

Ordinance 2023-60

An Ordinance Amending the Comprehensive Plan of the Village of Northbrook

(2944-2960 Dundee Road – Rosewater Assisted Living) (Plan Commission Docket No. PCD-22-13)

Passed by the Board of Trustees, 10/24/2023
Printed and Published 10/25/2023

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 2023- 60

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 (2944-2960 Dundee Road – Rosewater Assisted Living) (Plan Commission Docket No. PCD-22-13)

shall be and is hereby adopted as follows:

Section 1. BACKGROUND.

Rosewater Senior Care - Alpha, LLC ("***Applicant***"), as contractual purchaser, has submitted an application requesting a comprehensive plan amendment of those parcels located at 2944-2960 Dundee Road ("***Property***").

The Property is currently designated for Neighborhood Office 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 Property as appropriate for Senior or Special Residential ("***Amendment***").

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 MEETINGS & HEARINGS.

A public hearing to consider the Amendment was duly advertised on August 31, 2023, in the *Northbrook Herald* and was held at the Plan Commission's regular meeting on September 19, 2023.

On October 3, 2023, the Plan Commission formally adopted Resolution No. 23-PC-14 recommending approval of the Amendment to the Comprehensive Plan.

Section 3. AMENDMENT OF THE COMPREHENSIVE PLAN.

The Comprehensive Plan shall be, and is hereby, amended by re-designating the Property as appropriate for “Senior or Special Residential” 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 Section 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 Clerk 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;
- C. passage and publication of Ordinances (i) rezoning the Property from the R-3 Single Family Residential to RS Residential Specialty District; and (ii) granting a special permit and variations to Applicant for Assisted Senior Living Facility (SIC No. 9867.00) on the Property.

PASSED: This 24 day of October, 2023.

RESULT:	ADOPTED [6 TO 0]
MOVER:	Dan Pepoon, Trustee
SECONDER:	Muriel Collison, Trustee
AYES:	Israel, Collison, Ross, Hebl, Pepoon, Ebhomielen
ABSTAIN:	Kathryn Ciesla

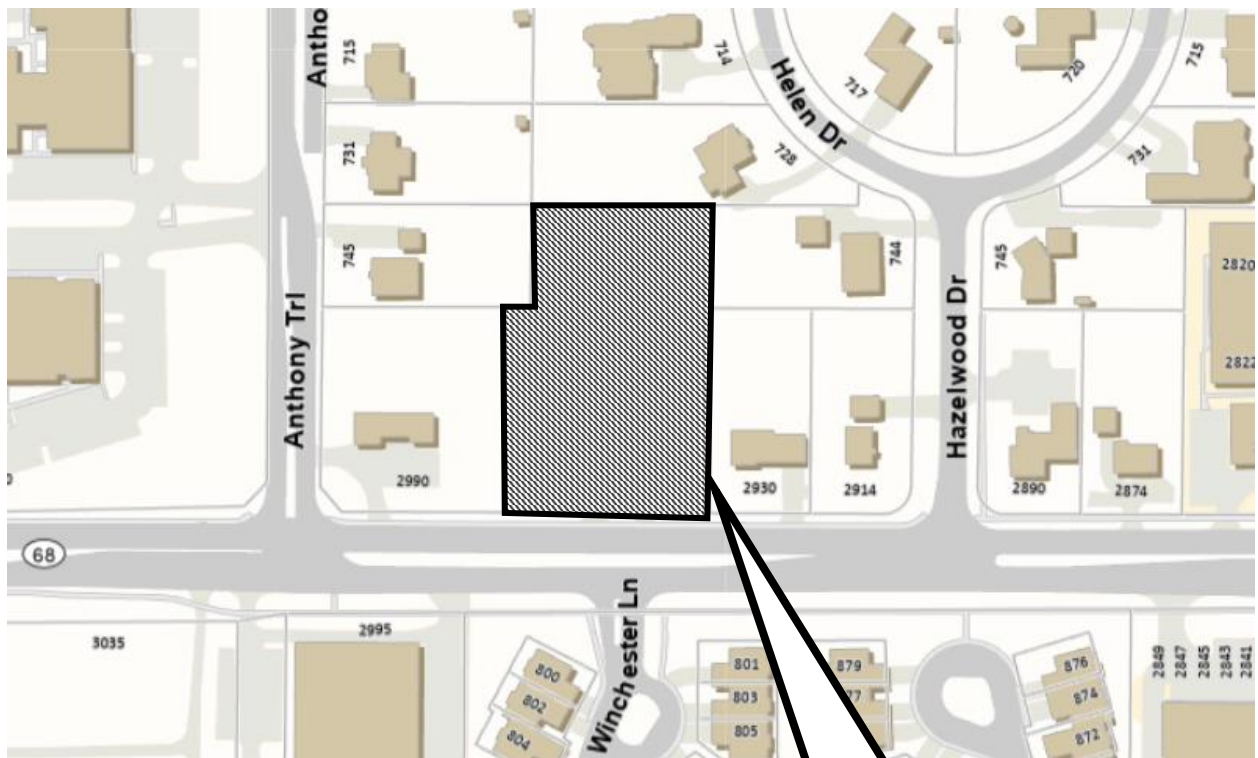
ATTEST:

/s/ Kathryn L Ciesla
Village President

/s/ Debra J. Ford
Village Clerk

EXHIBIT A

DEPICTION OF REZONED PROPERTY



2944-2960 Dundee Road
redesignated from the Single
Family to Senior or Special
Residential

EXHIBIT B

CURRENT LEGAL DESCRIPTION

LOTS 12 AND 13 IN BLOCK 4 IN MANUS NORTH SHORE ESTATES, A SUBDIVISION OF THE
EST ½ OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 2, EAST OF THE
THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-05-405-022-0000 & 04-05-405-021-0000

Commonly known as 2944 Dundee Road and 2960 Dundee Road, Northbrook, Illinois.