

Ordinance 2025-64

An Ordinance Rezoning the Property at 3504 Commercial Avenue and Amending the District Zoning Map (3504 Commercial Avenue)(Plan Commission Docket No. PCD-25-13)

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 2025-64

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 3504 Commercial Avenue and Amending the District Zoning Map (3504 Commercial Avenue)(Plan Commission Docket No. PCD-25-13)

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 3504 Commercial Avenue ("**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. 2025-63 which amended the Northbrook Comprehensive Plan (2010) to re-designate the Property as appropriate for Government Facility.

The Property is currently zoned I-1 Restricted Industrial District. The Applicant has requested an amendment to the District Zoning Map to rezone the Property from the I-1 Restricted Industrial 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-19 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 I-1 Restricted Industrial 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

LOT 7 IN ADDITION TO LOTS 7, 10 AND 11 IN NORTHBROOK EDENS INDUSTRIAL PARK SUBDIVISION UNIT NUMBER 1, A SUBDIVISION OF PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 5 AND PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT RECORDED DECEMBER 22, 1966 AS DOCUMENT NO. 20028467 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: . 04-05-102-010-0000

Commonly known as 3504 Commercial Avenue, Northbrook, Illinois 60062

EXHIBIT B
DEPICTION OF REZONED PROPERTY

