VILLAGE OF NORTH BARRINGTON

PRESIDENT AND BOARD OF TRUSTEES SPECIAL VILLAGE BOARD MEETING 111 Old Barrington Road, North Barrington, IL 60010

April 12, 2023 7:00 P.M.

https://zoom.us/j/4168130572?pwd=aGRhSXd2U25yM2c1V29Wd0tCd0JJQT09

Meeting ID: 416 813 0572 Password: 0NeGdv

To access the meeting by phone dial (312) 626-6799

Meeting ID: 416 813 0572

Password: 824994

MEETING AGENDA

- 1. Call to Order
- 2. Roll Call
- 3. Pledge of Allegiance
- 4. Public Comment

Any person shall be permitted an opportunity to speak on any matter of public concern. Remarks of any person speaking shall be limited to five (5) minutes. The total time allotted for addressing the corporate authorities shall be thirty (30) minutes at any meeting.

- 5. Minutes
- 6. Treasurer's Report
 - A. Motion to Approve the March Treasurer's Report for FYE 2023
- 7. Consent Agenda
- 8. Action Items
 - A. **Presentation:** Recognition of the Tree of the Year recipients Darrel and Kay Phillips.
 - **B.** Arbor Day Proclamation
 - C. **Motion** to pass an Ordinance of the Village of North Barrington, Illinois, Adopting A Budget for Fiscal Year End 2024 And Authorizes The Drafting of An Appropriation Ordinance.

	D. Motion to pass an C Indoor Farm Horticu District.	Ordinance To Amend Chapt Ultural Operations As A Spe	er 10 Of The Village Code To Add cial Use Within The R-1 Zoning
9.	Unpaid Warrant List		
	A. Motion to Approve	the March 2023 unpaid W	arrant list.
10.	Checks Written Report		
	A. Motion to ratify the	e payments from March 15	, 2023 to April 11, 2023
11.	Village Administrator's	Report	
12.	Board of Trustee's Repo	orts	
	A. Trustee Horcher	Plan Commission	
	B. Trustee Kelleher	Parks & Recreation Comm	nission
	C. Trustee Kerrigan	Roads/Utilities/Stormwat	er Management
	D. Trustee Pais	Environmental & Health C	Commission/SWALCO Director
	E. Trustee Rogus	Zoning Board of Appeals	
	F. Trustee Weiner		Legal/Law and Adjudication
13.	Village President's Repo	rt	
	A. Village Updates		
14.	Old Business		
15.	immediately as permitted property by the Village, 5 ILCS 120/2(c)(11), to complete which has been filed an probable or imminent a employment, compensations.	ed by 5 ILCS 120/2(c)(5), to or to consider the selling p discuss litigation against, af d is pending in a court or a and as permitted by 5ILCS 1	eting be closed to the public, effective consider the acquisition of real price of real estate and as permitted by fecting, or on behalf of the Village dministrative tribunal or which is 20/2(c)(1) to discuss the appointment, nance of specific employees; and as ed Session Minutes.
16.	Reconvene of Open Ses	ssion	
17.	New Business		
18.	Adjournment		
Individuals with can observe are the Village's fa	h disabilities who plan to at ad/or participate in this med	ttend this meeting and who re eting, or who have questions Village's ADA Coordinator at	ne Americans with Disabilities Act of 1990. equire certain accommodations so that they regarding the accessibility of the meeting or (847) 381-6000, x10 promptly to allow the
Posted by:		Date:	Time:

1:33 PM 04/05/23 Accrual Basis

Village of North Barrington TREASURERS REPORT - NO CAPITAL ACCOUNTS

	May '22 - Mar 23	Budget	\$ Over Budget	% of Budget
	Way 22 - War 20			
Ordinary Income/Expense				
Income				
Property Tax	400,867.70	396,250.00	4,617.70	101.17%
10.3100 · Property Taxes - Corporate	28,825.91	0.00	28,825.91	100.0%
10.3105 · Property Taxes - Roads	295,528.60	297,625.00	-2,096.40	99.3%
10.3110 · Property Taxes - Police	8,440.34	8,500.00	-59.66	99.3%
10.3115 · Property Taxes - Audit		702,375.00	31,287.55	104.46%
Total Property Tax	733,662.55	102,313.00	• ,,	
State Tax Distributions	400 424 40	362,655.00	127,479.40	135.15%
10.3410 · State Income Tax	490,134.40	6,120.00	5,148.25	184.12%
10.3420 · Pers. Prop. Replacement Tax	11,268.25	137,700.00	5,381.82	103.91%
10.3440 ⋅ State Sales Tax	143,081.82	94,860.00	19,121.85	120.16%
10.3450 · State Use Tax	113,981.85	4,080.00	555.46	113.61%
10.3455 · Cannabis Use Tax	4,635.46		157,686.78	126.05%
Total State Tax Distributions	763,101.78	605,415.00	107,000.70	
Franchise Fees		2 220 00	-240.20	89.65%
10.3250 · AT&T U-Verse	2,079.80	2,320.00	-2,372.80	44.69%
10.3255 · AT&T Long Distance	1,917.20	4,290.00	3,601.83	105.05%
10.3260 · Comcast	74,921.83	71,320.00	988.83	101.27%
Total Franchise Fees	78,918.83	77,930.00	900.03	101.27
Permits / Filing Fees			625.00	109.07%
10.3300 · Application Fees	7,635.00	7,000.00	635.00	75.579
10.3305 · Building Permit Fees	75,565.61	100,000.00	-24,434.39	83.33°
10.3310 · Home Occupation Fees	25.00	30.00	-5.00	100.09
10.3315 · Septic Registration	175.00	0.00	175.00	
10.3320 · Septic Permit	4,775.00	300.00	4,475.00	1,591.67
10.3325 · Vehicle Stickers	5,660.00	9,000.00	-3,340.00	62.89
10.3330 · Tree Removal Permit	1,100.00	200.00	900.00	550.0
Total Permits / Filing Fees	94,935.61	116,530.00	-21,594.39	81.47
10.3510 · Police Fines	2,364.72	2,500.00	-135.28	94.59
10.3200 · Liquor Licenses	4,250.00	4,000.00	250.00	106.25
10.3750 · Road Impact Fees	1,500.00	2,500.00	-1,000.00	60.0

Village of North Barrington TREASURERS REPORT - NO CAPITAL ACCOUNTS

	May '22 - Mar 23	Budget	\$ Over Budget	% of Budget
	6,500.00	1,900.00	4,600.00	342.11%
10.3323 · Watershed Development Permit	5,237.88	-1		
10.3760 · Impact Fee - Parks	46,807.80	800.00	46,007.80	5,850.98%
10.3800 · Interest Income - General	300.00	300.00	0.00	100.0%
10.3855 · Board of Appeals Income	227,060.17	2.000.00	225,060.17	11,353.01%
10.3900 - Other Income	60,833.82	87,100.00	-26,266.18	69.84%
30.3460 · MFT Allotment	45,860.17	34,000.00	11,860.17	134.88%
30.3465 · Transportation Renewal	33,468.21	66,900.00	-33,431.79	50.03%
30.3490 · Rebuild Illinois	16,321.19	0.00	16,321.19	100.0%
30.3800 · MFT Interest	2,121,122.73	1,704,250.00	416,872.73	124.46%
Total Income	2,121,122.73	1,704,250.00	416,872.73	124.46%
oss Profit	, .			
Expense Salaries & Benefits				
10.4050 · Village Administrator	96,777.50	115,000.00	-18,222.50	84.159
10.4055 · Deputy Clerk	0.00	0.00	0.00	0.09
10.4056 · Administrative Assistant	0.00	65,000.00	-65,000.00	0.09
10.4057 · PT Clerical	43,016.00	24,000.00	19,016.00	179.23
10.4060 · Employer Payroll Taxes	1,163.82	12,000.00	-10,836.18	9.7
10.4065 · Employer Medical Premiums	0.00	20,400.00	-20,400.00	0.0
10.6560 · Payroll Expenses	0.00			
Total Salaries & Benefits	140,957.32	236,400.00	-95,442.68	59.63
Administrative Expense			4 000 00	194.18
10.5205 · Copier Lease/Maintenance	3,883.66	2,000.00	1,883.66	35.4
10.5230 · Codification Services	1,062.04	3,000.00	-1,937.96	100.0
10.5275 · Paratransit Services - Pace	150.00	150.00	0.00	40.48
10.5350 · Vehicle Stickers	1,052.50	2,600.00	-1,547.50	241.47
10.5395 · Bank Service Fee	555.39	230.00	325.39	63.93
10.5400 · Dues & Subscriptions	4,283.22	6,700.00	-2,416.78	
10.5450 · Internet	2,313.10	2,400.00	-86.90	96.38
10.5475 · Postage	2,317.90	3,090.00	-772.10	75.0
10.5500 · Printing	2,486.48	2,580.00	-93.52	96.38
10.5550 · Publishing	612.60	1,500.00	-887.40	40.8

1:33 PM 04/05/23 Accrual Basis

Health & Sanitation

Village of North Barrington TREASURERS REPORT - NO CAPITAL ACCOUNTS

	May '22 - Mar 23	Budget	\$ Over Budget	% of Budget
	4,597.28	4,500.00	97.28	102.16%
10.5600 · Phone Services	2,060.51	2,600.00	-539.49	79.25%
10.5650 · Meetings & Travel	3,105.66	3,000.00	105.66	103.52%
10.5730 · Office Supplies	0.00	10,000.00	-10,000.00	0.0%
10.5800 · BACOG	1.500.00	1,500.00	0.00	100.0%
10.5820 · Flint Creek Watershed Partshp	0.00	1,000.00	-1,000.00	0.0%
10.5098 · Contingency	29,980.34	46,850.00	-16,869.66	63.99%
otal Administrative Expense	29,980.34	200.00	-200.00	0.0%
0.5208 · Emergency Services	27,149.00	50,000.00	-22,851.00	54.3%
0.5220 · Legal	_·,	30,000.00	-24,087.00	19.71%
0.5225 · Mosquito Control	5,913.00	5,000.00	-482.08	90.36%
0.5245 · Website Services	4,517.92	1,200.00	-100.00	91.67%
0.5250 · Treasurer's Services	1,100.00	25,000.00	6,525.00	126.1%
0.5260 · Accounting Services	31,525.00	10,000.00	-300.00	97.0%
0.5265 · Audit Services	9,700.00	15,450.00	-1,247.91	91.92%
0.5300 · Liability Insurance	14,202.09	500.00	-500.00	0.0%
0.5415 · Plan Commission	0.00	500.00	333.55	
/illage Hall		7 500 00	4,720.92	162.95%
10.5705 · Building Maint.	12,220.92	7,500.00	141.00	112.82%
10.5706 · Fire/Security Alarm	1,241.00	1,100.00	-1,000.00	0.0%
10.5717 · Plumbing	0.00	1,000.00	-1,000.00	0.0%
10.5718 · Electrical Maintenance	0.00	1,000.00	-1,000.00	0.09
10.5721 · General Repairs	0.00	1,000.00	-150.00	75.0%
10.5722 · Generator Maintenance	450.00	600.00	-100.00	85.719
10.5723 · HVAC Maintenance	600.00	700.00	-857.08	72.179
10.5731 · Supplies	2,222.92	3,080.00	6.00	102.49
10.5733 · Water Supply Permit	256.00	250.00	-1,630.00	53.43
10.5735 · Cleaning Services	1,870.00	3,500.00	,	46.6
10.5740 · Landscape Maintenance	8,387.82	18,000.00	-9,612.18	100.0
10.5745 · Pest Control	235.00	0.00	235.00	0.0
10.5099 · Contingency	0.00	1,500.00	-1,500.00	70.06
Total Village Hall	27,483.66	39,230.00	-11,746.34	70.06

Village of North Barrington TREASURERS REPORT - NO CAPITAL ACCOUNTS

	May '22 - Mar 23	Budget	\$ Over Budget	% of Budget
10.5235 · Health Officer	5,393.75	5,000.00	393.75	107.88%
10.5390 · Annual Operations & Maint. Fee	0.00	1,500.00	-1,500.00	0.0%
10.5811 · Membership Dues & Subscriptions	0.00	300.00	-300.00	0.0%
Total Health & Sanitation	5,393.75	6,800.00	-1,406.25	79.32%
Enviornmental & Health Commiss				
10.5420 · Enviornmental & Health Commiss.	144.18	500.00	-355.82	28.84%
10.5421 · 50/50 Tree Program	0.00	7,000.00	-7,000.00	0.0%
Total Enviornmental & Health Commiss	144.18	7,500.00	-7,355.82	1.92%
Information Technology (IT)				
10.5247 · IT Annual Licensing	7,589.45	12,000.00	-4,410.55	63.25%
10.5240 · IT Consulting Services	17,825.16	31,000.00	-13,174.84	57.5%
Total Information Technology (IT)	25,414.61	43,000.00	-17,585.39	59.1%
Building Department				
12.5100 · Building and Zoning Officer	46,497.50	45,000.00	1,497.50	103.33%
12.5105 · Inspections	16,304.15	12,500.00	3,804.15	130.43%
12.5811 · Membership Dues & Subscriptions	145.00	300.00	-155.00	48.33%
Total Building Department	62,946.65	57,800.00	5,146.65	108.9%
Forester				
15.5070 · Forester Services	4,516.25	6,700.00	-2,183.75	67.41%
15.5072 · Tree Removals	0.00	15,000.00	-15,000.00	0.0%
15.5811 · Membership Dues & Subscriptions	0.00	309.00	-309.00	0.0%
Total Forester	4,516.25	22,009.00	-17,492.75	20.52%
Engineering				
17.5105 · Inspections	0.00	8,000.00	-8,000.00	0.0%
17.5114 · Plan Review	6,145.00	7,000.00	-855.00	87.79%
17.5125 · Engineer Consulting				
17.5012 · Invasive Species Monitoring	0.00	0.00	0.00	0.0%
17.5018 · NPDES Permit/MS4	2,797.00	2,000.00	797.00	139.85%
17.5125 · Engineer Consulting - Other	19,020.50	35,000.00	-15,979.50	54.34%
Total 17.5125 · Engineer Consulting	21,817.50	37,000.00	-15,182.50	58.97%
Total Engineering	27,962.50	52,000.00	-24,037.50	53.77%
Police Service				

Village of North Barrington TREASURERS REPORT - NO CAPITAL ACCOUNTS

6A

	May '22 - Mar 23	Budget	\$ Over Budget	% of Budget
20,5202 · IGA - NB School Traffic Control	7,633.00	7,500.00	133.00	101.77%
20.5201 · IGA - Police Services	367,835.99	467,000.00	-99,164.01	78.77%
Total Police Service	375,468.99	474,500.00	-99,031.01	79.13%
Highways & Streets (Road Dept.)				
30.5025 Maintenance/Storm Cleanup	15,858.50	10,000.00	5,858.50	158.59%
30.5015 · Public Works	35,543.59	40,000.00	-4,456.41	88.86%
30.5020 · Utilties	770.49	1,000.00	-229.51	77.05%
30.5030 · Snow Removal	139,150.00	139,150.00	0.00	100.0%
Total Highways & Streets (Road Dept.)	191,322.58	190,150.00	1,172.58	100.62%
Parks				
40.5015 · Summer Concerts	5,085.00	5,000.00	85.00	101.7%
40.5020 · Fall Fest	9,755.27	10,000.00	-244.73	97.55%
40.5025 · Spring Fest	0.00	1,000.00	-1,000.00	0.0%
40.5030 · Winter Fest	0.00	1,000.00	-1,000.00	0.0%
40.5080 · Eton Park - Port-o-let Rental	1,365.25	1,240.00	125.25	110.1%
40.5085 · Landscape Maintenance	4,347.52	15,000.00	-10,652.48	28.98%
Total Parks	20,553.04	33,240.00	-12,686.96	61.83%
Zoning Board of Appeals				
10.5411 · Dues	0.00	500.00	-500.00	0.0%
10.5410 · Zoning Board of Appeals Expense	0.00	10,000.00	-10,000.00	0.0%
Total Zoning Board of Appeals	0.00	10,500.00	-10,500.00	0.0%
Trust & Agency.	4,028.00			
Total Expense	1,010,278.88	1,357,329.00	-347,050.12	74.43%

Village of North Barrington TREASURERS REPORT - CAPITAL PROJECTS FUND

6B

-	May '22 - Mar 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income	10 107 07			
60.3800 · Interest Income - Cap. Proj.	19,167.97			
Total Income	19,167.97			
Gross Profit	19,167.97			
Expense				
Capital Expenditures				
60.8000 · Facilities	0.700.20	17,000.00	-14,271.67	16.05%
60.8002 · Parks	2,728.33	28,000.00	-25,610.03	8.54%
60.8001 · Village Hall	2,389.97	45,000.00	-39,881.70	11.37%
Total 60.8000 · Facilities	5,118.30	,	-96,245.07	82.5%
60.8100 · Street Maintenance & Repair	453,754.93	550,000.00	-30,240.07	
60.8200 · Public Infrastructure		400 000 00	-130,000.00	0.0%
60.8201 · Stormwater Maint. & Repair	0.00	130,000.00	-10,000.00	0.0%
60.8202 · 50/50 Culvert Replacement	0.00	10,000.00	-27,490.50	8.37%
60.8203 · Stormwater Facility Maint. & Im	2,509.50	30,000.00	-250,000.00	0.0%
60.8204 · Grassmere Farms/Haverton/Duck P	0.00	250,000.00		0.6%
Total 60.8200 · Public Infrastructure	2,509.50	420,000.00	-417,490.50	53.9%
60.8300 · IT	16,051.38	29,780.00	-13,728.62	45.7%
Total Capital Expenditures	477,434.11	1,044,780.00	-567,345.89	
Total Expense	477,434.11	1,044,780.00	-567,345.89	45.7%

1:01 PM 04/05/23 Accrual Basis

Village of North Barrington Balance Sheet Prev Year Comparison As of March 31, 2023

AS OF March 51, 2020					
	Mar 31, 23	Mar 31, 22	\$ Change	% Change	
SSETS					
Current Assets					
Checking/Savings	450 750 52	1,274,364.14	-1,123,605.61	-88.2%	
00.1000 - BB&T Checking - 6814	150,758.53	2,031,442.80	-165,603.52	-8.2%	
00 1050 · BB&T 1 MM - 3629	1,865,839.28	30,788.84	637.56	2.1%	
00 1055 · BB&T MM - 5612 (Wyn Escrow)	31,426.40	156,304.85	3,571.26	2.3%	
00.1058 · BB&T Old Bar Farm MM - 4774	159,876.11	54,610.56	1,194.35	2.2%	
00.1065 - BB&T Parks MM - 4818	55,804.91	579,158.99	200,234.72	34.6%	
30 1060 · BB&T MM MFT - 9338	779,393.71	0.00	1,719,153.27	100.0%	
60.1000 · BB&T Capital Projects - 8984	1,719,153.27	273,780.22	6,317.01	2.3%	
70.1062 · BB&T SSA MM - 6758	280,097.23	0.00	519,105.03	100.0%	
70.1063 - Investment Account	519,105.03	0.00	319,100.00		
Total Checking/Savings	5,561,454.47	4,400,450.40	1,161,004.07	26.4%	
Accounts Receivable	709,509.20	680,064.55	29,444.65	4.3%	
00.1310 · Property Taxes Receivables	0.00	-2,673.85	2,673.85	100.0%	
00.1311 · Allow for Uncollectable Accts			22.449.50	4.7%	
Total Accounts Receivable	709,509.20	677,390.70	32,118.50	4.770	
Other Current Assets		0.00	146,531.79	100.0%	
Due From MFT	146,531.79	0.00	39.062.45	100.0%	
Due From Capital Projects	39,062.45	0.00	-7.095.09	-100.0%	
00.1312 - Allow for Uncollectable Account	-7,095.09	0.00	-7,000.00		
Total Other Current Assets	178,499.15	0.00	178,499.15	100.0%	
Total Current Assets	6,449,462.82	5,077,841.10	1,371,621.72	27.0%	
			10 101 00	33.2%	
Other Assets 00.1320 · Income & Sales Taxes Receivable	72,689.12	54,558.10	18,131.02	1.9%	
30.1380 · MFT Allotment Receivable	10,224.59	10,037.71	186.88	1.570	
	82,913.71	64,595.81	18,317.90	28.4%	
Total Other Assets	6,532,376.53	5,142,436.91	1,389,939.62	27.0%	
TOTAL ASSETS					
LIABILITIES & EQUITY Liabilities					
Current Liabilities					
	40.554.00	-24,853.76	12,298.88	49.5%	
Accounts Payable		-2-,000.70		49.5%	
	-12,554.88				
Accounts Payable	-12,554.88	-24,853.76	12,298.88	49.5%	
Accounts Payable 00.2000 · Accounts Payable Total Accounts Payable	-12,554.88	,	,		
Accounts Payable 00.2000 · Accounts Payable Total Accounts Payable Other Current Liabilities Due to General Fund	-12,554.88 185,594.24	0.00	185,594.24	100.0%	
Accounts Payable 00.2000 · Accounts Payable Total Accounts Payable	-12,554.88	,	185,594.24	100.0% 100.0% 100.0%	

1:01 PM 04/05/23 Accrual Basis

Village of North Barrington Balance Sheet Prev Year Comparison As of March 31, 2023

	Mar 31, 23	Mar 31, 22	\$ Change	% Change
00.2310 · Deferred Property Taxes 00.2350 · Deferred Rent 60.2610 · Tree Preservation Bond Payable 60.2615 · Septic Bonds Payable 60.2620 · Tree Replacement Bonds Payable 60.2625 · Road Bonds Payable	702,414.11 0.00 20,400.00 5,000.00 66,000.00 50,000.00 -2,609.02	677,390.70 18,000.00 4,000.00 0.00 11,400.00 61,400.00 -4,085.01	25,023.41 -18,000.00 16,400.00 5,000.00 54,600.00 -11,400.00 1,475.99	3.7% -100.0% 410.0% 100.0% 479.0% -18.6% 36.1%
70.2700 · Trust & Agency	1.030.029.91	769,605.69	260,424.22	33.8%
Total Other Current Liabilities Total Current Liabilities	1,017,475.03	744,751.93	272,723.10	36.6%
Long Term Liabilities 60.2690 · WPOA Escrow Account	30,245.83	30,245.83	0.00	0.0%
	30,245.83	30,245.83	0.00	0.0%
Total Long Term Liabilities Total Liabilities	1,047,720.86	774,997.76	272,723.10	35.2%
Equity 00.2900 · Unreserved Fund Balance 00.2910 · Reserved Funds 00.2915 · Investment in Fixed Assets 30.2900 · MFT Fund Balance 70.2900 · Unreserved Fund Balance - SSA Net Income	2,720,694.18 999,327.56 0.00 297,773.93 813,157.61 653,702.39	2,561,021.25 1,235,909.78 -548,000.00 87,707.32 0.00 1,030,800.80	159,672.93 -236,582.22 548,000.00 210,066.61 813,157.61 -377,098.41	6.2% -19.1% 100.0% 239.5% 100.0% -36.6%
Total Equity	5,484,655.67	4,367,439.15	1,117,216.52	25.6%
TOTAL LIABILITIES & EQUITY	6,532,376.53	5,142,436.91	1,389,939.62	<u> </u>

