

Ordinance 2025-61

An Ordinance Rezoning the Property at 820 Dundee Road and Amending the District Zoning Map (820 Dundee Road) (Plan Commission Docket No. PCD-25-12)

Passed by the Board of Trustees, 10/14/2025
Printed and Published 10/15/2025

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 2025-61

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 Rezoning the Property at 820 Dundee Road and Amending the District Zoning Map (820 Dundee Road) (Plan Commission Docket No. PCD-25-12)

shall be and is hereby adopted as follows:

Section 1. BACKGROUND

The Village of Northbrook ("**Applicant**"), as the owner of the property commonly known as 820 Dundee Road ("**Property**"), has filed an application requesting that the Property be rezoned.

On October 14, 2025 the Board of Trustees of the Village of Northbrook adopted Ordinance No. 2025-60 which amended the Northbrook Comprehensive Plan (2010) to re-designate the Property as appropriate for Government Facility.

The Property is currently zoned R-2 Single Family Residential District. The Applicant has requested an amendment to the District Zoning Map to rezone the Property from the R-2 Single Family Residential District to the IB Institutional Building District ("**Amendment**").

The 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 to consider the Amendment was duly advertised on August 28, 2025 in the *Northbrook Star* and was held at the Plan Commission's special meeting on September 30, 2025. On September 30, 2025, the Plan Commission formally adopted Resolution No. 25-PC-18 recommending approval of the Amendment.

Section 3. AMENDMENT TO THE DISTRICT ZONING MAP

The District Zoning Map shall be, and is hereby, amended to rezone the Property, as legally described in **Exhibit A** and depicted in **Exhibit B**, attached to and by this reference made a part of this Ordinance, from the R-2 Single Family Residential District to the IB Institutional Building District, in accordance with Section 11-601 of the Zoning Code and pursuant to the Village's home rule powers.

Section 4. EFFECTIVE DATE

This Ordinance shall be effective 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: 10/14/25

RESULT:	ADOPTED [5 – 0]
MOVER:	Robert Israel, Trustee
SECONDER:	Joy EbhomieLEN, Trustee
AYES:	Israel, Hebl, EbhomieLEN, Kohler, Cassidy
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Heather Ross, Trustee

/s/ Kathryn Ciesla
Village President

ATTEST:

/s/ Derek Gau
Village Clerk

EXHIBIT A

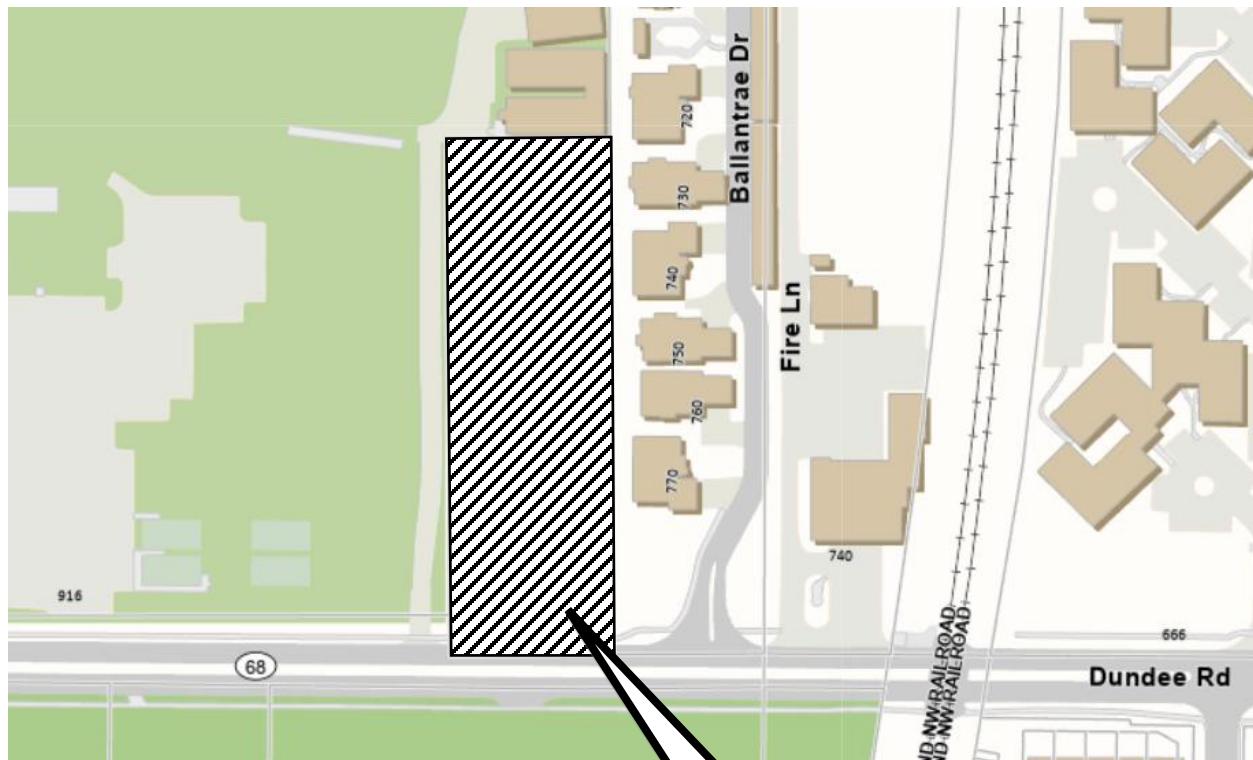
LEGAL DESCRIPTION

THE EAST 2 ACRES OF THE FOLLOWING DESCRIBED TRACT OF LAND: BEGINNING AT A POINT IN THE SOUTH LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, 165 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHWEST $\frac{1}{4}$, THENCE NORTH 00 DEGREES 29 MINUTES WEST 520 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SOUTHWEST $\frac{1}{4}$; THENCE NORTH 89 DEGREES 59 MINUTES WEST 507.80 FEET; THENCE SOUTH 00 DEGREES 1 MINUTE WEST 520 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST $\frac{1}{4}$ 512 FEET WEST ALONG SAID SOUTH LINE FROM THE PLACE OF BEGINNING; THENCE SOUTH 89 DEGREES 59 MINUTES EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST $\frac{1}{4}$ 512 FEET TO THE PLACE OF BEGINNING IN VILLAGE OF NORTHBROOK, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: . 04-02-301-010-0000

Commonly known as 820 Dundee Road, Northbrook, Illinois 60062

EXHIBIT B
DEPICTION OF REZONED PROPERTY



Rezone 820 Dundee Road from
the R-2 Single-Family
Residential District to the IB
Institutional Building District