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Doc# 2331715027 Fee \$97.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/13/2023 02:14 PM PG: 1 OF 24

**THIS DOCUMENT
PREPARED BY:**

Stewart J. Weiss
Elrod Friedman LLP
325 N. LaSalle, Ste. 450
Chicago, IL 60654

**AFTER RECORDING
RETURN TO:**

Cook County
Recorder's Box 337

**THIRD AMENDMENT TO THE ANNEXATION
AND DEVELOPMENT AGREEMENT**

(NORTHBROOK PONTE)

DATED AS OF AUGUST 8, 2023

Property of Cook County Clerk's Office

RECORDING FEE 97-
DATE 11/13/23 COPIES 02
OK BY RVI:TD

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THIRD AMENDMENT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT

(NORTHBROOK POINTE)

THIS THIRD AMENDMENT is dated as of the 8th day of August, 2023, and is by, between, and among the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation ("**Village**"), and **SFP NORTHBROOK POINTE**, an Illinois limited liability company ("**Developer**").

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Third Amendment, and pursuant to the Village's home rule powers, the parties agree as follows:

1. **Recitals.**

A. The Village, Chicago Title Land Trust Company, as Successor Trustee to LaSalle Bank National Association and LaSalle National Bank, as Trustee u/t/a dated September 7, 1977, and known as Trust No. 53082, Equity Associates Incorporated and Schwartz Family Limited Partnership (collectively, "**Original Owners**"), and Edward Schwartz & Co., an Illinois Corporation ("**Original Developer**") entered into that certain Annexation and Development Agreement dated as of February 13, 2002, a copy of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on July 15, 2002 as Document No. 0020769905, pertaining to that certain tract of land consisting of approximately 16.4 acres, in Cook County, Illinois described in Exhibit I of, and defined in Section 2 of the Annexation and Development Agreement as the "**Property**". The Property is legally described in **Exhibit A** to this Third Amendment.

B. The Annexation and Development Agreement was subsequently amended by that (i) First Amendment dated August 9, 2010 which was recorded in the Office of the Cook County Recorder on August 13, 2010 as Document No. 102252053; and (ii) that Second Amendment dated January 29, 2015 which was recorded in the Office of the Cook County Recorder on February 4, 2015 as Document No. 1502518062 (collectively, the Annexation and Development Agreement, the First Amendment, and the Second Amendment are referred to hereinafter as the "**Amended Annexation Agreement**")

C. The Developer has succeeded in ownership of Lot 3B, the only portion of the Property not subsequently transferred pursuant to Transferee Assumption Agreements.

C. The Annexation and Development Agreement designated three distinct segments of the Property: the Condominium Parcel, the Hotel Parcel and the Restaurant Parcel.

D. Lot 3 in the original subdivision of the Property was designated as the "Condominium Parcel". The Condominium Parcel was subsequently resubdivided into two parcels, the 5.2-acre Lot 3A and the 3.1-acre Lot 3B pursuant to that Final Plat of the

¹ All capitalized words and phrases throughout this Third Amendment shall have the meanings set forth in the preamble above and in Section 2 of the Annexation and Development Agreement. If a word or phrase is not specifically defined in this Third Amendment or the Agreement, it shall have the meaning ascribed to it in the Zoning Code or Subdivision Code.

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Northbrook Pointe Resubdivision, a copy of which was recorded in the Office of the Cook County Recorder as Doc. No. 0020769908 on July 15, 2002.

D. On February 12, 2002, the Corporate Authorities adopted Ordinance No. 02-10, annexing the Property to the Village. Ordinance No. 02-10 was recorded in the Office of the Cook County Recorder on July 15, 2002 as Document No. 0020769907.

F. On July 9, 2002, the Corporate Authorities adopted Ordinance No. 02-41 ("**Condominium Approval Ordinance**") which granted Cambridge Homes special permits for (a) multiple family dwellings, (b) structures in excess of 7,500 square feet, (c) multiple principal structures on a zoning lot, and (d) landbanked parking, as well as site plan approval, and amendments to the Planned Development Ordinance. The Condominium Approval Ordinance applied to both Lots 3A and 3B.

E. The Village, the Prior Owners, the Developer, and DRH Cambridge Homes, Inc. ("**Cambridge Homes**") entered into that certain Transferee Assumption Agreement dated January 15, 2003 (the "**Cambridge Homes Transferee Assumption Agreement**"), a copy of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on January 22, 2003 as Document No. 0030099972, in which Cambridge Homes agreed to comply with all of the terms and requirements and assume all of the obligations contained in the Annexation and Development Agreement with regard to a portion of the Condominium Parcel designated as Lot 3A on the Final Plat of the Northbrook Pointe Resubdivision, a copy of which was recorded in the Office of the Cook County Recorder as Doc. No. 0020769908 on July 15, 2002.

J. Cambridge Homes subsequently constructed two condominium buildings on Lot 3A, but never exercised its purchase option over Lot 3B. To this day, Lot 3B remains undeveloped and vacant.

K. The Developer, which is the successor in title to Lot 3B from the Original Owners, has submitted an application to develop Lot 3B with a 34-unit rental townhome development ("**Townhome Development**") on Lot 3B.

L. To allow for the construction and operation of the Townhome Development on Lot 3B, the Applicant has, in addition to various forms of zoning relief, requested a further amendment to the Amended Annexation Agreement.

M. The Parties desire to further amend the Annexation and Development Agreement in the manner provided herein to re-designate Lot 3B as the "Townhome Parcel," establish development requirements for the Townhome Parcel, and amend the development requirements for the Condominium Parcel to reflect the existing conditions on Lot 3A.

K. Pursuant to Section 11-15.1-1 *et seq.* of the Illinois Municipal Code, 65 ILCS 5/11-15.1-1 *et seq.*, a proposed amendment to the Annexation and Development Agreement, in substance and form substantially the same as this Third Amendment, was submitted to the Corporate Authorities, and pursuant to notice published in the *Northbrook Star* on December 20, 2022, as provided by statute, a public hearing was convened by the Corporate Authorities on January 3, 2023.

L. The Corporate Authorities, after due and careful consideration, have concluded that the development and use of the Townhome Parcel pursuant to and in

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accordance with this Third Amendment would further enable the Village to control the development of the area and would serve the best interests of the Village.

M. The Corporate Authorities have reviewed and considered the Third Amendment, and have found the Third Amendment to be consistent with the character of, and existing development patterns in, the vicinity of the Townhome Parcel.

2. **Amendments.** The Amended Annexation Agreement is further amended as follows:

A. **Definitions:** The following definitions shall be added or amended as follows.

i. **Condominium Buildings:** The defined term "Condominium Buildings" shall be amended to read as follows: "Those two certain buildings to be constructed on the Condominium Parcel as generally depicted on the Condominium Parcel Plans, and depicted and designated on the Preliminary Plan as Building #1 and Building #2."

ii. **Condominium Parcel:** The defined term "Condominium Parcel" shall hereinafter refer to that approximately 5.2-acre portion of the Property designated as Lot 3A on the Final Plat, as legally described in ***Exhibit A*** to this Third Amendment.

ii. **Final Plat:** The defined term "Final Plat" shall hereinafter refer to the Final Plat of the Northbrook Pointe Resubdivision, a copy of which was recorded in the Office of the Cook County Recorder as Doc. No. 0020769908 on July 15, 2002.

iii. **Lots:** The defined term "Lots" be amended to read as follows: "Lots 1, 2, 3A, and 3B as depicted on the Final Plat."

iv. **Townhome Development:** The defined term "Townhome Development" shall hereinafter refer to that 34-unit six building rental townhome development to be constructed on the Townhome Parcel.

v. **Townhome Parcel:** The defined term "Townhome Parcel" shall hereinafter refer to that approximately 3.1-acre portion of the Property designated as Lot 3B on the Final Plat, as legally described in ***Exhibit A*** to this Third Amendment.

vi. **Townhome Parcel Plans:** Those certain plans for the development of the Townhome Parcel with the Townhome Development, copies of which are attached to this Third Amendment as ***Exhibit B***.

- a. "Site Plan," prepared by BSB Design, consisting of one sheet, with a latest revision date of November 7, 2022;
- b. "Engineering Plans," prepared by Pearson, Brown & Associates, Inc. consisting of three pages, dated January 26, 2022, with the last revised date of July 27, 2022 including: (i) Geometric Plan; (ii) Grading Plan, and (iii) Utility Plan.
- c. "Existing Site," prepared by BSB Design, consisting of one sheet, with a latest revision date of July 20, 2022;

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- d. "Proposed PUD Amendment," prepared by BSB Design, consisting of one sheet, with a latest revision date of October 12, 2022;
- e. "Parking Exhibit," prepared by BSB Design, with most recent revision date of October 12, 2022; and
- f. "Elevations," prepared by BSB Design, consisting of six pages dated August 25, 2022.