1:01 PM 04/05/23

Village of North Barrington Profit & Loss Prev Year Comparison May 2022 through March 2023

May '22 - Mar 23	May '21 - Mar 22	\$ Change	% Change
iviay 22 - Mai 20			
		43 377 2 <u>4</u>	12.1%
400.867.70			47.3%
	19,563.72		-6.6%
	316,346.18		0.6%
	8,391.09	49.25	
0,440.34		31 871 10	4.5
733,662.55	701,791.45	31,0713	
		re 079 92	13.0%
400 134 40	433,855.58	* * I = · · ·	39.9%
	8,053.93		-5.8%
			-3.9%
			-1.8%
		-84.28	-1.070
4,635.46	4,710.74	45,000,55	6.4
763.101.78	717,201.23	45,900.55	0
, 44, 12 111 2			
	2 224 22	-242.09	-10.4%
2,079.80			-9.1%
1.917.20			33.7%
			100.0%
	0.00		-100.0%
	2,500.00	-2,500.00	
	00.050.72	18,465.10	29.3
81,418.83	62,953./3	10, 100.10	
		725.00	10.7%
7 635 00	6,900.00		-38.1%
	122,153.88		-66.7%
			16.7%
		4,425.00	1,264.3%
		-22,290.00	-79.8%
		900.00	450.0%
1,100.00	200.00		-39
94,935.61	157,778.88	-62,843.27	
	2 637 99	-273.16	-10
2,364.72			88
4,250.00			-66
1,500.00			154
			6
	4,932.22		2,528
	1,780.79		-100
	1,620.00	•	-100
			10
		22,155.06	
		-20,438.24	-25
		15,994.57	50
45,860.17			-50
33,468.21			100
			100
19,167.97	0.00	19,107.97	
2,142,790.70	2.043,275.37	99,515.33	4
	490,134.40 11,268.25 143,081.82 113,981.85 4,635.46 763,101.78 2,079.80 1,917.20 74,921.83 2,500.00 0.00 81,418.83 7,635.00 75,565.61 25.00 175.00 4,775.00 5,660.00 1,100.00 94,935.61 2,364.72 4,250.00 1,500.00 6,500.00 6,500.00 5,237.88 46,807.80 0.00 300.00 227,060.17 60,833.82 45,860.17 33,468.21 16,321.19 19,167.97	### 400,867.70	May 22 - Mar 23 May 21 - Mar 12

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Village of North Barrington Profit & Loss Prev Year Comparison

	as 100 May 22	May '21 - Mar 22	\$ Change	% Change
	May '22 - Mar 23	2.043,275.37	99,515.33	4.9
Gross Profit	2,142,790.70	2,040,270.01		
Expense				9.2%
Salaries & Benefits	96.777.50	88,595.00	8,182.50	-100.0%
10.4050 · Village Administrator		33,466.50	-33,466.50	105.2%
10.4055 · Deputy Clerk	0.00	20,961.00	22,055.00	-50,4%
10.4057 · PT Clerical	43,016.00	2,346.10	-1,182.28	
10.4060 - Employer Payroll Taxes	1,163.82	3,467.15	-3,467.15	-100.0%
10.4065 · Employer Medical Premiums	0.00	1.680.00	-1,680.00	-100.0%
10.6560 · Payroll Expenses	0.00		-9,558.43	-6
Total Salaries & Benefits	140,957.32	150,515.75	-9,000.40	
A desired the Evenones		4 5 4 5 7 4	2,337.95	151.3%
Administrative Expense	3,883.66	1,545.71	535.48	101.7%
10.5205 · Copier Lease/Maintenance	1,062.04	526.56	0.00	0.0%
10.5230 · Codification Services	150.00	150.00	-270.48	-20.4%
10.5275 · Paratransit Services - Pace	1,052.50	1,322.98	350.14	170.6%
10.5350 · Vehicle Stickers	555.39	205.25	-52.95	-1.8%
10.5395 · Bank Service Fee	2.826.07	2,879.02	-52.95 404.95	21.2%
10.5400 · Dues & Subscriptions	2,313.10	1,908.15		247.5%
10.5450 · Internet	2,317.90	667.11	1,650.79	490.8%
10.5475 - Postage	2,486.48	420.85	2,065.63	185.8%
10.5500 · Printing		214.35	398.25	4.5%
10.5550 · Publishing	612.60	4,342.63	197.14	-6.9%
10.5600 · Phone Services	4,539.77	2,179.01	-151.03	
10.5650 · Meetings & Travel	2,027.98	1,744.13	. 890.19	51.0%
10.5730 · Office Supplies	2,634.32	1.500.00	0.00	0.0%
10.5820 - Flint Creek Watershed Partshp	1,500.00	0.00	41.00	100.0%
10.5620 Fillit Greek Watershout allower	41.00		-1,655.81	-100.0%
10.5079 · Miscellaneous	0.00	1,655.81	-4,158.46	-100.0%
10.5098 · Contingency	0.00	4,158.46	-4,100.10	
10.5999 · CARES Act Expense	28,002.81	25,420.02	2,582.79	1
Total Administrative Expense	·	0.00	0.00	
10.4010 · Salaries & Benefits.	0.00	0.00	4.710.00	-1
10.4010 Guianis is a second	27.149.00	31,859.00	-4,710.00	-7
10.5220 · Legal	5,913.00	25,127.00	-19,214.00	96
10.5225 · Mosquito Control	4,517.92	425.00	4,092.92	30
10.5245 · Website Services		1,100.00	0.00	16
10.5250 · Treasurer's Services	1,100.00	12.101.25	19,423.75	
10.5260 · Accounting Services	31,525.00	9,400.00	300.00	
10.5265 · Audit Services	9,700.00	14,975.78	-773.69	
10.5300 · Liability Insurance	14,202.09	14,000.00	-14,000.00	-10
10.5300 · Liability insurance	0.00	14,000.00	• •	
10.6725 · Bond Release		0.050.00	10,167.12	495.0%
Village Hall	12,220.92	2,053.80	1,241.00	100.0%
10.5705 · Building Maint.	1,241.00	0.00	450.00	100.0%
10.5706 · Fire/Security Alarm	450.00	0.00	600.00	100.0%
10.5722 · Generator Maintenance	600.00	0.00	-751.48	-25.3%
10.5723 · HVAC Maintenance	2.222.92	2,974.40		5.4%
10.5731 · Supplies	256.00	243.00	13.00	18.5%
10.5733 · Water Supply Permit	1,870.00	1,578.00	292.00	353.5%
10.5735 · Cleaning Services	8,387.82	1,849.70	6,538.12	100.0%
10.5740 · Landscape Maintenance		0.00	235.00	
10.5745 · Pest Control	235.00	40.00	-40.00	-100.0%
10.5099 · Contingency	0.00	70.00		

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Parks

Village of North Barrington Profit & Loss Prev Year Comparison

asis				
	May '22 - Mar 23	May '21 - Mar 22	\$ Change	% Change
Total Village Hall	27,483.66	8,738.90	18,744.76	214.5%
Health & Sanitation 10.5235 · Health Officer	5,393.75 0.00	4,893.75 137.12	500.00 -137.12	10.2% -100.0%
10.5811 · Membership Dues & Subscriptions Total Health & Sanitation	5,393.75	5,030.87	362.88	7.2%
Enviornmental & Health Commiss			144.18	100.0%
10.5420 · Enviornmental & Health Commiss.	144.18	0.00	144.18	100.0%
Total Enviornmental & Health Commiss	144.18	0.00	144.10	
Information Technology (IT) 10.5247 · IT Annual Licensing 10.5240 · IT Consulting Services	7,589.45 17,825.16	7,893.66 31,437.51	-304.21 -13,612.35	-3.9% -43.3%
Total Information Technology (IT)	25,414.61	39,331.17	-13,916.56	-35.4%
Building Department 12.5100 · Building and Zoning Officer 12.5105 · Inspections 12.5811 · Membership Dues & Subscriptions	46,497.50 16,304.15 145.00	45,167.50 9,472.50 145.00	1,330.00 6,831.65 0.00	2.9% 72.1% 0.0%
Total Building Department	62,946.65	54,785.00	8,161.65	14.9%
Forester 15.5070 · Forester Services 15.5072 · Tree Removals	4,516.25 0.00	5,437.50 9,437.00	-921.25 -9,437.00	-16.9% -100.0%
Total Forester	4,516.25	14,874.50	-10,358.25	-69.6%
Engineering 17.5105 · Inspections 17.5114 · Plan Review	0.00 6,145.00	1,316.00 5,116.50	-1,316.00 1,028.50	-100.0% 20.1%
17.5125 · Engineer Consulting 17.5018 · NPDES Permit/MS4 17.5125 · Engineer Consulting - Other	2,797.00 19,020.50	2,504.00 14,138.00	293.00 4,882.50	11.7% 34.5%
Total 17.5125 · Engineer Consulting	21,817.50	16,642.00	5,175.50	31.1%
Total Engineering	27,962.50	23,074.50	4,888.00	21.29
17.5020 · 50/50 Culvert Program	0.00	1,800.00	-1,800.00	-100.09
Police Service 20.5202 · IGA - NB School Traffic Control 20.5201 · IGA - Police Services	7,633.00 367,835.99	6,910.53 350,797.51	722.47 17,038.48	10.5% 4.9%
Total Police Service	375,468.99	357,708.04	17,760.95	5.09
Highways & Streets (Road Dept.) 30.5025 · Maintenance/Storm Cleanup 30.5015 · Public Works 30.5020 · Utilties 30.5030 · Snow Removal	15,858.50 35,543.59 770.49 139,150.00	10,142.25 22,194.27 1,039.61 139,150.00	5,716.25 13,349.32 -269.12 0.00	56.4% 60.2% -25.9% 0.0%
Total Highways & Streets (Road Dept.)	191,322.58	172,526.13	18,796.45	10.9

1:01 PM 04/05/23 Accrual Basis

Village of North Barrington Profit & Loss Prev Year Comparison

	May '22 - Mar 23 May '21 - Mar 22		\$ Change	% Change	
40.5015 · Summer Concerts 40.5020 · Fall Fest 40.5080 · Eton Park · Port-o-let Rental 40.5085 · Landscape Maintenance	5,085.00 9,755.27 1,365.25 4,347.52	2,831.53 8,841.30 1,026.08 1,820.30	2,253.47 913.97 339.17 2,527.22	79.6% 10.3% 33.1% 138.8%	
Total Parks	20,553.04	14,519.21	6,033.83	41.6%	
Zoning Board of Appeals 10.5410 · Zoning Board of Appeals Expense	0.00	153.00	-153.00	-100.0%	
Total Zoning Board of Appeals	0.00	153.00	-153.00	-100.0%	
Capital Expenditures 60.8000 · Facilities 60.8002 · Parks 60.8001 · Village Hall 60.8000 · Facilities - Other	2,728.33 2,389.97 0.00	0.00 0.00 34,396.45	2,728.33 2,389.97 -34,396.45	100.0% 100.0% -100.0%	
Total 60.8000 · Facilities	5,118.30	34,396.45	-29,278.15	-85.1%	
60.8100 · Street Maintenance & Repair	453,754.93	613.00	453,141.93	73,922.0%	
60.8200 · Public Infrastructure 60.8203 · Stormwater Facility Maint. & Im	2,509.50	0.00	2,509.50	100.0%	
Total 60.8200 · Public Infrastructure	2,509.50	0.00	2,509.50	100.0%	
60.8300 - IT 60.8395 - Bank Service Fees 60.8397 - Grants	16,051.38 7.35 1,345.50	0.00 0.00 0.00	16,051.38 7.35 1,345.50	100.0% 100.0% 100.0%	
Total Capital Expenditures	478,786.96	35,009.45	443,777.51	1,267.6%	
Trust & Agency. Road Bond.	4,028.00 2,000.00	0.00 0.00	4,028.00 2,000.00	100.0% 100.0%	
Total Expense	1,489,088.31	1,012,474.57	476,613.74	47.1%	
Net Ordinary Income	653,702.39	1,030,800.80	-377,098.41	-36.6%	
Net Income	653,702.39	1,030,800.80	-377,098.41	-36.6%	

AGENDA COVER SHEET

To: Village President and Board of Trustees

From: John A. Lobaito, Village Administrator

Date: April 12, 2023

Subj: Tree of the year award

Attachments: 1. Resolution establishing Tree of the Year Program

2. Congratulatory letter, Chairperson Linda Aylward

Board Action Requested: Recognition of the 2022 recipient of the Tree of the Year.

Executive Summary: In August 2022 the Village Board adopted a Resolution that established the Tree of the Year program. Among other things, the Resolution established the Environmental & Health Commission as the Commission to administer the program and establish a selection committee. The Tree of the Year program was run in past years; however, the Resolution formally established the program.

In the fall of 2022, the Environmental & Health Commission promoted the program to the community to solicit nominations. The Commission received four (4) nominations from three (3) residents. The selection committee met in January 2023 to evaluate the nominations.

After careful consideration, the selection committee selected an elm tree nominated by Darrel and Kay Phillips for its age, shape, beauty, and prominent display in the community.

111 OLD BARRINGTON ROAD

(847) 381-6000 NORTH BARRINGTON, ILLINOIS 60010 Fax (847) 381-3303

www.northbarrington.org

February 1, 2023

Darrel and Kay Phillips 208 Biltmore Drive North Barrington, IL 60010

Dear Mr. and Mrs. Phillips,

On behalf of the Environmental and Health Commission, we would like to congratulate you as your nomination of the elm tree was selected as The Village of North Barrington's Tree of the Year. Under the advice of Susan Allman, our Village Forester, your stately elm tree was chosen for its size, shape and age, its beauty, and in your own words, rarity. While elms are susceptible to Dutch elm disease, we are fortunate to have this fine specimen gracing our village.

Please join the Village Board of Trustees at their meeting on April 19th at 7:00 pm, when your tree will be honored.

Sincerely, typila S. Aglul

cc

Linda Aylward

Environmental and Health Commission Chairperson

Village President Eleanor Sweet McDonnell

Board of Trustees

RESOLUTION NO. 2022-13

A RESOLUTION ESTABLISHING TREE OF THE YEAR PROGRAM

WHEREAS, the passage of this Resolution constitutes an exercise of the Village of North Barrington's powers and functions as granted in the Constitution and statutes of the State of Illinois, including *inter alia* 65 ILCS 5/11-109-1, and is intended for the general health, safety, and welfare of the Village and its residents; and

WHEREAS, the Village has received the designation of Tree City USA for the past 20 years; and

WHEREAS, the Village has recognized the importance trees have in the community and have established a tree preservation ordinance governed by Title 5, Chapter 3 of the Village Code.

WHEREAS, the Village believes that the preservation of trees benefits the community by mitigating the impacts of climate change by absorbing carbon dioxide, increasing property values, reducing energy costs, and providing improved mental and physical health of the Village residents; and

WHEREAS, the Village wants to increase the awareness of the value trees have in the community and bring awareness of the pride the community has in its more than twenty -year recognition as a Tree City USA; and

WHEREAS, the Village believes the best way to raise awareness of the importance trees have in the community is to annually commemorate and recognize property owners that have unique or a significant tree on their property.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of North Barrington, Lake County, Illinois, as follows:

SECTION 1: The above recitals are incorporated into this Resolution and shall have the same force and effect as though fully set forth herein.

SECTION 2: The following Tree of The Year program is hereby in effect and shall be governed by the guidelines set forth herein and the program shall be administered by the Environmental and Health Commission. The Village Forester shall assist the Commission in managing the program.

SECTION 3: All property owners are eligible to participate in the Tree of The Year Program.

- A. Nominations may include a single tree or a collection of trees in a grove ("Nominated Tree") in the Village of North Barrington.
- B. The Environmental and Health Commission shall establish a selection committee which shall consist of three (3) members of the Environmental and Health Commission. The Commission may appoint one (1) resident to serve on the selection committee in lieu of a Commission member.
- C. Annually, the Environmental and Health Commission shall select a recipient for the Tree of The Year Award from the submitted Nominated Tree Applications.
- D. Nominated Trees must have the written approval of the property owner where the Nominated Tree is located.
- E. The Nominated Tree must be visible from a public or private street.
- F. Nominated Tree may be nominated based on the following criteria.
 - a. A tree of exceptional size, form, or rarity.
 - b. Age.
 - c. Association or contribution to a historic site, event or noted person, or a story of interest.
 - d. A tree that is a landmark in the community.
 - e. Significant beauty.
- G. Property owners of a Nominated Tree must expressly grant permission for Village representatives to enter the private property where the Nominated Tree is located to view and photograph the tree.
- H. To be considered for a Tree of the Year Award, applicants must submit a completed application, a brief justification for the nomination, and one or more photographs of the Nominated Tree.

SECTION 4: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 5: All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: This Resolution shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Passed this 17th day of August 2022 by roll call vote as follows:

	<u>Ayes</u>	<u>Nays</u>	Absent	<u>Abstain</u>
Trustee Kevin Horcher	X		gray p. p. p. mark and a second a	
Trustee Robin Kelleher	X			
Trustee Vanessa Kerrigan	X			
Trustee Martin Pais	X		and the second s	
Trustee Greg Rogus	X	***************************************	According to the second	Name of the Contract of the Co
Trustee Lawrence Weiner	X			
President Sweet McDonnell				•
(SEAL) ATTEST: Village Clerk	LU	M XXX	DAY OF AUGU MC II, Village Presi	DORKEY
Published: August 18th, 202	.2			
\ /				

MAYORAL PROCLAMATION VILLAGE OF NORTH BARRINGTON ARBOR DAY APRIL 28, 2023

WHEREAS, In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, Arbor Day was first observed with the planting of more than a million trees in Nebraska, and Arbor Day is now observed throughout the nation and the world; and

WHEREAS, the Village of North Barrington has been recognized as a Tree City USA for the past twenty-one years by The National Arbor Day Foundation and desires to continue its tree-planting practices; and

WHEREAS, the Village believes that the preservation of trees benefits the community by mitigating the impacts of climate change by absorbing carbon dioxide, increasing property values, reducing energy costs, and

WHEREAS, trees reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife, and

WHEREAS, trees provide improved mental and physical health of the Village residents, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees provide improved mental and physical health of the Village residents.

NOW, THEREFORE, BE IT PROCLAIMED by the President and Board of Trustees of the Village of North Barrington, April 28, 2023 as **ARBOR DAY** in the Village of North Barrington and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and further I urge all citizens to plant trees to improve the environment and promote the well-being of future generations.

PROCLAIMED, signed and sealed this 12th day of April 2023 in the Village of North Barrington, Lake County, Illinois.

	President
Attest:	
Village Clerk	

AGENDA COVER SHEET

To: President and Board of Trustees

From: John A. Lobaito, Village Administrator

Date: April 12, 2023

Subj: Fiscal Year End 2024 Budget

Attachment: 1. Ordinance Adopting the FYE 2024 Budget

Board Action Requested: Motion to pass an Ordinance adopting the FYE 2024 budget and authorize the drafting of the Appropriation Ordinance.

Highlights of the Budget

- 1. The proposed FYE 2024 Operating budget of \$1,315,603 is presented as a balanced budget. The planned expenditures are less than the anticipated revenues.
- 2. A budget surplus is anticipated of approximately \$297,000.
- 3. Budgeted expenditures are down \$41,726 compared to budget in FYE 2023. This is largely attributable to reduced costs in police services.
- 4. The proposed budget reflects a \$200,000 transfer to the Capital Projects Fund from revenues received in the fiscal year.
- 5. Capital Projects Fund (CPF) expenditures planned to be \$985,950 for facilities, Stormwater Infrastructure, Motor Fuel Tax Fund, and Information Technology projects and updates.
- 6. Motor Fuel Tax Fund expenditures budgeted at \$30,000 for design engineering for 2024 street maintenance program.
- 7. The 5-year Capital Improvement Plan (CIP) that will serve as a planning tool for maintaining and/or replacing Village assets reflects a total 5-year expenditure of \$5.6 million.

The President and Board of Trustees held a public meeting on March 22 and April 12, 2023 to consider the proposed FYE 2024 budget and capital spending plan and to afford the public an opportunity to comment.

Revenue: Anticipated revenue is projected to be down compared to FYE 2023 by \$266,980. The single largest decrease is from funds received from the American Rescue Plan Act (ARPA). The final payment

was received in FYE 2023 of \$227,034. The total ARPA funds received over the past two fiscal years is approximately \$401,000. No additional ARPA funds will be received in FYE 2024.

Motor Fuel Tax (MFT) revenues are expected to be down compared to FYE 2023 by an estimated \$36,000. The single largest decrease is the elimination of revenues from Rebuild Illinois program of \$33,000.

Our conservative revenue estimates are reflective of the growing concern about inflation in the coming year and a weak economy.

Expenditure: The decrease in budgeted expenditures compared to FYE 2023 expenditures is mostly attributable to a reduction in the police services contract. Below are a few other highlights:

- 1. Salaries and Benefits are flat.
- 2. Police Service cost is down.
- 3. Increase in Forester budget for additional Tree Removal.
- 4. Parks increase in event programing budget.
- 5. ZBA increase due to planned update to the Village Zoning Ordinance.
- 6. Increase in Public Works maintenance activity. New initiative for a programmatic approach to annual maintenance of Village storm water management systems.

Capital Projects Fund (CPF): The Village Board created this fund in May 2021 to separate the Villages capital spending from its operational expenses. This separation of expenditure provides a better management tool in understanding year-over-year operating expenses and provides a clear picture to the residents the Villages long term capital expenditures.

In March 2023, the Village Board approved the transfer of \$601,000 from ARPA and unrestricted reserves in the General Fund. Including these funds, the CPF has approximately \$2.3 million for future projects.

Like in past years, the proposed budget plans for an additional \$200,000 transfer into the CPF.

5-Year CIP: The proposed CIP is a dynamic planning and management tool for the Village Board to coordinate the financing and timing of capital expenditures. The CIP is the capital spending plan that works hand and glove with the CPF. The plan provides a blueprint for improving/maintaining the community's infrastructure and facilities. The CIP is divided into four (4) categories: Public Infrastructure, Facilities, IT Systems, and Street Maintenance Program. This fiscal year's expenditures are estimated to be \$985,950.

