

Ordinance 2025-39

An Ordinance Granting a Special Permit for Elementary and Secondary School; Loading Space Variation; and Site Plan Approval in the IB And OS District (Meadowbrook School - District 28 - 1600 Walters Avenue) (Plan Commission Docket No. PCD-25-05)

Passed by the Board of Trustees, 06/24/2025
Printed and Published 06/25/2025

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/ Derek Gau
Village Clerk

Ordinance 2025-39

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

An Ordinance Granting a Special Permit for Elementary and Secondary School; Loading Space Variation; and Site Plan Approval in the IB And OS District (Meadowbrook School - District 28 - 1600 Walters Avenue) (Plan Commission Docket No. PCD-25-05)

shall be and is hereby adopted as follows:

Section 1. BACKGROUND

Northbrook School District 28 ("*Applicant*") is the owner of the property commonly known as 1600 Walters Avenue, Northbrook, Illinois ("*Property*").

The Property is improved with a building and related parking and playground areas used for an elementary school. The Applicant has proposed a building addition for a school gymnasium on the Property ("*Proposed Addition*"). The Applicant has requested relief from the requirements of the Zoning Code, including the approval of (i) a special permit to confirm the continued existence and operation of an elementary and secondary school; (ii) loading space variation; and (iii) site plan approval in IB Institutional Building District and OS Open Space District (collectively, the "*Requested Relief*"). The Proposed Addition complies with all bulk and other zoning regulations in the Village Zoning Ordinance.

The Board of Trustees hereby find that it is in the best interest of the Village and the public to adopt the Requested Relief in accordance with the Zoning Code and pursuant to the Village's home rule powers.

Section 2. DESCRIPTION OF PROPERTY

The Property is legally described in *Exhibit A* attached to and, by this reference, made a part of this Ordinance. Portions of the Property are located within both the IB Institutional Building District and OS Open Space District.

Section 3. PUBLIC MEETINGS & HEARINGS

A public hearing to consider the Requested Relief was duly advertised on May 29, 2025 in the *Northbrook Star* and was held at the Plan Commission's regular meeting on June 17, 2025. On June 17, 2025, the Plan Commission failed to adopt Resolution No. 25-PC-12 recommending approval of the Requested Relief.

Section 4. SPECIAL PERMIT

A special permit to allow for the continued existence and operation of an Elementary and Secondary School (SIC No. 8210.00) facility on the Property is hereby granted to the Applicant in accordance with and pursuant to Section 11-602 of the Zoning Code and the home rule powers of the Village of Northbrook.

Section 5. LOADING SPACE VARIATION

A variation to reduce the required loading space from 1 to 0 on the Property shall be, and is hereby granted to the Applicant in accordance with and pursuant to Section 11-503 of the Zoning Code and the home rule powers of the Village of Northbrook.

Section 6. SITE PLAN APPROVAL

The Site Plan for the Property, prepared by DLA Architects, consisting of one page, with the most recent revision date of May 6, 2025, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit B*** (“***Site Plan***”), shall be, and is hereby, approved in accordance with and pursuant to Section 11-604 of the Zoning Code and the home rule powers of the Village.

Section 7. EFFECTIVE DATE

This Ordinance shall be effective only upon passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law and publication in pamphlet form in the manner required by law.

Adopted: 06/24/25

RESULT:	ADOPTED [6 – 0]
MOVER:	Johannah Hebl, Trustee
SECONDER:	Matt Cassidy, Trustee
AYES:	Israel, Ross, Hebl, Ebhomielien, Kohler, Cassidy
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	None

/s/ Kathryn Ciesla
Village President

ATTEST:

/s/ Derek Gau
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

PARCEL – 1:

