

Ordinance 2012-66

An Ordinance Amending the Comprehensive Plan of the Village of Northbrook (Countryside Montessori School - 1945-1985 Pfingsten) (Plan Commission Docket No. 12-16)

Passed by the Board of Trustees, 12/11/2012
Printed and Published 12/12/2012

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees
VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

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

/s/ Debra J. Ford
Village Clerk

Ordinance 2012-66

BE IT ORDAINED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois THAT:

An Ordinance Amending the Comprehensive Plan of the Village of Northbrook (Countryside Montessori School - 1945-1985 Pfingsten) (Plan Commission Docket No. 12-16)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND

Countryside Montessori Schools, Inc., an Illinois not for profit corporation ("*Applicant*"), is the record title owner of that certain parcel of real estate commonly known as 1985 Pfingsten ("*School Parcel*"), the owner of the beneficial interest in that certain parcel of real estate commonly known as 1945 Pfingsten ("*Vacant Parcel*"), and the contract purchaser of that certain parcel of real estate commonly known as 1965 Pfingsten ("*Residential Parcel*"). The School Parcel, the Vacant Parcel and the Residential Parcel are all located in the Village of Northbrook and will be collectively referred to hereinafter as the "*Subject Property*". The owner of the beneficial interest in the Residential Parcel, the Annette B. Kulle Trust dated May 8, 1998 ("*Residential Property Owner*"), has consented to the relief requested herein.

The Applicant currently operates a private elementary school ("*School*") on the School Parcel pursuant to special permits granted by Ordinance No. 95-11, which was approved by the Village President and Board of Trustees on February 14, 1995. The Applicant now proposes to consolidate the School Parcel with the Residential Parcel and the Vacant Parcel and construct a 4,700 square foot expansion to the School on the consolidated Subject Property.

The Residential Parcel and the Vacant Parcel are currently designated for residential use in the Village of Northbrook Comprehensive Plan (2010), as amended ("*Comprehensive Plan*"), and the Applicant has requested an amendment to the Comprehensive Plan to re-designate the Residential Parcel and the Vacant Parcel as appropriate for Institutional Facilities ("*Amendment*"). The Comprehensive Plan already designates the School Parcel as appropriate for Institutional Facilities.

The President and Board of Trustees hereby find that it is in the best interest of the Village and the public to adopt the Amendment in accordance with the Northbrook Zoning Code (1988), as amended ("**Zoning Code**"), and pursuant to the Village's home rule powers.

Section 2. PUBLIC HEARING

A public hearing was duly advertised in *The Northbrook Star* on August 16, 2012 and held at the Plan Commission's regular meeting on September 4, 2012. A second public hearing was duly advertised in *The Northbrook Star* on September 27, 2012 and held at the Plan Commission's regular meeting on October 16, 2012. On November 6, 2012, the Plan Commission recommended, in Plan Commission Resolution No. 12-PC-11, that the President and the Board of Trustees approve the Amendment.

Section 3. AMENDMENT OF THE COMPREHENSIVE PLAN

The Comprehensive Plan shall be, and is hereby, amended by re-designating the Residential Parcel and the Vacant Parcel as appropriate for Institutional Facilities, as depicted in **Exhibit A**, and as legally described in **Exhibit B**, attached to and by this reference incorporated into this Ordinance, in accordance with Paragraph 11-201 E3 of the Zoning Code and pursuant to the home rule powers of the Village of Northbrook.

Section 4. CERTIFICATE OF NOTICE

The Village Manager is hereby authorized and directed to file a Certificate of Notice of Adoption of this Amendment to the Comprehensive Plan with the Office of the Cook County Recorder in accordance with and pursuant to Paragraph 11-201 E4 of the Zoning Code.

Section 5. EFFECTIVE DATE.

This Ordinance shall be in full force and effect only upon the occurrence of all of the following events:

- A. passage by the Board of Trustees by a majority vote in the manner required by law;
- B. publication in pamphlet form in the manner required by law; and
- C. the "**Evidence of Title Date**," which shall mean the date on which the Applicant provides to the Village Clerk either recorded deeds or title reports issued by a title insurance company evidencing that fee simple title to both the Vacant Parcel and the Residential Parcel has been conveyed to the Applicant.