The notable project this year is Haverton/Grassmere/Oaksbury stormwater improvement project. When completed this project will reduce the flooding frequency that occurs in these three areas and Illinois State Route 59. Most of this year will be spent on engineering design, coordination with participating agencies, and permitting. Construction is expected in 2024/25.

VILLAGE OF NORTH BARRINGTON ORDINANCE NO. _____

AN ORDINANCE OF THE VILLAGE OF NORTH BARRINGTON, ILLINOIS, ADOPTING A BUDGET FOR FISCAL YEAR END 2024 AND AUTHORIZES THE DRAFTING OF AN APPROPRIATION ORDINANCE

WHEREAS, the Village of North Barrington (the "Village") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, the Village is required by state statute to formulate and approve an appropriation ordinance for Village expenditures for the coming fiscal year; and,

WHEREAS, the Village President and Board of Trustees wish to adopt a formal budget upon which the appropriation ordinance can be based; and,

WHEREAS, the Village practices sounds financial management in forecasting its revenues and sets specific expenditure levels which cannot be exceeded without prior Board authorization; and,

WHEREAS, the Village Board held public meetings on March 26, 2023 and April 12, 2023 to consider the proposed FYE 2024 General Fund budget, Capital Projects Fund budget, and Motor Fuel Tax Fund budget; and,

WHEREAS, the document attached to this ordinance has been prepared by Village staff and reviewed by the President and Board of Trustees.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of North Barrington, Lake County, Illinois, as follows:

SECTION 1: That the above and foregoing recitals be and are hereby incorporated herein by reference as findings of fact by the Corporate Authorities.

SECTION 2: That the document attached hereto as **EXHIBIT A** is the formal General Fund (operating) budget, Capital Projects Fund budget, and Motor Fuel Tax Fund budget, commencing on May 1, 2023 and ending on April 30, 2024.

SECTION 3: That the Village staff shall be instructed and is hereby authorized to draft an appropriation ordinance for consideration by the Board by July 31, 2023, which shall be based on this document.

SECTION 3. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form (which publication is hereby authorized) as provided by law.

Passed this 12th day of April 2023 by roll call vote as follows:

			Ayes	Nays	Absent	Abstain
Trustee Mar Trustee Greg Trustee Law	in Kelleher essa Kerrigan tin Pais					
		APPR	OVED THI	S D	OAY OF MA	Y 2023.
		Eleano	or Sweet Me	cDonnell,	Village Pres	ident
(SEAL)						
A TTEST.						
ATTEST:	John A. Lobaito Village Clerk					
Published:	April 12, 2023					

EXHIBIT A

GENERAL FUND REVENUES FISCAL YEAR END 2024

VILLAGE OF NORTH BARRINGTON

Village of North Barrington Fiscal Year End 2024 Budget

General Fund	Fiscal Year Ending April 30, 2020 Actual	Fiscal Year Ending April 30, 2021 Actual	Fiscal Year Ending April 30, 2022 Actual	Fiscal Year Ending April 30, 2023 Budget	Fiscal Year Ending April 30, 2023 Projected Year End	Fiscal Year Ending April 30, 2024 Proposed Budget
General Fund Revenues						
Property Taxes	700,281	684,474	701,791	702,375	725,223	744,913
Property Taxes - Corporate	367,428	354,243	357,490	396,250	396,267	401,484
Property Taxes - Roads	69,435	17,771	19,564		28,477	50,000
Property Taxes - Police	255,289	302,778	316,346	297,625	292,136	284,929
Property Taxes - Audit	8,129	9,682	8,391	8,500	8,343	8,500
State Tax Distributions	472,193	515,165	748,352	605,415	706,171	685,605
State Income Tax	301,977	-	446,208	362,655	443,471	443,474
Sales Tax	69,712		166,765	137,700	137,700	125,973
Úse Tax	96,423		119,313	94,860	110,000	101,967
Pers. Prop. Replacement Tax	3,867		11,203	6,120	10,000	9,957
Cannabis Use Tax	214		4,863	4,080	5,000	4,234
Franchise Fees	77,514	76,219	62,762	77,930	77,946	72,500
AT&T Uverse	-	2,101	2,130	2,320	1,888	2,000
AT&T Long Distance	-	3,504	2,109	4,290	1,917	2,000
Comcast	-	70,615	56,023	71,320	74,141	68,500
Other Franchise Fees		· <u>-</u>	2,500	-	-	
Permits / Filing Fees	57,744	84,083	167,095	118,430	100,000	86,055
Application Fees	40,693		6,900	7,000	7,635	7,000
Building Permit Fees	-	63,495	124,654	100,000	75,545	75,000
Home Occupation Fees	-	25	75	30	25	30
Septic Registration	25	225	150		150	225
Septic Permit	-	1,150	350	300	4,775	300
Vehicle Stickers	15,973	15,428	31,016	9,000	5,620	
Tree Removal	50	450	1,400	200	1,050	500
Watershed Development Permit	1,003	3 -	2,550	1,900	5,200	3,000
Fines - Police	8,295	1,109	3,000	2,500	2,241	2,300
Liquor Licenses	4,400			4,000	4,250	4,250
Road Impact Fees		-	4,500	2,500	1,500	
Impact Fee - Parks	-	4,903	4,932	-	5,238	
Interest Income	56,147	7 8,980	2,894	800	30,000	15,000
Board of Appeals Income	900		300	300	300	300
Other Income	435	24,515	208,445	2,000	227,034	2,000
Total General Fund Revenues	1,377,909	1,403,799	1,906,321	1,516,250	1,879,903	1,612,923

GENERAL FUND EXPENSES

FISCAL YEAR END 2024

VILLAGE OF NORTH BARRINGTON

Village of North Barrington Fiscal Year End 2024 Budget

	Fiscal Year Ending April 30, 2020	Fiscal Year Ending April 30, 2021	Fiscal Year Ending April 30, 2022	Fiscal Year Ending April 30, 2023	Fiscal Year Ending April 30, 2023	Fiscal Year Ending April 30, 2024
General Fund	Actual	Actual	Actual	Budget	Projected Year End	Proposed Budget
General Fund Expenditures						
Salaries & Benefits	229,122	159,130	165,281	236,400	163,851	241,503
Administrator	108,534	46,443	99,320	115,000	115,000	115,000
Administrative Assistant #1	66,748	3,966	35,147	65,000	-	65,000
Administrative Assistant #2						35,000
Part Time	53,840	101,066	25,001	24,000	47,351	20,000
Payroll Taxes	-	7,655	5,813	32,400	1,500	6,503
Administration Expense	155,538	120,893	122,423	183,500	134,295	192,450
Copier Lease & Maintenance	3,233	3,763	2,983	2,000	4,500	6,000
Codification Services	2,398	2,613	898	3,000	3,000	3,000
Paratransit Services - PACE	-	150	150	150	150	150
Vehicle Stickers	-	-	1,323	2,600	1,053	
Bank Service Fee	-	219	249	230	500	500
Membership Dues & Subscriptions	1,568	3,933	2,952	6,700	6,700	8,300
Flint Creek Watershed Partnership		2,600	1,500	1,500	1,500	
Internet	1,403	1,855	2,138	2,400	2,400	2,400
Postage	930	2,054	1,955	3,090	3,090	3,100
Printing	2,004	824	421	2,580	2,000	2,500
Publishing & Recording Fees	191	610	214	1,500	1,000	1,500
Phone Services	3,528	4,553	4,400	4,500	4,500	4,000
Meetings & Travel	2,334		2,190	2,600	2,500	3,000
Office Supplies	3,018		1,891	3,000	2,500	3,000
BACOG Dues	-	10,000		10,000	-	10,000
Contingency	13,137	, _	1,716	1,000	-	1,000
Legal	55,068		33,887	50,000	40,000	55,000
Mosquito Abatement	36,713	17,406	21,296	30,000	6,000	25,000
Website		-	425	5,000	2,500	4,000
Treasurer Services	3,011	1,100	1,200	1,200	1,200	1,200
Accounting Services	· <u>-</u>	4,980	12,101	25,000	30,000	30,000
Audit	10,000			10,000	10,000	10,300
Employee Recognition	-	-	-	-	-	2,500
Liability Insurance	17,002	2 13,630	14,976	15,450	14,202	16,000
Village Hall	29,583			39,230		
Building Maintenance & Repair		433				
Contracted Services:						
Fire/Security Alarm Maintenance	3,35	4 2,442	· -	1,100	1,655	1,500
Generator Maintenance	_	-	-	600		500
HVAC Maintainence	64.	1 220) -	700	800	1,000
Cleaning Services	4,16		1,765	3,500	1,995	3,000
Windows/Gutter Cleaning	_	-	-	-		1,400
Landscape Maintenance	11,95	0 2,267	7 1,850	18,000	11,184	18,000
Mechanical Maintenance:	and and the same of		•			
Electrical Supply & Repair	4,56	4 -	-	1,000	0 -	3,000
Plumbing	.,55	-	-	1,000		3,000
Building Supplies	74	2 403	3,009			
Lake County Water Supply Permit	21		243			300
Pest Control	17		-	-	235	
Well Maintenance	-	_	-	_	-	1,000
Contingency	1,15	9 1,36.	3 40	1,50	0 -	1,500
Contingency	1,10	2 2,30.	- "	2,500		

Village of North Barrington Fiscal Year End 2024 Budget

General Fund	Fiscal Year Ending April 30, 2020 Actual	Fiscal Year Ending April 30, 2021 Actual	Fiscal Year Ending April 30, 2022 Actual	Fiscal Year Ending April 30, 2023 Budget	Fiscal Year Ending April 30, 2023 Projected Year End	Fiscal Year Ending April 30, 2024 Proposed Budget
Health & Sanitation	10,540	3,328	5,031	6,800	5,000	6,300
Health Officer	9,127	3,328	4,894	5,000	5,000	5,500
Annual Operations & Maintenance Fee	1,413	-	.,,	1,500	-	
Membership Dues & Subscriptions	-	_	137	300	_	300
Contingency	_	_	_	-	-	500
Environmental & Health Commission	_	_	_	7,500	-	10,000
Enviornmental & Health Commission	_	_	_	500	-	2,000
50/50 Tree Program	_	_	-	7,000	-	8,000
Information Technology (IT)	-	20,708	43,898	43,000	32,000	42,000
IT Annual Licensing	-	_	10,013	12,000	12,000	12,000
Consulting Services	_	20,708	33,885	31,000	20,000	30,000
Building Department	57,871	56,359	58,513	57,800	72,200	66,800
Bldg & Zoning Officer	44,398		48,895	45,000	50,000	50,000
Inspections	13,460		9,473	12,500	16,000	16,000
Engineering	,	11,397	-	-	-	
Membership Dues & Subscriptions	-	145	145	300		300
Contingency	13	-	_	-	-	500
Forester	8,770		15,325	22,209	21,300	27,500
Forester Services	8,770	-		6,700	6,000	6,700
Tree Planting/Removals	-,	314	2004	15,000	15,000	20,000
Membership Dues & Subscriptions	_	147		509	300	300
Contingency	_	_	-	-	-	500
Engineering	77,624	13,767	23,309	52,000	49,229	55,000
Engineer Consulting	65,379			35,000	30,000	35,000
Plan Review	-	7,302	5,116	7,000	7,500	7,000
Inspections	-	-	1,316	8,000	8,000	8,000
NPDES Permit(MS 4)	1,000	1,000	2,504	2,000	3,729	5,000
Police Service	_	383,599	393,164	474,500	432,500	353,500
IGA - NB School Traffic Control	-	3,696		7,500	7,500	8,500
IGA Police Services		379,903	386,253	467,000	425,000	345,000
Highway & Streets (Road Dept.)	693,205	170,261	179,200	190,150	190,356	203,150
Public Works	163,23			40,000	40,000	50,000
Utilities	68,00		1,040	1,000	1,000	1,000
Snow Removal	-	135,100		139,150	139,150	139,150
Maintenance/Storm Cleanup	-	6,633		10,000	10,206	13,000
Parks	27,23	7,948	14,519	33,240	30,000	50,000
Programs -						
Summer Events	3,98	5 -	2,832	5,000	6,780	10,000
Fall Fest	7,55	6 -	8,841	10,000	13,007	15,000
Spring Events	-	-	-	1,000) -	3,100
Winter Events		-	-	1,000) -	5,000
Eton Rentals	2,33	6 91.	5 1,026	1,240	1,365	1,400
Landscape Maintenance	7,16	9 7,03.	3 1,820	15,000	8,848	15,000
Contingency		8) -	-	-	-	500

Village of North Barrington Fiscal Year End 2024 Budget

General Fund	Fiscal Year Ending April 30, 2020 Actual	Fiscal Year Ending April 30, 2021 Actual	Fiscal Year Ending April 30, 2022 Actual	Fiscal Year Ending April 30, 2023 Budget	Fiscal Year Ending April 30, 2023 Projected Year End	Fiscal Year Ending April 30, 2024 Proposed Budget
Zoning Board of Appeals	298	-	153	10,500	-	20,500
Dues & Expenses	-	-	-	500	-	500
Zoning Ordinance Updates	298	-	153	10,000	-	20,000
Plan Commission	1,000	-	-	500	-	1,000
Total General Fund Expenditures	1,300,792	954,302	1,031,374	1,357,329	1,156,396	1,315,603
Net Income	(20,217)	479,883	874,947	-	723,507	297,321
General Fund Summary						
Carry Over from Prior Year	2,261,895	2,241,678	2,721,561		3,396,508	3,518,500
Total Fund Revenue	1,432,624	1,571,398	1,906,321		1,879,903	1,612,923
Total Fund Expenditures	1,452,841	1,091,515	1,031,374		1,156,396	1,315,603
Restricted Funds - Capital Transfer	-	-	200,000		601,515	200,000
Fund Carry Over (or Deficit)	2,241,678	2,721,561	3,396,508		3,518,500	3,615,821

MOTOR FUEL TAX (MFT)

FISCAL YEAR END 2024

VILLAGE OF NORTH BARRINGTON

Village of North Barrington Fiscal Year End 2024 Proposed Budget

Motor Fuel Tax Fund (MFT)	Fiscal Year Ending April 30, 2020 Actual	Fiscal Year Ending April 30, 2021 Actual	Fiscal Year Ending April 30, 2022 Actual	Fiscal Year Ending April 30, 2023 Budget	Fiscal Year Ending April 30, 2023 Projected	Fiscal Year Ending April 30, 2024 Proposed Budget
MFT Revenue						
Allotment from State	112,439.00	91,805.00	87,380.00	87,100.00	87,100.00	87,100.00
Transportation Renewal	-	17,290.00	34,088.00	34,000.00	34,000.00	34,000.00
Rebuild Illinois		100,405.00	66,936.00	66,900.00	33,468.00	
Interest Income	3,565.00	567.00	10,907.00	-	18,476.00	15,000.00
Total MFT Revenue	116,004.00	210,067.00	199,311.00	188,000.00	173,044.00	136,100.00
MFT Expenditures						
Street Maintenance & Repairs	180,000.00	_	-	525,000.00	425,556.00	
Engineering	-	_	-	25,000.00	25,000.00	
Total MFT Expenditures	180,000.00		-	550,000.00	450,556.00	
Total Will Experiences	200,000,00					CALL PARTY
MFT Transfers						
Transfer to Capital Projects Fund	_	_		_	_	30,000.00
Total MFT Transfers			_		-	30,000.00
Total WFT Transfers		_				50,000100
- 12						
Fund Summary	454 702 00	07 707 00	207 774 00	407 00E 00	497,085.00	219,573.00
Carry Over from Prior Year	151,703.00	87,707.00	297,774.00	497,085.00		
Total Fund Revenue	116,004.00	210,067.00	199,311.00	188,000.00	173,044.00	136,100.00
Total Fund Expenditures	180,000.00	-	-	550,000.00	450,556.00	20,000,00
Transfer to CPF	-	-	-	-	-	30,000.00
Fund Carry Over (or Deficit)	87,707.00	297,774.00	497,085.00	135,085.00	219,573.00	325,673.00
Talla cally over for periody	,	,	•	- Construction • Construction (1) (1)		
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CAPITAL PROJECT FUND (CPF)

FISCAL YEAR END 2024

VILLAGE OF NORTH BARRINGTON

Village of North Barrington Fiscal Year End 2024 Proposed Budget

	Fiscal Year Ending	Fiscal Year Ending	Fiscal Year Ending	Fiscal Year Ending
	April 30, 2022	April 30, 2023	April 30, 2023	April 30, 2024
Capital Project Fund (CPF)	Actual	Budget	Year End Estimate	Proposed Budget
CPF Revenue				
CFF Revenue				
DCEO Grant Proceeds	_	-	-	2,500,000
Transfer from Corporate Fund	200,000	200,000	200,000	200,000
Transfer of ARPA Funds to Capital Projects Fund	-	-	401,308	
Transfer of MFT Funds	-	-	450,556	30,000
Interst Income	-	_	7,222	7,000
Total CPF Revenue	200,000	200,000	1,059,086	2,737,000
CPF Expenditures				
Capital Projects	200,000	1,044,780	481,383	985,950
			101.000	
Total CPF Expenditures	200,000	1,044,780	481,383	985,950
Fund Summary			1 500 000	2.077.702
Carry Over from Prior Year	200.000	-	1,500,000	2,077,703
Total Fund Revenue (Transfers In)	200,000		1,059,086	2,737,000
Total Fund Expenditures (Transfers Out)	200,000		481,383	985,950
Fund Carry Over (or Deficit)	1,500,000		2,077,703	3,828,753
				ers out This can



AGENDA COVER SHEET

Village President and Board of Trustees To:

From: John A. Lobaito, Village Administrator

Date: April 12, 2023

Subj: Zoning Text Amendment

Attachments: 1. Ordinance Amending Chapter 10 of the Village Code to add indoor farm horticultural

operations as a Special Use within the R-1 Zoning District

2. Application for Text Amendment

3. July 11, 2022 Plan Commission minutes

4. July 18, 2022 Plan Commission minutes

Board Action Requested: Motion to pass an Ordinance to amend chapter 10 of the Village Code to add indoor farm horticultural operations as a Special Use within the R-1 Zoning District.

Executive Summary: The Village received an application for a zoning text amendment from Aummunnouel Varda and Anoosh Varda in June 2020. The Text Amendment would amend the Zoning Code to permit indoor farm horticultural operations as a Special Use in the R-1 Zoning district.

On July 18, 2022 the Plan Commission conducted a public hearing to consider the Text Amendment application. The proposed amendments to the Zoning Code are set forth in the attached ordinance, which will be presented as an action item at the April Board meeting. At the conclusion of the public hearing, the Plan Commission made a motion to recommend to the Board of Trustees approval of the Text Amendments to the Zoning Code. The motion failed on a 3-2 vote.

In addition to filing an application for a Text Amendment, the Varda's filed an application for a Special Use permit to operate a horticultural operation on premises located at 25815 W. Scott Rd. In addition, the Petitioner's would seek to have property adjacent to the site annexed into the Village. Action on petitioner's request for a Special Use Permit and annexation of additional property are not being considered at this time.

If the Board of Trustees approves the Ordinance amending the text of the Zoning Code, the Petitioner's intent is to bring forward their request to approve a Special Use Permit for an indoor horticultural operation at 25815 W. Scott Rd. property. Again, the Special Use Permit request is not being considered at this time.

VILLAGE OF NORTH BARRINGTON ORDINANCE NO.

AN ORDINANCE TO AMEND CHAPTER 10 OF THE VILLAGE CODE TO ADD INDOOR FARM HORTICULTURAL OPERATIONS AS A SPECIAL USE WITHIN THE R-1 ZONING DISTRICT

WHEREAS, with the development of innovative indoor agricultural production practices in nontraditional urban settings, including indoor farm horticultural operations, the Village would like to update Chapter 10 of the Village Code (the "Zoning Code") to permit this use as a special use within the Village; and,

WHEREAS, the Village would like to amend the Zoning Code to permit indoor farm horticultural operations within the Village, in which vegetables, herbs, fruits, flowers, other plants and vermiculture can be cultivated within the Village; and,

WHEREAS, such operations would be limited to completely enclosed buildings or greenhouses to (1) secure the space and provide a controlled environment, (2) protect against harsh weather conditions and allow year-round operation, (3) reduce water usage, (4) eliminate site runoff, and (5) keep pollutants, such as fertilizers, from entering the groundwater and soil; and,

WHEREAS, at its July 11, 2022 public hearing and continued public hearing on July 18, 2022, the Village Planning Commission reviewed the proposed text amendments and failed to recommend the amendments to the Zoning Code, as set forth in this Ordinance; and,

WHEREAS, after due consideration, the Corporate Authorities of the Village have determined it is appropriate to amend the Zoning Code to (1) define indoor farm horticultural operations and related terminology, (2) permit such operations as a special use within the R-1 zoning district, (3) establish operational regulations and parking requirements for such operations and (4) approve the text amendments set forth herein.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of North Barrington, Lake County, Illinois, as follows:

SECTION 1: Title 10 of the Village Code is hereby amended by amending Section 10-7-2 thereof by adding the underlined language to read as follows: (single underlines, denote inserted language and strikethroughs, denote deleted language):

10-7-2: SPECIAL USES ENUMERATED:

The following uses shall be special uses:

A. Cellular, personal wireless communications services (PCS) and other wireless telecommunications service facilities in the R-1 district; provided, that such facilities shall be a permitted zoning use when located on Village Hall site if, at the time of

placement of any such facility, there are no existing primary residential structures within a radius of one and three-tenths (1.3) times the height of any proposed antenna or tower and, notwithstanding any other provisions of this code or of this title, in no event less than two hundred twenty five feet (225') as measured from the point of installation and that said facilities, whether located in the R-1 district or on Village Hall site, shall comply with the provisions of title 3, chapter 5 of this code.