B. Condominium Parcel Provisions. Section 5.B of the Annexation Agreement, entitled "Specific Use and Development Restrictions for the Condominium Parcel," shall be re-designated as Section 5.B.I and shall read as follows:

"B.I. Specific Use and Development Restrictions for the Condominium Parcel.

1. Condominium Buildings and Condominium Units. The Condominium Parcel shall be developed with not more than three Condominium Buildings containing not more than 86 Condominium Units.

2. Condominium Building Sizes. No Condominium Building shall consist of more than 43 Condominium Units.

3. F.A.R. Limit. The total combined gross floor area of the two Condominium Buildings on the Condominium Parcel and the Outlet shall not exceed 252,800 square feet, and the floor area ratio on the Condominium Parcel and the Outlot shall not exceed 0.48.

4. Maximum Building Height. The maximum height for Condominium Building #1 and Condominium Building #2 shall be 55 feet. Under no circumstances shall any accessory roof appurtenance on any Condominium Building exceed five feet above the actual building height.

5. Lot Coverage. The total amount of lot coverage on the Condominium Parcel shall not exceed 30.0 percent prior to construction of landbanked parking, and shall not exceed 30.0 percent with the construction of landbanked parking.

6. Architectural Features of Condominium Buildings. The owner of Parcel 3A shall construct the Condominium Buildings in accordance with the building elevation plan, building materials plan, and the color palette included in the Final Plan approved by the Village, in the manner provided in Subsection 4.E of this Agreement.

7. Parking. The owner of Parcel 3A shall construct and maintain:

- i. 90 garage parking spaces, four of which shall be dedicated handicapped parking spaces;
- ii. 125 outdoor off-street parking spaces, four of which shall be dedicated handicapped parking spaces; and

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- iii. 46 additional outdoor off-street parking spaces as the Developer may be directed to construct and install pursuant to the Condominium Buildings Special Permit Ordinance.

8. Site Features. The Condominium Parcel shall be developed in substantial conformance with the Final Plan and shall include, without limitation, the following specific site features:

- i. a five foot wide continuous pedestrian sidewalk throughout the Condominium Parcel substantially as depicted on the Development Concept Plan;
- ii. a landscaped island, with a pedestrian sidewalk of 30 inches in width, in the parking lot between Condominium Buildings #2 and the Townhome Parcel as depicted on the Development Concept Plan; and
- iii. enhanced landscaping and earth berming along Sunshine Lane and the southerly portion of the Condominium Parcel."

C. Townhome Parcel Provisions. A new Section 5.B.II shall be added immediately following the amended Section 5.B.I, which new section shall read as follows:

"B.II. Specific Use and Development Restrictions for the Townhome Parcel.

1. Townhome Development. The Townhome Parcel shall be developed with not more than six buildings containing not more than 34 rental units.

2. Townhome Building Sizes. No building within the Townhome Development may consist of more than seven rental units.

3. Maximum Building Height. The maximum height for the Townhome Development may not exceed 55 feet.

5. Parking. The Developer shall construct and maintain:

- i. 68 dedicated unit parking spaces; and
- ii. 64 outdoor off-street parking spaces, two (2) of which shall be dedicated handicapped parking spaces.

8. Construction Timing. The Townhome Development must be constructed in a single phase. All six buildings of the Townhome Development must be completed and ready for occupancy no later than 36

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months after the issuance of the first building permit for the Townhome Parcel.

3. General Provisions.

A. Authority to Execute. The Village hereby warrants and represents to the Developer that the persons executing this Third Amendment on its behalf have been properly authorized to do so by the Corporate Authorities. The Developer hereby warrants and represents to the Village (i) that they are the record owner of fee simple title to the Townhome Parcel (ii) except as otherwise noted in the Amended Annexation Agreement and this Third Amendment, that no other person or entity has any legal, beneficial, contractual or security interest in either the Townhome Parcel; (iii) that they have the full and complete right, power and authority to enter into this Third Amendment and to agree to the terms, provisions and conditions set forth in and to bind the Townhome Parcel as set forth in this Third Amendment, (iv) that all legal actions needed to authorize the execution, delivery and performance of this Third Amendment have been taken, and (v) that neither the execution of this Third Amendment nor the performance of the obligations assumed by the Developer will (a) result in a breach or default under any agreement to which the Developer is a party or to which it or the Townhome Parcel is bound or (b) violate any statute, law, restriction, court order or agreement to which the Developer or the Townhome Parcel are subject.

B. Survival of Terms. Except as specifically modified in this Third Amendment, all terms, covenants and conditions of the Amended Annexation Agreement shall remain in full force and effect; provided, however, that any other provisions of the Annexation Agreement shall be deemed to be modified as necessary to give practical effect to the provisions of this Third Amendment.

C. Exhibits. Exhibits A and B, attached to this Third Amendment are, by this reference, incorporated in and made a part of this Third Amendment.

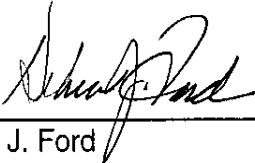
D. Counterparts. This Third Amendment may be executed in counterparts, each of which shall constitute an original document, which together shall constitute one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

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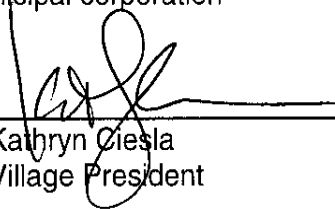
IN WITNESS WHEREOF, the parties have hereunto set their hands on the date first above written.

ATTEST:



Debra J. Ford
Village Clerk

VILLAGE OF NORTHBROOK, an Illinois home rule municipal corporation

By: 

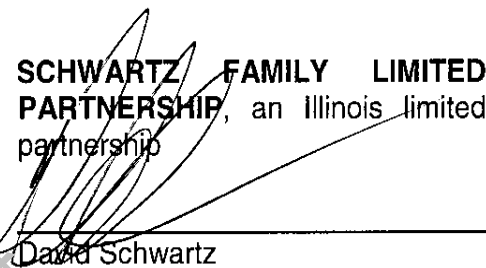
Kathryn Ciesla
Village President

SFP NORTHBROOK POINTE, LLC an Illinois limited liability company

By: Schwartz Family Limited Partnership

Its: Manager

BY: **SCHWARTZ FAMILY LIMITED PARTNERSHIP**, an Illinois limited partnership

By: 

David Schwartz

Its: Partner

Property of Cook County Clerk's Office

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ACKNOWLEDGEMENTS

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on August 8, 2023, by Kathryn Ciesla, the Village President of the **VILLAGE OF NORTHBROOK**, an Illinois home rule municipal corporation, and by Debra J. Ford, the Village Clerk of said municipal corporation.

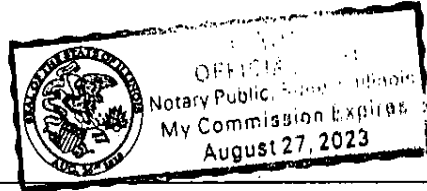
Given under my hand and official seal this 8 day of August, 2023.

[Signature]

Signature of Notary

SEAL

My Commission expires: August 27, 2023



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on June 2nd, 2023, by David Schwartz, Partner of the **SCHWARTZ FAMILY LIMITED PARTNERSHIP** as Manager of **SFP NORTHBROOK POINTE, LLC**, an Illinois limited company, which individual is known to me to be the identical person who signed the foregoing instrument as such Manager of said limited liability company, and that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned.

Given under my hand and official seal this 2nd day of June, 2023.

