 2000	5.0%	8.6%			
MSCI World ex U.S.	19.0%	32.8%			
MSCI World ex U.S. Small Cap	5.0%	8.6%			
MSCI Emerging Markets ex China	6.0%	10.3%			
Bloomberg US Corporate High Yield Index	4.5%		28.1%		
JPM EMBI Global Diversified Index	6.0%		37.5%		
S&P UBS Leveraged Loan Index	3.0%		18.8%		
Private Credit Actual Performance	2.5%		15.6%		
NFI-ODCE Equal-Weighted Index	2.0%			33.3%	
Dow Jones US Select REIT Index	4.0%			66.7%	
Bloomberg US Aggregate Index	3.0%				15.0%
Bloomberg US Treasury Index	3.0%				15.0%
Bloomberg 1-3 Year Gov/Credit Index	10.0%				50.0%
Bloomberg US TIPS 0-5 Year	3.0%				15.0%
90 Day US Treasury Bill Index	1.0%				5.0%

As of 7/1/2025	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 1000	23.0%	39.7%			
Russell 2000	5.0%	8.6%			
MSCI World ex U.S.	19.0%	32.8%			
MSCI World ex U.S. Small Cap	5.0%	8.6%			
MSCI Emerging Markets ex China	6.0%	10.3%			
Bloomberg US Corporate High Yield Index	5.1%		31.7%		
JPM EMBI Global Diversified Index	6.0%		37.5%		
S&P UBS Leveraged Loan Index	3.0%		18.8%		
Private Credit Actual Performance	1.9%		12.0%		
NFI-ODCE Equal-Weighted Index	2.0%			33.3%	
Dow Jones US Select REIT Index	4.0%			66.7%	
Bloomberg US Aggregate Index	3.0%				15.0%
Bloomberg US Treasury Index	3.0%				15.0%
Bloomberg 1-3 Year Gov/Credit Index	10.0%				50.0%
Bloomberg US TIPS 0-5 Year	3.0%				15.0%
90 Day US Treasury Bill Index	1.0%				5.0%

As of 6/1/2025	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 1000	23.0%	39.7%			
Russell 2000	5.0%	8.6%			
MSCI World ex U.S.	19.0%	32.8%			
MSCI World ex U.S. Small Cap	5.0%	8.6%			
MSCI Emerging Markets ex China	6.0%	10.3%			
Bloomberg US Corporate High Yield Index	5.7%		35.3%		
JPM EMBI Global Diversified Index	6.0%		37.5%		
S&P UBS Leveraged Loan Index	3.0%		18.8%		
Private Credit Actual Performance	1.4%		8.4%		
NFI-ODCE Equal-Weighted Index	2.0%			33.3%	
Dow Jones US Select REIT Index	4.0%			66.7%	
Bloomberg US Aggregate Index	3.0%				15.0%
Bloomberg US Treasury Index	3.0%				15.0%
Bloomberg 1-3 Year Gov/Credit Index	10.0%				50.0%
Bloomberg US TIPS 0-5 Year	3.0%				15.0%
90 Day US Treasury Bill Index	1.0%				5.0%

As of 5/1/2025	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 1000	23.0%	39.7%			
Russell 2000	5.0%	8.6%			
MSCI World ex U.S.	19.0%	32.8%			
MSCI World ex U.S. Small Cap	5.0%	8.6%			
MSCI Emerging Markets ex China	6.0%	10.3%			
Bloomberg US Corporate High Yield Index	6.2%		38.9%		
JPM EMBI Global Diversified Index	6.0%		37.5%		
S&P UBS Leveraged Loan Index	3.0%		18.8%		
Private Credit Actual Performance	0.8%		4.8%		
NFI-ODCE Equal-Weighted Index	2.0%			33.3%	
Dow Jones US Select REIT Index	4.0%			66.7%	
Bloomberg US Aggregate Index	3.0%				15.0%
Bloomberg US Treasury Index	3.0%				15.0%
Bloomberg 1-3 Year Gov/Credit Index	10.0%				50.0%
Bloomberg US TIPS 0-5 Year	3.0%				15.0%
90 Day US Treasury Bill Index	1.0%				5.0%

As of 12/1/2024	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 1000	23.0%	39.7%			
Russell 2000	5.0%	8.6%			
MSCI World ex U.S.	19.0%	32.8%			
MSCI World ex U.S. Small Cap	5.0%	8.6%			
MSCI Emerging Markets ex China	6.0%	10.3%			
Bloomberg US Corporate High Yield Index	7.0%		43.8%		
JPM EMBI Global Diversified Index	6.0%		37.5%		
S&P UBS Leveraged Loan Index	3.0%		18.8%		
NFI-ODCE Equal-Weighted Index	2.0%			33.3%	
Dow Jones US Select REIT Index	4.0%			66.7%	
Bloomberg US Aggregate Index	3.0%				15.0%
Bloomberg US Treasury Index	3.0%				15.0%
Bloomberg 1-3 Year Gov/Credit Index	10.0%				50.0%
Bloomberg US TIPS 0-5 Year	3.0%				15.0%
90 Day US Treasury Bill Index	1.0%				5.0%
90 Day US Treasury Bill Index	1%				5.0%

Policy Index Composition

As of 11/1/2024	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 1000	23%	39.7%			
Russell 2000	5%	8.6%			
MSCI World ex U.S.	19%	32.8%			
MSCI World ex U.S. Small Cap	5%	8.6%			
MSCI Emerging Markets	0.7%	1.2%			
MSCI Emerging Markets ex China	5.3%	9.2%			
Bloomberg US Corporate High Yield Index	7%		43.8%		
JPM EMBI Global Diversified Index	6%		37.5%		
S&P UBS Leveraged Loan Index	3%		18.8%		
NFI-ODCE Equal-Weighted Index	2%			33.3%	
Dow Jones US Select REIT Index	4%			66.7%	
Bloomberg US Aggregate Index	3%				15.0%
Bloomberg US Treasury Index	3%				15.0%
Bloomberg 1-3 Year Gov/Credit Index	10%				50.0%
Bloomberg US TIPS 0-5 Year	3%				15.0%
90 Day US Treasury Bill Index	1%				5.0%

As of 10/1/2024	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 1000	23%	39.7%			
Russell 2000	5%	8.6%			
MSCI World ex U.S.	19%	32.8%			
MSCI World ex U.S. Small Cap	5%	8.6%			
MSCI Emerging Markets	0.8%	1.4%			
MSCI Emerging Markets ex China	5.2%	9.0%			
Bloomberg US Corporate High Yield Index	7%		43.8%		
JPM EMBI Global Diversified Index	6%		37.5%		
S&P UBS Leveraged Loan Index	3%		18.8%		
NFI-ODCE Equal-Weighted Index	2%			33.3%	
Dow Jones US Select REIT Index	4%			66.7%	
Bloomberg US Aggregate Index	3%				15.0%
Bloomberg US Treasury Index	3%				15.0%
Bloomberg 1-3 Year Gov/Credit Index	10%				50.0%
Bloomberg US TIPS 0-5 Year	3%				15.0%
90 Day US Treasury Bill Index	1%				5.0%