- B. Churches.
- C. Golf clubs pursuant to sections 10-6-8 and 10-6-9 of this title.
- <u>D.</u> <u>Indoor farm horticultural operations pursuant to Sections 10-7-10 et. seq., but only in R-1 district.</u>
- E. Parks, playgrounds and forest preserves publicly owned and operated.
- <u>F.</u> Planned developments described in chapter 8 of this title.
- G. Publicly owned libraries.
- <u>H.</u> Schools, public and private, elementary and high, nonboarding and including playgrounds and athletic fields incidental thereto.
- <u>I.</u> Trailers and mobile homes designed, equipped and installed for use as a permanent residence, but only in an R-3 district.
- <u>J.</u> Village Hall, Village garages, parking areas, storage buildings, other Village facilities, and uses appurtenant to any of the foregoing uses; also buildings or structures and parking areas for use by any other public body, and uses appurtenant to any of the foregoing uses. (1977 Code § ZR-6-2; amd. Ord. 818, 10-25-1999)

SECTION 2: Title 10 of the Village Code is hereby amended by adding Sections 10-7-10 through 10-7-13, which shall read as follows:

10-7-10 Definitions. Indoor Farm Horticultural Operations and Related Terms:

- A. Indoor farm horticultural operation means a farm operation that grows and cultivates vegetables, herbs, fruits, flowers, other plants and vermiculture, which are not deemed illegal to grow, possess, or distribute under federal or Illinois law. The operation must take place wholly within completely enclosed buildings or greenhouses, in a manner that does not create, emit, or discharge noxious or offensive odors. These operations include plant nurseries, hydroponic farms, and vertical farms.
- B. Greenhouse means a permanent structure made of glass, plastic, steel or fiberglass, in which plants may be cultivated year-round under controlled temperature and humidity settings.

- C. Hydroponic means a method in which plants are propagated using a mechanical system designed to circulate a solution of nutrients in a water solvent.
- D. Hydroponic farm means an operation that grows plants using hydroponic growing methods.
- E. Plant nursery means an operation where plants are grown and propagated.
- F. Vertical farm means an operation that grows plants in vertically stacked layers.
- G. Vermiculture means the breeding of any species of earthworms in organic waste media, which produces incidental amounts of vermicompost.

10-7-11 Indoor Farm Horticultural Operations Ancillary to Farm Residence

- A. All Special Use Indoor Farm Horticultural Operations are ancillary to a farm residence. No ancillary indoor farm horticultural buildings shall be located on a lot not containing a principal farm residence. If a principal farm residence on a lot is removed any ancillary buildings on the lot must be removed within one year to make the premises compliant with this code.
- B. Not more than three accessory indoor farm horticultural buildings shall be located on a single lot with a maximum square footage of all accessory buildings not to exceed an aggregate square footage limit, calculated at a rate of 5,000 square feet per acre based on the total acreage of a single lot.

10-7-12 Indoor Farm Horticultural Operation Limitations

All Special Use Permits issued to allow indoor farm horticultural operations are required to comply with the following standards, which shall be addressed and set forth within any Special Use Ordinances granted under this Chapter:

- A. Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution. No emission shall be permitted that can cause damage to health or property caused by excessive emissions released into the air.
- B. Exterior Illumination of buildings and open areas shall be subject to the provisions of the Village Code, but in no event shall the light exceed 0.0 Footcandles at any point along the front, rear, or side property line. Exterior lighting must be designed to prevent light pollution including the following components: glare, skyglow, light trespass, or clutter when viewed from adjoining properties or a public street.
- C. Liquids, Solid Waste and Wastewater Treatment Systems (Septic Systems). No waste shall be discharge into the streets, drainageways or on property creating danger to the public, health and safety. All Wastewater Treatment Systems (Septic Systems) shall be

designed, constructed, and maintained in accordance with the provisions of the Village and Lake County Codes.

- D. Noise. The sound level of from any operations shall not exceed the limits permitted by Illinois State Statute.
- E. Odor. Emission of gases or other odors shall not be permitted in such quantities as to be offensive to owners or occupants of adjoining property or in such a manner as to create a nuisance or hazard beyond the property lines.
- F. Heavy Machinery. The use of heavy machinery weighing five tons or greater is prohibited.

10-7-13 Maximum number of Accessory Parking Spaces.

Passed this

The total number of accessory parking spaces permitted pursuant to a Special Use Permit for indoor farm horticultural operations shall not exceed one parking space for each 2,000 square feet of indoor floor area devoted to the special use of indoor farm horticultural operations. When determining the number of accessory parking spaces allowed under this provision, if a calculation of total permitted spaces result in a fractional space, any fraction of 1/2 or less shall be disregarded while a fraction in excess of 1/2 shall be counted as one permitted accessory parking space.

SECTION 3: If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 4: All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

2023 by roll call vote as follows:

1 dosed till day or			
<u>Ayes</u>	<u>Nays</u>	Absent	<u>Abstain</u>
71449			
Automobile	4000000		
			-
		Marine Control of the	
	Ayes	Ayes Nays ————————————————————————————————————	Ayes Nays Absent ———————————————————————————————————

day of

	APPROVED THIS DAY OF 2023.
	Eleanor Sweet McDonnell, Village President
(SEAL)	
ATTEST:	Village Clerk or Deputy Clerk
Published:	, 2023

$\underline{\textbf{CERTIFICATION}}$

	ertify that I am the duly elected, acting and
qualified Clerk of the Village of North Barrington,	
I am the keeper of the records and minutes and procof said Village of North Barrington.	seedings of the President and Board of Trustees
I do further certify that at a regular meeting of the I of North Barrington, held on the day of "AN ORDINANCE TO AMEND CHAPTER	2023, the foregoing Ordinance entitled
INDOOR FARM HORTICULTURAL OPER	
THE R-1 ZONING DISTRICT", as duly passed	
Village of North	Barrington.
The pamphlet form of Ordinance No thereof, was prepared, and a copy of such Orcommencing on the day of 2023, a Copies of such Ordinance are also available for publication.	and will continue for at least 10 days thereafter.
Village Clerk.	or or
I do further certify that the original, of wh entrusted to me as the Clerk of said Village for safel keeper of the same.	ich the attached is a true and correct copy, is keeping, and that I am the lawful custodian and
Given under my hand and seal of the V2023.	Tillage of North Barrington this day of
E	e Clerk or Deputy Clerk
	e of North Barrington,
(SEAL)	County, Illinois

VILLAGE OF NORTH BARRINGTON TEXT AMENDMENT APPLICATION

TO BE COMPLETED BY APPL	JCANT:	DATE:	6-8-2020
Applicant Name: Aummunnou	el Varda and Anoosh Varda		
Address: 25815 W. Scott Road.	North Barrington, IL 60010		
Phone: 312-208-3984	Fax: <u>N/A</u>	Email: avarda67@	gmail.com
Section(s) of Ordinance to be	Amended: <u>Title 10- Section 7</u>		
General Description of Reques	sted Text Amendment and Pr	oposed Language [attach add	itional pages, if necessary]
The applicant requests to amend special use within R-1 zoning di	Title 10- Section 7 of the Villa strict.	ige code to include indoor fam	n horticultural operations as a
JUSTIFICATION OF PROPO	SED TEXT AMENDMENT:	:	
In evaluating the proposed text a standards imposed by the Zoning proposed text amendment complete. 1) The extent to which the proposed text are also to th	Ordinance. Please respond to	each of the following criteria al pages, if necessary]	and describe how the
The proposed amendments are for	or indoor farm horticultural ope	erations that would allow the V	ardas to produce
sustainable plants year round wit	thout interfering in public healt	h, safety, and welfare of the V	illage.
2) The consistency of the prop The proposed amendment is con January 2015, the property is loc	sistent with the Village's Com	prehensive Plan. Pursuant to th	
3) The consistency of the pro The proposed amendments to the contained area and promotes the	e ordinance promote the intent	of the special use Chapter as the	of this Ordinance. ne indoor farm is in a
Applicant hereby certifies that: (I correct to the best of the applican part of the Official Records of the application; and (3) Applicant un processing delays or denial of app	ts knowledge and further under v Village of North Barrington; (2 derstands the submittal of Inacc	stand that this Application and !! Applicant has read and under	attachments shall become stands all information in this
B.		6-8-	2022
Signature of Applicant		Date:	
A noosh Vac	da	6-8-	2022
Signature of Owner (if different f		Date:	
Village of North Barrington, 1 www.northbarrington.org	11 Old North Barrington Ros	ad, North Barrington, IL 600	10

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EXECUTIVE SUMMARY

For as long as I can remember, people have been hyping vertical farming — growing crops indoors, using vertical space to intensify production.

Its virtues, relative to conventional agriculture, have long been clear. Indoors, the climate can be controlled year-round. Pests can be minimized, and with them pesticides. Water and nutrients can be applied in precise quantities. By going up rather than out, a vertical farm can produce more food per acre of land. And by siting close to an urban area, it can reduce long distribution chains, getting fresher food to customers' tables, quicker.

Its drawbacks have become equally clear. They mainly come down to cost. Farming well requires deep know-how and expertise; it has proven extraordinarily difficult to expand vertical farms in a way that holds quality consistent while driving costs down. Optimizing production at a small scale is very different from doing so at a large scale. The landscape is littered with the corpses of vertical-farming startups that thought they could beat the odds (though several are still alive and kicking).

Our mission is to create an integrated, environmentally aware food production facility within our local communities to create jobs for the locals while enjoying a monopoly on supplying fresh, ultra-premium Micro-Greens. As Warren Buffet once said:

"Buy high quality businesses with a strong competitive advantage below their fair value and hold them until they lose their competitive advantage (which is hopefully never)."

Mr. Anoosh Varda

Chief Strategic Officer

North Barrington Vertical Farm (NBVF)

1. INTRODUCTION

In recent years, the phenomenon of urbanization, i.e., the continuous increase of population in cities and towns, has rapidly increased. Many metropolitan cities require fresh food hotspots to feed their populace. One of the most revealing examples of urbanization is the case of Lagos in Nigeria, which had about 300,000 inhabitants in 1950, but today, the city has reached 17.5 million inhabitants. Land in urban regions must be made more efficient and better organized to maximize space usage. The population increase in megacities (cities with more than 10 million people) is an inevitable fact that academia and businesses need to investigate to improve the quality of life overall.

The growing need for more food has escalated over the last few years, and as a result, it is of vital importance to adopt more sustainable and efficient food production solutions. In the Food and Agriculture Organization (FAO) report (2015), it is stated that the number of agribusinesses must increase up to 70% by 2050 to meet the food demand in megacities. In this context, it is also very important to mention that more sustainable ways of distributing food globally are needed to prevent the massive food waste. In fact, if food waste were a country, it would be the third-largest greenhouse gas emitter in the world with its four billion tons of food waste annually.

Research conducted by Tropp (2013) shows that demand for fresh, locally grown food was almost \$12 billion in 2014, and was to reach \$20 billion by 2019. Commercial GHs (Green Houses) are the major sources of fresh, locally grown food for cities. For this reason, the annual growth rate of these businesses

\$29.64 billion by 2020. GH production is the oldest form of controlled farming, where plants can be cultivated in an isolated environment, which is partly independent of the outdoor weather conditions. GH production is an intensive cultivation method that uses air management techniques as well as cooling and heating processes to produce high crop yields. In recent years, GH growers have started to install artificial lighting and hydroponic cultivation methods that can further increase the yield of crops and reduce their water footprint.

Indoor Urban Vertical Farming (IUVF) is another way of allowing a fresh, locally grown food production, i.e., the possibility of a year-round crop production. The development of GHs has led to today's highly sophisticated, controlled agricultural systems. IUVF is the new promising technology that allows us to optimize agricultural production and convert it from traditional farming to an integrated urban network using the most innovative and sustainable technological achievements of our time. In IUVF, plants grow indoors by using hydroponic methods (aeroponic or fogponics in a few cases) and artificial lighting that simulates solar radiation. A plant factory with artificial lighting (PFAL)—an intensive type of vertical farming—refers to a massive plant production establishment equipped with thermal insulation. Its structure is completely isolated from the outdoor environment.

1.1. WHAT IS VERTICAL FARMING?

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Unlike traditional agriculture, PFALs resemble a "production line" in a warehouse, where cultivation shelves are stacked several meters high to maximize the utilization of the vertical space. PFALs include seeding, transplanting, moving cultivation panels, harvesting, pollinating, weight control, packaging, metal

inspection, and panel cleaning. Companies that have implemented this type of technology use different methods, numbers, and applications of the above techniques according to their business plan and strategy. PFALs present many advantages that make them very competitive compared to conventional farming, especially for consumers located in the urban network. The use of pioneering systems in PFALs eliminates the use of fertilizers and pesticides in the green production although PFALs consume almost 2% water in comparison with open-field water footprint, as 95% of the water from plant evapotranspiration in this system is compressed in the air conditioning evaporator in the form of liquid water.

After this process, water is collected, sterilized, and then returned to the water tank to be reused. The water is enriched with a nutrient solution, and, as a result, the nutrient fluids in the cultivation area can be reused and recycled. Another benefit to be highlighted is that PFALs reduce CO2 emissions, as they are in urban or suburban areas, virtually eliminating food transportation and thus the carbon footprints of food. The nutritional value of fresh fruits and vegetables diminishes during the shipping process, even at very low refrigerating temperatures. B vitamins are very sensitive to freezing with a loss in the transportation process ranging from 20% to 60%.

2. OUR IDEOLOGY

Food production must remain sufficiently intensive to meet consumer and food demands. Cultivation methods must be made more efficient and sustainable but without further compromising land use and biodiversity. Farming techniques must be optimized, including waste processes. Globally, 40–50% of fruits and

vegetables are wasted or lost during the food supply chain. In Europe, 39% of food resources such as energy, land, and water are wasted in the manufacturing process (by-products, overproduction, and weather conditions) and almost 42% in the households (over-purchasing and disorganization). In Denmark, households waste around 260,000 tons, while the agriculture/food industry wastes 133,000 tons of the total 700,000 tons of food waste each year. We at NBVF do not want to make the same mistakes, we want our fellow beings to be responsible, and adopt sustainable food choices which will ultimately save millions if not billions in coming years.

Hence, our team at NBVF invested in the development of farming techniques that will perform under a finite and limited resource base. The use efficiency of our resources to reduce food waste, meet optimal demand with limited cost and sustainable profits has been optimized.

Next step for us is to expand our venture to our local community and not only meet their food requirement, but also aid in socio-economic growth by providing job opportunities and healthy food options readily available at minimal cost. With the support we would be able to expand NBVF to state and eventually fo national scale.

2.1. OUR MISSION

Our mission is to, "create fresh local produce, and create jobs for the community while providing them with healthy fresh Microgreens, Leafy Greens and Mushrooms."

2.2. OUR VISION

Our Vision is to supply the entire state with Microgreens, Leafy Greens and mushrooms, and eventually expand to a national scale.

2.3. CORE VALUES

- To supply wholesalers with microgreens, leafy greens and mushrooms which will eventually end up in every household in our community and state.
- We are striving to attain sustainability, by adopting eco-friendly modes of production, and ensuring the demand for food is met at optimized cost.
- To ensure socio-economic development of our local communities by creating job opportunities and making a healthy diet affordable.
- Enforcing highest standards of operation and distribution to ensure high-quality products and employee satisfaction.
- Aligning our policies and procedures with the vision of our stakeholders, both internal (our team) and external (our community, distributors & suppliers).

3. MARKET SITUATION

According to the Food and Agriculture Organization (FAO), 1 in 7 people suffer from chronic hunger, caused by lack of enough food or nutrient deficient food which ultimately leads to an inactive and unhealthy lifestyle. Even though enough food exists in the world, there is still a capacity to grow more to meet the increasing demands. However, this increase in demand is met by utilizing additional natural resources such as land and water, damage to which is irreversible. According to FAO, by 2050 the economic and population growth will result in doubling the demand for food on the international scale.

3.1 GLOBAL SOLUTION

Vertical farming can be defined as a practice of producing food on vertically inclined surfaces instead of farming vegetables and food on a single level, such as in a field or a greenhouse. Through this method, foods are produced in vertically stacked layers commonly integrated into other structures such as a skyscraper, shipping container, or used warehouse. The modern ideas of vertical farming are focused on controlling all environmental factors by utilizing indoor farming techniques and controlled-environment agriculture (CEA) technology. The artificial control of light, temperature, humidity, and gasses makes producing foods & vegetables indoor possible. The primary goal of vertical farming is to increase the production of crops in a controlled space.

Vertical farms are classified as a form of controlled environment agriculture and further categorized into three types. The first type of farming refers to the

construction of tall structures with several levels of growing beds, that are lined with artificial lights. The second type of vertical farming takes place on the rooftops of buildings (such as commercial and residential structures), while the third type of vertical farming takes place in a multistory building. It provides a favorable environmental condition for the growth of fruits and vegetables and non-edible plants. Vertical farming strives to ensure sustainability by addressing food security issues to the growing urban population. Vertical farming can also feed more people than traditional farming, as they can grow 75 times more food per square foot. Vertical Farms does not use pesticides & fungicides, and by controlling plant fertilizing, the food produced is highly nutritious compared to traditional farming. Furthermore, indoor farms use 90 percent less water than outdoor farms, so having a wet or dry season does not matter.

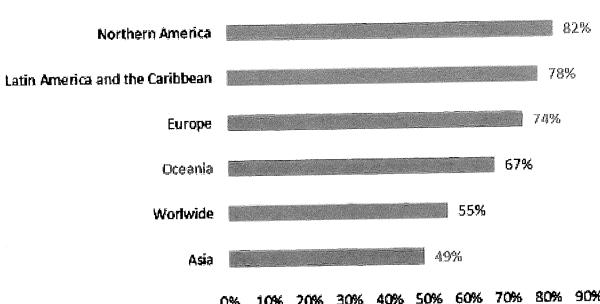
Vertical farming technologies are still relatively new. Companies are focused on producing crops at scale, making it economically feasible to meet the growing food demand. In some environments such as the Middle East region, for instance, use solar energy to power LEDs at low cost without covering other farmland. At present, virtually all vegetables are imported into the country, so growing crops through this method is a big win.

3.2. GLOBAL MARKET OVERVIEW

With the increasing advancements in technology, factors such as automation and the implementation of artificial intelligence in various industry vectors are leading to an increased rate of urbanization. The concept of vertical farming has been developed based on its potential to provide large populations concentrated in urban areas with locally grown food – and to meet the

demands of an ever-growing worldwide population. Due to the challenges and costs of transporting fresh crops to larger cities, urban farmers have realized the potential in utilizing existing square meters in tall city buildings and producing crops locally.

Degree of urbanization, By Continent, 2018



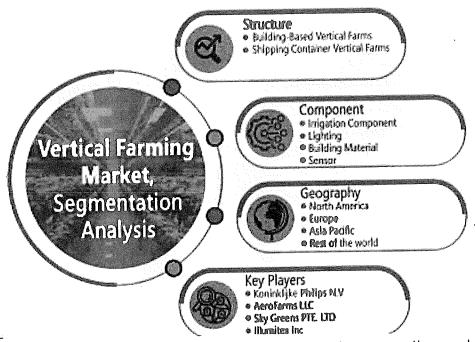
10% 20% 30% 40% 50% 60% 70% 80% 90%

The degree of urbanization for every region is above 50% as of 2018, indicating the extent of urbanization that is occurring in regions worldwide. With this increasing urbanization in both developed as well as developing regions, the horizontal land area that can be used for applications such as farming are drastically reducing. The approach that can, therefore, be used to battle this limitation is vertical farming. Thus, it can be suggested that increasing urbanization is aiding the further progression and development of vertical farming.

Moreover, other factors such as growing demand for high-quality food without any pesticides or herbicides, an independent farming technique with very less impact of climatic conditions and the possibility of growing vegetables and fruits in a limited space have been driving the market for the global vertical farming market. On the other hand, high initial investments, lacking technical knowledge and a limited variety of crops grown might hamper the overall market.

3.3. MARKET SEGMENTATION

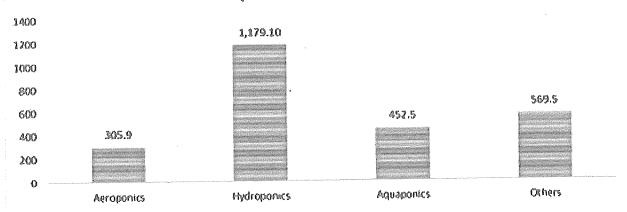
The Global Vertical Farming Market is segmented based on Structure, Component, Growth Mechanism, and Geography.



The Vertical Farming market is segmented based on growth mechanism, structure, offering, crop type, and geography. On the basis of growth mechanism, it is bifurcated into Aeroponics, Hydroponics, Aquaponics, and Others. The Hydroponics segment is expected to dominate the market in 2017. In hydroponics, plants are grown in water or in an inorganic fabricated substrate. The conditions that affect the growth of the plant can be controlled through hydroponics in a sterile environment. The efficiency of the hydroponics system is

prevalent. This is the most popular segment due to lower installation cost and ease of operation and this eventually contributes to its dominance.

GLOBAL VERTICAL FARMING MARKET, BY GROWTH MECHANISM IN 2018 (USD MILLION)



3.4. Vertical Farming Market by Structure

- Building-Based Vertical Farms
- Shipping Container Vertical Farms

Based on Structure, the market is bifurcated into Building-Based Vertical Farms, Shipping Container Vertical Farms. Shipping Container Vertical Farms are predicted to hold the most significant CAGR in the forecast period due to the benefits it provides which allows the crops to grow without the limitation of geographic location. Advantages like easy portability and less space required for cultivating the crops.

3.5. Vertical Farming Market by Component

- Irrigation Component
- Lighting
- Building Material

- Sensor
- Climate Control

Based on Components, the market is divided into Irrigation Component, Lighting, Building Material, Sensor, Climate Control, and Others. The lighting segment is anticipated to dominate the Vertical Farming Market with a significant market share as vertical farming is highly dependent on artificial lights that act as a substitute for the sunlight. Outdoor lighting conditions are achieved with the help of artificial light by varying the intensity output of the lamps

3.6. Vertical Farming Market USA

The US vertical farming market is projected to reach values of around \$3 billion by 2024, growing at a CAGR of more than 24% during 2018-2024. The US vertical farming market by growth systems is categorized into hydroponics, aeroponics, and aquaponics. Hydroponics segment dominated around half of the total market share in 2018, growing at a CAGR of more than 22% during the forecast period. The use of hydroponics enables long-term cultivation of a wide range of crops in the market. The recent developments in the field of hydroponics to cater to the casual indoor grower, simplifying technology and economics is boosting the growth of this segment in the US market.

The US vertical farming market is highly fragmented, with more than 2,000 farms across the United States in 2019. Small indoor vertical farms are high in number, as compared to large-scale farms in the country. Around 61% of the indoor vertical farms in the country, currently, are of small scale, whereas large-scale farms account for a share of 39%.

The fruit and vegetable segment in the US vertical farming market held a share of 47% of the overall market in 2018. Tomato is one of the primary crops that is grown through vertical farming systems in the country. Hydroponic techniques have proven to be commercially successful for propagation, seed germination, and the production of tomato. Producers in the country have recognized this as an opportunity; thereby, increasing the production of fruits and vegetables through vertical farming.