[Signature]

Signature of Notary

SEAL

My Commission expires: 3-22-2027

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EXHIBIT A

LEGAL DESCRIPTIONS OF THE PROPERTY

LOTS 1, 2, 3A, 3B AND LOT A IN NORTHBROOK POINTE SUBDIVISION, BEING A RESUBDIVISION IN THE NORTH ½ OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 4077 Lake Cook Road, 55,101,153 and 205 Pointe Drive, Northbrook, Illinois

PINs: Lot 1: 04-06-200-005-0000
Lot 2: 04-06-200-006-0000
Lot 3A: 04-06-200-013-1001 through 1086
Lot 3B: 04-06-200-010-0000
Lot A: 04-06-200-008-0000

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EXHIBIT B TOWNHOME PARCEL PLANS

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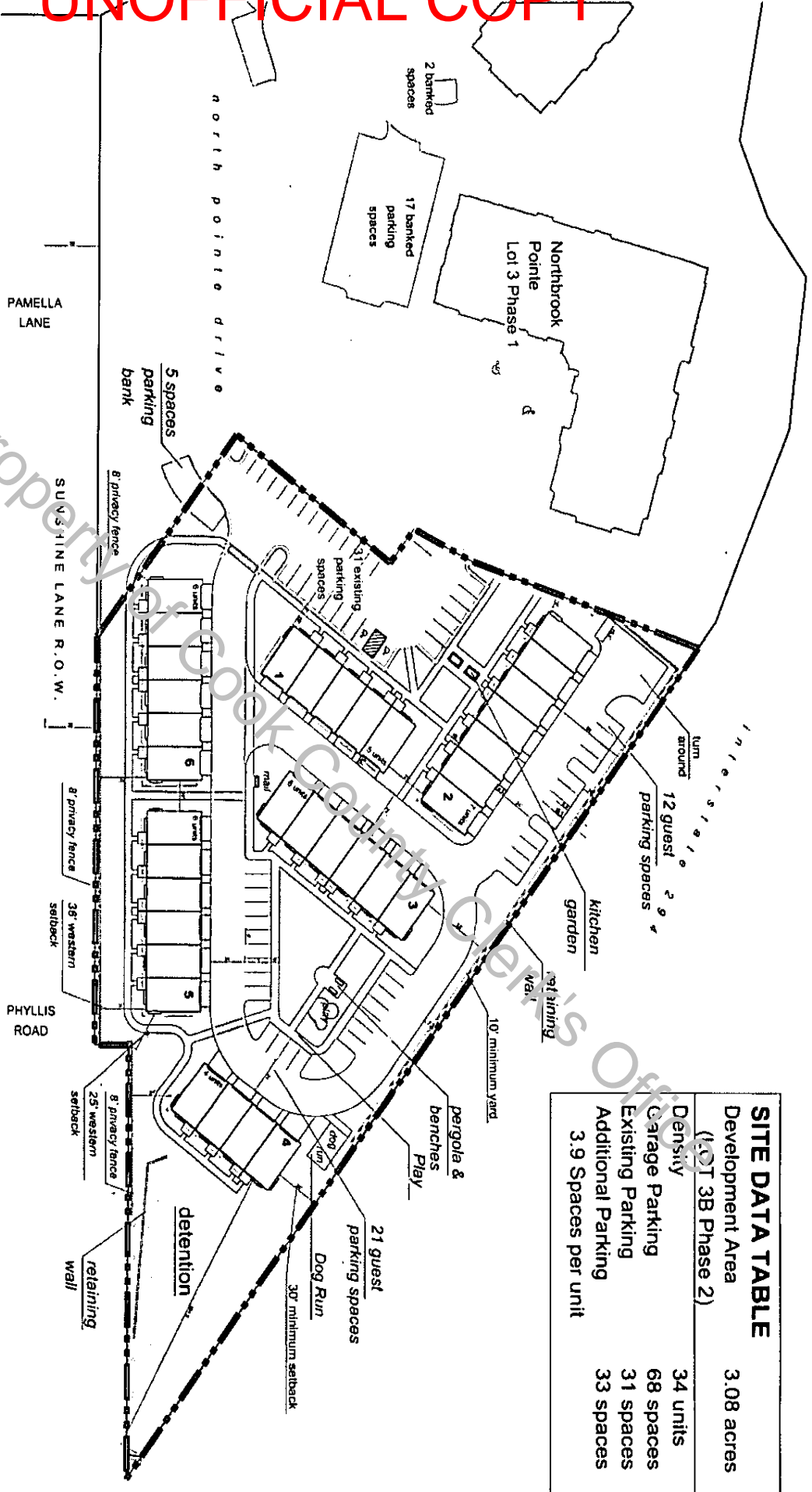
COOK COUNTY CLERK OFFICE
RECORDING DIVISION
126 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1267

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
126 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1267

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CORNER SITE, LLC

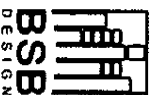
The drawings presented are descriptive of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structure, and MEP design requirements, and other / how data changes, etc.) © 2018 BSB Design, Inc.



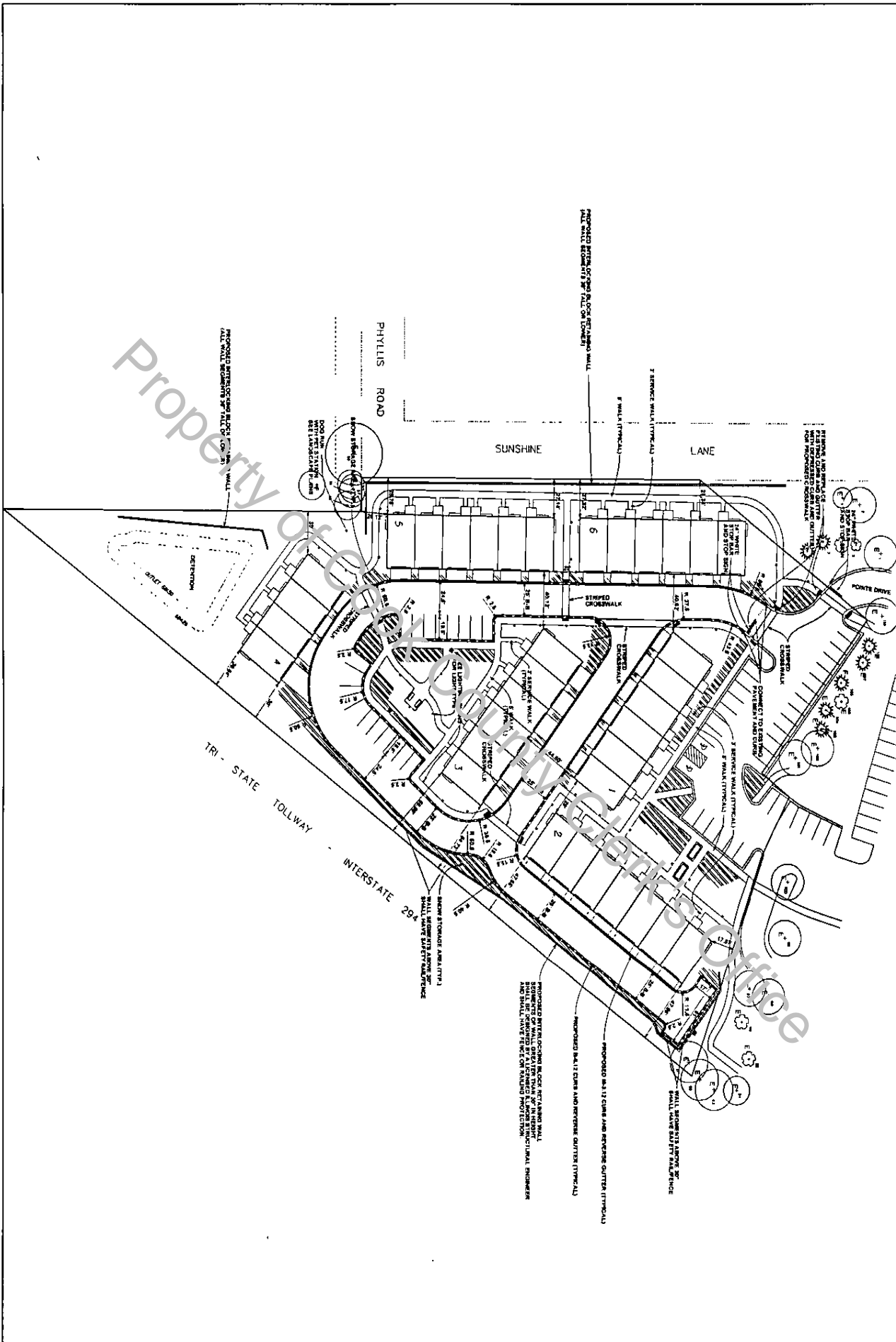
SITE DATA TABLE	
Development Area (LOT 3B Phase 2)	3.08 acres
Density	34 units
Garage Parking	68 spaces
Existing Parking	31 spaces
Additional Parking	33 spaces
3.9 Spaces per unit	

1
 SITE PLAN
 Northbrook Pointe Townhomes
 Northbrook, Illinois

Revised Date: November 7, 2022



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GEOMETRICS PLAN

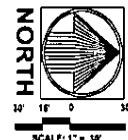
DATE	BY	DESCRIPTION
12/20/21	AKJ	REVISED PER VILLAGE REVIEW COMMENTS
12/20/21	AKJ	REVISED PER VILLAGE REVIEW COMMENTS
12/20/21	AKJ	REVISED PER VILLAGE REVIEW COMMENTS