As of 9/1/2024	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 1000	23%	39.7%			
Russell 2000	5%	8.6%			
MSCI World ex U.S.	19%	32.8%			
MSCI World ex U.S. Small Cap	5%	8.6%			
MSCI Emerging Markets	1.5%	2.6%			
MSCI Emerging Markets ex China	4.5%	7.8%			
Bloomberg US Corporate High Yield Index	7%		43.8%		
JPM EMBI Global Diversified Index	6%		37.5%		
S&P UBS Leveraged Loan Index	3%		18.8%		
NFI-ODCE Equal-Weighted Index	2%			33.3%	
Dow Jones US Select REIT Index	4%			66.7%	
Bloomberg US Aggregate Index	3%				15.0%
Bloomberg US Treasury Index	3%				15.0%
Bloomberg 1-3 Year Gov/Credit Index	10%				50.0%
Bloomberg US TIPS 0-5 Year	3%				15.0%
90 Day US Treasury Bill Index	1%				5.0%

As of 8/1/2024	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 1000	23%	39.7%			
Russell 2000	5%	8.6%			
MSCI World ex U.S.	19%	32.8%			
MSCI World ex U.S. Small Cap	5%	8.6%			
MSCI Emerging Markets	2%	3.4%			
MSCI Emerging Markets ex China	4%	6.9%			
Bloomberg US Corporate High Yield Index	7%		43.8%		
JPM EMBI Global Diversified Index	6%		37.5%		
S&P UBS Leveraged Loan Index	3%		18.8%		
NFI-ODCE Equal-Weighted Index	2%			33.3%	
Dow Jones US Select REIT Index	4%			66.7%	
Bloomberg US Aggregate Index	3%				15.0%
Bloomberg US Treasury Index	3%				15.0%
Bloomberg 1-3 Year Gov/Credit Index	10%				50.0%
Bloomberg US TIPS 0-5 Year	3%				15.0%
90 Day US Treasury Bill Index	1%				5.0%

As of 7/1/2024	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 1000	23%	39.7%			
Russell 2000	5%	8.6%			
MSCI World ex U.S.	19%	32.8%			
MSCI World ex U.S. Small Cap	5%	8.6%			
MSCI Emerging Markets	3%	5.2%			
MSCI Emerging Markets ex China	3%	5.2%			
Bloomberg US Corporate High Yield Index	7%		43.8%		
JPM EMBI Global Diversified Index	6%		37.5%		
S&P UBS Leveraged Loan Index	3%		18.8%		
NFI-ODCE Equal-Weighted Index	2%			33.3%	
Dow Jones US Select REIT Index	4%			66.7%	
Bloomberg US Aggregate Index	3%				15.0%
Bloomberg US Treasury Index	3%				15.0%
Bloomberg 1-3 Year Gov/Credit Index	10%				50.0%
Bloomberg US TIPS 0-5 Year	3%				15.0%
90 Day US Treasury Bill Index	1%				5.0%

As of 6/1/2024	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 1000	23%	36.5%			
Russell 2000	5%	7.9%			
MSCI World ex U.S.	19%	30.1%			
MSCI World ex U.S. Small Cap	5%	7.9%			
MSCI Emerging Markets	4%	6.3%			
MSCI Emerging Markets ex China	2%	3.2%			
Bloomberg US Corporate High Yield Index	7%		64.1%		
JPM EMBI Global Diversified Index	6%		54.9%		
S&P UBS Leveraged Loan Index	3%		27.5%		
NFI-ODCE Equal-Weighted Index	2%			33.3%	
Dow Jones US Select REIT Index	4%			66.7%	
Bloomberg US Aggregate Index	3%				15.0%
Bloomberg US Treasury Index	2%				10.0%
Bloomberg 1-3 Year Gov/Credit Index	11%				55.0%
Bloomberg US TIPS 0-5 Year	3%				15.0%
90 Day US Treasury Bill Index	1%				5.0%

Policy Index Composition

As of 5/1/2024	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 1000	23%	39.7%			
Russell 2000	5%	8.6%			
MSCI World ex U.S.	19%	32.8%			
MSCI World ex U.S. Small Cap	5%	8.6%			
MSCI Emerging Markets	5%	8.6%			
MSCI Emerging Markets ex China	1%	1.7%			
Bloomberg US Corporate High Yield Index	7%		43.8%		
JPM EMBI Global Diversified Index	6%		37.5%		
S&P UBS Leveraged Loan Index	3%		18.8%		
NFI-ODCE Equal-Weighted Index	2%			33.3%	
Dow Jones US Select REIT Index	4%			66.7%	
Bloomberg US Aggregate Index	3%				15.0%
Bloomberg US Treasury Index	1%				5.0%
Bloomberg 1-3 Year Gov/Credit Index	12%				60.0%
Bloomberg US TIPS 0-5 Year	3%				15.0%
90 Day US Treasury Bill Index	1%				5.0%

As of 4/1/2024	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 1000	23%	39.7%			
Russell 2000	5%	8.6%			
MSCI World ex U.S.	19%	32.8%			
MSCI World ex U.S. Small Cap	5%	8.6%			
MSCI Emerging Markets	6%	10.3%			
Bloomberg US Corporate High Yield Index	7%		43.8%		
JPM EMBI Global Diversified Index	6%		37.5%		
S&P UBS Leveraged Loan Index	3%		18.8%		
NFI-ODCE Equal-Weighted Index	2%			33.3%	
Dow Jones US Select REIT Index	4%			66.7%	
Bloomberg US Aggregate Index	3%				15.0%
Bloomberg 1-3 Year Gov/Credit Index	13%				65.0%
Bloomberg US TIPS 0-5 Year	3%				15.0%
90 Day US Treasury Bill Index	1%				5.0%

As of 3/1/2024	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 1000	23%	39.7%			
Russell 2000	5%	8.6%			
MSCI World ex U.S.	18%	31.0%			
MSCI World ex U.S. Small Cap	5%	8.6%			
MSCI Emerging Markets	7%	12.1%			
Bloomberg US Corporate High Yield Index	8.5%		53.1%		
JPM EMBI Global Diversified Index	6%		37.5%		
S&P UBS Leveraged Loan Index	1.5%		9.4%		
NFI-ODCE Equal-Weighted Index	2%			33.3%	
Dow Jones US Select REIT Index	4%			66.7%	
Bloomberg US Aggregate Index	3%				15.0%
Bloomberg 1-3 Year Gov/Credit Index	13%				65.0%
Bloomberg US TIPS 0-5 Year	3%				15.0%
90 Day US Treasury Bill Index	1%				5.0%