A TRACT OF LAND DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER POINT OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE 3RD. P.M. RUNNING THENCE WEST 1 CHAIN (66'); THENCE SOUTH 10 CHAINS AND 2 LINKS (661.32'); THENCE WEST 10 CHAINS AND 73 LINKS (708.18'); THENCE IN A SOUTHEASTERLY DIRECTION 12 CHAINS AND 63 LINKS (833.58') TO A POINT 3 CHAINS AND 75 LINKS (247.50') WEST OF THE NORTH AND SOUTH CENTER LINE OF SAID SECTION AND 20 CHAINS AND 4 LINKS (1322.64') SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION; THENCE EAST 3 CHAINS AND 75 LINKS (247.50') TO SAID NORTH AND SOUTH CENTER LINE OF SAID SECTION; THENCE NORTH ALONG SAID CENTER LINE 659.09 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, 137.28 FEET; THENCE NORTH PARALLEL WITH THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 40, 401.48 FEET, TO THE CENTER LINE OF THE HIGHWAY; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID HIGHWAY 260.08 FEET TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 10; THENCE NORTH ALONG SAID CENTER LINE OF SAID SECTION TO THE PLACE OF BEGINNING, IN COOK COUNTY ILLINOIS, EXCEPTING THEREFROM THAT PORTION OF SAID PREMISES LYING NORTH OF A LINE WHICH IS 455.00 FEET SOUTH OF THE EAST AND WEST CENTER LINE OF SAID SECTION, ALL IN COOK COUNTY ILLINOIS.

PARCEL – 2:

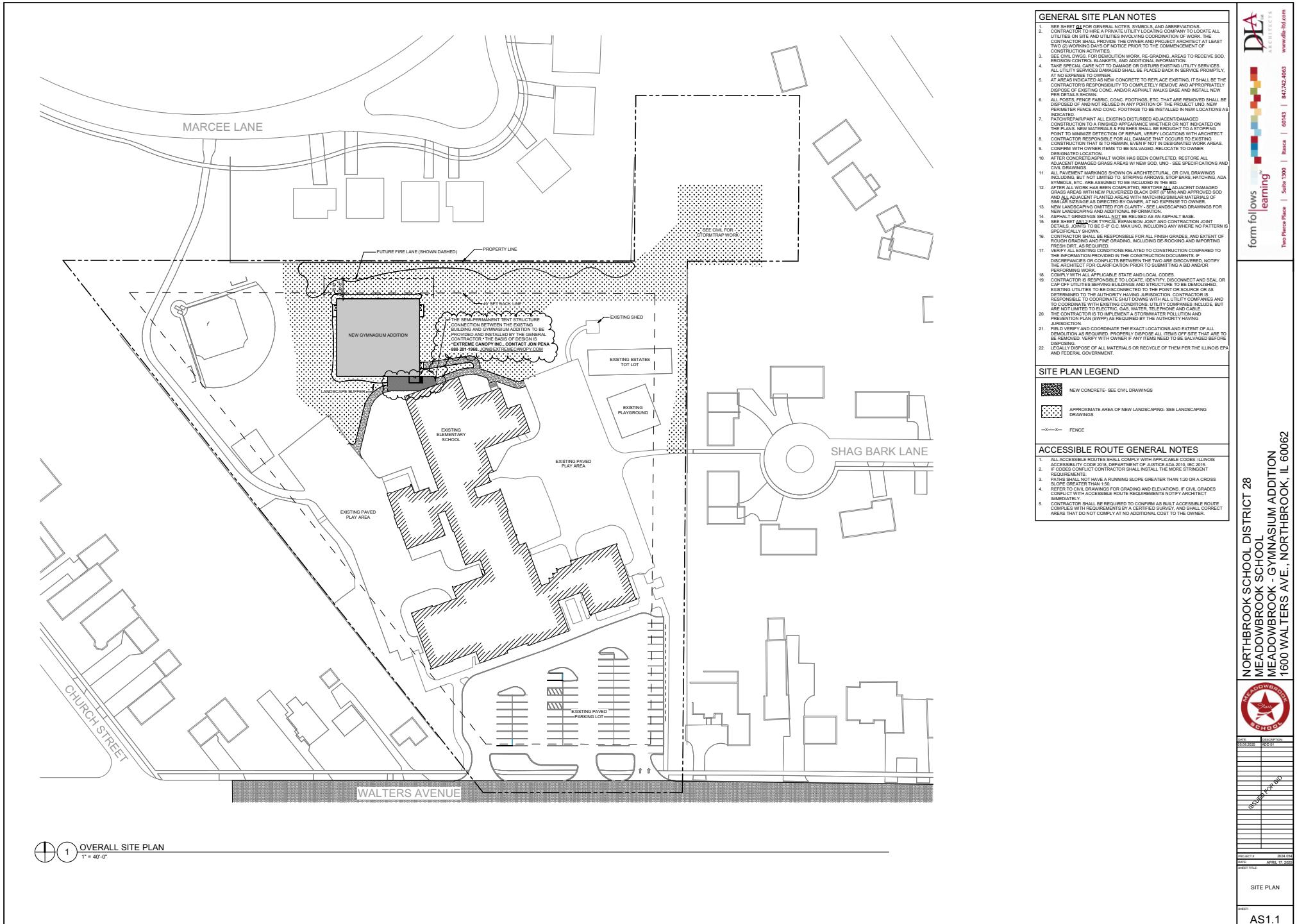
LOT 17 IN THE NORTHBROOK OAKS, A SUBDIVISION OF LOT 6 IN ASSESSOR'S DIVISION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/3 OF THE SOUTHWEST 1/4 OF SECTION 10 TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE 3RD, PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS (COMMONLY KNOWN AS MEADOWBROOK SCHOOL, NORTHBROOK, ILLINOIS)