NORTHPOINTE TOWNHOMES

DESIGNED BY: P.B.A.
 DRAWN BY: A.S.L.
 CHECKED BY: J.F.G.
 ORIGINAL ISSUE: 12/20/21

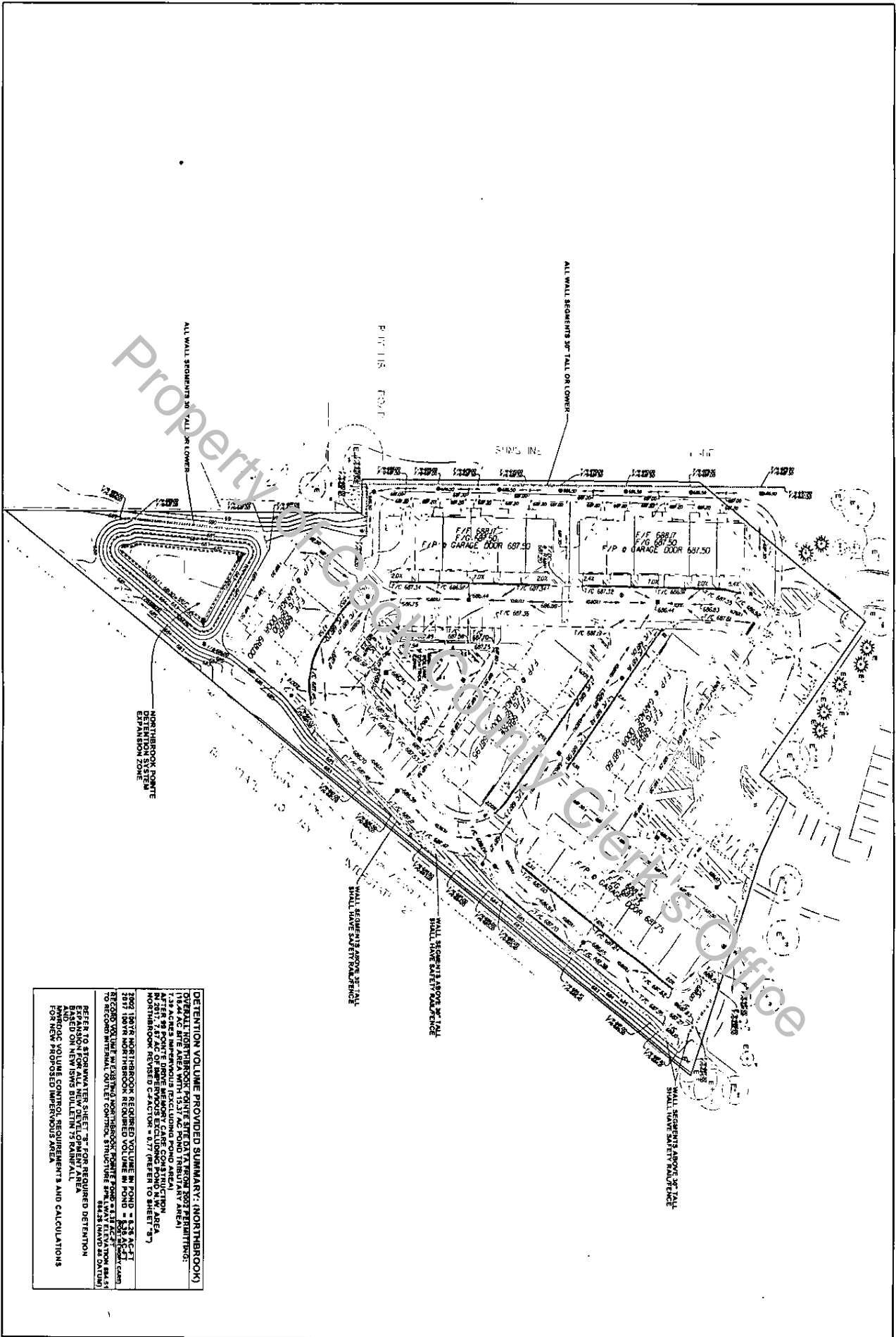
PEARSON, BROWN & ASSOCIATES, INC.
 NORTHPOINTE, ILLINOIS
 CONSULTING ENGINEERS
 1820 N. WINCHESTER ROAD - SUITE 200
 NORTHPPR IS, IL 60068
 PHONE: (847) 201-4797
 FAX: (847) 201-2587
 EMAIL ADDRESS: pba@pearsonbrown.com

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SHEET NUMBER
4
 OF 11 SHEETS
 JOB No. 1112

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DETENTION VOLUME PROVIDED SUMMARY (NORTHBROOK)
 VILLAGE NORTHBROOK FINITE SITE DAILY RAIN 2002 PERMITS:
 1.354 AC SITE AREA WITH 1537 AC POND TRIBUTARY AREA
 1.354 AC SITE AREA WITH 1537 AC POND TRIBUTARY AREA
 AFTER 90 POINT DRIVE MEMORY CARE CONSTRUCTION
 1.354 AC SITE AREA WITH 1537 AC POND TRIBUTARY AREA
 NORTHBROOK FINITE SITE DAILY RAIN 2002 PERMITS:
 1.354 AC SITE AREA WITH 1537 AC POND TRIBUTARY AREA
 2002 1800 NORTHBROOK REQUIRED VOLUME IN POND = 2.28 AC-FT
 2002 1800 NORTHBROOK REQUIRED VOLUME IN POND = 2.28 AC-FT
 2002 1800 NORTHBROOK REQUIRED VOLUME IN POND = 2.28 AC-FT
 TO REPORT INTERNAL DRAINAGE REQUIREMENTS FROM CALCULATION 88.51
 TO REPORT INTERNAL DRAINAGE REQUIREMENTS FROM CALCULATION 88.51
 TO REPORT INTERNAL DRAINAGE REQUIREMENTS FROM CALCULATION 88.51

REFER TO STORMWATER SHEET "3" FOR REQUIRED DETENTION
 AND VOLUME CONTROL REQUIREMENTS AND CALCULATIONS
 FOR NEW PROPOSED IMPERVIOUS AREA

GRADING PLAN

SHEET NUMBER
5

OF 12 SHEETS
 JOB No. 1129

DATE	BY	DESCRIPTION
04/22/22	AKL	REVISED PER VILLAGE REVIEW COMMENTS
04/22/22	AKL	REVISED PER VILLAGE REVIEW COMMENTS
07/27/22	AKL	REVISED PER VILLAGE REVIEW COMMENTS

NORTHPONTE TOWNHOMES
 NORTHBROOK, ILLINOIS

DESIGNED BY: J.A.A.
 DRAWN BY: A.K.C.
 CHECKED BY: J.E.C.
 ORIGINAL ISSUE: 11/20/22

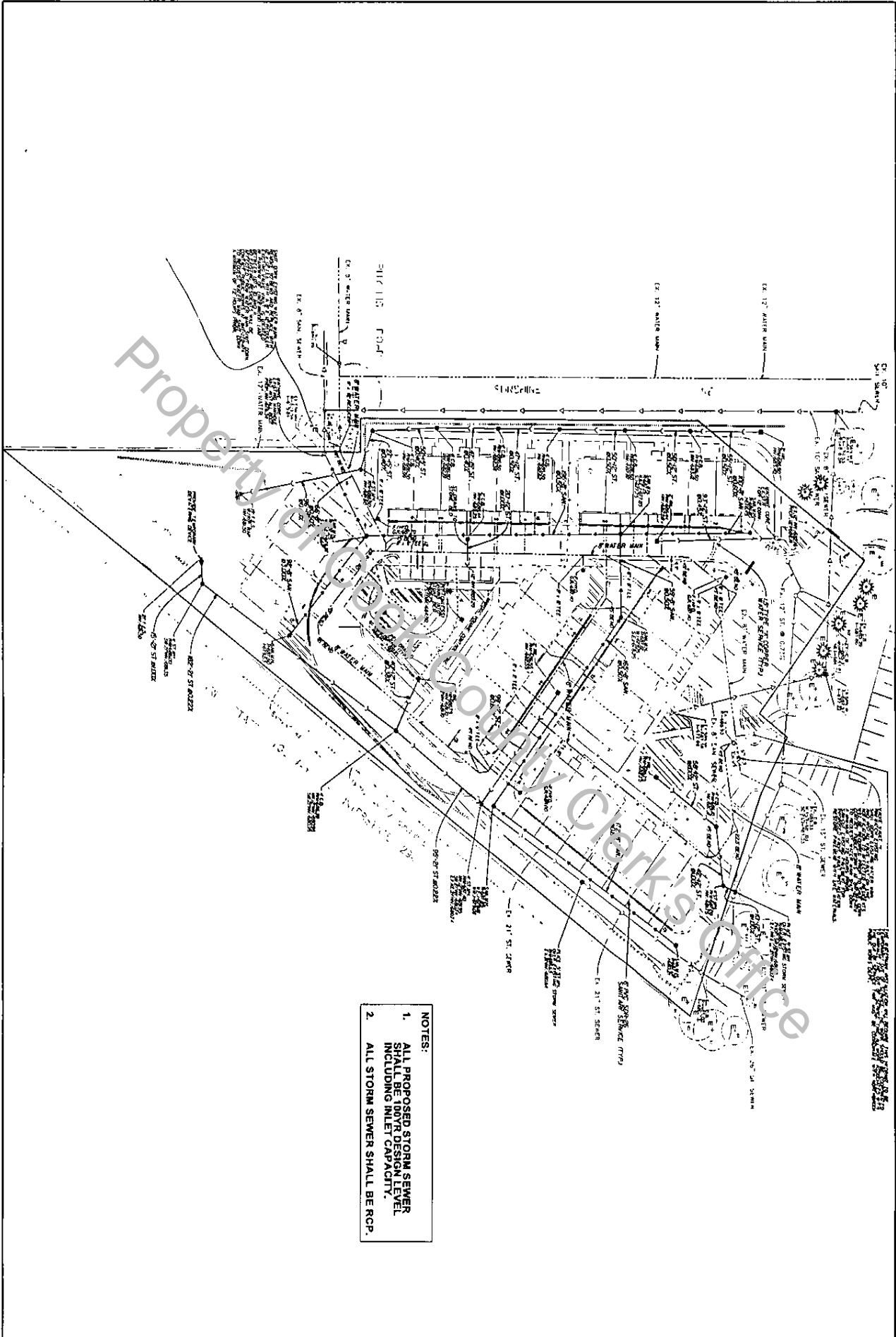
PEARSON, BROWN & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 1100 N. WINCHESTER ROAD - SUITE 200
 NORTHBROOK, ILL. 60062
 PHONE: 847.557.6700
 FAX: 847.567.2367
 EMAIL ADDRESS: info@pearsonbrown.com

