

Ordinance 2025-62

An Ordinance Granting a Special Permit for A Wall Sign In Excess of Maximum Height From Grade, Variations, and Site Plan Approval for a Village Fire Station (Village of Northbrook – 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 2025-62

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 Granting a Special Permit for A Wall Sign In Excess of Maximum Height From Grade, Variations, and Site Plan Approval for a Village Fire Station (Village of Northbrook – 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 (the “*Applicant*”), as owner of the property commonly known as 820 Dundee Road (the “*Property*”), is requesting zoning relief to allow the development and operation of a Village fire station (“*Facility*”) on the Property.

On October 14, 2025 the Board of Trustees of the Village of Northbrook adopted: (i) Ordinance No. 2025-60 which amended the Northbrook Comprehensive Plan (2010) to re-designate the Property as appropriate for Government Facility; and (ii) Ordinance No. 2025-61 which rezoned the Property from the R-2 Single-Family Residential District to the IB Institutional Building District.

The Applicant has requested the following additional relief from the Village of Northbrook’s Zoning Code (1988), as amended (“*Zoning Code*”): (i) a special permit to allow a wall sign in excess of district height limitation on the Property; (ii) a variation to reduce the required lot width from 300 feet to 167.54 feet; (iii) a variation to reduce the following required yards: interior side (east) from 40’ to 20’; and interior side (west) from 20’ to 0’; (iv) a variation to reduce the required special building setback (east) for non-dwelling use abutting residential use from 40’ to 20’; (v) a variation to reduce the number of required loading space from one to zero; and (vi) Site Plan Approval (collectively “*Requested Relief*”).

The Board of Trustees have determined that it is in the best interest of the Village and its residents to grant the Applicant the Requested Relief in accordance with the terms and conditions of this Ordinance.

SECTION 2. DESCRIPTION OF PROPERTY

The Property is commonly known as 820 Dundee Road, which is legally described in *Exhibit A* attached to and, by this reference, made a part of this Ordinance. The Property is located within the IB Institutional Building District.

SECTION 3. PUBLIC HEARING

Pursuant to notice published in the August 28, 2025 edition of *Northbrook Star*, a public hearing was conducted by the Northbrook Plan Commission on September 30, 2025. The Plan Commission recommended approval of the Requested Relief on September 30, 2025 through Resolution No. 2025-PC-18.

SECTION 4. SPECIAL PERMIT

A special permit to allow a wall sign in excess of the district height limit of 20 feet (Northbrook SIC Code No. 9966.00: Signs in Excess of District Height Limits) 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. VARIATIONS

The Property shall be, and is hereby granted the following variations, all in accordance with and pursuant to Section 11-503 of the Zoning Code and the home rule powers of the Village of Northbrook:

- a) Variations of the following bulk and space regulations in the IB District:
 - i) Variation to reduce the required lot width from 300' to 167.54';
 - ii) Variation to reduce the required yard (west) from 20' to 0';
 - iii) Variation to reduce the required yard (east) from 40' to 20';
- b) Variation to reduce the required special building setback (east) for non-dwelling use abutting residential use from 40' to 20'; and
- c) Variation to reduce the loading space requirement from 1 to 0.

SECTION 6. SITE PLAN APPROVAL

The site plan consisting of one page, prepared by FGM Architects and dated June 27, 2025, a copy of which is attached to, and by this reference, made a part of this Ordinance as ***Exhibit B***, 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 of Northbrook.

SECTION 7. AMENDMENT TO RELIEF

Any amendment to the relief granted by this Ordinance that may be requested by the Applicant after the effective date of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Code.

SECTION 8. BINDING EFFECT; TRANSFERABILITY.

The privileges, obligations, and provisions of each and every Section of this Ordinance, are for the sole benefit of, and shall be binding on, the Applicant, except as otherwise expressly provided in this Ordinance. Nothing in this Ordinance shall be deemed to allow this Ordinance to be transferred to any person or entity unless and until such person or entity ("***Transferee***") receives approval by the Board of Trustees for such transfer by resolution duly adopted.