PERMANENT INDEX NUMBER: 04-10-303-068-0000 AND 04-10-303-043-0000

COMMONLY KNOWN AS 1600 WALTERS AVENUE, NORTHBROOK, ILLINOIS 60062

EXHIBIT B

SITE PLAN



Supplement(s)

APPROVED
RESOLUTION NO. 25-PC-12

**VILLAGE OF NORTHBROOK PLAN COMMISSION
DOCKET NO. PCD-25-05
(1600 WALTERS AVENUE)**

WHEREAS, an application has been filed by Northbrook School District 28 (the “Applicant”) as owner of the property commonly known as Meadowbrook School at 1600 Walters Avenue (the “Subject Property”), and

WHEREAS, the Applicant has filed an application (Docket No. PCD-25-05) with the Village of Northbrook requesting:

- A. Special Permit for Elementary and Secondary Schools in IB District (SIC No. 8210.00);
- B. Variation to reduce the loading space requirement from 1 to 0;
- C. Site Plan Approval; and
- D. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

WHEREAS, the Subject Property is designated as appropriate for Institutional Facility/Public School uses in the Village of Northbrook Comprehensive Plan; and

WHEREAS, a public notice for this docket was duly published on May 29, 2025 in the *Northbrook Star* and a public hearing was held at the Plan Commission’s regular meeting on June 17, 2025; and

WHEREAS, the Applicant has submitted evidence that signs were properly posted on the Subject Property, indicating the time and date of the Commission hearing, and that all property owners within 250 feet of the Subject Property were notified of the Commission hearing by certified mail; and

WHEREAS, the Plan Commission has considered all the evidence presented to it, including, but not limited to, the following:

1. Village of Northbrook Plan Commission Application form & attachments received March 11, 2025, and all subsequent additions and revisions to these application materials and attachments.
2. Comments made by the Board of Trustees during its review of the preliminary application regarding this request.
3. All written and oral testimony concerning the application.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Northbrook, Cook County, Illinois, THAT:

