

Ordinance 2025-65

An Ordinance Granting Variations and Site Plan Approval for a Village Fleet Maintenance Garage Facility (Village of Northbrook – 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 2025-65

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 Variations and Site Plan Approval for a Village Fleet Maintenance Garage Facility (Village of Northbrook – 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 (the “*Applicant*”), as owner of the property commonly known as 3504 Commercial Avenue (the “*Property*”), is requesting zoning relief to allow the development and operation of a Village fleet maintenance garage facility (“*Facility*”) on the Property.

On October 14, 2025 the Board of Trustees of the Village of Northbrook adopted: (i) Ordinance No. 2025-63 which amended the Northbrook Comprehensive Plan (2010) to re-designate the Property as appropriate for Government Facility; and (ii) Ordinance No. 2025-64 which rezoned the Property from the I-1 Restricted Industrial 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 variation to reduce the required lot area from 85,000 square feet to 69,000 square feet; (ii) a variation to reduce the required lot width from 300 feet to 200 feet; (iii) a variation to reduce the following required yards: interior side (east) from 20’ to 19’11”; interior side (west) from 20’ to 0’; and rear (north) from 20’ to 10’; (iv) a variation to reduce the following required setbacks: front (south) from 35’ to 32’10”; and interior side (east) from 20’ to 19’11”; (v) a variation to increase the required floor area ratio from 0.35 to 0.45; (vi) a variation reduce the required parking from 35 spaces to 27 spaces (23%); (vii) a variation to reduce the number of required loading space from one to zero; and (viii) 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 3504 Commercial Avenue, 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-19.

SECTION 4. 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) Reduce the required Lot Area from 85,000 square feet to 69,000 square feet;
 - ii) Reduce the required lot width from 300 feet to 200 feet;
 - iii) Reduce the following required yards: interior side (east) from 20' to 19' 11"; interior side (west) from 20' to 0'; and rear (north) from 20' to 10';
 - iv) Reduce the following required setbacks: front (south) from 35' to 32' 10"; and interior side (east) from 20' to 19' 11"; and
 - v) Increase the maximum Floor Area Ratio from 0.35 to 0.45
- b) Variation to reduce the required parking from 35 spaces to 27 spaces (23%); and
- c) Variation to reduce the loading space requirement from 1 to 0.

SECTION 5. 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 6. 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 7. 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 8. EFFECTIVE DATE

- A. This Ordinance shall be effective only upon the occurrence of all of the following events:
- 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

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|------------------|---|
| 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

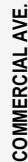
LOT 7 IN ADDITION TO LOTS 7, 10 AND 11 IN NORTHBROOK EDENS INDUSTRIAL PARK SUBDIVISION UNIT NUMBER 1, A SUBDIVISION OF PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 5 AND PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 42 NORTH, 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

SITE PLAN



SITE PLAN LEGEND

| | |
|---|--|
|  | PROPERTY LINE |
|  | EASEMENT |
|  | SETBACK LINE |
|  | FENCE LINE |
|  | OVERHEAD DOOR |
|  | CONCRETE SIDEWALK / MECHANICAL SLABS |
|  | STREET |
|  | HEAVY-DUTY CONCRETE PAVEMENT. CONCRETE APPROXIMATELY TYPICAL AT OVERHEAD DOORS AND MAIN DOORS. SEE PLANS FOR ADD'L NOTES. |
|  | HEAVY-DUTY ASPHALT PAVEMENT |
|  | INDICATED SNOW MELT SYSTEM. COORDINATE WITH CIVIL AND MECHANICAL SIZES OF WORK. |
|  | GRASS |
|  | PLANTING AREA |
| | EXISTING UTILITY POLE |
| | FIRE HYDRANT |
|  | GEO-THERMAL WELL |

WILL & LANDSCAPE
KLIXSON ENGINEERING ASSOCIATES, LTD.
COMMERCIE DRIVE, SUITE A
MELROSE, ILLINOIS, 60550
773.231.6004 (X)
STATE CERTIFICATE OF AUTHORITY

STRUCTURAL
EXCLUSLEY ENGINEERING CORPORATION
177 HIGH CROWN LANE
PERU, ILLINOIS, 60550
773.231.5399 (X) 630.737.5307(F)
STATE CERTIFICATE OF AUTHORITY

E.P.F.F.
CONSOLIDATED CONSULTING ENGINEERS
10 SOUTH MARQUANNE AVENUE, SUITE 1
MELROSE, ILLINOIS, 60550
773.231.6000 (X)
STATE CERTIFICATE OF AUTHORITY

Not for regulatory approval, permit or construction.

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

FLEET MAINTENANCE FACILITY
VILLAGE OF NORTHBROOK
33504 COMMERCIAL AVENUE, NORTHBROOK,
IL
ISSUED FOR PLAN COMMISSION - 08/21/2025

JOB NO. 25-4189.01
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