

Resolution 2025-R-110

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

A Resolution Approving Final Plat of Subdivision and Granting Variations for Right-Of-Way Width, Sidewalk on One Side of the Road, Reduced Minimum Centerline Radius, and Minimum Radius of a Cul-De-Sac for the Reserve at the Brook Subdivision (3700 Dundee Road) (Plan Commission Docket No. PCD-25-06)

is hereby adopted, as follows:

Section 1. RECITALS

Venture 1 OLB LLC ("**Applicant**"), as contract purchaser of the property commonly known as 3700 Dundee Road ("**Property**"), which is owned by The Catholic Bishop of Chicago, a corporation sole ("**Owner**"), has submitted a final plan application (Plan Commission Docket PCD-25-06) to develop the Property as a 57 lot planned development for 53 townhome units ("**Planned Development**").

On April 8, 2025, the Board of Trustees of the Village ("**Corporate Authorities**") adopted (i) Ordinance No. 2025-24 amending the comprehensive plan from Institutional Facility to Multi-Family up to 6 DUA; (ii) Ordinance No. 2025-25 rezoning the Property from the IB Institutional Building to the R-6 Multiple Family Residential District; (iii) Ordinance No. 2025-26 granting a special permit for a Residential Planned Development on the Property; and (iii) Resolution No. 2025-R-45 approving a Development Concept Plan, Tentative Plat of Subdivision, and Providing Conceptual Development Approvals and Subdivision Variations on the Property, all in accordance with the Northbrook Zoning Code (1988), as amended ("**Zoning Code**") and the Northbrook Subdivision Code, as amended (1991) ("**Subdivision Code**").

In order to develop the Property as proposed, the Applicant has requested relief from, and approvals under, both the Zoning Code and the Subdivision Code. Specifically, the Applicant has requested, pursuant to Section 11-603 D4 of the Zoning Code, approval of a final plan for the Planned Development on the Property. The Applicant has also requested, pursuant to Section 3-201 of the Subdivision Code, approval of a final plat of subdivision for the Property to allow for subdivision of the existing lot of record on the Property. Finally, the Developer requested approval of the variations conceptually approved by Resolution No. 2025-R-45. Together these approvals shall be referred to as the "**Requested Relief**."

On July 8, 2025, the Corporate Authorities, adopted Ordinance No. 2025-43, granting approval of the Final Plan for the Planned Development.

The Corporate Authorities have determined that it is in the best interest of the Village and the public to grant approval of the remaining Requested Relief including the Final Plat of Subdivision, a variation to reduce the required right-of-way for portions of the proposed public roads; to allow sidewalks on one side of a public road; to allow a reduced minimum centerline radius from 155 feet to 100 feet; and to allow a reduced minimum radius of a cul-de-sac for both pavement diameter from 107 feet to 92 feet and for the right-of-way diameter from 140 feet to 108 feet. These matters pertain to the Village's government and affairs and are approved pursuant to the Village's home rule powers under the Illinois Constitution of 1970.

Section 2. DESCRIPTION OF PROPERTY

The Property consists of approximately 11.76 acres and is legally described in ***Exhibit A***, attached to and, by this reference, made a part of this Resolution.

Section 3. PUBLIC MEETING

A public meeting was held by the Plan Commission on June 17, 2025, to consider the Applicant's request for (i) final plan approval of the Planned Development; (ii) final subdivision plat approval; (iii) a variation to reduce the required right-of-way for portions of the proposed public roads; (iv) a variation to allow sidewalks on one side of a public road; (v) a variation to allow a reduced minimum centerline radius from 155 feet to 100 feet; (vi) a variation to allow a reduced minimum radius of a cul-de-sac for both pavement diameter from 107 feet to 92 feet and for the right-of-way diameter from 140 feet to 108 feet; and (vii) site plan approval. The Plan Commission made its recommendation to approve the Applicant's Requested Relief on June 17, 2025 (Plan Commission Resolution 25-PC-10).

Section 4. APPROVAL, EXECUTION AND RECORDATION OF FINAL PLAT

A. Approval of Final Plat. The "Final Plat of The Reserve at the Brook," prepared by Haeger Engineering, consisting of two sheets, with a latest revision date of May 22, 2025 ("Final Plat"), shall be, and is hereby, approved. All revisions to the Final Plat that are reviewed, accepted, and approved by either the Village Engineer or the Village's Director of Development and Planning Services subsequent to the date of adoption of this Resolution shall be incorporated into, and made a part of, the Final Plat with no further action required by the Corporate Authorities.