As of 5/1/2023	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 1000	23%	39.7%			
Russell 2000	5%	8.6%			
MSCI World ex U.S.	18%	31.0%			
MSCI World ex U.S. Small Cap	5%	8.6%			
MSCI Emerging Markets	7%	12.1%			
Bloomberg US Corporate High Yield Index	10%		62.5%		
JPM EMBI Global Diversified Index	6%		37.5%		
NFI-ODCE Equal-Weighted Index	2%			33.3%	
Dow Jones US Select REIT Index	4%			66.7%	
Bloomberg US Aggregate Index	3%				15.0%
Bloomberg 1-3 Year Gov/Credit Index	13%				65.0%
Bloomberg US TIPS 0-5 Year	3%				15.0%
90 Day US Treasury Bill Index	1%				5.0%

As of 1/1/2023	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 1000	18%	36.0%			
Russell 2000	5%	10.0%			
MSCI World ex U.S.	15%	30.0%			
MSCI World ex U.S. Small Cap	5%	10.0%			
MSCI Emerging Markets	7%	14.0%			
Bloomberg US Corporate High Yield Index	10%		62.5%		
JPM EMBI Global Diversified Index	6%		37.5%		
NFI-ODCE Equal-Weighted Index	2%			33.3%	
Dow Jones US Select REIT Index	4%			66.7%	
Bloomberg US Aggregate Index	7%				25.0%
Bloomberg 1-3 Year Gov/Credit Index	15%				53.6%
Bloomberg US TIPS 0-5 Year	3%				10.7%
90 Day US Treasury Bill Index	3%				10.7%

As of 3/31/2022	Policy Index	Growth	Income	Real Return	Risk Mitigation
Russell 3000	23%	46.0%			
MSCI ACWI ex USA IMI	20%	40.0%			
MSCI Emerging Markets IMI	7%	14.0%			
Bloomberg US Corporate High Yield Index	10%		62.5%		
50% JPM EMBI GD/50% JPM GBI EM GD	6%		37.5%		
NCREIF Property Index	2%			66.7%	
Dow Jones US Select REIT Index	4%			33.3%	
Bloomberg US Aggregate Index	7%				25.0%
Bloomberg 1-3 Year Gov/Credit Index	15%				53.6%
Bloomberg US TIPS 0-5 Year	3%				10.7%
90 Day US Treasury Bill Index	3%				10.7%

Glossary

Allocation Effect: An attribution effect that describes the amount attributable to the managers' asset allocation decisions, relative to the benchmark.

Alpha: The excess return of a portfolio after adjusting for market risk. This excess return is attributable to the selection skill of the portfolio manager. Alpha is calculated as: Portfolio Return [Risk free Rate + Portfolio Beta x (Market Return Risk free Rate)].

Benchmark R squared: Measures how well the Benchmark return series fits the manager's return series. The higher the Benchmark R squared, the more appropriate the benchmark is for the manager.

Beta: A measure of systematic, or market risk; the part of risk in a portfolio or security that is attributable to general market movements. Beta is calculated by dividing the covariance of a security by the variance of the market.

Book to Market: The ratio of book value per share to market price per share. Growth managers typically have low book to market ratios while value managers typically have high book to market ratios.

Capture Ratio: A statistical measure of an investment manager's overall performance in up or down markets. The capture ratio is used to evaluate how well an investment manager performed relative to an index during periods when that index has risen (up market) or fallen (down market). The capture ratio is calculated by dividing the manager's returns by the returns of the index during the up/down market, and multiplying that factor by 100.

Correlation: A measure of the relative movement of returns of one security or asset class relative to another over time. A correlation of 1 means the returns of two securities move in lock step, a correlation of 1 means the returns of two securities move in the exact opposite direction over time. Correlation is used as a measure to help maximize the benefits of diversification when constructing an investment portfolio.

Excess Return: A measure of the difference in appreciation or depreciation in the price of an investment compared to its benchmark, over a given time period. This is usually expressed as a percentage and may be annualized over a number of years or represent a single period.

Information Ratio: A measure of a manager's ability to earn excess return without incurring additional risk. Information ratio is calculated as: excess return divided by tracking error.

Interaction Effect: An attribution effect that describes the portion of active management that is contributable to the cross interaction between the allocation and selection effect. This can also be explained as an effect that cannot be easily traced to a source.

Portfolio Turnover: The percentage of a portfolio that is sold and replaced (turned over) during a given time period. Low portfolio turnover is indicative of a buy and hold strategy while high portfolio turnover implies a more active form of management.

Price to Earnings Ratio (P/E): Also called the earnings multiplier, it is calculated by dividing the price of a company's stock into earnings per share. Growth managers typically hold stocks with high price to earnings ratios whereas value managers hold stocks with low price to earnings ratios.

R Squared: Also called the coefficient of determination, it measures the amount of variation in one variable explained by variations in another, i.e., the goodness of fit to a benchmark. In the case of investments, the term is used to explain the amount of variation in a security or portfolio explained by movements in the market or the portfolio's benchmark.

Selection Effect: An attribution effect that describes the amount attributable to the managers' stock selection decisions, relative to the benchmark.

Sharpe Ratio: A measure of portfolio efficiency. The Sharpe Ratio indicates excess portfolio return for each unit of risk associated with achieving the excess return. The higher the Sharpe Ratio, the more efficient the portfolio. Sharpe ratio is calculated as: Portfolio Excess Return / Portfolio Standard Deviation.

Sortino Ratio: Measures the risk adjusted return of an investment, portfolio, or strategy. It is a modification of the Sharpe Ratio, but penalizes only those returns falling below a specified benchmark. The Sortino Ratio uses downside deviation in the denominator rather than standard deviation, like the Sharpe Ratio.

Standard Deviation: A measure of volatility, or risk, inherent in a security or portfolio. The standard deviation of a series is a measure of the extent to which observations in the series differ from the arithmetic mean of the series. For example, if a security has an average annual rate of return of 10% and a standard deviation of 5%, then two thirds of the time, one would expect to receive an annual rate of return between 5% and 15%.

Style Analysis: A return based analysis designed to identify combinations of passive investments to closely replicate the performance of funds

Style Map: A specialized form or scatter plot chart typically used to show where a Manager lies in relation to a set of style indices on a two dimensional plane. This is simply a way of viewing the asset loadings in a different context. The coordinates are calculated by rescaling the asset loadings to range from 1 to 1 on each axis and are dependent on the Style Indices comprising the Map.