1. Findings:

- A. Comprehensive Plan Compliance. The Northbrook Plan Commission does hereby find that with respect to Docket No. PCD-25-05 the proposed application **is in general compliance** with the Northbrook Comprehensive Plan, and specifically in compliance with the Future Land Use Map.
- B. Special Permit. With respect to Docket No. PCD-25-05A, the Plan Commission does hereby find that the Special Permit standards established in Paragraph 11-602 E1 of the Zoning Code, for the proposed gym addition for a public elementary school (the “Facility”), are **satisfied** as follows:

Resolution No. 25-PC-12
Docket No. PCD-25-05 – 1600 Walters Avenue

- 1) The Facility will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the IB Institutional Building District were adopted, and with the general purpose and intent of the Official Comprehensive Plan.
- 2) The Facility will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.
- 3) The Facility will be arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property.
- 4) The Facility will be served adequately by essential public facilities and services.
- 5) The Facility will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.
- 6) The Facility will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.
- 7) The Facility complies with all additional standards imposed on it by the particular provisions of the Zoning Code authorizing such use.

C. Loading Space Variation. With respect to Docket No. PCD-25-05B, a request to reduce the required loading space, the Plan Commission finds that a variation to reduce the required number of loading space from 1 to 0 is **consistent** with the standards for variations established in subsection 11-503F of the Zoning Code.

D. Site Plan Approval. With respect to Docket No. PCD-25-05C, the Plan Commission does hereby find that the proposed plan on the Subject Property are **consistent** with the standards for such approvals as established in Section 11-604 of the Zoning Code.

E. Other Relief. With respect to Docket No. PCD-25-05D, the Plan Commission does hereby find that no other relief is necessary.

2. **Recommendations:** The Northbrook Plan Commission does hereby recommend to the President and Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-25-05A/B/C based on the findings established herein, subject to the following conditions:

- A. Special Permit for Elementary and Secondary School Facility. A special permit to allow an Elementary and Secondary School (SIC No. 8210.00) shall be issued to the Applicant for the Subject Property.
- B. Loading Space Variation. A loading space variation shall be granted to reduce the number of required loading space from 1 to 0, on the Subject Property.
- C. Site Plan Approval. The site plan consisting of one page, attached as ***Exhibit A***.

ADOPTED THIS 17th day of June 2025.

AYES: (0)

NAYS: (5) Braiman, DeBartolo, Karavitis, Morgen, Elisco

ABSENT: (4) Halperin, Melnick, Sandler, Walden

ABSTAIN: (0)