B. Authorization. The Village President and Village Clerk are, subject to the satisfaction of the Effective Date conditions set forth in Section 6 below, hereby authorized and directed to execute and seal, on behalf of the Village, the Final Plat, following execution by the Applicant and any other party with an interest in the Property and subject to certification by the Office of the Cook County Clerk that there are no property tax delinquencies, as well as all other certifications as necessary.

C. Recordation. The Village Manager is hereby authorized and directed to record the Final Plat with the Office of the Cook County Clerk's Office upon satisfactory completion of all administrative details relating thereto.

Section 5. SUBDIVISION VARIATIONS

The Property shall be, and is hereby granted the following subdivision variations in accordance with and pursuant to Section 2-102 of the Subdivision Code and the home rule powers of the Village of Northbrook:

- a) Variation of the Subdivision Code to reduce the required right-of-way for portions of the proposed public roads;
- b) Variation of the Subdivision Code to allow sidewalks on one side of a public road;
- c) Variation of the Subdivision Code to allow a reduced minimum centerline radius from 155 feet to 100 feet; and
- d) Variation of the Subdivision Code to allow a reduced minimum radius of a cul-de-sac for both pavement diameter from 107 feet to 92 feet and for the right-of-way diameter from 140 feet to 108 feet.

Section 6. EFFECTIVE DATE

This Resolution 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; and
- B. execution and recordation in the Office of the Cook County Clerk's Office of a Subdivision and Development Agreement between the Village and the Applicant.

Approved: 07/08/25

| | |
|------------------|--------------------------------------------------|
| RESULT: | APPROVED [6 – 0] |
| MOVED: | 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
CURRENT LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 25 IN COUNTY CLERK'S DIVISION OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, 693.30 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER 570.0 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 143.75 FEET TO THE WEST LINE OF PARCEL 1 DESCRIBED IN THE DEED FROM ELMER R. HALLEN AND ELIZABETH JANE HALLEN, HIS WIFE, TO EDWARD HAJOST AND LEONA HAJOST, HIS WIFE, DATED DECEMBER 18, 1959, AND RECORDED FEBRUARY 9, 1960, AS DOCUMENT 17777781; THENCE NORTH ALONG SAID WEST LINE AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER 156.95 FEET TO THE NORTHWEST CORNER OF PARCEL 1 IN THE AFORESAID DEED; THENCE EAST ALONG THE NORTH LINE OF PARCEL 1 IN SAID DEED 176.50 FEET TO THE EAST LINE OF LOT 25 AFOREMENTIONED; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 25, 363.72 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 25, 746.73 FEET TO THE NORTHWEST CORNER OF SAID LOT 25; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 25, 757.21 FEET TO A POINT 338.58 FEET (5.13 CHAINS) NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 67 DEGREES, 40 MINUTES EAST, 260.70 FEET; THENCE SOUTH 437.58 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE EAST 185.97 FEET TO THE POINT OF BEGINNING, (EXCEPTING THEREFROM, THAT PORTION LYING SOUTHERLY OF THE EXISTING NORTHERLY FENCE LINE FOR THE CEMETERY), IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 26 IN THE COUNTY CLERK'S DIVISION OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. EXCEPT THOSE PARTS OF LOT 26 CONVEYED IN THE DEEDS RECORDED AS DOCUMENT NUMBERS 24188301, 24193671 AND 26868377.

PERMANENT INDEX NUMBER: 04-06-400-055-0000 and 04-06-400-059-0000

Commonly known as 3700 Dundee Road, Northbrook, Illinois 60062

POST-SUBDIVISION LEGAL DESCRIPTION

LOTS 1 THROUGH 57, BOTH INCLUSIVE, IN THE RESERVE AT THE BROOK SUBDIVISION OF LOTS 25 AND 26 IN COUNTY CLERK'S DIVISION OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF RESERVE AT THE BROOK SUBDIVISION RECORDED _____ AS DOCUMENT _____ ("RESERVE AT THE BROOK SUBDIVISION").