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INFORMATION | COMMENTS 0 | ATTACHMENTS 1

INVOICE

DI CLASS - MEAL REIMBURSEMENT - ALCANTAR

STATE	REFERENCE #	AMOUNT	STATUS
Approved	0000040531	32.84	Paid

GENERAL INFORMATION

Vendor: ALCANTAR - DANIEL ALCANTAR

350 WALNUT ST
NORTHFIELD, IL 60093

VENDOR INFORMATION

Bank Account: CONCK - CONSOLIDATED CHECKING (NORTHVIEW BANK)

Invoice Number: DI CLASS

Description: MEAL REIMBURSEMENT - ALCANTAR

Approval Department: POLICE

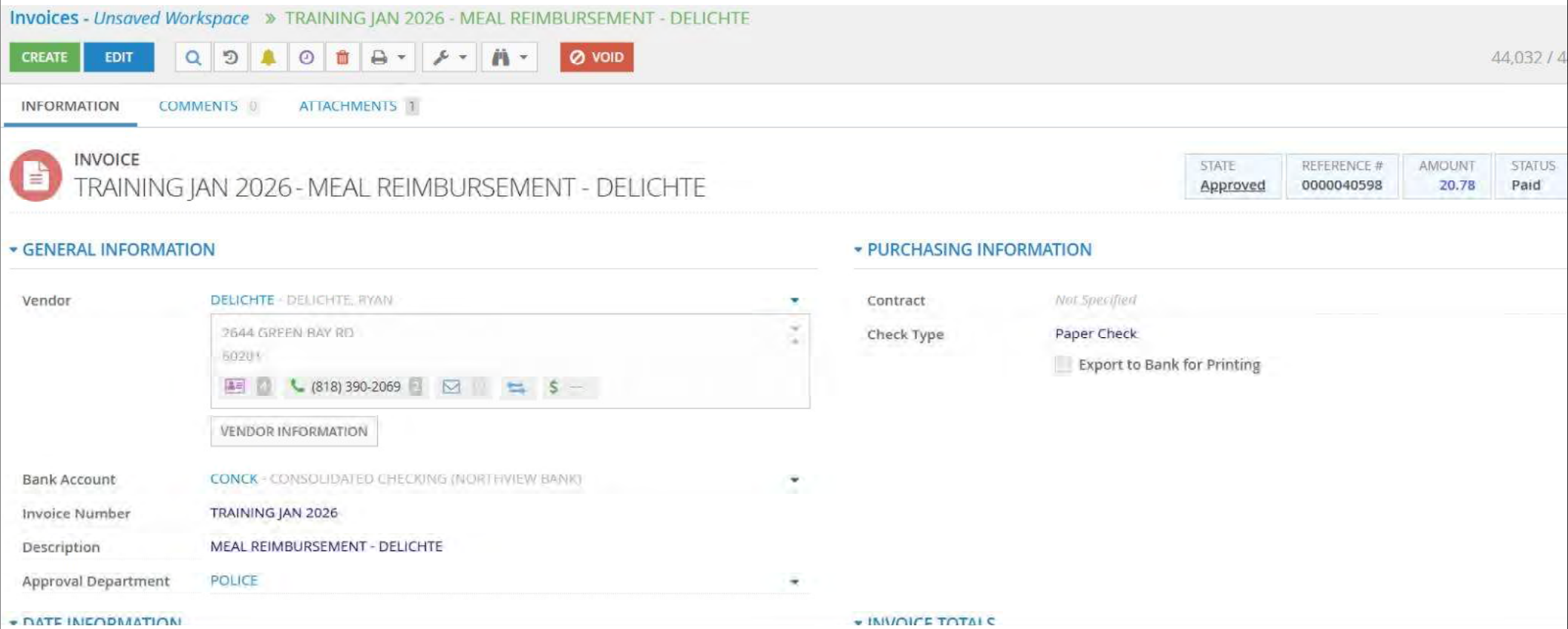
PURCHASING INFORMATION

Contract: *Not Specified*

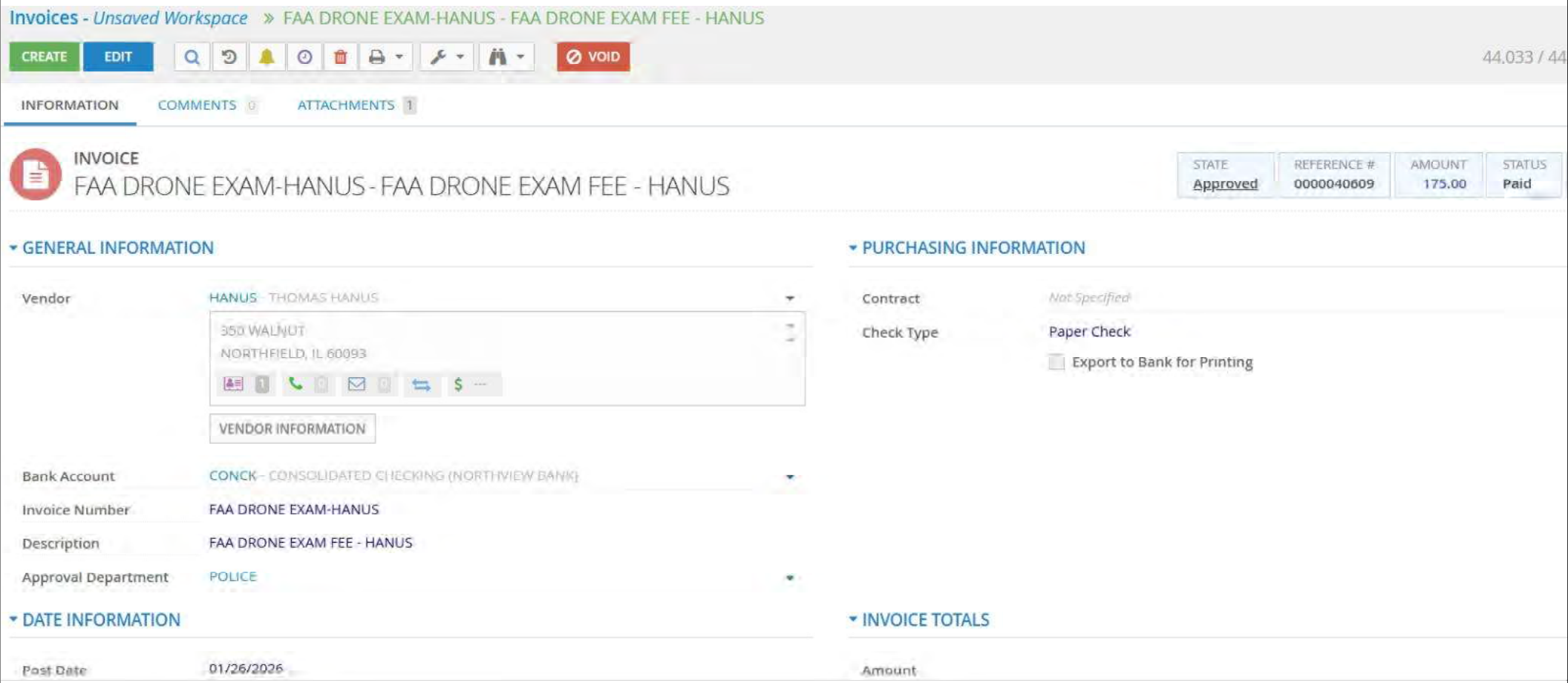
Check Type: Paper Check

Export to Bank for Printing

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CREATE
EDIT
VOID
44,032 / 4
INFORMATION
COMMENTS 0
ATTACHMENTS 1
INVOICE
TRAINING JAN 2026 - MEAL REIMBURSEMENT - DELICHTE
STATE
Approved
REFERENCE #
0000040598
AMOUNT
20.78
STATUS
Paid
GENERAL INFORMATION
Vendor
DELICHTE - DELICHTE, RYAN
2644 GREEN BAY RD
60201
(818) 390-2069
VENDOR INFORMATION
Bank Account
CONCK - CONSOLIDATED CHECKING (NORTHVIEW BANK)
Invoice Number
TRAINING JAN 2026
Description
MEAL REIMBURSEMENT - DELICHTE
Approval Department
POLICE
PURCHASING INFORMATION
Contract
Not Specified
Check Type
Paper Check
Export to Bank for Printing