Resolution No. 25-PC-12
Docket No. PCD-25-05 – 1600 Walters Avenue

/s/ Steven Elisco
Steven Elisco, Chairman
Northbrook Plan Commission

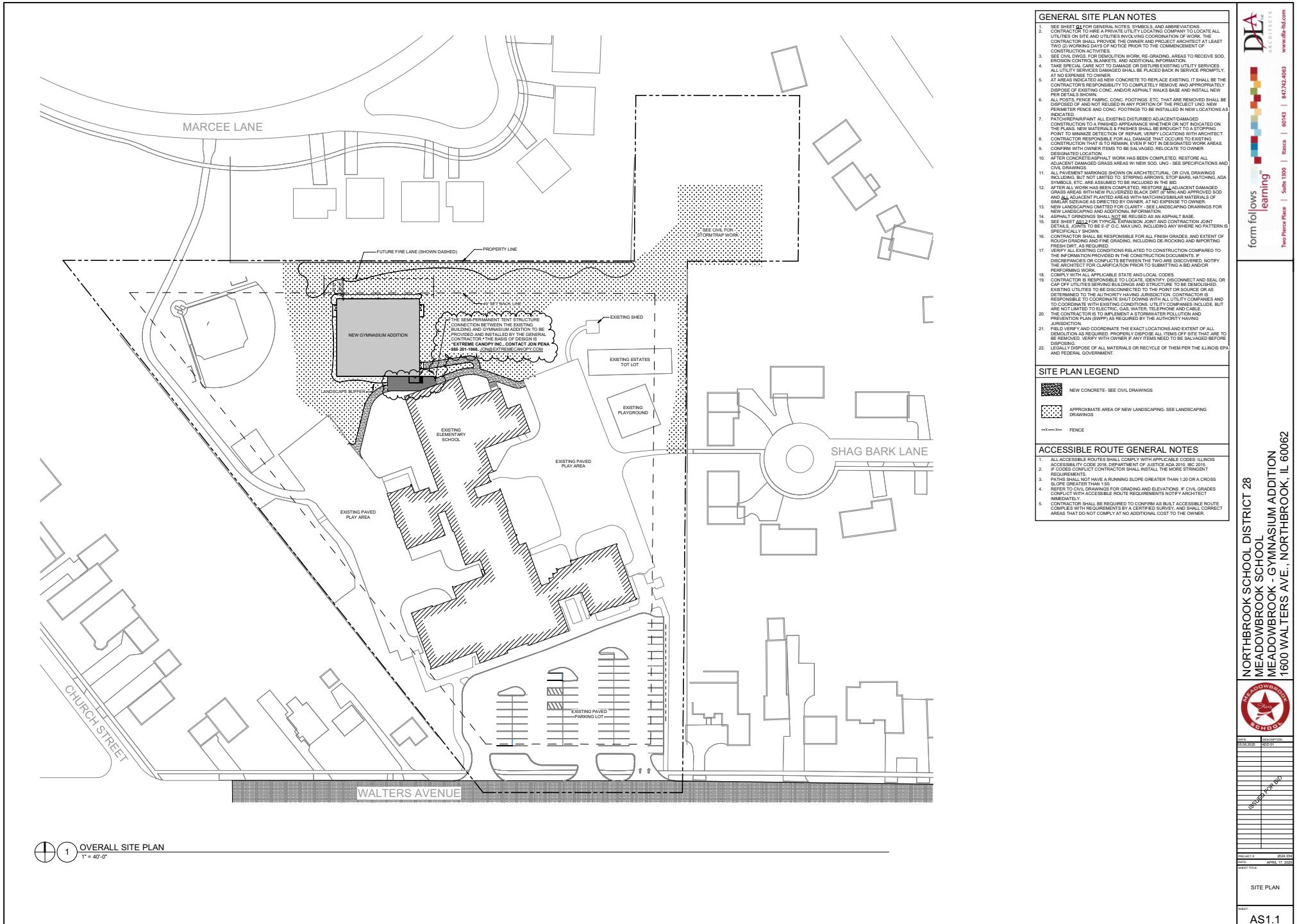
ATTEST:

/s/ Amy McEwan
Amy McEwan, Director
Development and Planning Services

Resolution No. 25-PC-12
Docket No. PCD-25-05 – 1600 Walters Avenue

EXHIBIT A

SITE PLAN



Archived: Thursday, March 27, 2025 2:58:06 PM

From: jerrymicheels@aol.com

Sent: Thursday, March 27, 2025 2:10:30 PM

To: [Pandey, Swati](mailto:Pandey_Swati)

Subject: Meadowbrook addition/concerns

Response requested: Yes

Sensitivity: Normal

Attachments:

[imagejpeg_0\(9\)\(1\).jpg](imagejpeg_0(9)(1).jpg) 

Beware External Email - Think Before You Act

Swati

I received your email regarding district 28th January 14th meeting and the links and hyperlinks contained in your last email. I'm in the process of looking it over.

Some points of concern some of which we discussed over the phone this week.

*. I'm very concerned about flooding.

Official "Watershed" studies show the Meadowbrook / Marcee Lane area to be in a flood zone. Meadowbrook is proposing a tremendous increase in square foot building area, more concrete, less grass and possibly the loss of some extremely beneficial healthy HERITAGE trees. Chronic flooding has occurred over the years around the cul-de-sac on Marcee Lane. One example is pictured in the attachment. Considering global warming and it's consequences, a project of this size spells disaster. Finally, the builder that built most of the houses on Marcee Lane did so without putting DRAIN TILE around the houses though they should have.