Permanent Index Number: 04-06-400-055-0000 and 04-06-400-059-0000

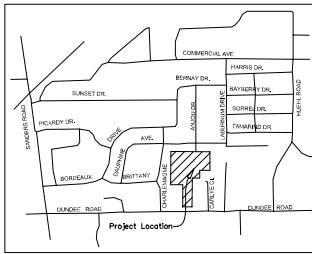
All in Northbrook, Illinois 60062

**FINAL PLAT
OF
THE RESERVE AT THE BROOK**

BEING A RESUBDIVISION OF PART OF LOT 25 AND LOT 26 IN THE COUNTY CLERK'S
DIVISION OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 42 NORTH, RANGE
12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

40 20 0 40

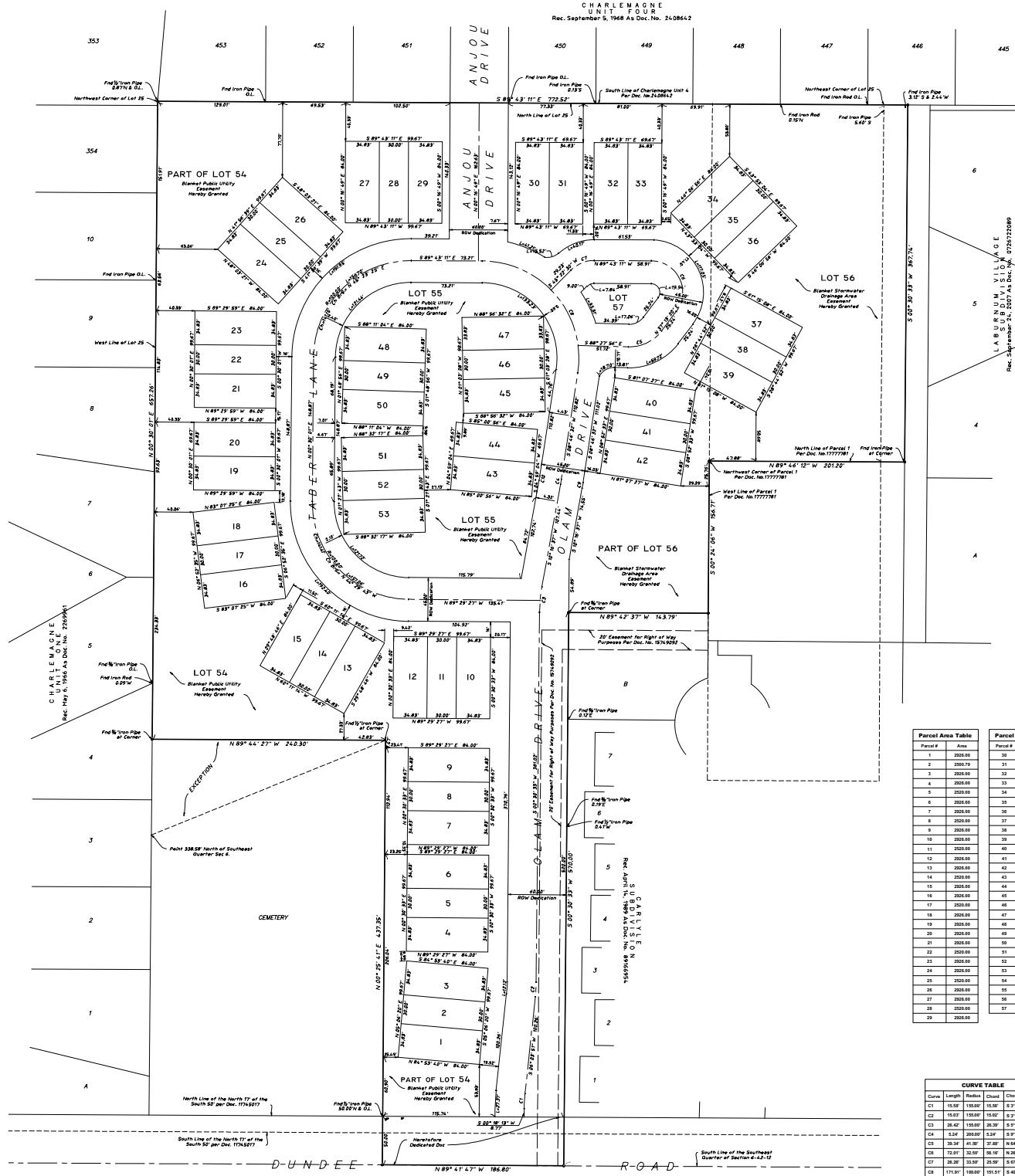
SCALE: 1" = 40'