The outdoor segment is the fastest growing sector in the US market, at CAGR of approximately 26% during the forecast period. The increasing adoption of the local food movement and growing demand for fresh produce is fueling the growth of the outdoor segment in the US market. Restaurants, housing complexes, schools, and supermarkets are using outdoor vertical agriculture practices to offer nutrient-rich and fresh produce in the US market.

4. OUR MARKET (CURRENT & ESTIMATED DEMAND)

The global vertical farming market size was valued at \$2.23 billion in 2018, and is projected to reach \$12.77 billion by 2026, growing at a CAGR of 24.6% from 2019 to 2026. Vertical farming is a revolutionary approach used to produce food and medicinal plants in vertically stacked layers such as in a skyscraper, used warehouse, or shipping container. It facilitates a huge quantity of nutritious and quality fresh food without relying on favorable weather, high water usage, skilled labor, and high soil fertility. Moreover, it ensures reliable yield and consistency in crop production round the year along with climate control, and no effects of

external environment factors such as diseases, pests, or predator attacks.

The demand for the vertical farming industry is expected to increase rapidly during the forecast period, owing to the rise in popularity of organic food. Furthermore, the vertically stacked structure of these farms reduces the demand for additional construction activity and land. Moreover, it reduces the intervention of machines required during conventional farming. Thus, optimum use of vertical space and balanced energy utilization contribute toward the vertical farming market growth. In addition, these facilities involve multiple technologies for growth of plants artificially. The technologies used in this farming enables to keep track of plants growth and harvesting, which further drives the market growth. However, high initial investment is required for setting the indoor vertical structure and setting up the lighting and irrigation systems. Also, the technologies involved in vertical farming are nascent, which is expected to have a negative impact on market growth. Nonetheless, rise in urban population and surge in adoption of technology driven agriculture are expected to provide lucrative growth opportunities to the vertical farming market players.

4.1. WHAT DOES FUTURE HOLDS?

Obviously, the decision whether to make the vertical farming switch depends on many different factors - including location, product type, human resources, potential profit levels and access to investment capital. Whilst new hydroponic growing techniques will never completely replace all traditional methods, the fact they are now being used to complement them is a massive step forward for the agricultural industry.

Of course, to make vertical farming an economically viable way to grow crops, it is important to keep a tight control on water and energy costs - whilst minimizing carbon production. With the right climate control system and energy center in place, it is possible to capture excess light and power so it can be reused, reducing hydroponic growing costs, and making it much more financially viable.

All the indoor growing experts here at NBVF passionately believe that vertical farming's ability to increase production and minimize land use is of massive value to society. As the global demand for food continues to rise, we have no doubt that controlled environment agriculture will present a unique opportunity because of its ability to grow higher-quality food which is sustainable and profitable.

5. OUR PRODUCTS/SERVICES

Becoming a vertical farmer is no easy task. For every vertical farming business that becomes successful, there are a dozen more vertical farms that fail. This ratio is not entirely surprising when you consider the many different variables, from lighting to location, that vertical farms must get just right. However, this failure rate is an increasing source of concern for the industry. After all, if vertical farming is going to help revolutionize our agricultural system and feed our rapidly growing global population — the industry's purported goal — then we are going to need more successful farms.

To help boost the likelihood of success for vertical farms, experience, competent staff, equipment, and ideal location needs to be chosen. By doing so NBVF will offer the following products & services to the local community.

5.1. MICROGREENS/LEAFY GREENS/MUSHROOMS/WORM CASTINGS

Since their introduction to the Californian restaurant scene in the 1980s, microgreens have steadily gained popularity. These aromatic greens, also known as micro herbs or vegetable confetti, are rich in flavor and add a welcome splash of color to a variety of dishes. Despite their small size, they pack a nutritional punch, often containing higher nutrient levels than more mature vegetable greens. This makes them a good addition to any diet.

Microgreens are young vegetable greens that are approximately 1–3 inches (2.5–7.5 cm) tall. They have an aromatic flavor and concentrated nutrient content and come in a variety of colors and textures. Microgreens are considered baby plants, falling somewhere between a sprout and baby green. That said, they should not be confused with sprouts, which do not have leaves. Sprouts also have a much shorter growing cycle of 2–7 days, whereas microgreens are usually harvested 7–21 days after germination once the plant's first true leaves have emerged.

Microgreens are more like baby greens in that only their stems and leaves are considered edible. However, unlike baby greens, they are much smaller in size.

This means that the plants can be bought whole and cut at home, keeping them alive until they are consumed. Microgreens are very convenient to grow, as they can be grown in a variety of locations, including outdoors, in greenhouses and even on your windowsill.

We are currently producing 4 different kinds of microgreens that are selling in stores, they are:

- Sweet Peas Microgreens,
- Radish Microgreens,
- Sunflower Microgreens.
- Probiotic Mix

Leafy Greens, Also known as baby greens, are the young leaves of lettuce or other vegetables that are quickly replacing lettuce as the base ingredient in salads and sandwiches. Leafy Greens are a fast growing crop, they can be grown in very tight spaces, and have quickly become a staple in the kitchen. They are more nutrient dense than iceberg and romaine lettuces, have different flavors, and some are even more colorful.

Mushrooms have long been a staple in many households, especially the well known button mushroom which is a commercial God send. Recently their health benefits have been further studied and many different mushroom strains are quickly finding their way not only in the kitchen but also in the medicine cabinet. From mushroom supplements to mushroom coffee substitutes, mushrooms are finding their ways into different areas of our lives. Although we intend to sell mushrooms we will be using mushroom cultivation as our main method of CO2 production. Since leafy greens will be breathing all the CO2 from our grow rooms we need a steady and organic way to reintroduce CO2, and that's where mushrooms come into the picture.

Worm Castings are the end-products of worm digestion and are full of organic matter

and desirable microorganisms (aka microbes) that yield benefits far beyond what normal fertilizer ratios show. When added into potting mixes, or fertilizers, the microbes in the castings improve the structure of the soil. Castings have more humus than traditional compost or garden soil, they allow for more water retention in soil, improve soil aeration, and anchor plant nutrients that would otherwise be washed away with water. The microbes that are in the castings feed off the organic matter in the soil, they store then slowly release plant nutrition for optimal growth. Worm castings are suitable for indoor and outdoor gardens and for all vegetables, fruit trees, potted plants, flowers, and lawns.

5.2. RETAIL DISTRIBUTION

Currently we distribute microgreens through retailers to keep our products fresh. Once the local & regional wholesalers are able to present an infrastructure which will guarantee to keep our products fresh till it reaches the end user, we will strictly deliver our products to them to further lower the cost and increase job opportunities. Eventually, when we expand to other states and national markets, We will reinstate our own distribution channels which will further provide additional job opportunities for the local and regional communities, while promoting a healthy and sustainable lifestyle.

5.3. BENEFITS

By the year 2050, it is estimated that global food production will need to increase by around 70 per cent in developed countries to keep up with current consumption trends.

Increased climate variability with rising land prices - and a rural workforce which is becoming older and smaller in numbers - and it is easy to see why new methods of food production are attracting significant funds for research,

development and investment. Growers who see high-value crops put at risk because of adverse and unpredictable weather variations (rainfall, light, wind etc.) are also beginning to appreciate that the switch to vertical farming can remove the uncertainty posed by nature.

5.3.1. PROFITABILITY

Having recognized that global food production must increase to improve domestic food security; vertical farming is attracting widespread interest from individual investors and Private Equity firms who are now willing to take a long term view. According to predictions made by some of the industry's leading economists, the profit margins achievable from fresh produce could pay for the initial investment in seven years. Historically, this type of investment would not have held much appeal because returns are often delivered outside the traditional 5-year holding period. However, some larger funds have recognized the potential returns on offer and have lengthened this period to 10-15 years due to the long-term yields available.

At NBVF, we believe this sustainable profitability is one of the main reasons why indoor farming interest has surged in recent years. As a result, growers are now producing thousands of vertically farmed products which are cleaner, better quality, profitable - and competitively priced for consumers.

6. COMMUNITY DEVELOPMENT

If a hobby can be commercialized and benefit not only you or your family, but

ensure food security, and employment/training opportunity for your entire community, then it should be commercialized keeping the following in mind. However, before discussing commercializing our farm, let us elaborate how we will aid in the socio-economic growth and development of our community.

6.1. VOCATIONAL TRAINING

In the coming years, we are planning to expand our facility and provide vocational training in urban/ vertical farming. This will allow individuals to learn a unique skill set, demand for which is growing to increase rapidly in the coming years. Hence, the thorough market research has been provided for your review. This skill set will allow community members and us to develop a mutual partnership which results in socio-economic growth and development of our local community.

6.2. INTERNSHIP & JOB OPPORTUNITIES

Successful candidates from our training programs will be provided with internship and job opportunities in our expanded farm. In addition, with development of our own distribution channels and expansion, we would require significant human resources, not only to run our operations, but to market, manage and expand it to other regions. Possibilities are endless and priority will be given to the locals as they are aware of the local regions and their insight would streamline our operations to maximum efficiency.

7. MARKETING

Once we can identify desired audiences, and match products and services in

accordance with their needs, we will deploy adequate promotional strategies which will create awareness about our offerings in both local and international markets. To effectively market our campaigns, we will need to launch conferences and conventions which will invite environmental enthusiasts and developers. Our participants will be briefed on the initiative and will provide a platform for sharing knowledge to develop a more sustainable planet. Such conferences have been organized in the past and have inspired millions of individuals and hundreds of similar smart and green initiatives, which are striving towards achieving a carbon neutral world. The extent of such conferences is unquantifiable as they are not only allowing us to effectively market our offerings, but at the same time inspire others to do the same. These strategies will include:

- WEBSITE DEVELOPMENT
- SOCIAL MEDIA PRESENCE
- SEO & GOOGLE ADWORDS
- E-MAIL MARKETING (TARGET AUDIENCE)
- PPC MARKETING
- TELE-MARKETING
- TELEVISION MARKETING
- AFFILIATE MARKETING
- CONFERENCES

8. COMMERCIALIZATION

People often argue whether urban farming is a hobby, or a way of life, history on the contrary suggests that urban farming was developed in the middle ages due to necessity. It was the strike of hunger and famine during wars and sieges (which lasted several years), which forced soldiers to grow their own food and meet their energy requirements. The earliest record can be found of the 1890s when the Detroit, Michigan government initiated a program "Potato Patch" encouraging its citizens to plant across urban lands, afterwards similar patterns were observed during the industrial revolution in the United Kingdom. Later during the second world war the US government made Victoria Garden, encouraging students, and parents to grow fresh fruits and vegetables within city spaces to meet their nutritional needs.

8.1. A SUSTAINABLE SOLUTION?

Within the framework of urban farming, there is a relatively new field which is winning the hearts of communities across the globe i.e. vertical farming. The system is a hybrid of traditional methods of farming, hydroponics and are irrigated in a vertical structure Thus, providing us with a sustainable agriculture system, which requires less space for irrigation and provides higher quality yields. Currently vertical farming is being treated as a hobby, however, with adequate infrastructure this method of farming can be commercialized to benefit a wider audience. Limited availability of resources is currently hindering the growth and deployment of this system across the globe. Furthermore, the lack of support and promotion of such modes of urban farming is still missing from our society. The socio-economic benefits are beyond comprehension, yet people are still indulged in retrieving short term benefits and are unwilling to invest in the long run and sustainable solution. Vertical farming will ultimately provide us with a sustainable mode of farming which will not only provide farmers with a source of revenue, but at the same time minimize the risks associated with traditional mode of farming. So, in the big picture the government would only have to invest in the infrastructure and would save millions if not billions funding their medical sectors. Hence, an adequate infrastructure, backed by governments across the globe and an impeccable marketing plan is all that is needed for commercialization of vertical farming.

In addition, commercialization of this system will enable each single individual to dedicate a couple of hours daily to operate their farms, thus ensuring sustainability to everyone. A communal infrastructure can then be formulated dedicating farming of different vegetables and fruits, which can ultimately be bartered within the community. This communal infrastructure will further aid in reducing the transportation cost, and ultimately allow communities to work together to eradicate carbon/fuel emersion. Hence, the ultimate achievement of vertical farming will not only be the creation of a sustainable community, but at the same time it will be one step further in the direction of developing a greener earth with zero carbon emission.

9. FINANCIAL OUTLOOK

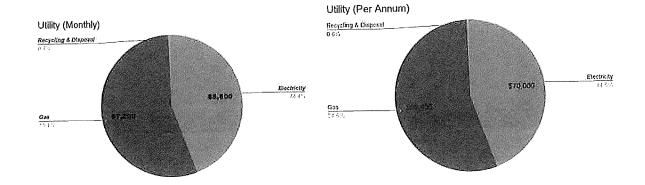
Indoor food production has long-been cited as the ideal way to help feed an ever-growing population. Currently, vertical farming is increasingly being the way forward to produce higher volumes of better-quality crops all year round, bring food production closer to customers, and into urban areas. For leafy produce growers, a move to vertical farming can massively reduce the reliance on conventional farming methods - which are affected by the weather - and ensure consistent, quality crops to keep customers happy. There's no hiding away from the fact that the upfront capital required to design and establish a vertical farm is substantial. However, the potential long-term future growth and profits offered by being at the forefront of this developing market is making it an attractive proposition for those with funds to invest. To date, high-profile

investors like Jeff Bezos (Amazon) and Eric Schmidt (Google) have invested heavily in this fast developing technology - and have been joined by various global Private Equity firms.

Whilst vertical farming start-up costs are high, the long-term benefits are increasingly being recognized and appreciated by everyone involved in the food supply chain - including retailers. Thankfully, technological advances and new innovations are continually helping to reduce capital costs and ongoing overheads. In the long term, this will make indoor vertical farming an attractive investment for any existing grower who wants to adopt a successful strategy for increasing the volume of their high-quality product. At present, vertical farming costs are probably between three to five times more expensive when compared to conventional outdoor farming.

9.1. OPERATIONAL COST

Vertical farming enables production throughout the year, and is not reliant upon climate conditions, rather on state-of-the-art equipment, gas, and electricity. In addition, we are producing 4 different types of microgreens (radish, sweet peas, sunflowers, Probiotic mix), as well as 4 different types of Leafy Greens (Lettuce, Kale, Spinach, Mustard/Beet). We will invest in acquisition of raw materials including seeds, burlap/rockwool (growing medium). Following chart will further illustrate our monthly and yearly costs for utilities:



Electricity Utility Charge:

Our farm will require electricity to maintain the temperature and light for the growth of our microgreens/baby greens and to accommodate 450 trays/week we will utilize 550 kWh/month. The base price 7.07 per kWh plus Service Charges which add up to 39% of the usage, and Taxes and Fees that add up to 7%. This brings our total cost to \$5,800 per month and \$70,000 per year.

Gas Utility Charges:

Similarly, our farm will also utilize gas to maintain the ideal condition for growth of our microgreens/baby greens and our consumption will increase significantly during the coldest months of the year. The estimated cost of which will be approximately \$7,200 per month and about \$86,400 per year.

Recycling & Disposal:

We would also need a 2-yard disposal unit that will cost \$75 per month and \$900 per

year.

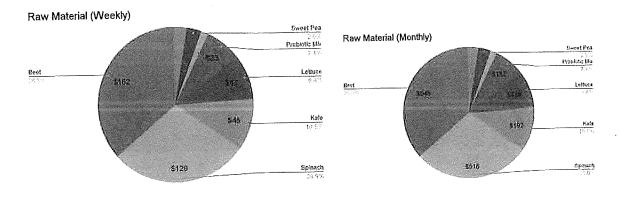
Raw material

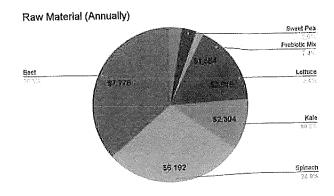
For raw materials, we will require Burlap and Rockwool, which is utilized as a growing medium for our greens. Our farms will accommodate 450 growing trays per week, and operations will run 6-days/week, which will account for 24,000 trays/year. The total cost for burlap and rockwool will be \$2737/week & \$131376/annum.

In addition, we will also require raw material in the form of seeds for our greens. With our estimate of manufacturing 460 trays per week, while dedicating 40 trays to each type of microgreen, and 75 trays of each baby green, and operating 6-days in a week our cost for raw material is as follows:

- Radish currently costs \$120/50 pounds of seed, and to dedicate 40 trays/week to radish, we will spend \$12/week, \$48/month & \$576/annually on its seeds.
- Sweet Peas currently costs \$67/50 pounds of seed, and to dedicate 40 trays/week to Sweet Peas, we will spend \$13/week, \$52/month & \$624/annually on its seeds.
- Sunflower currently costs \$55/50 pounds of seed, and to dedicate 40 trays/week to Sunflower, we will spend \$7/week, \$28/month & \$336/annually on its seeds.
- Probiotic mix is a blend of 4 different seeds and costs \$75/4 pounds of seed and to dedicate 40 trays/week to Probiotic mix, we will spend \$33/week, \$132/month & \$1584/annually on its seeds.
- Lettuce currently costs \$165/1 pound of seed, and to dedicate 75 trays/week to Lettuce, we will spend \$42/week, \$168/month & \$2016/annually on its seeds.

- Kale currently costs \$40/pound of seed, and to dedicate 75 trays/week to Kale, we will spend \$48/week, \$192/month & \$2304/annually on its seeds.
- Spinach currently costs \$43/pound of seed, and to dedicate 75 trays/week to Spinach, we will spend \$129/week, \$516/month & \$6192/annually on its seeds
- Beet currently costs ~\$29/pound of seed, and to dedicate 75 trays/week to Beet, we will spend ~\$162/week, ~\$648/month, ~\$7776/annually on its seeds.





Operational Cost		Weekly	Weekly Monthly	
1	Utilities		1	
	Electricity	\$ 1,450.00	\$ 5,800.00	\$ 70,000.00
	Gas	\$ 1,800.00	\$ 7,200.00	\$ 86,400.00
	Recycling & Disposal	\$ 18.75	\$ 75.00	\$ 900.00
2	Raw Material			
	Burlap	\$ 37.00	\$148.00	\$ 1 <i>,7</i> 76.00
	Rockwool	\$2,700.00	\$10,800.00	\$129,600.00
	Seeds		:	
	Radish	\$12.00	\$ 48.00	\$ 576.00
	Sweet Peas	\$ 13.00	\$ 52.00	\$ 624.00
	Sunflower	\$ 7.00	\$ 28.00	\$ 336.00
	Probiotic Mix	\$33.00	\$132.00	\$1584.00
	Lettuce	\$42.00	\$168.00	\$2016.00
	Kale	\$48.00	\$192.00	\$2304.00
	Spinach	\$129.00	\$516.00	\$6192.00
	Beet	\$162.00	\$648.00	\$7776.00
3	Labor	\$ 7,920.00	\$ 31,680.00	\$ 380,160.00
	Total	\$14,371.75	\$57,487.00	\$690,244.00

6 i . p

9.2. Startup Cost

Our team at NBVF was able to optimize the operational cost and we will effectively operate the farm with 11 Employees working along with automated machinery. However, purchase and installation of these automated machinery is expensive and brings up our startup cost to the following:

S	tart Up Cost	
1	Equipment	
	Seeder	\$ 17,500.00
	Harvester	\$ 31,000.00
2	Building	
	HVAC	\$ 234,500.00
	Drywall	\$ 33,000.00
	Insulation	\$ 89,810.00
	Com Ed	\$ 45,000.00
	Nicor Gas	\$ 20,000.00
	Total	\$ 470,810.00

9.3. ESTIMATED REVENUE

We have installed 1000 beds in NBVF farms, which can produce 2600 pounds of greens each week. The graph below demonstrates how much revenue we can generate. The first graph will illustrate potential revenue we will generate on a weekly basis, followed by our gross & net income (annually)

Package size in oz.	5oz	16oz	Total Income
# of packages produced/week	6,267	653	-
Price Per Package	\$2.50	\$7.50	-
Weekly income	\$15,667.5	\$4897.5	\$20,565
Monthly Income	\$62,670.00	\$19,590.00	\$82,260.00
Annual Income	\$752,040.00	\$235,080.00	\$987,120.00

DOCUMENT PREPARED BY AND AFTER RECORDING RETURN TO:

Segel Law Group, Inc. 1827 Walden Office Square Schaumburg, IL 60173, St.

TAXPAYER: Anoosh Varda Alberta Varda 3938 N. Bernard St. Chicago, IL 60618

Image# 055002750004 Type: DQC
Recorded: 04/22/2016 at 01:26:53 PM
Receipt#: 2016-00023277
Page 1 of 4
Fees: \$462.00

IL Rental Housing Fund: \$9.00 Lake County IL Recorder Mary Ellen Vanderventer Recorder

File 7286232

(Save for Recorder's Information)

OUITCLAIM DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Deutsche Bank National Trust Company, as Trustee for Harborview Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2006-5, having an address at 8950 Cypress Water Blvd., Coppell, TX 75019 ("Grantor"), does CONVEY and QUITCLAIM unto to Anoosh Varda & Alberta Varda having an address at 3938 N. Bernard, Chicago, IL 60618, ("Grantee"), all of Grantor's right, title and interest in and to the real property located in 25815 W. Scott Road, North Barrington, IL 60010, Lake County, Illinois and legally described in Exhibit A attached hereto and incorporated herein by this reference (herein collectively called the "Real Property"). * as joint tenants

[Signature Page to Follow]



IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents the day and year first above written.