* The immense size of the gym and the placement near Marcee Lane will also result in a dramatic increase of traffic on Marcee Lane. It is district 28 vision to rent out the gym for public events. No matter where you put a parking lot, the nature is for people to walk the shortest distance! The proximity of new buildings especially a gym is way too close to the property lines of houses on Marcee! Some drawings have shown as little as 40 ft. So far district 28 has only talked about the fact that they're building will be two stories, however a gym will be at least twice as high if not more because of the roof and rafters etc. This will have a negative effect on the vegetation in our yards and also on our property values.

*. I have lived in my house for 50 plus years. Meadowbrook was built decades after the houses on Marcee Lane and the surrounding neighborhood. In my opinion "as is" MEADOWBROOK is two large of a complex for the residential neighborhood it resides. The amount of building the district 28 is proposing for Meadowbrook is outrageous! There is no way they can do what they propose and not cause excessive light, noise, and flooding issues.

Jerry Micheels
1725 Marcee Lane
Northbrook Illinois 60062
847-651-0456



Archived: Wednesday, May 28, 2025 8:59:08 AM

From: noreply@civicplus.com

Sent: Tuesday, May 27, 2025 9:07:02 PM

To: [Managers Office Public Comments; Kohlstedt, Michaela; Pandey, Swati; McEwan, Amy; Trustees; jennifer.maisch@northbrook.il.us](mailto:Managers%20Office%20Public%20Comments%3B%20Kohlstedt%2C%20Michaela%3B%20Pandey%2C%20Swati%3B%20McEwan%2C%20Amy%3B%20Trustees%3B%20jennifer.maisch@northbrook.il.us)

Subject: Online Form Submittal: Public Comment Form

Sensitivity: Normal

Beware External Email - Think Before You Act

Public Comment Form

The Village Board likes hearing from you and encourages you to provide our board, committees, and commissions with your thoughts and ideas. We make better decisions when you get involved.

Because we know you can't always get to a meeting, we've created a way for you to share your comments with us via this web form. Comments will be delivered to all members of your selected board, committee, or commission if applicable.

Written comments will not be read aloud during a public meeting. If you want to make a 'live' comment, you can do so by attending a meeting and asking to be heard during public comment time.

Thank you for providing your valuable feedback.

(Section Break)

Select the Board, Committee, or Commission you wish to address: Plan Commission, Village Board of Trustees, Zoning Board of Appeals

Name Andy & Erin Horne

Email Address erinahorne@gmail.com

Address 1729 Marcee Ln

City Northbrook

State IL

Zip Code 60062

Comment: This comment is for anyone involved in the development of the new Meadowbrook gymnasium and school. We live directly behind the school on Marcee Ln and have significant concerns

about the gym being built and school. The current architectural design and style is unpleasing to the eye and is something we will have to look at every single day. As tax paying residents we feel we should have more of an opportunity to provide feedback on the aesthetics of the building. The D28 board has informed local neighbors it is out for bid and changes are unlikely. We are specifically concerned with the color scheme with multi-colored stripes going down the building. We just want a classic design that will be timeless (ie Maple School). We really need a process more similar to the park district where feedback and opinions are gathered and then multiple choices are provided to the community to vote on. Thank you for your time and consideration.

Email not displaying correctly? [View it in your browser.](#)

Archived: Thursday, May 29, 2025 8:06:46 AM

From: noreply@civicplus.com

Sent: Wednesday, May 28, 2025 8:55:27 PM

To: [Managers Office Public Comments](#); [Kohlstedt, Michaela](#); [Pandey, Swati](#); [McEwan, Amy](#); [Trustees](#); jennifer.maisch@northbrook.il.us

Subject: Online Form Submittal: Public Comment Form

Sensitivity: Normal

Beware External Email - Think Before You Act

Public Comment Form

The Village Board likes hearing from you and encourages you to provide our board, committees, and commissions with your thoughts and ideas. We make better decisions when you get involved.