SECTION 9. EFFECTIVE DATE.

- events:
- A. This Ordinance shall be effective only upon the occurrence of all of the following
 - i. passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law;
 - ii. 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.

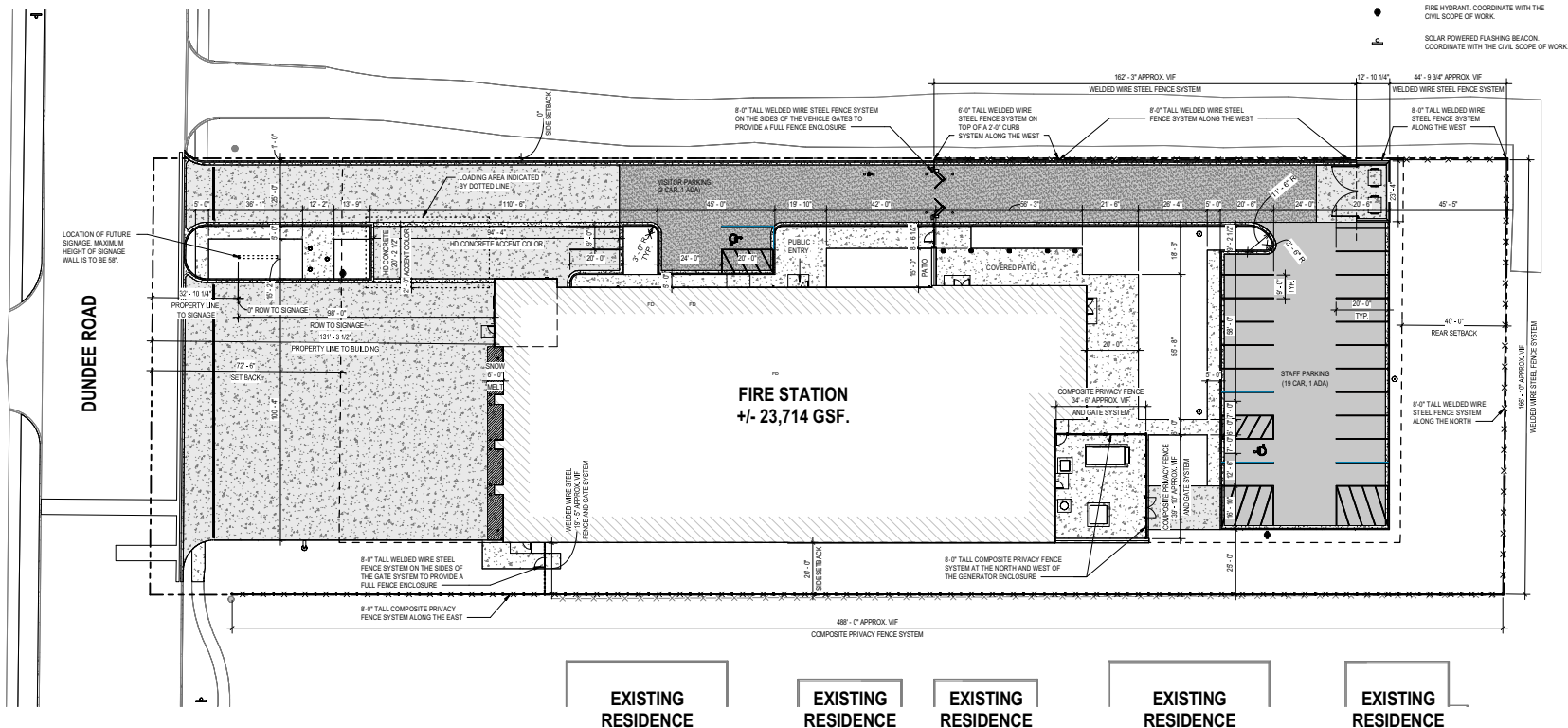
PERMANENT INDEX NUMBER: . 04-02-301-010-0000