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Invoices - Unsaved Workspace » FAA DRONE EXAM-HANUS - FAA DRONE EXAM FEE - HANUS
CREATE
EDIT
VOID
44,033 / 44
INFORMATION
COMMENTS 0
ATTACHMENTS 1
INVOICE
FAA DRONE EXAM-HANUS - FAA DRONE EXAM FEE - HANUS
STATE
Approved
REFERENCE #
0000040609
AMOUNT
175.00
STATUS
Paid
GENERAL INFORMATION
Vendor
HANUS - THOMAS HANUS
350 WALNUT
NORTHFIELD, IL 60093
VENDOR INFORMATION
Bank Account
CONCK - CONSOLIDATED CHECKING (NORTHVIEW BANK)
Invoice Number
FAA DRONE EXAM-HANUS
Description
FAA DRONE EXAM FEE - HANUS
Approval Department
POLICE
PURCHASING INFORMATION
Contract
Not Specified
Check Type
Paper Check
Export to Bank for Printing
DATE INFORMATION
Post Date
01/26/2026
INVOICE TOTALS
Amount

444

YTD Earnings Report for VILLAGE OF NORTHFIELD
For the Dates 01/01/2026 to 01/31/2026

Employee	Pay Code	Reg YTD	OT YTD	Total YTD	Non Cash Pay
Department: 100					
1001 - BRENNAN, PATRICK					
	AUTO ALLOWANCE	250.00	0.00	250.00	0.00
Employee Totals:		250.00	0.00	250.00	0.00
Department Totals For: 100					
	AUTO ALLOWANCE	250.00	0.00	250.00	0.00
	Department Totals:	250.00	0.00	250.00	0.00
Department: 200					
1059 - JOHNSON, RONALD					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
Department Totals For: 200					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
	Department Totals:	30.00	0.00	30.00	0.00
Department: 300					
5031 - PATINO, RACHEL					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5461 - ANIOLOWSKI, MATTHEW A					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5462 - JANUSZ, JASON M					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5469 - MALINOWSKI, STEVEN V					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5471 - HUTENSKY, MICHAEL S					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5473 - BROWN, BRIAN T					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5477 - HANUS, THOMAS G					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5478 - COFFEE, TIMOTHY					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5479 - GILMOUR, STEVEN					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5480 - MAROTTA, MICHAEL P					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5482 - INSLEY, THOMAS J					

Employee	Pay Code	Reg YTD	OT YTD	Total YTD	Non Cash Pay
Department: 300					
5482 - INSLEY, THOMAS J					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5487 - SPADONI, DINAH					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5495 - ROCHA, JESUS					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5516 - CHO, RICKY					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5526 - CASTILLO, MAITE					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5530 - DELICHTE, RYAN					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5531 - ALCANTAR, DANIEL					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5532 - LEZON, LUKASZ					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5533 - MACKIN, JAMES					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
5534 - WAGNER, ALBERT					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
Department Totals For: 300					
	CELL PHONE REIM	600.00	0.00	600.00	0.00
	Department Totals:	600.00	0.00	600.00	0.00
Department: 500					
3065 - ALBRECHT, LUKE					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
3067 - HUEBNER, MATTHEW					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
3089 - RIKJE, JOHN D					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
3096 - SCHIPFER, BRANDON					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00

YTD Earnings Report for VILLAGE OF NORTHFIELD
For the Dates 01/01/2026 to 01/31/2026

Employee	Pay Code	Reg YTD	OT YTD	Total YTD	Non Cash Pay
Department: 500					
7142 - SZLAK, SEAN E					
	CELL PHONE REIM	0.00	0.00	0.00	0.00
Employee Totals:		0.00	0.00	0.00	0.00
9024 - GLOWACKI, ANDREW					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
9026 - GLOWACKI, TYLER					
	CELL PHONE REIM	30.00	0.00	30.00	0.00
Employee Totals:		30.00	0.00	30.00	0.00
Department Totals For: 500					
	CELL PHONE REIM	180.00	0.00	180.00	0.00
	Department Totals:	180.00	0.00	180.00	0.00
Grand Totals					
	AUTO ALLOWANCE	250.00	0.00	250.00	0.00
	CELL PHONE REIM	810.00	0.00	810.00	0.00
	Grand Totals:	1,060.00	0.00	1,060.00	0.00

Incident Details

Agency: PD Northfield
Agency #: IL0167600

Print Date/Time: 01/15/2026 08:42

General Information

Incident Number:	2026-00000558	**Incident Type:**	Clergy Fund	**Call Date/Time:**	01/11/2026 06:09
Location Formatted:	350 WALNUT AVE, Northfield, IL 60093	**Location Common Name:**	NORTHFIELD POLICE DEPARTMENT	**Originating Call Number:**	
Nature Of Call:		**Status:**	In Progress	**Priority:**	Low
Source:	Other	**Billable Alarm:**			

Units/Personnel

Unit:	464	**Primary Unit:**	Yes	**Call Date/Time:**	01/11/2026 06:10
Personnel:	5480 - Marotta, Michael	**Primary:**	Yes		

Vehicles

Subjects

Role:	Caller	**Primary Caller:**	No	**Non-Disclosure:**	No
Subject Type:	Adult	**Name Formatted:**	[redacted]	**Location Formatted:**	
Primary Contact Information:		**Date of Birth:**		**Local Id Number:**	
License Number:	[redacted]	**License State:**		**License Expiration Date:**	
Height Range Lower:		**Weight Range Lower:**		**Race:**	
Sex:		**Ethnic Origin:**		**Hair Color:**	
Eye Color:					

Disposition

Disposition:	Incident Only	**Count:**	1	**Unit:**	464
Date/Time:	01/11/2026 06:19				

Evidence

Call Log

Date/Time:	01/11/2026 06:09	**User:**	Steve Schramm	**Action:**	Call Created
Description:	New call created. Call Type: Unknown, Location: <UNKNOWN>				
Date/Time:	01/11/2026 06:09	**User:**	Steve Schramm	**Action:**	Address Verified
Description:	Call Location Changed from Unverified To Verified				
Date/Time:	01/11/2026 06:09	**User:**	Steve Schramm	**Action:**	Location
Description:	Call Location Changed from <UNKNOWN> to 350 WALNUT AVE, Northfield (NORTHFIELD POLICE DEPARTMENT)				
		User:	CAD System	**Action:**	Alerts Retrieval