Mortgage Loan Trust Mor	Trust Company, as Trustee for Harborview rtgage Loan Pass-Through Certificates, Series age, LLC as Attorney in Fact.
To 5	By:Printed Name:Patricia McCurety Title:Assistant Secretary
state of <u>fx</u>) ss county of <u>benton</u>)	
appeared Patricia McCurcin, the A Deutsche Bank National Trust Company, Mortgage Loan Pass-Through Certificate Attorney in Fact, personally known to me of to be the individual whose name is subscrib that he/she executed the same in his/her caps	as Trustee for Harborview Mortgage Loan Trustes, Series 2006-5 By Nationstar Mortgage, LLC as or proved to me on the basis of satisfactory evidence ed to the within instrument and acknowledged to me acity, and that by his/her signature on the instrument which the individual acted, executed the instrument.
(Signature and office of individual taking ac	knowledgment)
GABRIEL MONTOYA Notary Priblic, State or Texas In Commission Expires April 08, 2017	Notary Public Gabriel Montoya
MUNICIPAL TRANSFER STAMP (If Required)	COUNTY/ILLINOIS TRANSFER STAMP (If Required)
EXEMPT under provisions of Paragraph	Section 31-45, Property Tax Code.
Date:	
Buyer, Seller or Representative	

EXHIBIT A

Legal Description

THAT PART OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE AFORESAID HALF QUARTER SECTION, 33 FEET SOUTH OF THE NORTH EAST CORNER THEREOF; THENCE SOUTH ALONG THE SAID EAST LINE, 332.20 FEET; THENCE WEST 660.63 FEET TO A POINT WHICH IS 364.10 FEET SOUTH OF THE NORTH LINE AND 660.75 FEET EAST OF THE WEST LINE OF AFORESAID HALF QUARTER SECTION; THENCE NORTH 331.10 FEET TO A POINT WHICH IS 33.0 FEET SOUTH OF THE NORTH LINE AND 660.80 FEET EAST OF THE WEST LINE OF AFORESAID HALF QUARTER SECTION; THENCE EAST PARALLEL TO AND 33.0 FEET SOUTH OF THE NORTH LINE OF SAID HALF QUARTER SECTION, 660.80 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-25-100-002

281.925.00

REAL EST	ATE TRANSF	ER TAX	22-Apr-2016
in the		COUNTY:	141.00
32		ILLINOIS:	282.00
		TOTAL:	423.00

13-25-100-002-0000 20160404988649 0-966-827-584



1ST INSTALLMENT PAYMENT COUPON RETURN WITH PAYMENT

Make Checks Payable to: LAKE COUNTY COLLECTOR

Tax Year 2021

13-25-100-029



13-25-100-029

ANOOSH VARDA 23530 N OWL CT **LAKE BARRINGTON IL 60010-1552**

2021 1st Installment due by 06/06/2022 Interest calculated as of 06/08/2022

\$0.00 DUE

Tax Bills are mailed to the taxpayer of record, even if your Lender is responsible for payment. 73527000540000000000000000505770



0.8949

LakeCounty
From the Office of Holly Kim, Lake County Collector

2ND INSTALLMENT PAYMENT COUPON RETURN WITH PAYMENT

Make Checks Payable to: LAKE COUNTY COLLECTOR

Tax Year 2021

13-25-100-029

13-25-100-029

ANOOSH VARDA 23530 N OWL CT **LAKE BARRINGTON IL 60010-1552**

2021 2nd Installment due by 09/06/2022 Interest calculated as of 06/08/2022

\$3,872.48 DUE

\$3,872.48

132510002900000000387248202121

For information on exemptions, contact your local assessor

TEAR HERE Tax Code Acres Pin Number Tax Year

14003 13-25-100-029 2021 Property Location: 25815 W SCOTT RD BARRINGTON IL 60010

Legal Description: PT NW NW S 95' E 410.62' DAFS:;BEG ON E LN 33'S OF NE COR TH OF,S

ALG E LN 332.2', W660.63' TO PNT 364.1'S OF N LN&660.75' E OF W

LN,N331.1'TO PNT 33'S OF N LN&660.6'E OF W LN,E 660.8

	D - (-	Current	Change From
Taxing Body	Rate	Amount	Prior Year
RAINEY HARPER JUNIOR COLLEGE #512	0.387191	\$437.42	0.28
RAINEY HARPER JUNIOR COLLEGE #512 PENSION	0.000000	\$0.00	0.00
COUNTY OF LAKE	0.494197	\$558.30	2.85
COUNTY OF LAKE PENSION	0.103550	\$116.98	-1.07
BARRINGTON COUNTRYSIDE FIRE PROT DIST	0.480322	\$542.62	15.16
FOREST PRESERVE	0.169525	\$191.50	-1.28
FOREST PRESERVE PENSION	0.009380	\$10.60	-1.40
BARRINGTON PUBLIC LIBRARY DIST	0.222373	\$251.22	2.16
BARRINGTON PUBLIC LIBRARY DIST PENSION	0.017493	\$19.76	7.04
ROAD AND BRIDGE-CUBA	0.183365	\$207.15	9.57
ROAD AND BRIDGE-CUBA PENSION	0.004456	\$5.03	-3.81
TOWNSHIP OF CUBA	0.098159	\$110.89	4.26
TOWNSHIP OF CUBA PENSION	0.001605	\$1.81	-1.20
BARRINGTON COMM UNIT SCHOOL DIST #220	4.590925	\$5,186.37	204.88
BARRINGTON COMM UNIT SCHOOL DIST #220 PENSION	0.093577	\$105.71	-29.92

Fair Market Value	\$338,944
Land Assessed Value	\$32,641
+ Building Assessed Value	\$80,329
- Home Improvement	
- Disabled Vet Homestead	
x State Multiplier	1.000
= Equalized Value	\$112,970
+ Farm Land & Bidg Assessed Value	
+ State Assessed Pollution Control	
+ State Assessed Railroads	
= Total Assessed Value	\$112,970
- General Homestead Exemption	

- Sr. Citizen Homestead Exemption	
- Senior Freeze	
- Returning Veterans Homestead	
- Disabled / Disabled Veterans	
- Natural Disaster Homestead	
= Taxable Valuation	\$112,970
x Tax Rate	6.856118
= Real Estate Tax	\$7,745.36
+ Special Service Area	\$0.00
+ Drainage	\$0.00
= Total Current Year Tax	\$7,745.36
+ Omit/RollBack Tax	\$0.00
+ Forfeited Tax	\$0.00
+ Interest remaining as of 06/08/2022	
+ Cost	\$0.00
- Payment applied to Principal	\$3,872.88

= TOTAL AMOUNT DUE

207.52 TOTALS 6.856118 \$7,745.36



1ST INSTALLMENT PAYMENT COUPON RETURN WITH PAYMENT

Make Checks Payable to: LAKE COUNTY COLLECTOR

Tax Year 2021

13-25-100-028



13-25-100-028

ANOOSH VARDA 23530 N OWL CT **LAKE BARRINGTON IL 60010-1552**

2021 1st Installment due by 06/06/2022 Interest calculated as of 06/08/2022

7352700059000000000000000505777

\$0.00 DUE

Tax Bills are mailed to the taxpayer of record, even if your Lender is responsible for payment.



Tax Year 2021

2ND INSTALLMENT **PAYMENT COUPON**

RETURN WITH PAYMENT

From the Office of Holly Kim, Lake County Collector Make Checks Payable to: LAKE COUNTY COLLECTOR

13-25-100-028



13-25-100-028

ANOOSH VARDA 23530 N OWL CT **LAKE BARRINGTON IL 60010-1552**

2021 2nd Installment due by 09/06/2022 Interest calculated as of 06/08/2022

\$6,428.79 DUE

\$6,428.79

\$6,428.79

13251000280000000642879202126

For information on exemptions, contact your local assessor

13-25-100-028

TEAR HERE

Tax Code Acres Tax Year Pin Number 2021 14011 3.3270

Property Location: 25815 W SCOTT RD NORTH BARRINGTON IL 60010

Legal Description: PT NW NW; BEG ON E LN 33' S OF NE COR THOF, S ALG E LN 332.2', W

660.63' TO PNT 364.1' S OF N LN & 660.75' E OF W LN, N 3 31.1' TO PNT

33' S OF N LN & 660.8 'E OF W LN, E 660.8' TO P

Taxing Body	Rate	Current Amount	Change From Prior Year	=
RAINEY HARPER JUNIOR COLLEGE #512	0.387191	\$696.76	0.44	+
RAINEY HARPER JUNIOR COLLEGE #512 PENSION	0.000000	\$0.00	0.00	4
COUNTY OF LAKE	0.494197	\$889.32	4.53	4
COUNTY OF LAKE PENSION	0.103550	\$186.34	-1.71	=
BARRINGTON COUNTRYSIDE FIRE PROT DIST	0.480322	\$864.36	24.14	
FOREST PRESERVE	0.169525	\$305.06	-1.98	-
FOREST PRESERVE PENSION	0.009380	\$16.88	-2.24	-
BARRINGTON PUBLIC LIBRARY DIST	0.222373	\$400.16	3.42	-
BARRINGTON PUBLIC LIBRARY DIST PENSION	0.017493	\$31.48	11.22	-
VIL OF NORTH BARRINGTON	0.288884	\$519.84	14.96	-
ROAD AND BRIDGE-CUBA	0.183365	\$329.98	15.26	_
ROAD AND BRIDGE-CUBA PENSION	0.004456	\$8.02	-6.06	_
TOWNSHIP OF CUBA	0.098159	\$176.63	6.77	
TOWNSHIP OF CUBA PENSION	0.001605	\$2.89	-1.91	>
BARRINGTON COMM UNIT SCHOOL DIST #220	4.590925	\$8,261.47	326.38	=
BARRINGTON COMM UNIT SCHOOL DIST #220 PENSION	0.093577	\$168.39	-47.66	-
				-

 Fair Market Value	\$539,910
Land Assessed Value	\$72,869
+ Building Assessed Value	\$107,083
- Home Improvement	
- Disabled Vet Homestead	
x State Multiplier	1.000
= Equalized Value	\$179,952
+ Farm Land & Bldg Assessed Value	
+ State Assessed Pollution Control	
+ State Assessed Railroads	
= Total Assessed Value	\$179,952
- General Homestead Exemption	
- Sr. Citizen Homestead Exemption	
- Senior Freeze	
- Returning Veterans Homestead	
- Disabled / Disabled Veterans	
- Natural Disaster Homestead	
= Taxable Valuation	\$179,952
x Tax Rate	7.145002
= Real Estate Tax	\$12,857.58
+ Special Service Area	\$0.00
+ Drainage	\$0.00
= Total Current Year Tax	\$12,857.58
+ Omit/RollBack Tax	\$0.00
+ Forfeited Tax	\$0.00
+ Interest remaining as of 06/08/2022	
+ Cost	\$0.00

- Payment applied to Principal

= TOTAL AMOUNT DUE

\$12,857.58 345.56 TOTALS 7.145002

PLAT OF ANNEXATIC

LEGAL DESCRIPTION FOR PR

THAT PART OF THE WEST HALF MERIDIAN, DESCRIBED AS FOLLOW THE NORTH EAST CORNER THERE IS 364.10 FEET SOUTH OF THE N 331.10 FEET TO A POINT WHICH QUARTER SECTION; THENCE EAST THE PLACE OF BEGINNING IN LAP

OWNERS: ANOOSH VARDA AND ACCOMMONLY KNOWN AS: 25815 WITH PERMANENT INDEX NO.: 13-25-100-CAREA OF PIN NO. 13-25-100-CAREA OF PIN NO.s 13-25-100-

PARCEL 1:

THE NORTH 50.00 FEET OF THAT PART OF THE WEST HALF (MERIDIAN, DESCRIBED AS FOLLOW THE NORTH EAST CORNER THERE IS 364.10 FEET SOUTH OF THE N 331.10 FEET TO A POINT WHICH I QUARTER SECTION; THENCE EAST THE PLACE OF BEGINNING IN LAK

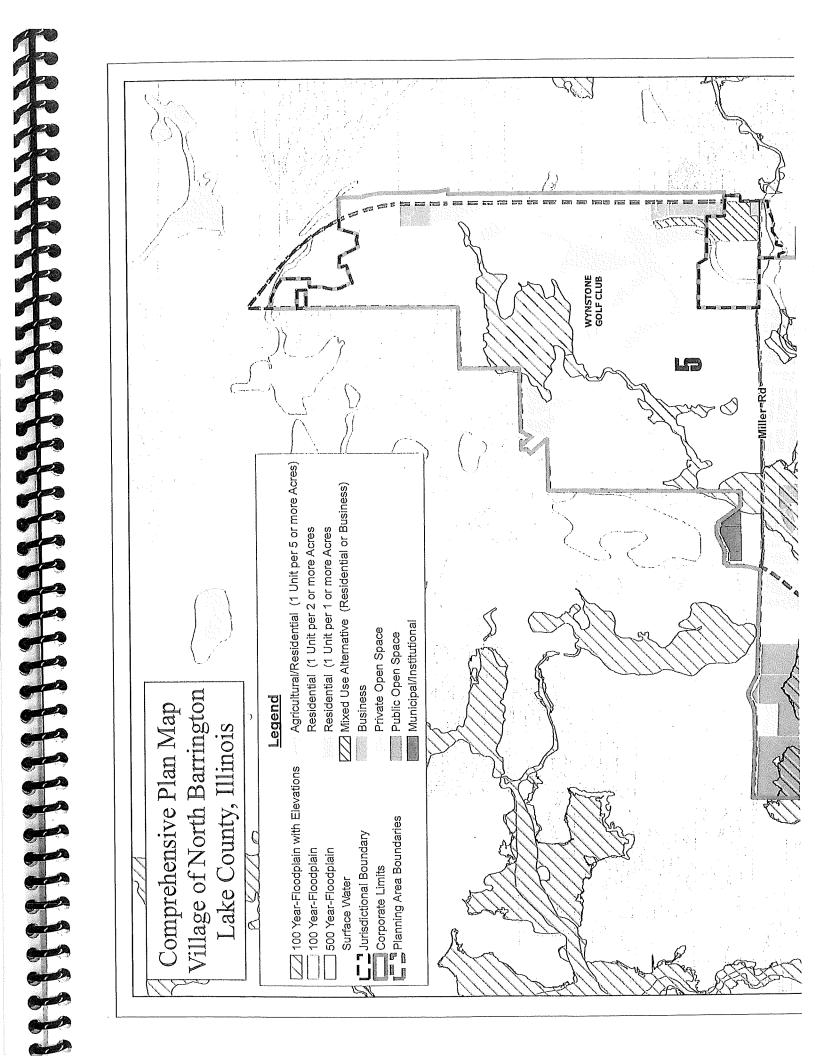
SAID PARCEL CONTAINS 21,099 S

PARCEL 2

THE WEST 50.00 FEET OF T THAT PART OF THE WEST HALF (MERIDIAN, DESCRIBED AS FOLLOW THE NORTH EAST CORNER THERE IS 364.10 FEET SOUTH OF THE N 331.10 FEET TO A POINT WHICH QUARTER SECTION; THENCE EAST THE PLACE OF BEGINNING IN LAK

SAID PARCEL CONTAINS 14,052 S

PARCEL 3
THE SOUTH 95.00 FEET OF



PETER SNELTEN & SONS Inc.

Water Well Contractors

- ESTABLISHED 1923 -

·25000 S. Old Rand Road

Office: 847-526-3500 or 847-255-4551

Wauconda, Illinois 60084

Fax: 847-381-0048

www.waterwellcontractor.com

To Whom It May Concern:

We were contacted about information on the existing well at 25815 W. Scott Road in North Barrington and whether or not a proposed hydroponic farm would affect the surrounding homes. The above mentioned well is a $4-\frac{1}{2}$ inch diameter well with a 10 GPM motor installed at 200 feet. The well itself is 251 feet deep. It was stated that the farm would need 200-300 gallons of water each day. Larger homes in this area, between normal usage, softener regeneration and irrigation systems use twice that amount each day. It is our opinion that the water required for the farm would not have a detrimental effect on the surrounding homes.

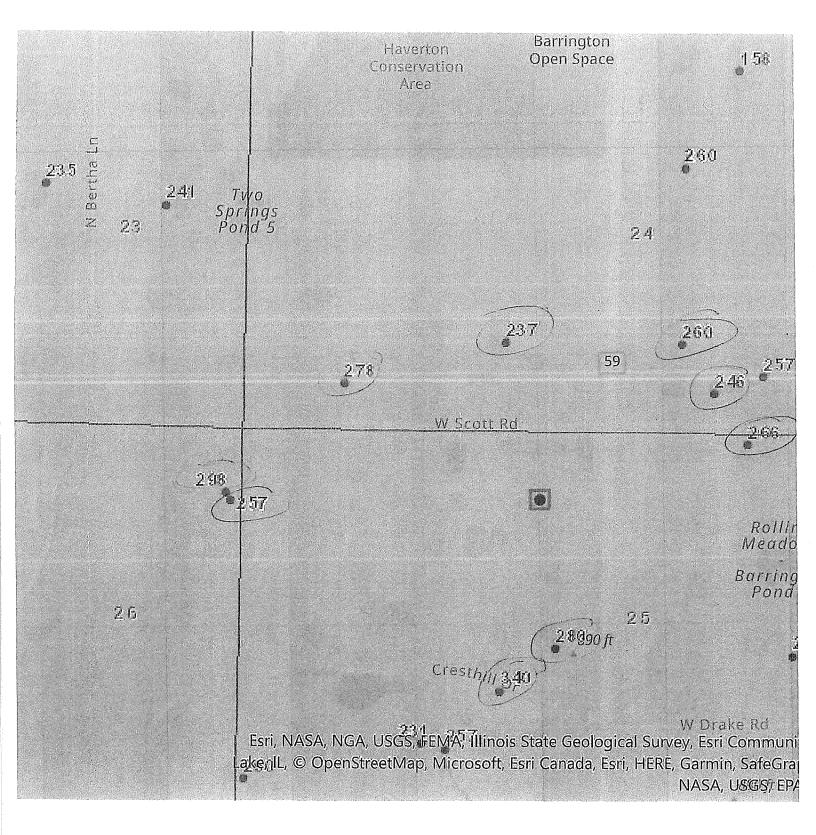
If you have any questions, please contact the office.

Respectfully submitted:

PETER SNELTEN & SONS, INC.

Ryan Snelten - Secretary/Treasurer





ILLINOIS STATE GEOLOGICAL SURVEY Page 1

Semi-Private Water Well	Top	Bottom
brown clay	0	15
blue clay	15	140
gravel	140	160
sand & gravel	160	206
blue clay	206	250
gravel	250	257
Total Depth Casing: 5" PVC ASTM D-2241 from 0' to 254' 5" STAINLESS STL SCREEN from 254' to 257' Screen: 3' of 5" diameter 25 slot Grout: BENTONITE from 0 to 253. Water from gravel at 254' to 257'. Static level 130' below casing top which is 1' above G Pumping level 160' when pumping at 30 gpm for 1 hour Permanent pump installed at 220' on May 30, 2008, with a capacity of 30 gpm Remarks: Driller's Estimated Well Yield 50+ gpm	L	257
Owner Address: 4052 E. Main St St. Charles, IL Address of well: 21800 N. Old Barrington Rd Barrington, IL Location source: Location from permit		

Permit Date: January 23, 2008 Permit #: 097-162

COMPANY Snelten, Greg

FARM Oakbrook Construction

DATE DRILLED March 31, 2008

NO. 2

ELEVATION 854

COUNTY NO. 51632

LOCATION NE NE NE

LATITUDE 42.182317 **LONGITUDE** -88.140967

COUNTY Lake

API 120975163200

ILLINOIS STATE GEOLOGICAL SURVEY Page 1

Semi-Private Water Well	Тор	Bottom
brown clay	0	15
blue clay	15	135
sand & gravel	135	150
blue clay	150	230
sand & gravel	230	250
hardpan gravel	250	257
limestone	257	298
Total Depth Casing: 6" PVC from 0' to 253' 6" STAINLESS STL SCREEN from 253' to 257' 5.75" ROCK from 257' to 298' Screen: 4' of 6" diameter 20 slot Grout: BENTONITE from 0 to 252.		298
Water from gravel & rock at 253' to 298'. Static level 130' below casing top which is 1' above G Pumping level 168' when pumping at 50 gpm for 1 hour Permanent pump installed at 220' on May 30, 2008, with a capacity of 50 gpm Remarks: Driller's Estimated Well Yield 60 gpm Owner Address: 4052 E. Main St St Charles, IL Address of well: 21800 N Old Barrington Rd	Ĺ	
Barrington, IL Location source: Location from permit		

Permit Date: January 23, 2008 Permit #: 097-162

COMPANY Snelten, Greg

Oakbrook Construction

DATE DRILLED March 26, 2008 NO. 1

COUNTY NO. 51631 ELEVATION 884

LOCATION NE NE NE LATITUDE 42.1824 LONGITUDE -88.141017

COUNTY Lake API 120975163100

Page 1 ILLINOIS STATE GEOLOGICAL SURVEY

Private Water Well	Top	Bottom
brown clay	0	10
blue clay	10	150
sand & gravel	150	200
blue clay	200	260
sand & gravel ·	260	280
limestone at	280	280
Total Depth Casing: 5" STEEL A53B SCH 40 from 0' to 280' Grout: BENTONITE from 0 to 280.	,	280
Water from limestone at 280' to 280'. Static level 150' below casing top which is 1' above Grupping level 150' when pumping at 20 gpm for 1 hour Permanent pump installed at 200' on August 20, 2015, with a capacity of 20 gpm Remarks: Driller's Estimated Well Yield 60 gpm Owner Address: 25810 W. Crest Hill Dr. Barrington, IL Address of well: same as above Location source: Global Positioning System verified	Verified on Februar 2017.	-

COMPANY Snelten, Greg

FARM Born, Kristin Trustee

DATE DRILLED March 27, 2015

NO. 2

ELEVATION

COUNTY NO. 52289

LOCATION SE NW NW

LATITUDE 42.180792

LONGITUDE -88.136386

COUNTY Lake

API 120975228900

Page 1 ILLINOIS STATE GEOLOGICAL SURVEY

Private Water Well	Top	Bottom
play	0	138
clay & gravel	138	164
stoney clay	164	208
play	208	278
clay mix gravel	278	287
limestone	287	320
limestone shale mix	320	340
Cotal Depth Casing: 5" A53 ST T/C from -1' to 288'		340
Grout: BENTONITE from 0 to 287.		
Static level 185' below casing top which is 1' above Grumping level 220' when pumping at 15 gpm for 2 hours Permanent pump installed at 300' on October 3, 2000, with a capacity of 15 gpm Remarks: driller's estimated well yield 20 gpm	,	·
Owner Address: 25890 Cresthill Dr. Barrington, IL Address of well: 21740 North Highway 59 Barrington, IL		
Add'l loc. info: Subdivision: Barrington Heights		
ocation source: Digital Orthophoto Quad Verified by 30, 2006.	: VJA on (ctober

COMPANY Kerry, Charles M.

FARM Doherty, Tom

DATE DRILLED October 2, 2000 NO.