Commonly known as 820 Dundee Road, Northbrook, Illinois 60062

EXHIBIT B

SITE PLAN

1 OVERALL SITE PLAN



- ### SITE PLAN LEGEND

1. REFER TO G-SERIES SHEETS FOR TYPICAL ABBREVIATIONS, SYMBOLS & TAGS.
2. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
3. PROPOSED GROUNDING METAL SHALL BE GALVANIZED U.L.O.
4. PROVIDE GALVANIC SEPARATION BETWEEN DIFFERENT METAL TYPES. TYP.
5. NOTE ANY DISCREPANCIES BETWEEN CIVIL AND ARCHITECTURAL DRAWINGS WITH REGARDS TO SCORING PATTERNS AND CONTROL JOINTS IN PAVING AND CONCRETE FLATWORK AND NOTIFY ARCHITECT PRIOR TO PROCEEDING.
6. COORDINATE SITE LIGHTING WITH ELECTRICAL DRAWINGS.
7. SEE LANDSCAPE DRAWINGS FOR TREE LOCATIONS.
8. FOR DETAILED CIVIL NOTES, REFER TO CIVIL DRAWINGS.

 PROPERTY LINE
 EASEMENT
 SETBACK LINE
 RIGHT OF WAY LINE
 FENCE LINE

INDICATES CONCRETE
SIDEWALK. COORDINATE WITH
THE CIVIL SCOPE OF WORK.

 INDICATES HEAVY DUTY CONCRETE PAVEMENT. COORDINATE WITH THE CIVIL SCOPE OF WORK.

 INDICATES HEAVY DUTY ASPHALT PAVEMENT. COORDINATE WITH THE CIVIL SCOPE OF WORK.

INDICATES ASPHALT
PAVEMENT. COORDINATE WITH
THE CIVIL SCOPE OF WORK.



INDICATES BUILDING
FOOTPRINT

 INDICATES SNOW MELT SYSTEM.
COORDINATE WITH THE CIVIL AND
MECHANICAL SCOPE OF WORK.

● EXISTING UTILITY POLE

FIRE HYDRANT, COORDINATE
CIVIL SCOPE OF WORK

 SOLAR POWERED FLASHING BEACON.
COORDINATE WITH THE CIVIL SCOPE OF WORK.



FGM Architects:
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Westchester, Illinois 60154

630.574.8300 office

ILLINOIS PROFESSIONAL DESIGN
FORM JTS-000334

CIVIL & LANDSCAPE

ERIKSSON ENGINEERING ASSOCIATES, LTD.
145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS, 60030
(847) 223-6804 (O)

STRUCTURAL

McCLUSKEY ENGINEERING CORPORATION
1887 HIGH GROVE LANE
NAPERVILLE, ILLINOIS, 60540
630.717.5199 (D) 630.717.5397(F)
IL STATE CERTIFICATE OF AUTHORITY

M.E.P.FP.

CONSOLIDATED CONSULTING ENGINEERS
224 SOUTH MILWAUKEE AVENUE, SUITE E
WHEELING, ILLINOIS, 60090
847.215.0690 (O)
IL STATE CERTIFICATE OF AUTHORITY

**NOT FOR
CONSTRUCTION**

FOR REVIEW ONLY

Not for regulatory approval, permit or

The information on this document is preliminary or incomplete, not for construction, recording purposes, or implementation.

ISSUANCE

[illegible]

NORTHBROOK FIRE STATION 11
VILLAGE OF NORTHBROOK
820 DUNDEE ROAD, NORTHBROOK, IL

ISSUED FOR PLAN COMMISSION - 08/22/2025

SITE PLAN

SHEET NO.

PC1.10

JOB NO. 25-4186.01

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