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NORTH

SCALE: 1" = 30'

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- NOTES:**
1. ALL PROPOSED STORM SEWER SHALL BE ROP.
 2. ALL STORM SEWER SHALL BE ROP.

UTILITY PLAN

SHEET NUMBER
8
OF 11 SHEETS

DATE	BY	DESCRIPTION
04/29/22	AKC	REVISED PER VILLAGE REVIEW COMMENTS
05/26/22	AKC	REVISED PER VILLAGE REVIEW COMMENTS
07/22/22	AKC	REVISED PER VILLAGE REVIEW COMMENTS

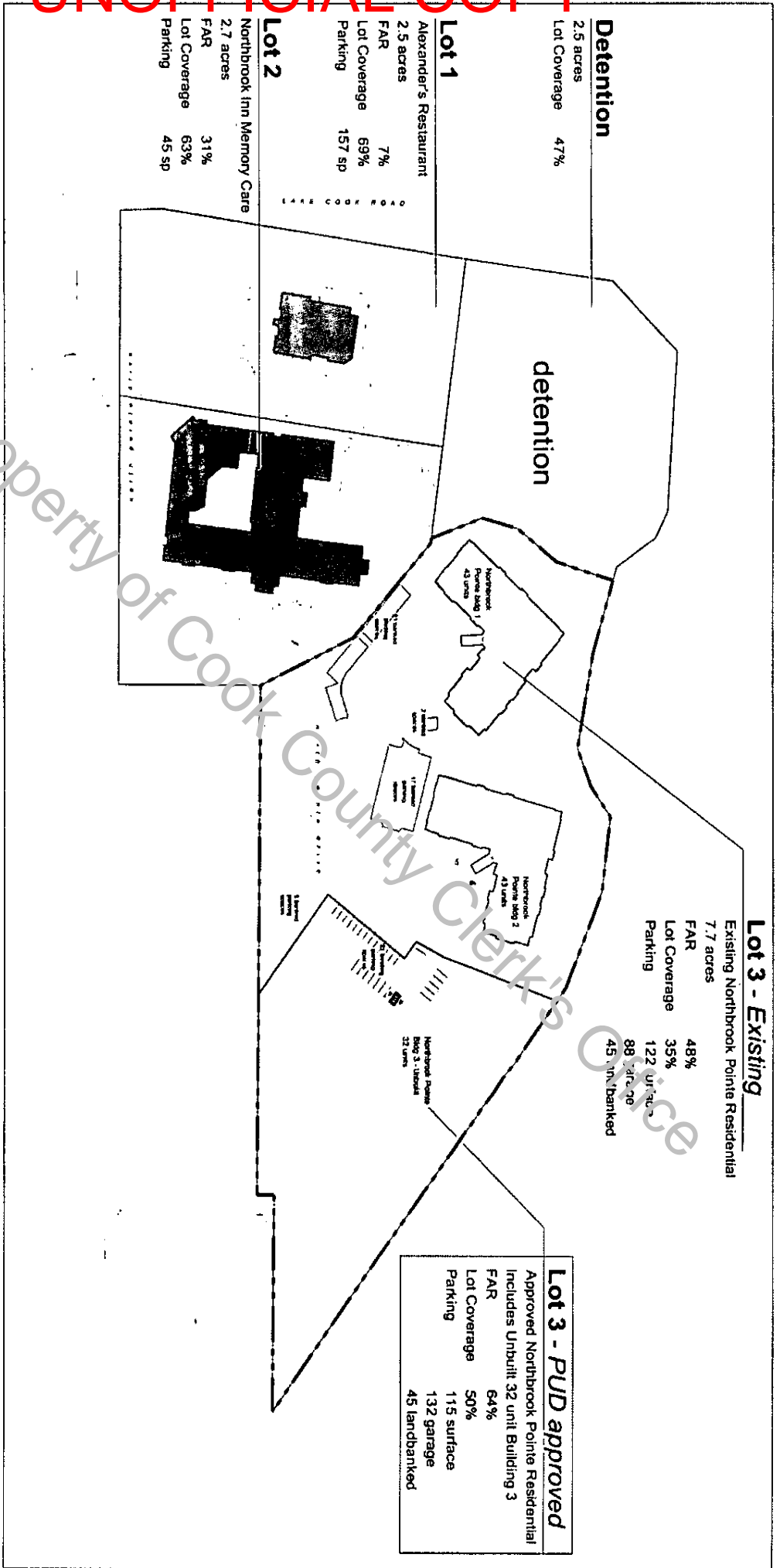
NORTHPOINTE TOWNHOMES

DESIGNED BY: **A.S.A.**
 DRAWN BY: **A.S.A.**
 CHECKED BY: **J.E.C.**
 ORIGINAL SCALE: **1/2"=1'-0"**

PEARSON, BROWN & ASSOCIATES, INC.
 NORTHBROOK, ILLINOIS
 CONSULTING ENGINEERS
 1630 W. WYCHSTER ROAD - SUITE 205
 NORTHBROOK, IL 60062
 PHONE: (847) 347-1777
 FAX: (847) 347-2387
 E-MAIL ADDRESS: info@pearsonbrown.com
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Detention
2.5 acres
Lot Coverage 47%

Lot 1
Alexander's Restaurant
2.5 acres
FAR 7%
Lot Coverage 69%
Parking 157 sp

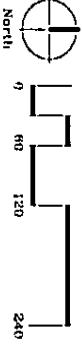
Lot 2
Northbrook Inn Memory Care
2.7 acres
FAR 31%
Lot Coverage 63%
Parking 45 sp

Lot 3 - Existing

Existing Northbrook Pointe Residential
7.7 acres
FAR 48%
Lot Coverage 35%
Parking 122 surface
88 surface
45 landbanked

Lot 3 - PUD approved

Approved Northbrook Pointe Residential
Includes Unbuilt 32 unit Building 3
FAR 64%
Lot Coverage 50%
Parking 115 surface
132 garage
45 landbanked



CORNERSITE, LLC

EXISTING SITE
2
Northbrook Pointe Townhomes
Northbrook, Illinois

The drawings presented are illustrations of character and design intent only, and are subject to change based upon final design considerations, applicable codes, structural, and MEP design requirements, unit layout, floor plan changes, etc. © 2018 BSB Design, Inc.