ELEVATION 0 COUNTY NO. 27213

LOCATION SE NW NW

LATITUDE 42.180355 **LONGITUDE** -88.137158

COUNTY Lake API 120972721300 25 - 43N - 9E

Page 1 ILLINOIS STATE GEOLOGICAL SURVEY

Private Water Well	Top	Bottom
topsoil	0	2
blue clay	2	125
sand	125	235
gravel	235	237
Total Depth Casing: 5" GALV 15# from 0' to 237'		237
Size hole below casing: 5"		
Water from gravel at 237' to '. Static level 120' below casing top which is 1' above (Pumping level 120' when pumping at 15 gpm for 28 hours	L	
Driller's Log filed		
Owner Address: 81 N. Honev Lake Rd. Barrington, IL Location source: Location from permit Verified by: V 2006.	JA on Octo	ber 23,

Permit Dat	e: January 24,	1969	Permit #:	
COMPANY	Pilgard, Peter	& Sons		
FARM	Lohman, Floyd			
DATE DRII	LED February 7,	1969	NO.	
ELEVATION	0	COUNTY	NO. 02830	
LOCATION	SE SW SW			
LATITUDE	42.183958	LONGITUDE	-88.137075	

API 120970283000 24 - 43N - 9E

COUNTY Lake

Page 1 ILLINOIS STATE GEOLOGICAL SURVEY

Private Water Well	Top	Bottom
brown clay	o	8
blue clay	8	122
sand & gravel	122	267
limestone	267	278
Total Depth Casing: 5" PVC from 0' to 267'	L i	278

COMPANY Snelten, Jeffrey FARM McQueen, Berna

DATE DRILLED September 30, 1999 NO. 2

NO. 2

ELEVATION 0

COUNTY NO. 42374

LOCATION SW SW SW

LATITUDE 42.183529

LONGITUDE -88.139359

COUNTY Lake

API 120974237400

Page 1 ILLINOIS STATE GEOLOGICAL SURVEY

Private Water Well	Top	Bottom
clay	0	118
gravel	118	127
clay	127	191
sand	191	242
gravel	242	266
Total Depth Casing: 5" GALV. 15# from 0' to 266'		266
Size hole below casing: 5"		
Water from gravel at 0' to 0'. Static level 148' below casing top which is 1' above 6 Pumping level 148' when pumping at 10 gpm for 4 hours	L	
Driller's Log filed	:	
Owner Address: , Address of well: 25679 W. Scott Rd. Barrington, IL Add'l loc. info: Lot: 1 Subdivision: Rolling Meadows		
Location source: Digital Orthophoto Quad Verified by 20, 2006.	: VJA on N	ovember

Permit Date: August 17, 1972

Permit #: NF 1606

COMPANY Snelten, Arthur Charles

FARM Flint, John

DATE DRILLED November 1, 1973

NO. 64

ELEVATION

COUNTY NO. 03830

LOCATION NE NE NW

LATITUDE 42.182905

LONGITUDE -88.133683

COUNTY Lake

API 120970383000

ILLINOIS STATE GEOLOGICAL SURVEY Page 1

Private Water Well	Тор	Bottom
brown clay	0	9
blue clay	9	130
hardpan sand	130	215
sand & gravel	215	242
limestone	242	246
Total Depth Casing: 5" PVC ASTM D-2241 from 0' to 242' 4.75" ROCK from 242' to 246' Grout: BENTONITE from 0 to 242.		246
Water from limestone at 242' to 246'. Static level 142' below casing top which is 1' above G Pumping level 166' when pumping at 20 gpm for 1 hour Permanent pump installed at 200' on May 21, 2003, with a capacity of 20 gpm Remarks: gamma file: classic.aa0	L	
Owner Address: 502 S. Prairie Barrington, IL Address of well: 110 Scott Rd. North Barrington, IL Add'l loc. info: Lot: 27 Subdivision: Grassmere Farms Location source: Global Positioning System verified	Verified on May 1,	
Image viewing help: New users please read this. GET FILE Natural Gamma Log GET FILE Related File -		

Permit Date: August 12, 2002 Permit #:

COMPANY Snelten, Jeffrey

Classic Homes, Jeff Murdy

DATE DRILLED April 28, 2003

NO. 1

ELEVATION 865

COUNTY NO. 47825

LOCATION SW SE SW

LATITUDE 42.183435

LONGITUDE -88.134151

COUNTY Lake

API 120974782500

Page 1 ILLINOIS STATE GEOLOGICAL SURVEY

Private Water Well	Тор	Bottom
fill	0	7
brown clay	7	14
blue clay	14	123
sand & gravel	123	232
limestone	232	260
Total Depth Casing: 5" PVC ASTM D-2241 from 0' to 232' 4.75" ROCK from 232' to 260' Grout: BENTONITE from 0 to 232.		260
Water from limestone at 232' to 260'. Static level 133' below casing top which is 1' above G Pumping level 164' when pumping at 15 gpm for 1 hour Permanent pump installed at 200' on May 8, 2006, with a capacity of 20 gpm Remarks: driller's estimated well yield 65 gpm	L	
Owner Address: PO Box 1514 Barrington, IL Address of well: 100 Scott Rd. North Barrington, IL Add'l loc. info: Lot: 26 Subdivision: Grassmere Farms 13-24-301-022		
Location source: Digital Orthophoto Quad Verified by 22, 2006. Image viewing help: New users please read this. GET FILE Related File -	: VJA on S	eptember

Permit Date: March 15, 2006

Permit #:

COMPANY Snelten, Jeffrey FARM Meese, J. & Assoc.

DATE DRILLED April 20, 2006

NO. 1

ELEVATION 854GL

COUNTY NO. 50294

LOCATION SW SE SW

LATITUDE 42.183944

LONGITUDE -88.134608

COUNTY Lake

API 120975029400

3

HEIZER ENGINEERING LLC 8404 WIUM ROAD CARY, ILLINOIS 60013

847-846-1723 (Cell) reheizer@yahoo.com

May 9, 2022

Mr. Anoosh Varda 25815 W. Scott Road North Barrington, Illinois

Dear Mr. Varda:

RE: Wastewater Treatment System Inspection at 25815 W. Scott Road, North Barrington, IL

Based on a visit to the above address on June 5 and June 9, 2022, I believe the private sewage disposal system is in acceptable condition. A dye test was performed. The septic tank is in good condition and the absorption system does not have actual or indications of sewage on the ground surface.

This report is made for the conditions observed on the days of visitation and does not reflect future performance.

Thank you and your family for the kindness rendered during my visit.

Should you have any questions, please contact me at the above numbers.

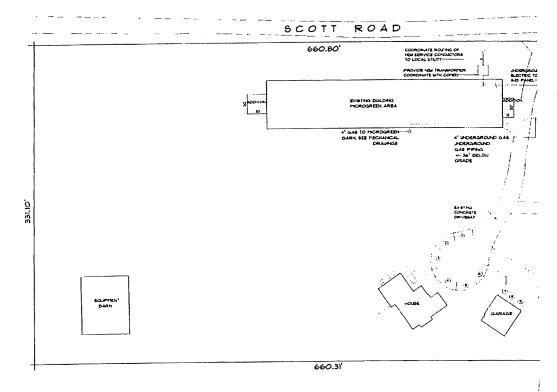
Sincerely yours,

Richard Heizer

Richard Heizer, P.E.

PROPOSED MICROGREEN FARM FOR:

TRINITY FARM



SITE PLAN SCALE 1.30-0

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LOCATION MAP

BUILDING CODES

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NATIONAL RECEITECAL CODE 300 EDITION
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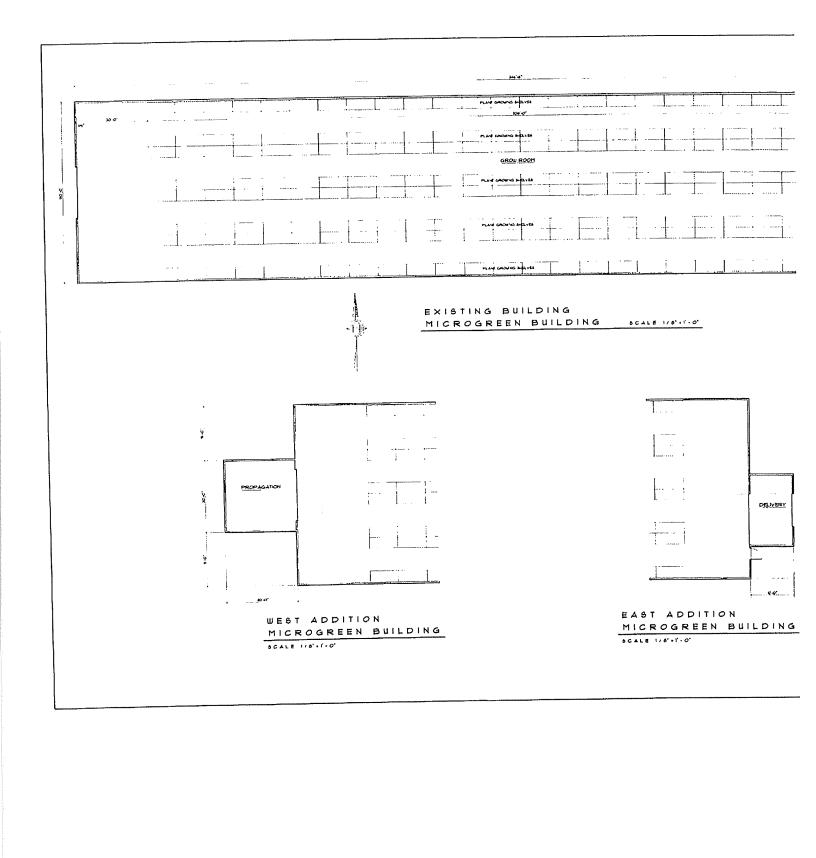
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TRINITY FARM 6
25615 W. SCOTT RD. NORTH BARRINGTON LLINOIS 60010

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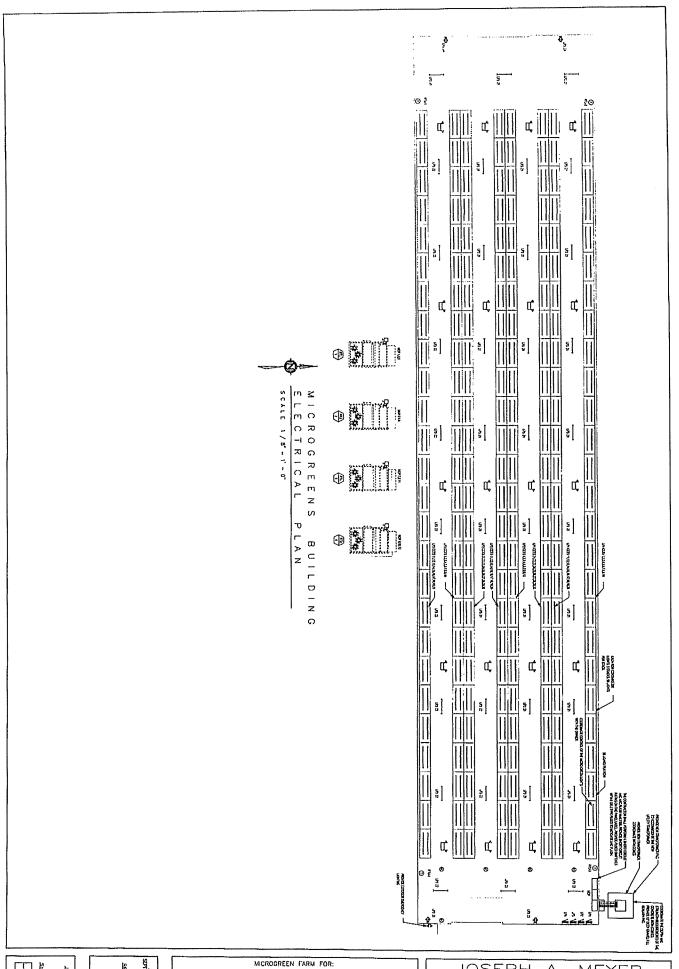
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25815 W. SCOTT RD NORTH BARRINGTON ILLINOIS 60010

JOSEPH A. MEYER STRUCTURAL & PROFESSIONAL ENGINEER 135 PARK AVE. BARRINGTON ILLINGIS 60010 847-382-0200

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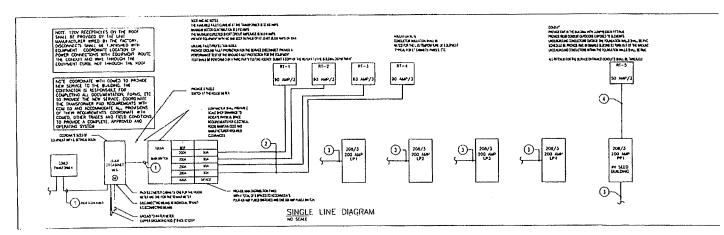
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TRINITY FARMS
25815 W. SCOTT RD NORTH BARRINGTON ILLINOIS 60010

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON ILLINOIS 60010 847-362-0200

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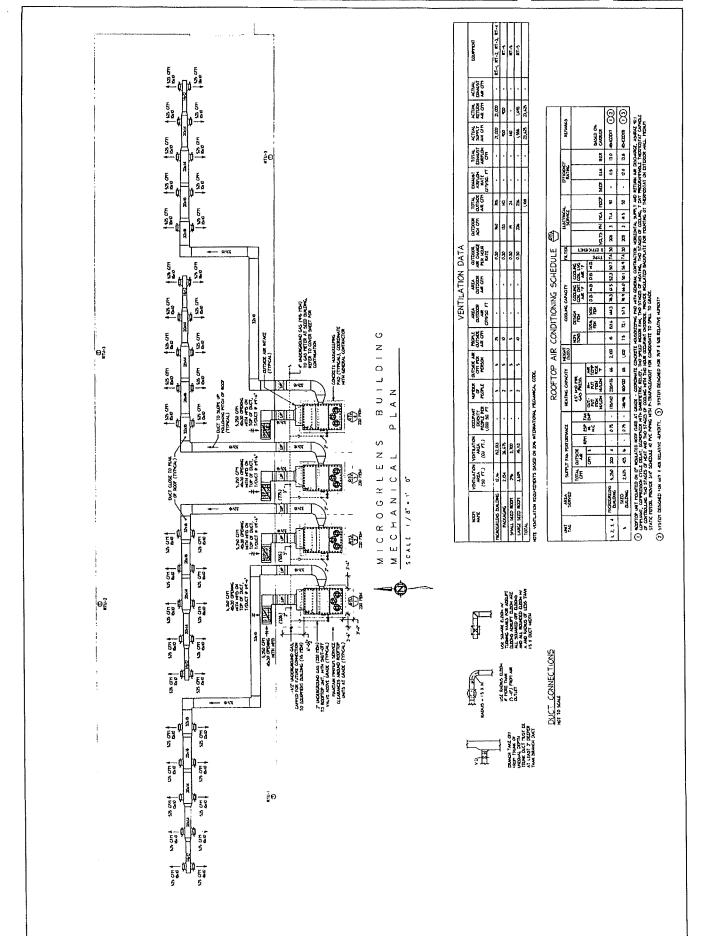
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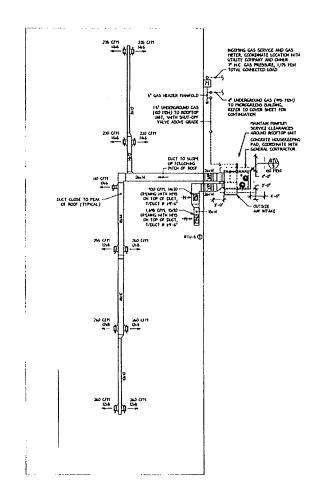
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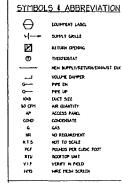
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VILLAGE OF NORTH BARRINGTON

PLAN COMMISSION MEETING MEETING MINUTES Monday, July 11, 2022

Call to Order

The Meeting was called to order at 7:30 p.m.

Roll Call

Roll call was answered by Michael Beightol, Kim Ritschel, Vice Chairperson Ken Such, James Zakos, and Chairperson Gery Herrmann.

Also present were Village Administrator John Lobaito, Trustee Liaison Kevin Horcher, Administrative Assistant Sue Murdy, and members of the public.

Pledge of Allegiance

Chairperson Gery Herrmann led the Pledge of Allegiance.

Public Comment

There was no public comment.

Chairperson Gery Herrmann explained to the Commission and the public in attendance that due to an error on the Plan Commission Public Hearing Agenda, the Public Hearing would have to be continued. He apologized to those in attendance.

Minutes from the June 27, 2022 Plan Commission Meeting.

Motion by Michael Beightol and seconded by James Zakos to approve the June 27, 2022, Plan Commission Meeting Minutes. On roll call vote Michael Beightol, Kim Ritschel, Vice Chairperson Such, James Zakos voted AYE. Chairperson Herrmann abstained. No NAYS. Motion Carried.

Old/New Business

Chairman Herrmann thanked Vice Chairperson Such for conducting the Plan Commission Meetings and Public Hearings in his absence due to a conflict of interest.

A resident in attendance requested to speak on the issue to be heard at the Public Hearing and was encouraged to submit his comments or concerns in writing to the Village Hall. Village Administrator Lobalto explained that the petitioner was not in attendance this evening, and the Public Hearing was being continued to Monday, July 18, 2022, at 7:30 p.m.

Motion by Kim Ritschel and seconded by Michael Beightol to continue the Public Hearing on the Zoning Text Amendment relating to indoor farm horticulture operations to Monday, July 18, 2022, at

7:30 p.m. On roll count vote Michael Beightol, Kim Ritschel, Vice Chairperson Such, James Zakos, and Chairperson Herrmann voted AYE. No NAYS. Motion Carried.

Motion by James Zakos and seconded by Michael Beightol to continue the Public Hearing on the Petition for a Map Amendment to rezone the property at 25815 W. Scott Road from R-1 single family residential to R-1 single family residential with a special use, to July 18, 2022, at 7:30 p.m. On roll count Michael Beightol, Kim Ritschel, Vice Chairperson Such, James Zakos, and Chairperson Herrmann voted AYE. No NAYS. Motion Carried.

Commission member James Zakos asked if the Public Hearing for the Zoning Map Amendment could take place if the Public Hearing for the Text Amendments ended in a vote to make a negative recommendation to the Board. Chairperson Herrmann replied that the Zoning Map Amendment Public Hearing would continue.

Chairperson Herrmann encouraged the Commission members to visit the site of the petition prior to the July 18, 2022, Public Hearing.

Village Administrator John Lobaito stated he would have all the information on the petition available in a digital format on the Village website.

Some residents in attendance encouraged the Commission to make a site visit to their property to see their views of the petitioner's property.

Adjournment

Motion to adjourn the meeting was made by Kim Ritschel and seconded by Michael Beightol. On voice vote all voted AYE. NO NAYS. Motion Carried.

The meeting of the Plan Commission was adjourned at 7:50 p.m.

Submitted by

ว๊อhn Lobaito √illage Clerk

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VILLAGE OF NORTH BARRINGTON

SPECIAL PLAN COMMISSION MEETING MINUTES Monday, July 18, 2022

Call to Order

The Meeting was called to order at 7:30 p.m.

Roll Call

Roll call was answered by Michael Beightol, Kim Ritschel, Vice Chairperson Ken Such, James Zakos, and Chairperson Gery Herrmann.

Also present were Village Administrator John Lobaito, Trustee Liaison Kevin Horcher, Aummunnouel Varda, Anoosh Varda, Krysia Ressler of Wysocki & Smith Law Office, Waukegan, Illinois, Administrative Assistant Sue Murdy, and members of the public.

Pledge of Allegiance

Chairperson Gery Herrmann led the Pledge of Allegiance.

Public Comment

There was no public comment.

Minutes from the July 11, 2022 Plan Commission Meeting.

Motion by Michael Beightol and seconded by James Zakos to approve the July 11, 2022, Plan Commission Meeting Minutes. On roll call vote Michael Beightol, Kim Ritschel, Vice Chairperson Such, James Zakos, and Chairperson Herrmann Voted Aye. No Nays. Motion Carried.

Continued Public Hearing

Text Amendments to the Village's Zoning Ordinance. The proposed text amendments would, if adopted, 1) Add a definition for "Indoor Farm Horticulture Operations" and related definitions, 2) Add "Indoor Farm Horticulture Operations" in the R-1 (residential) District, 3) Add operational regulations and parking requirements for Indoor Farm Hortlculture Operations.

At 7:35 Chairman Gery Herrmann called the Public Hearing to order, and Administrative Assistant Sue Murdy called the roll. Roll call was answered by Michael Beightol, Kim Ritschel, Vice Chairman Ken Such, James Zakos, and Chairman Gery Herrmann.

Chairperson Herrmann gave a brief background of the subject property. It is owned by Anoosh Varda and Alberta Varda and is improved with a single-family house and three accessory buildings, as well as a detached garage. The property is served by a private sewage disposal system and private well.

The concept proposal was presented to the Village Board at its January 19, 2022, Village Board meeting. The Village Board consensus was to have the petitioner proceed through the public hearing process.

In 2017, the subject property was in unincorporated Lake County and the Owner was proposing the development of a chicken farm. On January 10, 2018, the property (excluding the single-family house) was annexed into North Barrington along with the two other adjacent properties. The same year the Owner filed a zoning petition with North Barrington to operate a chicken farm. A public hearing was held before the Zoning Board of Appeals (ZBA) in May 2018. At the conclusion of the public hearing the ZBA made an unfavorable recommendation on the petition to allow the subject property to be used for a chicken farm operation. The Owner abandoned the zoning petition, and the matter was never presented to the Board of Trustees for final action on the ZBA's recommendation.

Chairperson Herrmann stated the Public Hearing for the Zoning Map Amendment would proceed if the Public Hearing for the Text Amendment was not favorable to the petitioner.

Chairperson Herrmann explained that the Zoning Text Amendments include Amendments to Municipal Code Title 10 to add a definition for "Indoor Farm Horticulture Operations", "Vermiculture", and related definitions. It also adds limitations to horticulture operations and provides certain limitations and adds parking limitations.

Chairperson Herrmann explained the Amendments to Municipal Code section 10-7-2 (Special Uses) would add "Indoor Farm Horticulture Operations" in a R-1 Residential District.

Administrator John Lobaito addressed the Commission and reviewed the draft Ordinance in their packet amending Chapter 10 of the Village Code to add indoor farm horticulture operations as a special use within the R-1 zoning district. He reviewed each appropriate section of the Village code as it applied to the petitioners, specifically special uses enumerated, definitions of Indoor farm horticulture operations and related terms, indoor farm horticulture operations ancillary to farm residence as well as limitations and maximum number of accessory parking spaces.

Ms. Krysia from the law firm of Wysocki & Smith Law Office representing the petitioner for the proposed text amendment for indoor farm horticulture operations explained the Varda's business is vertical farming and vermiculture. Vertical farming is an environmentally progressive use for growing plants in a controlled building environment without the dependence of outside weather, threat of insects, or use of pesticides. It utilizes recycled water, LED lighting and offers lower emissions. She stressed the Varda's will not be growing marijuana. There are three buildings on the property which will be used for indoor farming all year round. She also explained the process of vermiculture, using recycled worms to produce soil.

Ms. Ressler stated that there would be no air, odor, water, or noise pollution. She reviewed the process of growing, transporting, and referred the Commission to the Business and Operational Plan enclosed with their Plan Commission Packet.