Adopted: 12/11/2012

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	James Karagianis, Trustee
SECONDER:	Todd Heller, Trustee
AYES:	Karagianis, Buehler, Scolaro, Heller, Ciesla, Israel, Frum

ATTEST:

/s/ Debra J. Ford
Village Clerk

/s/ Sandra E. Frum
Village President

EXHIBIT A

Comprehensive Plan Amendment

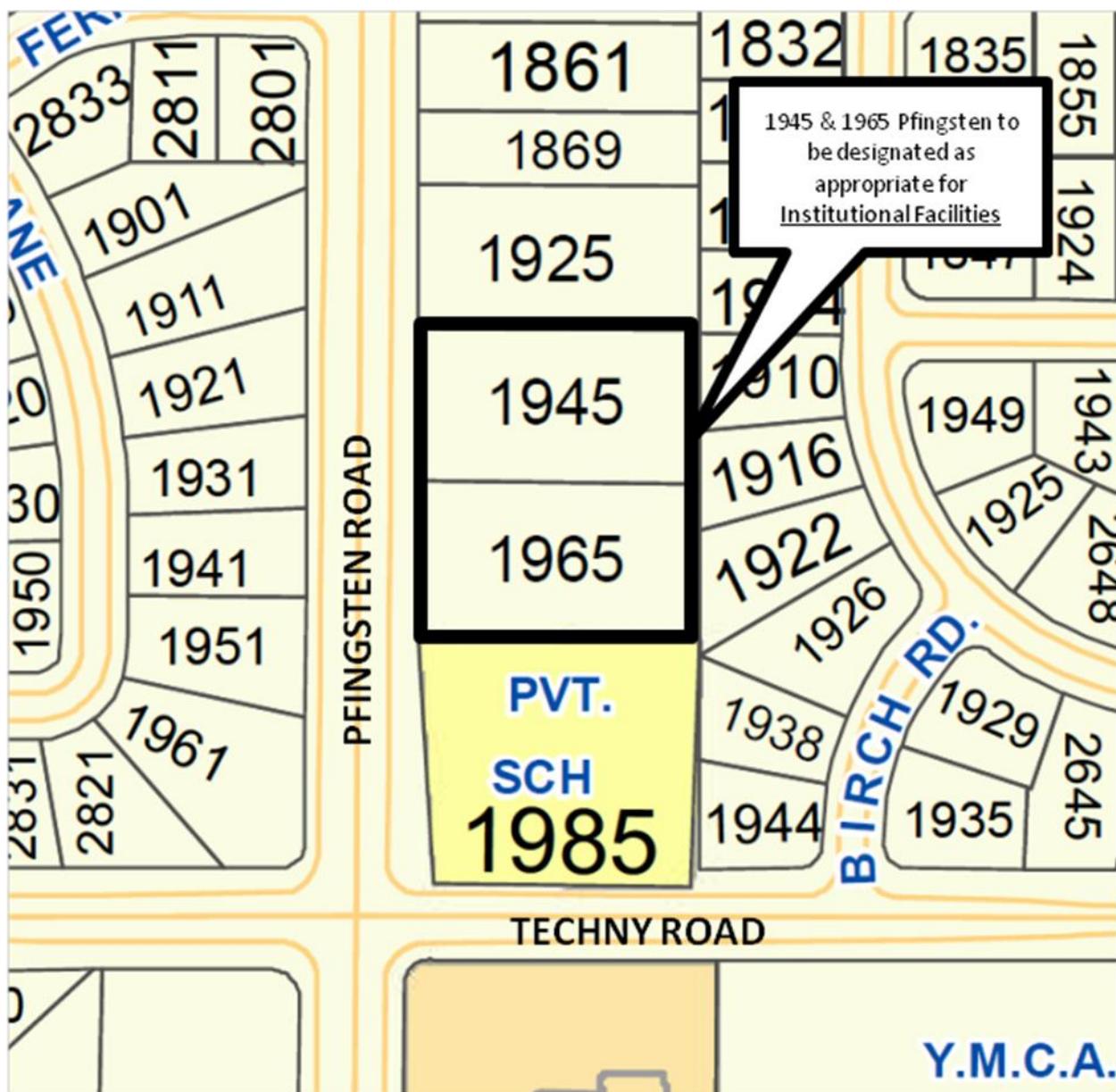


EXHIBIT B

LEGAL DESCRIPTIONS

RESIDENTIAL PARCEL

THE NORTH 132 FEET OF THE SOUTH 451 FEET OF THE WEST 330 FEET OF THE SOUTH THREE FOURTHS OF WEST HALF OF NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1965 Pfingsten Road, Northbrook, Illinois

PIN: 04-16-102-007

VACANT PARCEL

THE SOUTH 132 FEET OF THE NORTH 264 FEET OF THE SOUTH 715 FEET OF THE WEST 330 FEET OF THE SOUTH THREE FOURTHS OF THE WEST HALF OF NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 1945 Pfingsten Road, Northbrook, Illinois

PIN: 04-16-102-012