



1225 Cedar Lane Northbrook, Illinois 60062 847.272.5050 Fax 847.272.1892 www.northbrook.il.us

NOTICE OF PLAN COMMISSION PUBLIC HEARING**Docket No. PCD-25-12: 820 Dundee Road – Northbrook Fire Station****Plan Commission Chairman, Village of Northbrook, Cook County, Illinois**

*A public hearing on this matter will be held on **Tuesday, September 16, 2025 at 7:30 PM in the Board Room of the Northbrook Village Hall**. All interested parties are invited to attend and be heard. Written public comments will also be part of the public record and be distributed to the Plan Commission. Written comments may be submitted at any time via mail or email at swati.pandey@northbrook.il.us.*

Hearing Location: Northbrook Village Hall – Board Room
1225 Cedar Lane
Northbrook, IL 60062

Initial Hearing Date & Time: **Tuesday, September 16, 2025, at 7:30 p.m.**

Subject Property:	820 Dundee Road (P.I.N. 04-02-301-010-0000)
Property Description:	Located on the north side of Dundee Road, west of Ballantrae Drive
Project Description:	The applicant proposes to construct a new Village fire station on the Subject Property.
Property Owner:	Village of Northbrook
Applicant:	Village of Northbrook
Requested Relief:	A. Comprehensive Plan Map Amendment from Multi-Family 6-9 DUA to Government Facility; B. Rezoning from R-2 Single-Family Residential District to IB Institutional Building District; C. Special Permit to Allow one wall sign in excess of District Height Limitation (SIC No. 9966.00) in IB District; D. Variation to reduce the required lot width from 300' to 167.54' in IB District; E. Variation to reduce the required yard (west) from 20' to 0'; F. Variation to reduce the required yard (east) from 40' to 20'; G. Variation to reduce the required special building setback (east) for non-dwelling use abutting residential use from 40' to 20'; H. Variation to reduce the required number of loading spaces from 1 to 0; and I. Site Plan Approval.
For Further Information	To review the details of this application, please contact the Village staff (Swati Pandey, 847-664-4052 or via email at swati.pandey@northbrook.il.us). By the end of the day on Friday, September 12, detailed information regarding this application for the September 16 Plan Commission meeting will be available on the following web page www.northbrook.il.us .



0 1000 2000 ft

Print Date: 5/27/2025

Legend

Notes

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