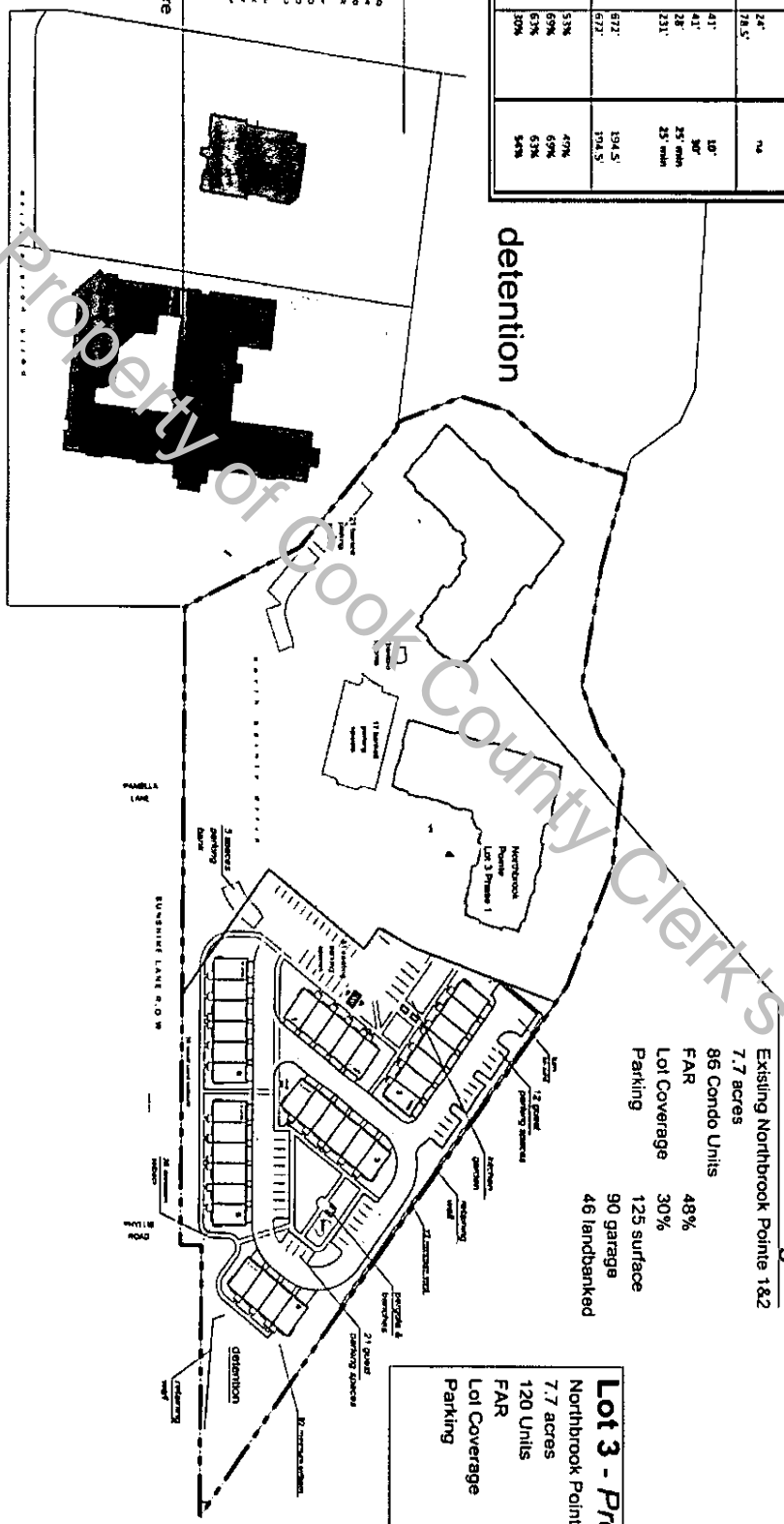
Date: July 20, 2022



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MULTIFAMILY	MERIC District	Entire PUD Approved PUD	Existing Conditions	Proposed PUD LOT 3
GROSS AREA	16.4	16.4	16.4	16.4
NET AREA (less Pointe Drive)	15.3	15.3	15.3	15.3
LAND USE	Condo	Mixed Use	Condo/Town	33
TOTAL UNITS	118 units	86	320 units	320 units
MAX HEIGHT	57	53 MAX	55 MAX	55 MAX
MINI LOT AREA	5,000	5,648	7,740	5,554
PER UNIT				
FAR, Entire PUD	50%	47%	32%	47%
Lot 1		4%	2%	4%
Lot 2		4%	2%	4%
Lot 3		43.9%	46.5%	64.5%
STRIPES:				
FRONT	20'	20'	24'	24'
REAR	40'	40'	78.5'	40'
LEFT SIDE	30'	41'	41'	40'
RIGHT SIDE	30'	41'	41'	40'
FRONT YARD	75'	30'	28'	25' min
REAR YARD	75'	30'	28'	25' min
LEFT YARD	75'	231'	231'	25' min
RIGHT YARD	75'	231'	231'	25' min
MAX. LOT COVERAGE	30%	43.1%	47.2%	194.5%
TOTAL PUD	50%	50%	53%	47%
Lot 1		69%	69%	69%
Lot 2		60%	63%	63%
Lot 3		36%	30%	54%

ZONING TABLE



Lot 1
 Alexander's Restaurant
 2.5 acres
 FAR 7%
 Lot Coverage 69%
 Parking 157 sp

Lot 2
 Northbrook Inn Memory Care
 2.7 acres
 FAR 31%
 Lot Coverage 63%
 Parking 45 sp

Lot 3 - Existing
 Existing Northbrook Pointe 1&2
 7.7 acres
 86 Condo Units
 FAR 48%
 Lot Coverage 30%
 125 surface
 90 garage
 46 landbanked

Lot 3 - Proposed
 Northbrook Pointe 3A & 3B
 7.7 acres
 120 Units
 FAR 64.5%
 Lot Coverage 54.0%
 Parking 155 surface
 156 garage
 46 landbanked

CORNER SITE, LLC

PROPOSED PUD AMENDMENT
 Northbrook Pointe Townhomes
 Northbrook, Illinois

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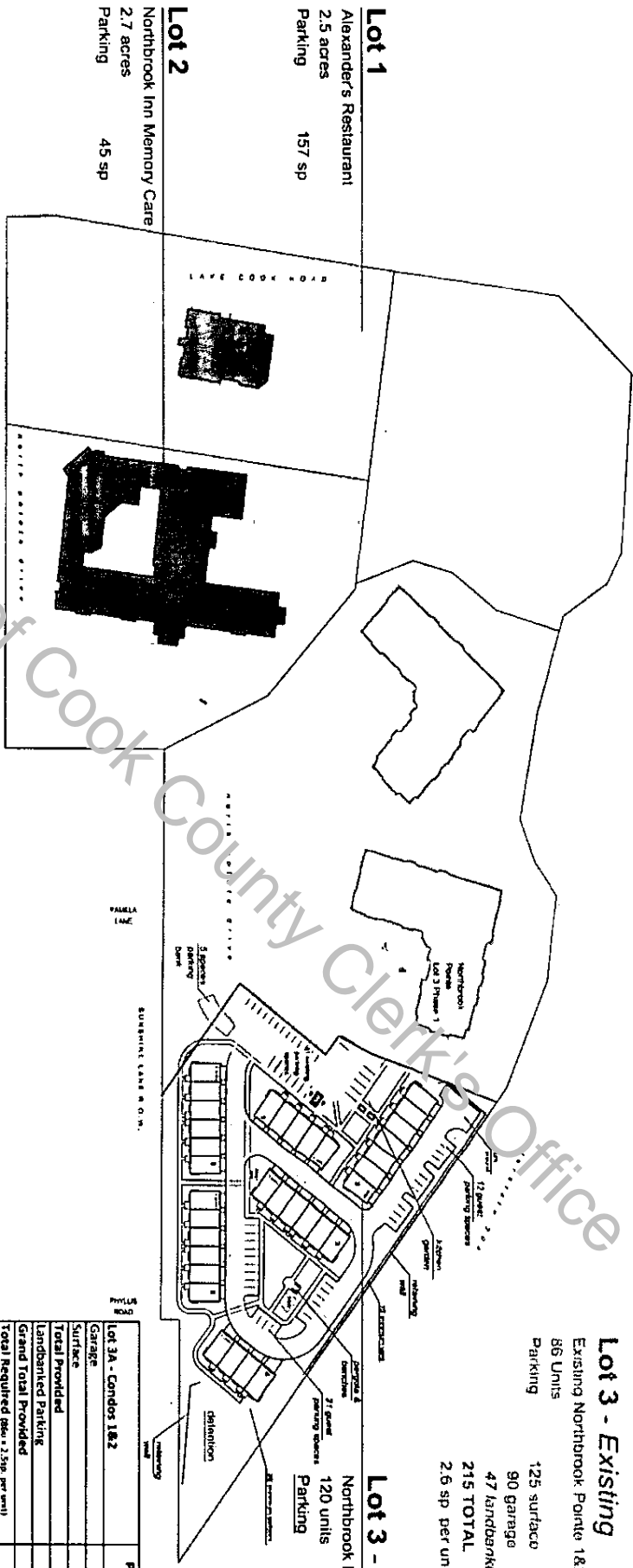
Revised Date: October 12, 2022