LOCATION MAP

NOT TO SCALE

CHARLEMAGNE
UNIT FOUR
Rec. September 5, 1968 As Doc. No. 240864



Parcel Area Table

| Parcel # | Area | Parcel # | Area |
|----------|----------|----------|----------|
| 1 | 22616 | 30 | 22616 |
| 2 | 20500.79 | 31 | 22616 |
| 3 | 22616 | 32 | 22616 |
| 4 | 22616 | 33 | 22616 |
| 5 | 22616 | 34 | 22616 |
| 6 | 22616 | 35 | 22616 |
| 7 | 22616 | 36 | 22616 |
| 8 | 22616 | 37 | 22616 |
| 9 | 22616 | 38 | 22616 |
| 10 | 22616 | 39 | 22616 |
| 11 | 22616 | 40 | 22616 |
| 12 | 22616 | 41 | 22616 |
| 13 | 22616 | 42 | 22616 |
| 14 | 22616 | 43 | 22616 |
| 15 | 22616 | 44 | 22616 |
| 16 | 22616 | 45 | 22616 |
| 17 | 22616 | 46 | 22616 |
| 18 | 22616 | 47 | 2842.0 |
| 19 | 22616 | 48 | 22616 |
| 20 | 22616 | 49 | 22616 |
| 21 | 22616 | 50 | 22616 |
| 22 | 22616 | 51 | 22616 |
| 23 | 22616 | 52 | 22616 |
| 24 | 22616 | 53 | 22616 |
| 25 | 22616 | 54 | 11643.96 |
| 26 | 22616 | 55 | 30031.17 |
| 27 | 22616 | 56 | 10205.97 |
| 28 | 22616 | 57 | 293.60 |

CURVE TABLE

| Curve | Length | Radius | Chord | Chord Bearing |
|-------|---------|---------|---------|------------------|
| C1 | 15.58' | 155.69' | 5.3' | S 3° 62' W |
| C2 | 15.03' | 155.69' | 5.3' | S 17° 12' W |
| C3 | 26.42' | 155.69' | 26.39' | S 27° 23' W |
| C4 | 2.94' | 200.00' | 2.93' | S 39° 25' W |
| C5 | 39.34' | 41.39' | 37.88' | N 64° 22' 42" E |
| C6 | 72.07' | 32.56' | 56.07' | N 26° 14' 56" W |
| C7 | 26.36' | 32.56' | 25.59' | SE 67° 49' 39" W |
| C8 | 171.91' | 103.66' | 151.51' | S 40° 28' 19" E |
| C9 | 5.83' | 227.73' | 5.83' | S 39° 31' 25" W |
| C10 | 4.65' | 177.56' | 4.65' | S 39° 31' 25" W |

Originally Prepared: 04.18.2025

The logo for Haeger Engineering features a stylized 'H' icon followed by the company name 'HAEGER ENGINEERING' in a bold, sans-serif font. Below the company name, the words 'consulting engineers' and 'land surveyors' are written in a smaller, lowercase, sans-serif font, separated by a small diamond symbol.

Supplement(s)

APPROVED
RESOLUTION NO. 25-PC-10
VILLAGE OF NORTHBROOK PLAN COMMISSION

DOCKET NO. PCD-25-06
(3700 DUNDEE ROAD – THE RESERVE AT THE BROOK)

WHEREAS, an application has been filed by Venture 1 OLB, LLC (the “Applicant”) as contract purchaser of the property commonly known as 3700 Dundee Road (the “Subject Property”), and which is owned by The Catholic Bishop of Chicago, a corporation sole (the “Owner”), and

WHEREAS, the Applicant desires to develop the Subject Property as a 53-unit townhome planned development (“*Planned Development*”); and

WHEREAS, 3700 Dundee Road is designated as appropriate for Multi-Family up to 6 DUA uses in the Village of Northbrook Comprehensive Plan; and

WHEREAS, the Multi Family Residential Up To 6 Dwelling Units Per Acre (MF-6) land use designation is “...intended to provide areas for two-family dwelling units and townhomes at a density no greater than 6 units per acre. The MF-6 classification is intended to preserve the character of these lower density two-family dwelling unit and townhome areas and to allow the continued development of these areas”; and

WHEREAS, the Applicant previously submitted Docket No. PCD-24-13 which was reviewed by the Plan Commission and which the Commission adopted Plan Commission Resolution No. 25-PC-03 recommending approval of a zoning map amendment for the Subject Property (changing the zoning from IB to R-6), as well as special permit, subdivision variations, and concept plan/tentative plat approval of a proposed **53-unit townhome development**; and

WHEREAS, on April 8, 2025, the Board of Trustees approved Docket No. PCD-24-13, including a development concept plan for the Planned Development on the Subject Property, through the adoption of the following ordinances and resolution:

- 1) Ordinance No. 2025-24: An Ordinance Amending the Comprehensive Plan of the Village of Northbrook;
- 2) Ordinance No. 2025-25: An Ordinance Rezoning the property at 3700 Dundee Road and Amending the District Zoning Map;
- 3) Ordinance No. 2025-26: An Ordinance Granting a Special Permit for a Residential Planned Development;
- 4) Resolution No. 2025-R-45: A Resolution Approving a Development Concept Plan, a Tentative Plat of Subdivision, and Providing Conceptual Development Approvals

WHEREAS, the Applicant has applied for Final Development Plan and Final Plat of Subdivision approval for the Development in a manner consistent with a previously approved concept plan for the Subject Property; and

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Docket No. PCD-25-06 – 3700 Dundee Road

WHEREAS, at the June 17, 2025, Plan Commission meeting, the Commission reviewed the 53-unit townhome Planned Development Final Plan and Final Plat application and determined that it complies with the Village of Northbrook Zoning Code, Village of Northbrook Subdivision and Development Code, and the approved Planned Development Concept Plan, and

WHEREAS, the Plan Commission has considered all the evidence presented to it, including, but not limited to, all testimony and written materials from the Applicant and members of the general public concerning this matter, including:

1. Village of Northbrook Plan Commission Application form & attachments received April 22, 2025, and all subsequent additions and revisions to these application materials and attachments.
2. All staff reports and attachments regarding this application.
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. Final Plan Compliance with Concept Plan. With respect to Docket No. PCD-25-06, the Plan Commission finds that the proposed final plan for the Planned Development is in substantial conformity with the approved concept plan for the Planned Development per the standards established in Subparagraph 11-603 D4(f)(2) of the Zoning Code.
- B. Final Plat in Compliance with Tentative Plat. With respect to Docket No. PCD-25-06, the Plan Commission finds that the proposed final plat of subdivision is in substantial compliance with the approved tentative plat of subdivision and satisfies the criteria established in the Village of Northbrook Subdivision and Development Code for approval of a final plat in the R-6 Multiple Family Residential District.

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-25-06 based on the findings established herein, subject to the following conditions:

- A. Final Plan Approval. The Final Development Plan for the Subject Property, consisting of the following plans should be approved:
 - 1) Final Engineering Plans, prepared by Haeger Engineering, with most recent revision date of May 22, 2025.
 - 2) Final Landscape Plans, Dickson Design Studio, with most recent revision date of May 21, 2025;
 - 3) Building Elevation Plans, Pulte Group Design, with most recent revision date of February 10, 2025.
- B. Final Plat Approval. The Final Plat of Subdivision prepared by Haeger Engineering, with most recent revision date of May 22, 2025, should be approved.

3. Conditions: The relief recommended above should be conditioned upon the satisfaction of the following recommended conditions:

- A. Compliance with all Village Codes & Regulations. The proposed Development shall be required to meet all Village codes and regulations, including but not limited to the Zoning Code, the

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Docket No. PCD-25-06 – 3700 Dundee Road

Village of Northbrook Subdivision and Development Code (1988), as amended, the Standards and Specifications for Public and Private Improvements Manual (2023), as amended, and all building, fire, and life-safety code requirements.

- B. Final Plan Approval. Prior to final plan approval of the Development by the Board of Trustees, the Director of Development and Planning Services and the Village Engineer must approve the documents in a form such that they are ready for Board of Trustees approval.
- C. Development Agreement. Prior to final plan approval of the Development by the Board of Trustees, the Village Attorney shall prepare a development agreement outlining the sequencing of the construction of necessary public and private improvements (including stormwater management measures), the obligation to pay all applicable school, park and library impact fees and the posting of all requisite performance guarantees for the development of the Subject Property as proposed. Such agreement shall be approved by the Board of Trustees and recorded prior to the commencement of construction on the Subject Property.
- D. Affordable Housing Covenant. Prior to final plan approval of the Development by the Board of Trustees, the Village Attorney shall prepare an Affordable Housing Covenant stating compliance with the requirements of Part III of Article IX of the Zoning Code, entitled “Affordable Housing in New Developments”, which is to be recorded with the Cook County Clerk’s Office.
- E. Declaration and Covenants. Building permits for the Subject Property shall not be granted until the declaration and covenants for the Subject Property have been approved by the Village Attorney and recorded with the Cook County Clerk’s Office.

ADOPTED THIS 17th day of June 2025.

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

NAYS: (0)

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

ABSTAIN: (0)

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

ATTEST:

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