Ms. Ressler also addressed the proposed Zoning Map Amendment, which will be discussed at the 2nd public hearing. Prior to the annexation of part of the property into the Village, Lake County issued a permit for the Varda's to construct three buildings. The buildings are now located in the Village of North Barrington. The petitioners would like to add them to the indoor farm horticulture operations as a special use within the R-1 zoning district.

Chairperson Gery Herrmann thanked Ms. Ressler for her time.

Village Administrator John Lobaito swore in the witnesses and residents wishing to speak at the first public hearing.

Ms. Bevin Brillenborg, 25848 W. Scott Road, North Barrington, IL addressed the Commission and stated her opposition to the petition. Although she likes the idea of the overall idea of the proposal, Ms. Brillenborg feels that traffic, noise, and safety concerns will devalue her property.

Ms. Sonia Beranich, 609 Sioux Drive, North Barrington, IL addressed the Commission and stated her opposition to the petition.

Mr. Darwyn Broker, 590 Onondaga Drive, North Barrington, IL addressed the Commission and stated his opposition to the petition. He concurred with the previous residents' statements and stated he is also concerned about the infrastructure on Highway 59 for commercial traffic.

Ms. Virginia Black, 110 Seminole Drive, North Barrington, IL addressed the Commission and stated her opposition to the petition.

Mr. Grant Borne, 25810 Crest Hill Drive, North Barrington, IL addressed the Commission and stated his opposition to the petition. He is concerned about runoff of waste materials.

Mr. Dale Dickman, 170 Kimberly Road, North Barrington, IL addressed the Commission and stated his opposition to the petition. He stated although he likes the overall idea of the proposal, the Village of North Barrington is the wrong location for such an operation.

Mr. Dean Miller, 25890 Crest Hill Drive, North Barrington, IL addressed the Commission and stated his opposition to the petition. He concurred with previous resident comments.

Gery Herrmann thanked the residents for their comments and declared the public comment section of the Public Hearing closed. He asked the Commission members if they had questions.

Commission Member James Zakos had no questions.

Commission Vice Chairperson Ken Such asked the petitioner for background information on their business entity identification and business practices. The petitioner identified the name of their

company as an LLC Trinity Poultry Products started in 2017. Vice Chairperson Such inquired if the LLC is qualified to be governed as a FSMA facility, or if it is Illinois Certified to operate under Illinois Cottage Law since they will be selling produce. Mr. Such stated his concerns upon analysis of the submitted Business Plan and its long-term financial feasibility.

Commission Member Kim Ritschel had no questions.

Commission Member Michael Beightol asked the petitioner if they have indexed similar enterprises in the immediate geographical area. Mr. Varda stated micro green vertical farms exist in the Chicagoland area within houses though none near the Barrington area. Mr. Beightol asked the petitioners attorney to explain her interpretation of the Village being an agricultural community within the Village of North Barrington Comprehensive Plan. He does not feel agricultural use fits into the Village. Ms. Ressler explained this is the reason her client is requesting a text amendment and pointed out the previous annexation by North Barrington of the Varda's property resulted in non-conforming lots of less than 5 acres.

Commission Chairperson Gery Herrmann had no questions. He referred to the Village 5-acre zoning for horses as possibly being agricultural in nature. The vertical height limitation of buildings allowed in the Village was discussed, as well as subsequent operational inspections. Mr. Herrmann also stated the Village has no control over any other various government agencies that may monitor commercial properties. Village Administrator John Lobaito explained the Ordinance presented tonight is a draft and additional conditions may be added.

Motion by Kim Ritschel and seconded by James Zakos to recommend to the Board of Trustees approval of the Text Amendment to the Village's Zoning Ordinance.; 1) Add a definition for "Indoor Farm Horticulture Operations" 2) Add "Indoor Farm Horticulture Operations" in the R-1 (Residential) District 3) Add operational regulations and parking requirements for Indoor Farm Horticulture Operations.

On roll call vote Michael Beightol voted nay, Kim Ritschel voted aye, Vice Chairman Ken Such voted nay, James Zakos voted nay, Chairperson Herrmann voted aye. The motion did not pass.

At 8:55 Chairperson Herrmann declared the Public Hearing adjourned and Administrative Assistant Sue Murdy called the roll. Roll call was answered by Michael Beightol, Kim Ritschel, Vice Chairperson Such, James Zakos, and Chairperson Herrmann. The Public Hearing was adjourned.

Continued Public Hearing-25815 W. Scott Road, North Barrington, IL

PINS'S: 13-25-100-026, 13-25-100-028, 13-25-100-029

Zoning Map Amendment to rezone an approximately 4.43-acre parcel from R-1 Single Family Residential with Special Use for an Indoor Farm Horticulture Operation.

At 8;56 Chairperson Gery Herrmann called the Public Hearing to order, and Administrative Assistant Sue Murdy called the roll. Roll call was answered by Michael Beightol, Kim Ritschel, Vice Chairman Ken Such, James Zakos, and Chairman Gery Herrmann.

Chairperson Herrmann reviewed the background of the subject property. The petitioner plans to make improvements to accommodate the vertical farming operations and vérmiculture. The planned improvements are mostly mechanical including electrical and HVAC. The most easterly building will be used for vermiculture and the most northerly building on the property will be used for growing microgreens.

There are existing non-conformities on the Subject Property: 1. Lot Coverage Ratio. 2. Building Setbacks. 3. Fencing & Driveway Entryway Walls. There would be a Waiver Compliance per Section 10-7-1 of the Village Zoning Code relative to Special Uses which provides that "In granting a special use, the corporate authorities may waive compliance with those provisions of this title which are specified in the special use ordinance."

Chairperson Herrmann stated there are two letters of opinion, from Heizer Engineering LLC and Peter Snelten & Sons, Inc. regarding the condition of the existing private sewage disposal system as well as an opinion on farm operations impact on surrounding wells.

Village Administrator John Lobalto swore in the witnesses and residents wishing to speak at the second public hearing.

Village Health and Sanitation Officer Natalie Karney addressed the Commission. She stated a site inspection was performed when the property was originally annexed into the Village. Evidence of vehicular traffic over the septic field was a concern. The site inspection at the time was not based on maximum usage. If this petition is recommended and approved by the Village Board, she suggested an escrow of \$25,000 plus a surcharge, with inflation built in, to be set up with the Village, for a period of five years, in the event the septic system would have to be replaced. A septic field test would be required as well. Ms. Karney confirmed that the current septic system is on the unincorporated property. There was discussion about the usage requirements a replacement septic system would be measured on. The house on the property is currently unoccupied. Mr. Varda confirmed that the toilet is used on occasion. Ms. Karney does not anticipate a well or ground water contamination problem.

Mr. Zakos asked if the age of the current system was known. Ms. Karney stated it had never been replaced or renovated. It was originally permitted in unincorporated Lake County. There is no known certification of the current system.

Vice Chairperson Such asked if any sort of drainage system was ever considered and questioned the capability of the current system.

Chairperson Herrmann asked the petitioner about their water collection system. Mr. Varda explained roof collection, well water and AC runoff will be utilized.

Village Administrator stated that as part of a Special Use, the Village may place reasonable conditions on the Special Use. He advised the Commission may wish to consider the following in their review and consideration of the petition: 1. Limitations on hours of operation. 2. Limitations on outside storage of materials and/or equipment. 3. Maximum number of employees. 4. Number of deliveries per day/week/month. 5. Type of vehicles used. 6. Private wastewater treatment system (Septic System).

Chairperson Herrmann asked the petitioner about road access to the subject property. Mr. Varda explained the access is off Scott Road directly to IL Route 59.

Chairperson Herrmann read a letter from resident Gerald Celano, 21900 North Illinois Highway 59, North Barrington, Illinois. Mr. Celano is opposed to the proposed petition due to numerous concerns.

Ms. Bevin Brillenborg, 25848 W. Scott Road, North Barrington, Illinois addressed the Commission and stated her opposition to the petition.

Ms. Sonia Beranich, 609 Sioux Drive, North Barrington, Illinois addressed the Commission and stated her opposition to the petition.

Mr. Dean Miller, 25890 Crest Hill Drive, North Barrington, Illinois addressed the Commission and stated his opposition to the petition.

Mr. Roger Dickman, 170 Kimberly Drive, North Barrington, Illinois addressed the Commission and stated his opposition to the petition.

Mr. Grant Borne, 25810 Crest Hill Drive, North Barrington, Illinois addressed the Commission and stated his opposition to the petition.

Mr. Varda addressed the Commission in response to the resident's concerns about vehicle parking as well as frequency and method of deliveries to and from the operation facility. He stated there would be no further land development and deliveries to the property would be kept to a minimum. There was discussion about the hours of operation of harvesting, packaging, and material transporting. It was noted that the house, which is located on the parcel still located in unincorporated Lake County, is currently uninhabited.

Mr. Adrian Saliu, the grower employed by the Varda's addressed the Commission to expand on the details of the proposed operation. He explained that his responsibilities with the operation will result in a wholesome and green sustainable completely organic produce developed on site in contained facilities and systems. He stated he is vermiculture certified and specializes in closed system farming.

Mr. Saliu reviewed the cleaning process that will be used during the operation and the disposal of waste.

Ms. Krysia Ressler, attorney for the petitioner, stated the Varda's would be willing to plant landscaping to cut down on noise.

Chairperson Herrmann thanked the residents for their comments and declared the public comment section of the Public Hearing closed. He asked the Commission members if they had questions.

Chairperson Herrmann stated his concerns about setting workable parameters, vehicle storage, septic issues, deliveries, and periodic compliance inspections.

Commission Member Michael Beightol stated his concern about a commercial venture in the Village, inconsistent with the Village Comprehensive Plan. He inquired about reconciliation with the neighborhood if the house remains uninhabited.

Vice Chairperson Such stated his concern about what he perceives as a vague business plan and complimented the expertise of the grower. He feels it is the wrong business for the proposed location.

Commission Member James Zakos stated he had some environmental concerns, noise, and the non-conforming impact on the area. He feels it is the wrong business for the proposed location.

Commission Member Kim Ritschel stated her concerns with trucks, vehicular traffic, and employee scheduling during harvesting and non-harvesting season. She stated she sees the benefits to the community of the proposal and would prefer to see such a business rather than deserted warehouses.

Chairperson Herrmann stated that portions of the Varda property were annexed into the Village several years ago and would like to see the Village have a level of control over the usage of the property.

Chairperson Herrmann reviewed a list of conditions he would like to implement:

- 1. Deliveries to the property will be limited to two (2) deliveries per week.
- 2. Deliveries leaving the property will be limited to one (1) per day Monday thru Friday from 7:00 a.m. to 5:00 p.m.
- 3. A maximum of six (6) employees will be allowed four (4) days per week.
- 4. The hours of operation will be from 7:00 a.m. to 5:00 p.m. four (4) days per week. The grower will be working on the weekends.
- 5. A \$25,000 septic bond will be held for five (5) years starting from the date of occupancy.
- 6. Outside storage is prohibited. Dirt piles may be kept outside for a 24-hour period.
- 7. Outside storage of trucks or equipment is prohibited.

Motion by Kim Ritschel and seconded by Michael Beightol to recommend to the Board of Trustees approval of the Zoning May Amendment to rezone an approximately 4.43-acre parcel from R-1 Single Family Residential with Special Use for an Indoor Farm Horticulture Operation. The motion includes the conditions:

- *Deliveries to the property will be limited to two (2) deliveries per week.
- *Deliveries leaving the property will be limited to one (1) per day Monday thru Friday from 7:00 a.m. to 5:00 p.m.
- *A maximum of six (6) employees will be allowed four (4) days per week.
- *The hours of operation will be from 7:00 a.m. to 5:00 p.m. four (4) days per week. The grower will be working on the weekends.
- *A \$25,000 septic bond will be held for five (5) years starting from the date of occupancy.
- *Outside storage is prohibited. Dirt piles may be kept outside for a 24-hour period.
- *Outside storage of trucks or equipment is prohibited.

On roll call vote Michael Beightol voted nay, Kim Ritschel voted aye, Vice Chairman Such voted nay, James Zakos voted nay, Chairperson Gery Herrmann aye. The motion did not pass.

Close Public Hearing

At 10:30 p.m. Chairperson Gery Herrmann declared the Public Hearing closed and Administrative Assistant Sue Murdy called the roll. Roll call was answered by Michael Belghtol, Kim Ritschel, Vice Chairman Ken Such, James Zakos, and Chairperson Gery Herrmann.

Old/New Business

There was no old/new business.

Adjournment

Motion to adjourn the meeting was made by Michael Beightol and seconded by Kim Ritschel. On voice vote all voted aye. No nays. Motion Carried.

The meeting of the Plan Commission was adjourned at 10:35 p.m.

John Lobaito

Submitted by

Village Clerk

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Village of North Barrington Unpaid Warrants As of April 11, 2023

Date	Num	Memo	Account	Class	Open Balance
Angel Water, Inc.	00070054	SALT	10.5731 ⋅ Supplies	General Fund	15.00
03/07/2023 Total Angel Water, Inc	00370954	SALI			15.00
•	c.				
Omcast 03/13/2023 03/13/2023	03.20.23-04.19.23 03.20.23-04.19.23	03/20/23-04/19/23 03/20/23-04/19/23	10.5600 · Phone Services 10.5450 · Internet	General Fund General Fund	308.36 100.00
Total Comcast					408.36
ComEd				General Fund	40.05
03/07/2023 03/16/2023	*3196 / 03.06.23 *7001 / 03.16.23	SERVICE: 02/03/23-03/06/23 SERVICE: 02/15/23-03/16/23	30.5020 · Utilties 30.5020 · Utilties	General Fund	41.76
Total ComEd					81.81
Ela Township Highw			30.5025 · Maintenance/Storm Cleanup	General Fund	4,449.00
03/31/2023 03/31/2023	1160 1160	MARCH 2023 MARCH 2023	30.5015 · Public Works	General Fund	3,061.20
Total Ela Township H					7,510.20
Enhanced Networks	-			Out that Designate	8,199.67
01/09/2023	20230076	SERVER REPLACEMENT	60.8300 · IT 60.8300 · IT	Capital Projects Capital Projects	5,398.9
01/09/2023	20230075	U.P.S REPLACEMENT(4)	60.8300 · IT	Capital Projects	2,452.7
01/09/2023 03/15/2023	20230074 20230163	P.C. REPLACEMENT FEBRUARY 2023	10.5240 · IT Consulting Services	General Fund	655.17
Total Enhanced Netw	vorks				16,706.55
Fugua Winter Ltd.			CO COOT Create	Capital Projects	1,345.50
03/31/2023	13789 13788	HONEY LAKE DRAIN PROJECT MARCH 2023	60.8397 - Grants 10.5220 - Legal	General Fund	2,203.50
03/31/2023 Total Fuqua Winter L		MINITOTI 2020			3,549.00
·	ounting & Prof. Services				0.500.00
04/01/2023	2355	MARCH 2023	10.5260 · Accounting Services	General Fund	2,500.00
Total Governmental	Accounting & Prof. Service	ces			2,500.00
John Lobaito 04/03/2023	MARCH 2023	MARCH 2023	10.4050 · Village Administrator	General Fund	13,200.00
Total John Lobaito	WATOH 2020	13 11011 2323			13,200.00
JOHNSON CLEANII	NC				
03/15/2023	44356	MARCH 2023	10.5735 · Cleaning Services	General Fund	187.0
Total JOHNSON CLI	EANING				187.0
Lake County Sherift 04/03/2023	f's Office 300031308	APRIL 2023	20.5201 · IGA - Police Services	General Fund	28,063.6
Total Lake County Si					28,063.6
Leaf				General Fund	180.6
03/11/2023	14464361	COPIER SYSTEM	10.5205 · Copier Lease/Maintenance	General Fund	100.0

Village of North Barrington Unpaid Warrants As of April 11, 2023

D-4-	Num	Memo	Account	Class	Open Balance
Date	Null	HOC			180.61
Total Leaf					
Louies Throne Inc. 04/01/2023	1276	APRIL - ETON PARK PORTABLE TOILET	40.5080 · Eton Park - Port-o-let Rental	General Fund	140.00
Total Louies Throne In	nc.				140.00
Michael Sands 04/01/2023	APRIL 2023	APRIL 2023	10.5250 · Treasurer's Services	General Fund	100.00
Total Michael Sands					100.00
Natalie P. Karney, P.I 03/31/2023	E. 2023-03	MARCH 6 -31, 2023	10.5235 · Health Officer	General Fund	555.00
Total Natalie P. Karne	v. P.E.				555.00
Rafferty Architects 04/03/2023	4335	03/04/23-04/02/23	12.5100 · Building and Zoning Officer	General Fund	3,325.00
Total Rafferty Architec					3,325.00
•					
Robinson Engineerii 04/04/2023 04/04/2023 04/04/2023 04/04/2023 04/04/2023 04/04/2023 04/04/2023 04/04/2023 04/04/2023 04/04/2023 04/04/2023 04/04/2023 04/04/2023 04/04/2023 04/04/2023 04/04/2023 04/04/2023 04/04/2023 04/04/2023	APRIL 2023	PLAN REVIEW - 49 CASTLETON CT. PLAN REVIEW - 46 CASTLETON DR. PLAN REVIEW - 466 PINEWOODS DR. PLAN REVIEW - 160 BILTMORE DR. PLAN REVIEW - 100 OAK LEAF PLAN REVIEW - 225 HONEY LAKE CT. INSPECTION - 30 HIDDEN BROOK DR. INSPECTION - 72 HILLBURN LN MS4 ACTIVITIES PRFESSIONAL ENG. SERVICES UTILITY PLAN REVIEW PRESSIONAL ENG. SERVICES PLAN REVIEW - 257 SIGNAL HILL RD. PLAN REVIEW - 101 LAKESIDE CT. PLAN REVIEW - 678 OLD BARRINGTON RD. PRFESSIONAL ENG. SERVICES PRFESSIONAL ENG. SERVICES PLAN REVIEW - 678 OLD BARRINGTON RD. PRFESSIONAL ENG. SERVICES PRFESSIONAL ENG. SERVICES	Trust & Agency. 17.5114 · Plan Review Trust & Agency. Trust & Agency. 17.5018 · NPDES Permit/MS4 17.5125 · Engineer Consulting 17.5114 · Plan Review 17.5125 · Engineer Consulting Trust & Agency. Trust & Agency. Trust & Agency. 17.5125 · Engineer Consulting 60.8397 · Grants Trust & Agency.	Trust & Agency General Fund Trust & Agency General Fund General Fund General Fund General Fund Trust & Agency General Fund Capital Projects Capital Projects	142.00 640.00 497.00 711.00 71.00 1,506.50 304.00 213.00 2,503.50 1,158.00 390.50 640.00 445.00 213.00 142.00 639.00 355.00
Total Robinson Engin	-				
Rock Solid Builders 04/02/2023	PERMIT #: 22-085	BOND REFUND	Road Bond.	Trust & Agency	1,000.00
Total Rock Solid Build	ders, Inc				1,000.00
State Graphics 03/23/2023	82348	SPRING 2023 NEWSLETTER	10.5500 · Printing	General Fund	990.49
Total State Graphics					990.49
Sue Murdy 03/29/2023	MARCH 2023	MARCH 2023	10.4057 · PT Clerical	General Fund	3,025.00
Total Sue Murdy					3,025.00

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04/05/23

Village of North Barrington Unpaid Warrants As of April 11, 2023

Date	Num	Memo	Account	Class	Open Balance
Susan Allman 04/02/2023	166	MARCH 3, 2023 - APRIL 2, 2023	15.5070 · Forester Services	General Fund	500.00
Total Susan Allman					500.00
The Finer Line, Inc. 03/14/2023	86966	TREE OF THE YEAR PLAQUE - PARKS	10.5420 · Enviornmental & Health Commiss.	General Fund	144.18
Total The Finer Line, Ir	nc.				144.18
TOTAL					93,056.35

1:26 PM 04/05/23

Village of North Barrington Mo. Checks Written Report

March	16	through	April	11,	2023
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Туре	Num	Date	Name	Memo	Account	Paid Amount
Check	EFT	03/28/2023	Myriad Creative Services, LLC	Web Hosting Services March 2023; Inv #10217	00.1000 · BB&T Checking - 6814	
				Web Hosting Services March 2023; Inv #10217	10.5245 · Website Services	-50.00
TOTAL						-50.00
Check	EFT	03/31/2023	First Bankcard	*0559	00.1000 · BB&T Checking - 6814	
				Daily Herald Intuit Intuit Intuit - Payroll Subscription Amazon Amazon Prime Amazon Amazon Prime Primo Water Panera Bread Constant Contact Amazon Amazon Amazon	10.5400 · Dues & Subscriptions 10.5730 · Office Supplies 10.5730 · Office Supplies 10.5730 · Office Supplies 10.5730 · Office Supplies 10.5400 · Dues & Subscriptions 10.5730 · Office Supplies 10.5650 · Meetings & Travel 10.5400 · Dues & Subscriptions 10.5730 · Office Supplies 10.5730 · Office Supplies 10.5730 · Office Supplies	-12.00 -790.45 -16.05 -527.67 -13.93 -14.99 -286.00 -14.99 -52.94 -32.53 -45.00 -3.20 -100.28
TOTAL						-1,910.03
Check	EFT	03/31/2023	First Bankcard	*2302	00.1000 · BB&T Checking - 6814	
TOTAL				AT&T Mobility Citzens for Conservation Apple	10.5600 · Phone Services 10.5400 · Dues & Subscriptions 10.5400 · Dues & Subscriptions	-57.51 -50.00 -0.99 -108.50
TOTAL						-100.50
Check	EFT	04/05/2023	Myriad Creative Services, LLC	Web Hosting Services April 2023; Inv #10251	00.1000 · BB&T Checking - 6814	
TOTAL				Web Hosting Services April 2023; Inv #10251	10.5245 · Website Services	-50.00 -50.00
Paycheck	25752	04/11/2023	MARIE G CECCHI		00.1000 · BB&T Checking - 6814	
-					10.4057 · PT Clerical 00.2100 · Payroll Liabilities 10.4060 · Employer Payroll Taxes FICA Payable FICA Payable	-1,665.00 129.00 -103.23 103.23 103.23 Page 1

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Village of North Barrington Mo. Checks Written Report March 16 through April 11, 2023

Туре	Num	Date	Name	Memo	Account	Paid Amount
					10.4060 · Employer Payroll Taxes FICA Payable FICA Payable IL Withholding Payable	-24.14 24.14 24.14 82.42
TOTAL						-1,326.21

TOTAL: \$3,444.74