Incident Details

0100-2042334

Agency: PD Northfield
Agency #: IL0167600

Print Date/Time: 01/07/2026 13:56

Date/Time:	01/07/2026 13:19	**User:**	Jennifer Richardson	**Action:**	Unit Location
Description:	Unit 452 Secondary Location: Secondary Location Cleared				
Date/Time:	01/07/2026 13:20	**User:**	Jennifer Richardson	**Action:**	Unit Status Action
Description:	Unit 452 Enroute				
Date/Time:	01/07/2026 13:48	**User:**	Thomas Hanus	**Action:**	Person Updated
Description:	Person [redacted] Updated: Role Changed from Other to Complainant; DOB Added - 1959-03-23; Sex Added - Male; Race Added - White; Driver License Added [redacted]; DL State Added - IL; Height Added - 6'0"; Weight Added - 198.0; Performed by Mobile Unit 452				
Date/Time:	01/07/2026 13:48	**User:**	Thomas Hanus	**Action:**	Call Updated
Description:	Caller Updated: Name Changed from LIBERTY, DAVID to LIBERTY, DAVID F				
Date/Time:	01/07/2026 13:53	**User:**	Thomas Hanus	**Action:**	Narrative Added
Description:	[redacted]Y came into the station requesting money for food. I provided him with $60 from the General Assistance (Clergy) Fund. His information was logged in the fund's file. The Chief's Office was provided with a copy of this report. 452				
Date/Time:	01/07/2026 13:54	**User:**	Thomas Hanus	**Action:**	Unit Status Action
Description:	Unit 452 Available				
Date/Time:	01/07/2026 13:54	**User:**	Thomas Hanus	**Action:**	Call Cleared
Description:	Close Call				

Unit Log

Date/Time:	01/07/2026 13:19	**Unit Number:**	452	**Action:**	Unit Status Change
Description:	Dispatched Call Number: 680, Assigned Location: 350 WALNUT AVE, Northfield, Call Type: Citizen Assist				
Date/Time:	01/07/2026 13:19	**Unit Number:**	452	**Action:**	Unit Location
Description:	Secondary Location Cleared				
Date/Time:	01/07/2026 13:20	**Unit Number:**	452	**Action:**	Unit Status Change
Description:	Enroute				

The Village of Northfield
Board of Trustees Meeting

Agenda Item No: VIII.3

Meeting Date: March 24, 2026

Staff Contact: Mike Hutensky – Chief of Police

Subject: Police Department Monthly Report

Summary: This report is intended to provide the Village Board with monthly updates of key department metrics and activities of particular note or importance to the community.

Department Metrics:

	February 2026	Jan 1, 2026 to February 28, 2026
Calls for Service	1,743	3,428
Citations	183	286
Arrests	8	9

Items / Events of Note:

On February 19, 2026, an arrest was made in an Unauthorized Video Taping case that originated at Sunset Ridge School in January of 2020. The offender in that case placed a hidden camera in a school bathroom and videotaped dozens of staff members and students without their knowledge or consent. The offender fled the country before he could be taken into custody. In the years that followed, Commander Steve Gilmour, who was the detective assigned to the case in 2020, continued to make regular efforts to locate the offender. Commander Gilmour's diligence and persistence were rewarded in early 2026, when the offender was located in southern California. Working with local police and the U.S. Marshal's Service, the offender was positively identified and taken into custody without incident in Los Angeles. The offender has since been extradited to Illinois and charged with 48 counts of felony Unauthorized Video Recording. This case had a very significant and lasting impact on the community, and without the continued efforts of Commander Gilmour, it's likely the offender would never have been brought to justice. A Department Commendation was issued to Commander Gilmour for his outstanding work on this case (copy attached).

The Police Department is excited to announce a series of Community Roll Call events that will be taking place this spring and summer (flyer attached). These events will be hosted at various locations around the Village to make them accessible to as many residents as possible, and they will be a great chance for the Department to engage with community members.

In staffing news, a conditional employment offer was extended to a police recruit candidate. The candidate is in the pre-employment screening phase, and we hope to have him hired by early April for a May 4 academy class.

The Village of
Northfield Police Department

350 Walnut Avenue
Northfield, IL 60093

(847) 446-3908 fax
(847) 446-2131

Chief of Police
Michael Hutensky

THIS DEPARTMENT COMMENDATION IS PRESENTED TO:

COMMANDER STEVEN GILMOUR

FOR THE INVESTIGATION OF UNAUTHORIZED VIDEOTAPING LEADING TO MULTIPLE FELONY CHARGES AGAINST THE OFFENDER

On January 14, 2020, Commander Steven Gilmour, who at the time held the rank of Detective, began an investigation into a hidden camera that was found in a bathroom at Sunset Ridge School. Through his investigation, Detective Gilmour was able to learn that several dozen staff members and students had been filmed in that bathroom without their knowledge or consent. Detective Gilmour was able to positively identify a suspect and obtain an arrest warrant, but the suspect fled the country in the hours after the camera had been discovered.

During the intervening years, Commander Gilmour was promoted to Sergeant and reassigned to patrol and promoted to Commander and reassigned to Support Services. Despite these changes in assignment, Commander Gilmour remained steadfast in ensuring that the case always remained a top priority.

Commander Gilmour's efforts culminated in the arrest of the suspect, David Garcia-Espinal, in Los Angeles, California on February 19, 2026. Garcia-Espinal has since been extradited to Illinois and charged with 48 felony counts of Unauthorized Video Recording. This case had a significant and lasting impact on the community, and Commander Gilmour's dedication to pursuing justice for the victims in this case exemplifies the highest standards of professionalism and dedication to duty.