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Written comments will not be read aloud during a public meeting. If you want to make a 'live' comment, you can do so by attending a meeting and asking to be heard during public comment time.

Thank you for providing your valuable feedback.

(Section Break)

Select the Board, Committee, or Commission you wish to address: Plan Commission, Village Board of Trustees, Zoning Board of Appeals

Name Jaclyn Cranston

Email Address jaclyn.haines@gmail.com

Address 1732 Marcee Ln

City Northbrook

State IL

Zip Code 60062

Comment: I would love for D28 to reconsider the color scheme of the proposed Meadowbrook gym. Can they consider removing the bright colored stripes? There are other local schools that we

could model off of: Maple School and Sunset Ridge in Northfield - that do not use a bright colored scheme.

Email not displaying correctly? [View it in your browser.](#)

Archived: Tuesday, June 3, 2025 2:24:23 PM

From: [Leigh Moylan](#)

Sent: Tuesday, June 3, 2025 9:00:25 AM

To: [Pandey, Swati](#); [Gary Cuga-Moylan](#)

Subject: Meadowbrook School Construction

Response requested: Yes

Sensitivity: Normal

Beware External Email - Think Before You Act

Good Morning,

I'm reaching out regarding the upcoming construction at Meadowbrook School.

My address is 1737 Marcee Lane and I'm located behind the school.

Our major concern is the parking on our street.

Where will construction workers be parking? Where will school teachers and staff be parking?

We already see a lot of traffic on our street with drop off and pick up.

It is important to keep our streets safe as we have a lot of kids and families that walk to school, our daughter being one of them.

Thank you,

Leigh Moylan

847-917-1076

1737 Marcee Ln.

Northbrook, IL 60062

Archived: Monday, June 16, 2025 3:17:13 PM

From: [Morris Anderson](#)

Sent: Monday, June 16, 2025 3:11:53 PM

To: [Pandey, Swati](#)

Subject: Re: Northbrook Plan Commission Meeting 6-17-2025

Sensitivity: Normal

Attachments:

image005.png  image003.png  image004.png  image001.png  image002.png 

Beware External Email - Think Before You Act

Dear Ms. Pandey, thanks for sending me the link regarding the zoning application for 1600 Walters Ave. I have been a lifelong resident of Northbrook, my wife and I purchased our house at 1605 Walters Ave, in March of 1977. We have watched Meadowbrook School change, and be enlarged over the years.

I believe that since the pandemic more parents are driving their children, as we have seen traffic increase tremendously!

The school District has also aligned school dismissal times with the Junior High's so that our neighborhood can be impassable between 3:15 and 3:45. The combination of cars, buses, walkers, and bikers make for a extremely crowded area.

I'm bringing this to the Plan Comissions attention now, because their will be a huge increase of additional traffic due to construction workers, equipment, and supply trucks in an already dangerous situation! I strongly feel that delivery of equipment and supplies during this project be restricted to between 9:00 a.m. and 2:30 p.m.

Dismissal times should also be staggered between the 2 schools during the time the of gym addition and new construction/demolition of the replacement school.

Another concern I have, is with the amount of ground coverage during the construction of the new school, while the new gym and existing school are all sharing the same site. It was hard to determine if this has been considered with this phase, or when they start building the new school. In my opinion they are all one in the same and should be addressed so that we have a successful outcome. I couldn't determine if all buildings during the 3 year construction period were being considered in the **FAR** formula.

My last concern is knowing that the storm water flows from North to South, there isn't a lot of detail regarding the storm water runoff south of Walters Ave. in the event of a 100 year storm event **while all the buildings (current, new gym, and replacement school) occupy the site**. I know this is a big concern for the surrounding neighbors to the south.