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CORNER SITE, LLC

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Lot 3 - Existing
 Existing Northbrook Pointe 1&2
 86 Units
 Parking 125 surface
 90 garage
 47 landbanked
215 TOTAL
 2.6 sp per unit

Lot 3 - Proposed
 Northbrook Pointe 3A & 3B
 120 units
 Parking 155 surface
 156 garage
 46 landbanked
311 TOTAL
 2.6 sp. per unit
 3.0 w/landbanked

Lot 3A - Condos 1&2	
Garage	88 (4 ADA)
Surface	91 (4 ADA)
Total Provided	179 (8 ADA)
Landbanked Parking	46
Grand Total Provided	225
Total Required (per 2.50 sp. per unit)	215

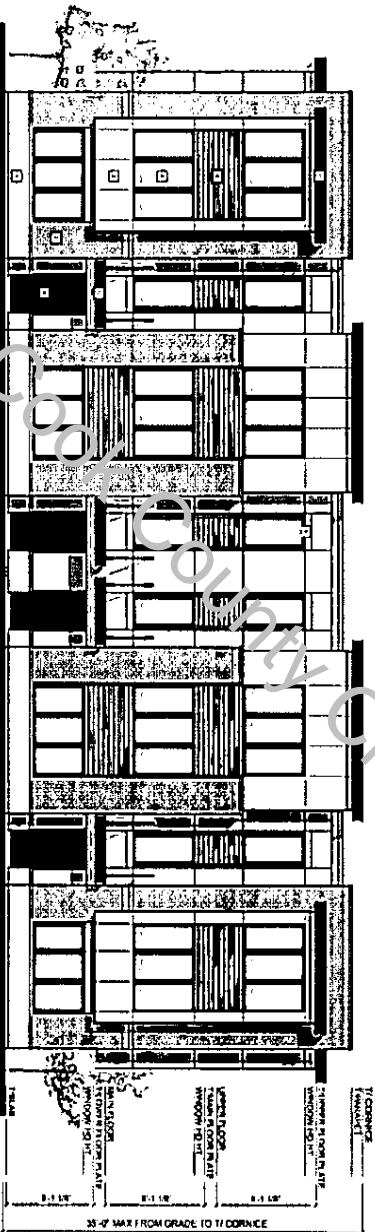
Lot 3B - Townhomes	
Garage	68
Surface Existing	31 (2 ADA)
Surface Proposed	33
Total Provided (per 2.50 sp. per unit)	132
Total Required (per 2.50 sp. per unit)	133

PARKING EXHIBIT
 Northbrook Pointe Townhomes
 Northbrook, Illinois

Revised Date: October 12, 2022



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Front Elevation
Scale: 3/16" = 1'-0" @ 24x36

NO.	DESCRIPTION	UNIT/SCHEDULE	QUANTITY
1	EXTERIOR PAINT	UNIT 1	1
2	EXTERIOR PAINT	UNIT 2	1
3	EXTERIOR PAINT	UNIT 3	1
4	EXTERIOR PAINT	UNIT 4	1
5	EXTERIOR PAINT	UNIT 5	1
6	EXTERIOR PAINT	UNIT 6	1
7	EXTERIOR PAINT	UNIT 7	1
8	EXTERIOR PAINT	UNIT 8	1
9	EXTERIOR PAINT	UNIT 9	1
10	EXTERIOR PAINT	UNIT 10	1
11	EXTERIOR PAINT	UNIT 11	1
12	EXTERIOR PAINT	UNIT 12	1
13	EXTERIOR PAINT	UNIT 13	1

Property of Cook County Clerk's Office

0 4 8 16
Scale: 3/16" = 1'-0"

SFP, LLC

Elevation Character: 4-Unit Building Assembly

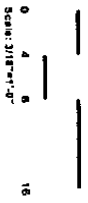
Townhomes at Pointe Drive
NORTHBROOK, IL

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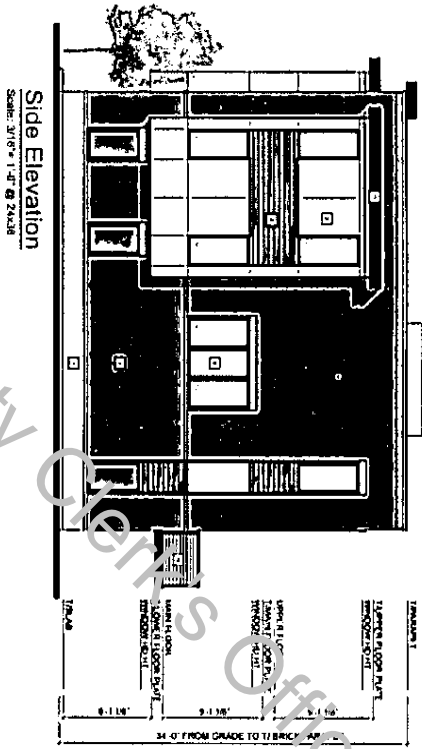
SFP, LLC

Elevation Character: 4-Unit Building Assembly

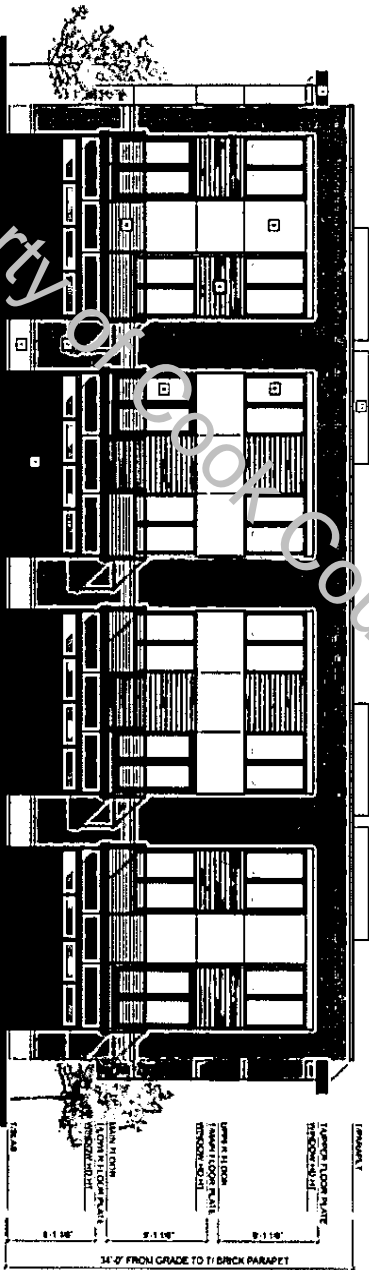
Townhomes at Pointe Drive
NORTHBROOK, IL

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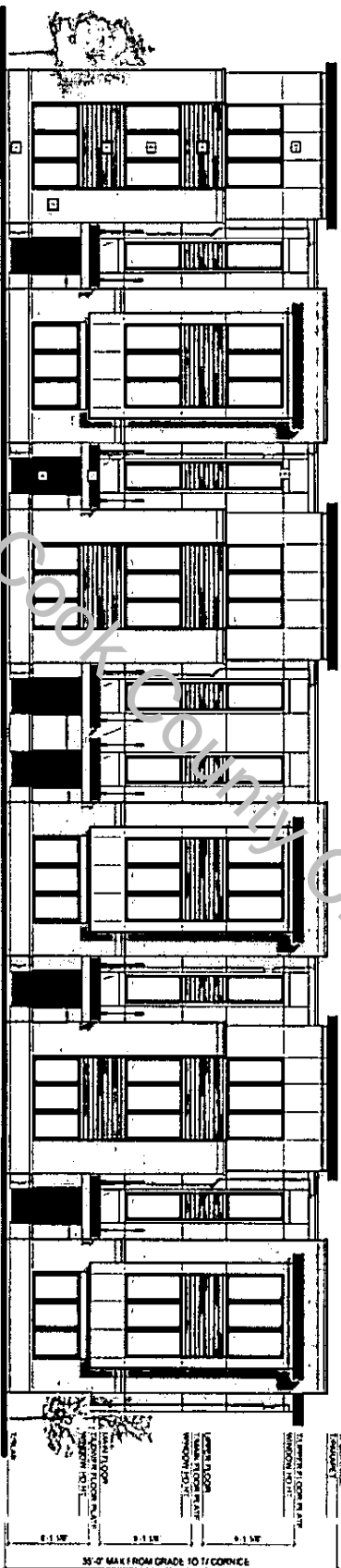
Side Elevation
Scale: 3/16" = 1'-0" @ 24x36



Rear Elevation
Scale: 3/16" = 1'-0" @ 24x36

Property of Cook County Clerk's Office

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Front Elevation
Scale: 3/16" = 1'-0" @ 24x36