Recommended By:

Chief Michael Hutensky

Issued: March 13, 2026

Approved By:

Chief Michael Hutensky

Ref: 2020-00806


WELCOME
NORTHFIELD
COMMUNITY ROLL CALL
— WELCOME —
POLICE
Tactical Equipment Demonstration
SUNDAY, MAY 3
2026 Community Roll Call
"Bikes, Scooters, & Badges' Rodeo
SUNDAY, MAY 17
2026 Community Roll Call
2026 Community Roll Call
VILLAGE OF NORTHFIELD POLICE DEPARTMENT
2026 COMMUNITY ROLL CALL
GO BEHIND THE BADGE: 2026 EVENT SCHEDULE
SUNDAY, MAY 3
Clarkson Park
Time: 6:00 PM
Tactical Equipment Demonstration
Meet NPD Officers, tour cruisers, try on gear!
SUNDAY, MAY 17
Northfield Park
Time: 6:00 PM
"Bikes, Scooters, & Badges" Rodeo
Summer safety, rules of the road, earn your Jr. Badge!
SUNDAY, JUNE 14
Sunset Ridge School
Time: 6:00 PM
"Sky View" Drone Demonstration
Watch NPD Drone team dame aerial tech (Search & Rescue)!
Experience the "Officer's View"! Privacy safeguards detail.
SUNDAY, JULY 12
Happ Road Park
Time: 6:00 PM
Crime Prevention Workshop
High-value tips, get exclusive "Cheat Sheets"!
SUNDAY, AUGUST 9
Meadow Park
Time: 6:00 PM
Junior CSI: Fingerprint Lab
Mini-Academy! Dust for prints, learn forensics beyond myths!
SUNDAY EVENTS
"Sky View" Drone Demonstration
SUNSET RIDGE SCHOOL
Time: 6:00 PM
2026 Community Roll Call
Junior CSI: Fingerprint & Evidence Lab
MEADOW PARK
2026 Community Roll Call

The Village of Northfield
Board of Trustees Meeting

Agenda Item No: VIII.4

Meeting Date: March 24, 2026

Staff Contact: Chief Alan Berkowsky

Subject: Fire Department Monthly Report

Summary: This report is intended to provide the Village Board with monthly updates of key department metrics and activities of note or importance to the community.

Department Metrics:

Calls for Service:
February 24, 2026, to March 17, 2026, = 107

Items / Events of Note:

On March 1st, 2901, responded to Lincolnwood for a fire.

On March 3rd Engine 29 and 2901 responded to a Fire in Winnetka.

On March 7th Engine 29 and 2901 responded to a building collapse in Morton Grove

On March 12th, we responded to a small house fire on Bridlewood in Northfield. Glencoe, Glenview, Northbrook, Wilmette, and Winnetka assisted us.

The Village of Northfield
Board of Trustees Meeting

Agenda Item No: VIII.5

Meeting Date: March 24, 2026

Staff Contact: Superintendent Matt Huebner

Subject: Public Works Monthly Report

Summary: This report is intended to provide the Village Board with monthly updates of key department metrics and activities of particular note or importance to the community.

Department Metrics:

Items / Events of Note:

Crews continue to perform routine sanitary sewer maintenance.

Crews trimmed trees along Village parkways.

Crews plowed and salted for the snowstorm on Monday, 3/16/26.

PW crews continue to work with the lead sampling program through the IEPA.

PW crews continue to work on water meters with end-of-life batteries.

PW crews collected semi-monthly water samples.

PW crews repaired watermain breaks at 205 Enid and 21 Regentwood.

PW promoted Luke Albrecht to Facilities Coordinator, Andrew Glowacki to Sewer Foreman, and Tyler Glowacki to Water Foreman.

The watermain project in the 500 block of W. Frontage has made a lot of progress over the past month. The watermain passed the leak-down test and was chlorinated, which was approved by the IEPA. Weather has slowed down their efforts, but they are still working through water service connections.

American Underground is in town conducting sanitary sewer inspections. This consists of some rodding/jetting and a robotic camera to inspect the pipe.

Village of Northfield
FOIA Log
2/17/2026 - 3/16/2026

Request Date	Requestor Name	Request	Status	Response	Response Date
2/6/2026	Brandon Steinhilber	Under the Illinois Freedom of Information Act ("FOIA") (5 ILCS 140/1 et seq.), the Law Office of the Cook County Public Defender (hereafter "CCPD"), through an attorney, Melissa Delgado, who is employed by CCPD, specifically, requests the following records: 1. The current contract (including any amendments, addenda, or attachments) between Northfield Police Department and any vendor(s) for the purchase, lease, or use of body-worn cameras. 2. All procurement documents related to the acquisition of body-worn cameras, including but not limited to: Requests for Proposals (RFPs), Invitations to Bid (ITBs), or other solicitations; Submitted bids or proposals from vendors; Evaluation or scoring sheets; Internal memoranda or communications regarding vendor selection; Purchase orders or invoices; 3. Any records indicating whether the Northfield Police Department applied for, received, or was awarded any grant funding—federal, state, or local—for the purchase, implementation, or maintenance of body-worn cameras. This includes: Grant applications or proposals; Award letters or notifications; Grant agreements or contracts; Reports or correspondence with grant-making agencies (e.g., Illinois Law Enforcement Training and Standards Board, U.S. Department of Justice, Bureau of Justice Assistance); Any documentation of how grant funds were allocated or spent.	Completed	Records Provided	
2/10/2026	Chris Heckmondike	All body-worn camera (BWC) video and associated audio recorded in relation to the incident described below, including any BWC footage from responding or involved officers and any subsequent related officer activity connected to this incident/case, to the extent such records exist. INCIDENT INFORMATION: Name (suspect[s]): Brandon T. Taylor; Bryanna V. Blades Incident: Robbery involving the forcible taking of a bank bag from an employee outside a restaurant Date of incident: August 4, 2021 Location: Northfield, Cook County, Illinois 911 address: Northfield Restaurant — 391 Central Ave., Northfield, Illinois I request that the records be provided in their native digital format (e.g., MP4 or the agency's standard export format), and delivered electronically where possible (email link, download portal, or other electronic delivery). Scope: To help narrow down this request, please provide up to eight clear body-worn camera (BWC) files with non-duplicative angles. If multiple officers recorded the same moments, please release only the single clearest angle(s). Provide BWC footage only; do not include dashcam or other video sources.	Completed	Denied	3/16/2026
2/11/2026	Alyse Ratchford	Hello Looking for all records dated 1/1/2020-1/1/2023. The parties involved would be the following Alyse Ratchford, Thomas Ratchford, and Pamela Ratchford. The address is 2415 Fox Meadow Circle Northfield, Illinois. Thank-you	Completed	Redacted Records Provided	2/18/2026
2/11/2026	Lani Long	I want the full police report for case #26-1959	Completed	Redacted Records Provided	2/18/2026
2/17/2026	William Frazier	POLICE REPORT 26-2523 SUBJECT WOULD LIKE CRASH REPORT AS WELL, WAITING FOR PAYEMENT.	Completed	Redacted Records Provided	02/24/2026
2/17/2026	AAIM	AAIM 1. NUMBER OF PERSONS ARRESTED FOR DUI IN 2025 2. NUMBER OF OFFICERS INCLUDING CHIEF, IN 2025	Completed	No Responsive Records	02/18/2026
2/20/2026	Gilda Orta	Police reports for 252 Wagner Rd. for February 18, 2026 and February 19, 2026	Completed	Redacted Records Provided	02/24/2026
2/23/2026	Dan Mianulli	Please provide information for all new business licenses applied for from 1/2/26 to present. Please include the business name, business address, the business owners name and the business phone number.	Completed	No Responsive Records	2/23/2026
2/23/2026	John Gately III	CASE NO 18CR-12960 JOHN GATELY, PROPERTY OWNER, REQUESTING COPY OF UNREDACT3ED INVENTORY REPORT	Completed	Redacted Records Provided	03/02/2026
2/25/2026	Sumaiya Mahmood	review plat of subdivision for 118 Dickens Road	Completed	Records Provided	2/25/2026
2/26/2026	Jared Nick	I request all video recordings, including security camera footage from the police station, holding cells, booking area, interview rooms, and hallways, for March 25 26, 2014, related to the detention and questioning of Keith Cozart (also known as Chief Keef) in connection with the robbery on March 25, 2014, and the subsequent shooting investigation. Please include any dash camera or body-worn camera recordings and any other related audiovisual recordings created or retained by the Northfield Police Department during this time.	In Progress		
2/26/2026	Daphne Marie	I am requesting available video and audio recordings related to the arrest, detention, and custodial interview(s) of Keith F. Cozart in connection with Northfield Police Department Case / Complaint #14-4515B and related incident #14-4514, including but not limited to: Arrest video footage; Squad car dash camera video; Body-worn camera footage; Stationhouse or booking-area video; Interview room video and/or audio recordings; Any recorded custodial questioning or interrogation. These recordings relate to events occurring on or about March 26, 2014, including Mr. Cozart's arrest at or near Pine/Happ Road, Northfield, Illinois, his transport to the police department, placement in Cell #3, and any interviews conducted by Detective Hanus (#468) or other officers at 350 Walnut Street, Northfield, Illinois. Amended request This narrowed request is limited to: Interview room video and/or audio recordings; Any recorded custodial questioning or interrogation conducted by Detective Hanus (#468) or any other officer	Completed	Redacted Records Provided	03/12/2026