Thank you,
Morris Anderson

On Monday, June 16, 2025 at 12:00:13 PM CDT, Pandey, Swati <swati.pandey@northbrook.il.us> wrote:

Please see below. Click Item No. 5.B. on first page of the agenda and read attachments. Thank you!

Swati Pandey, AICP
Senior Planner | [Village of Northbrook](#)

16th June 2025

Village of Northbrook Plan Commission

1225 Cedar Lane
Northbrook, IL 60062

RE: 1600 Walters Ave - Meadowbrook

Commission Members,

We apologize for not being able to attend in person this evening as was our original intention, however please accept the following comments in our absence.

1. Note: The school district held a meeting and **specifically** told neighbors when asked that they were not seeking any special approvals. This public hearing is for a special permit and a loading space variation, both of which are special approvals.
2. The staff report references a wall height of 34' while we were told by the school the wall height will be **36'**.
3. **Adverse impact:** One of the standards for special permit relates to the impact on adjacent properties. It is our opinion that the gym and planned 2-story school built so close to the properties along Marcee Lane and Shag Bark Lane will have a negative impact on the homes and properties nearby. We asked D28 for examples of schools built this close to residences and, not only were there NONE in Northbrook, the examples they provided in other **cities** (Evanston and Highland Park) were adjacent to apartment buildings and separated by parking lots and the 3rd example was all the way out in Addison, a community nothing like Northbrook.
4. If the loading space requirement is eliminated (vs reduced to a smaller space) where will the school accept deliveries?
5. **Parking:**
 - a. There is a real issue already with cars parking on Marcee Lane for drop-off and pick-up from school, as well as for use of the ball field. When the gym is built there will be another reason to access the area from the north. We have asked D28 to address this and the response has been “we don’t think they will walk that far” or “most people will use the front”. That is not a sufficient answer.
 - b. How will parking be handled during construction?
6. **Lighting:**

- a. The exterior lighting already poses an issue for some neighbors, so how will the new lighting be placed?
- b. Since the gymnasium will be used on weeknights, how will lighting be addressed, both inside (through the windows) and outside the building?

7. **Noise:**

- a. The soft surface play area is being relocated to the area at the NE corner of the school property. I have asked if there will be additional landscaping and fencing installed to minimize impact to neighboring properties, to which I was told there are no plans to do so. This is crucial.
- b. Please verify that the rooftop mechanical units will not only be screened but that there will also be some kind of a sound buffer around them to minimize impact to the neighbors below.

8. **Grading:** There is approximately a 3' grade change on the school property. Are they raising the grade at the rear?

9. **Aesthetics:**

- a. Intending no offense to the architects, the design of the gymnasium screams 1978. The color scheme is unpleasant and the colored tiles do not help. The biggest question is **why does the north side of the gym need colored tiles at all?** It faces only the residences.
- b. There is minimal architectural interest on the building, especially the north elevation. There is a large recess on the east/west elevation so I ask why the gym could not be flipped so that the small portion of single story on the gym could face the residential neighbors instead of the south in an effort to soften the blow of this massive structure in our backyards.

10. **Landscaping:**

- a. Please confirm that the landscaping along the north property line will be evergreen and grow to a minimum height of 6'.
- b. For the expanse of the large gym wall, there should be taller and more varying shrubs/landscaping along the perimeter.

11. There is an excess of 26 parking stalls above the minimum requirement. Is there a surplus of stalls with the new school as well? That could make a large difference in how far north the building is located.

Thank you for your consideration of these comments. As property values are at stake with this unprecedented construction project, we are very concerned with the impact on our neighborhood as a whole as well as our individual properties.

Sincerely,

- Chris and Jennifer Maisch
1717 Marcee Lane
Maischfamily4@gmail.com