NO.	DESCRIPTION	DATE	BY
1	Issue Base		
2	Reel		
3	Reel		
4	Reel		
5	Reel		
6	Reel		
7	Reel		
8	Reel		
9	Reel		
10	Reel		
11	Reel		
12	Reel		

Property of Cook County Clerk's Office

0 4 8 16
Scale: 3/16" = 1'-0"

SFP, LLC

Elevation Character: 6-Unit Building Assembly

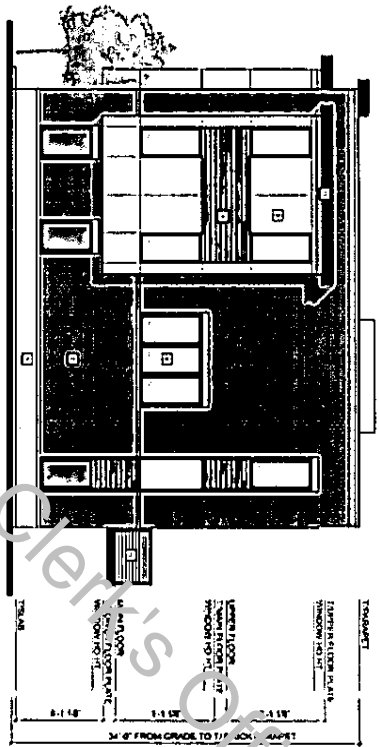
Townhomes at Pointe Drive
NORTHBROOK, IL

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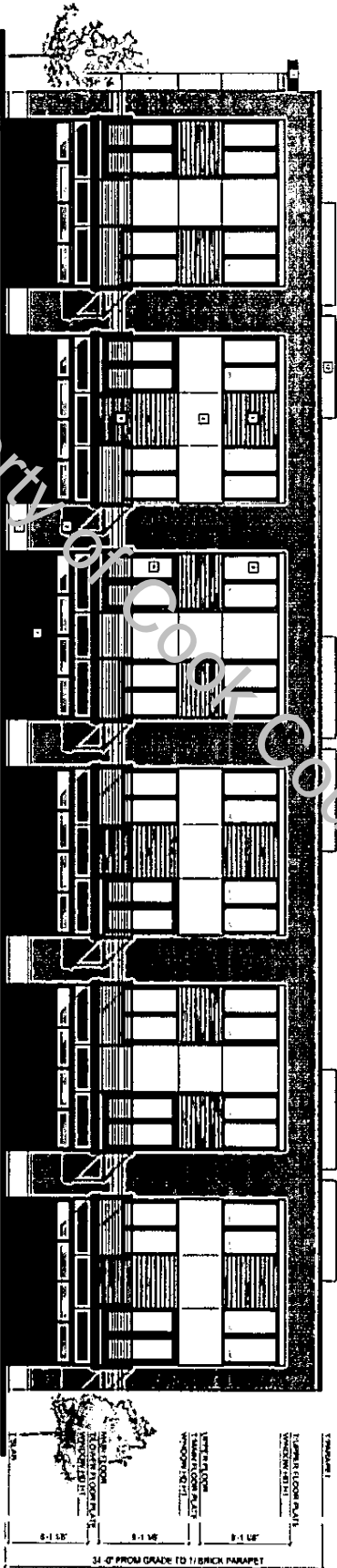
August 25, 2022 | MS210527.00



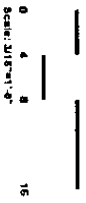
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Side Elevation
Scale: 3/16" = 1'-0" @ 24x36



Rear Elevation
Scale: 3/16" = 1'-0" @ 24x36



SFP, LLC

Elevation Character: 6-Unit Building Assembly

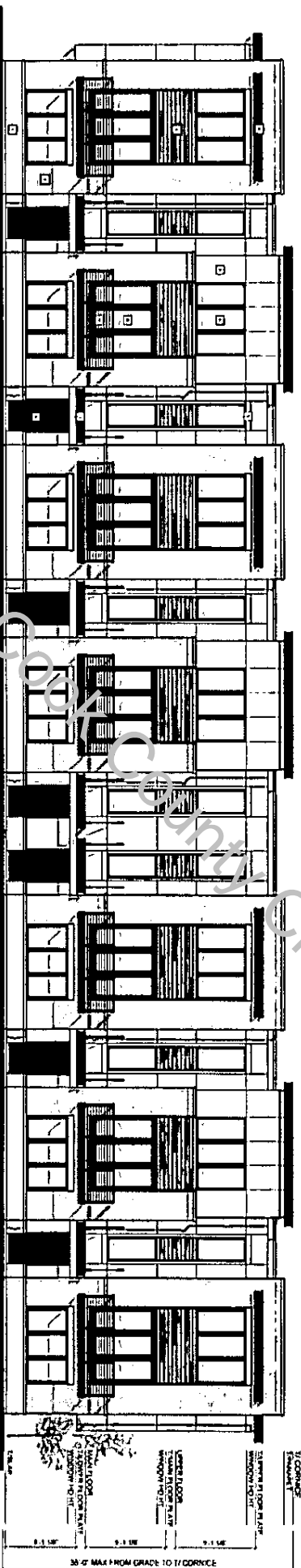
Townhomes at Pointe Drive
NORTHBROOK, IL

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Front Elevation
Scale: 3/16" = 1'-0" @ 24x36

NO.	DESCRIPTION	DATE	BY
1	Issue Sheet		
2	Block		
3	Final Contract Final Set		
4	Final Contract Final Set		
5	Final Contract Final Set		
6	Final Contract Final Set		
7	Final Contract Final Set		
8	Final Contract Final Set		
9	Final Contract Final Set		
10	Final Contract Final Set		
11	Final Contract Final Set		
12	Final Contract Final Set		
13	Final Contract Final Set		

Property of Cook County Clerk's Office

SFP, LLC

Elevation Character: 7-Unit Building Assembly

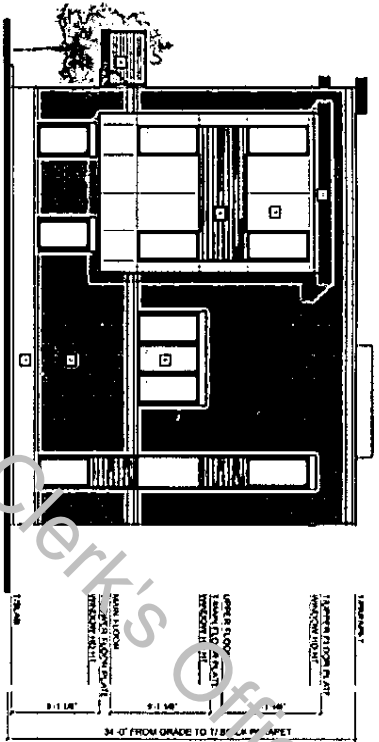
Townhomes at Pointe Drive
NORTHBROOK, IL

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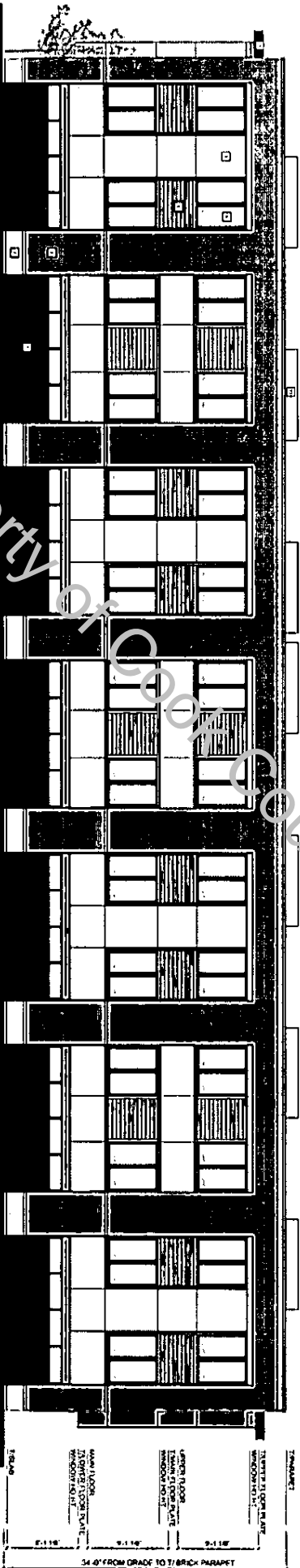
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Side Elevation
Scale: 3/16" = 1'-0" @ 24x36



Rear Elevation
Scale: 3/16" = 1'-0" @ 24x36

0 4 8
Scale: 3/16" = 1'-0"

SFP, LLC

Elevation Character: 7-Unit Building Assembly

Townhomes at Pointe Drive
NORTHBROOK, IL

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