2/27/2026	William Keogh	Police report regarding DUI case against William Lawrence Keogh (DOB: 12/15/1963) in August 1983.	Completed	No Responsive Records	03/02/2026
3/2/2026	Kent Kaage	I am a realtor representing a client interested in purchasing the lot at 118 Dickens Road. I am looking for a survey and any documentation detailing restrictions around where a home can be built on this property. The listing agent mentioned there is a water easement so we need to know where that is and what work may have to be performed in order to build a home.	Completed	Redacted Records Provided	3/4/2026
3/2/2026	Jules Goonewardena #8	I submit this request as a member of the news media for copies of procurement bids and responses to requests for proposals (RFPs) received by the city during the immediately preceding calendar month only. The requested records for that month should include, where available: Solicitation or project title, Names of bidders or proposers, Submission dates, Bid amounts or proposed costs, Descriptions of the goods or services proposed	Completed	No Responsive Records	3/4/2026
3/2/2026	Jules Goonewardena #9	I submit this request as a member of the news media for copies of the city's new contracts and any amendments to existing contracts that were executed, approved, or became effective during the immediately preceding calendar month only. The requested records for that month should include, where available: Contract or amendment title, Names of contracting parties, Effective and approval dates, Contract amounts or amended values, Descriptions of the goods or services covered	Completed	Records Provided	3/6/2026
3/2/2026	Jules Goonewardena #10	I submit this request as a member of the news media for copies of the city's existing vendor payment register for the immediately preceding calendar month only. The requested records for that month should include: Names of vendors paid by the city, Dates and amounts of payments, Descriptions of the goods or services purchased	Completed	Records Provided	3/4/2026
3/2/2026	Kim Hampton	I am wondering if you can verify an address. The address is 560 W Frontage Rd Ste 300, 60093	Completed	Records Provided	3/4/2026
3/2/2026	Tommy Davis	Permits issued and applied for between 2/1/26 to present date with a construction value over $400,000	Completed	Records Provided	3/13/2026
3/2/2026	Kristy Park	police report case	Completed	No Responsive Records	03/03/2026
3/3/2026	Patrick Okudzeto	issued permits during February 2026	Completed	Records Provided	3/3/2026
3/3/2026	Philip Mosele	review property file for 2060 Suffork Road	Completed	Reviewed Records	3/3/2026
3/3/2026	Lisa Esposito	We are conducting a Phase I Environmental Assessment of the property located at:287 Northfield Rd, Northfield, IL 60093. I am requesting the following information on the property that you may have: Fire Inspections and Reports pertaining to any previous fires on the property or neighboring sites; Confirmation regarding the use or storage of Aqueous Film Forming Foam (AFFF); Underground and Aboveground Storage Tank Inspection Reports and Permits; Hazardous Spills and related responses by the fire department.; Records of Fire Suppression System(s) on site (if any).; SDS Forms or Chemical Inventory Logs of chemicals stored on site (if any).	Completed	No Responsive Records	3/9/2026
3/3/2026	Lisa Esposito	We are conducting a Phase I Environmental Assessment of the property located at: 287 Northfield Rd, Northfield, IL 60093 I am requesting the following information on the property that you may have: I am looking for information on the property that you may have including building permits, occupancy permits and permits for underground storage tanks or aboveground storage tanks.	Completed	Records Provided	3/13/2026
3/4/2026	Aaron Masliansky	review architectural drawings for 2217 Drury Lane	Completed	Records Provided	3/9/2026
3/5/2026	MRB	26-2974, REBECCA NAGLE	Completed	Redacted Records Provided	03/05/2026
3/6/2026	Matt Phillips	review property file for 530 Woodland Lane South	Completed	Records Provided	3/6/2026
3/6/2026	Jack Shapiro	Any and all records from Northfield Fire Department (EMS) for evaluation and treatment of Mr. Richard Belman. This was in connection with a motor vehicle collision on 12/16/25 at approximately 6:16pm, near the intersection of Waukegan Road and Westleigh Drive in Northfield. (Northfield PD report 25-20346). There was no ambulance transport, but treatment was provided to Mr. Belman at the scene.	Completed	Records Provided	3/9/2026
3/6/2026	Jack Shapiro	Any and all records from Northfield Fire Department (EMS) for evaluation and treatment of Ms. Melissa Mansfield. This was in connection with a motor vehicle collision on 12/16/25 at approximately 6:16pm, near the intersection of Waukegan Road and Westleigh Drive in Northfield. (Northfield PD report 25-20346). There was no ambulance transport, but treatment was provided to Ms. Mansfield at the scene.	Completed	Records Provided	3/9/2026
3/10/2026	Mike LeFevere	plat of subdivision for 118 Dickens Road	Completed	Records Provided	3/10/2026
3/10/2026	MRB	JAMES GARARD, 2246 DRURY LN, BURGLARY, 25-14852	Completed	Redacted Records Provided	03/13/2026
3/12/2026	Elizabeth Starks	I'm writing to request a list of all arrest records from February 1, 2026 to February 28, 2026. Specifically, I am seeking the following details for each arrest: Name, Date of Arrest, Incident or Case Number, Charges, If available, please also include (optional but helpful): Whether the case is closed (under investigation, open, closed), Use of Force Information, Gender, Age, Ethnicity, Location Type, Incident Type, Officer injured, Total units responded	In Progress		