

Ordinance 2025-63

An Ordinance Amending the Comprehensive Plan of the 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 2025-63

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 Amending the Comprehensive Plan of the 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 ("***Applicant***"), as owner, has submitted an application requesting a comprehensive plan amendment relating to the parcel located at 3504 Commercial Avenue in the Village ("***Property***").

The Property is currently designated for General Industrial, Warehouse, and Office use in the Village of Northbrook Comprehensive Plan (2010), as amended ("***Comprehensive Plan***"), and the Applicant has requested an amendment to the Comprehensive Plan to re-designate the Property as appropriate for Government Facility ("***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 to the Comprehensive Plan.

Section 3. AMENDMENT OF THE COMPREHENSIVE PLAN

The Comprehensive Plan shall be, and is hereby, amended by re-designating the Property, as legally described in ***Exhibit A***, and as depicted in ***Exhibit B***, attached to and by this reference incorporated into this Ordinance, as appropriate for "Government Facility" in accordance with Section 11-201 E3 of the Zoning Code and pursuant to the home rule powers of the Village of Northbrook.

Section 4. CERTIFICATE OF NOTICE

The Village Manager is hereby authorized and directed to file a Certificate of Notice of Adoption of this Amendment to the Comprehensive Plan with the Office of the Cook County Clerk in accordance with and pursuant to Paragraph 11-201 E4 of the Zoning Code.

Section 5. EFFECTIVE DATE.

This Ordinance shall be in full force and effect only upon the occurrence of all of the following events:

- A. passage by the Board of Trustees by a majority vote in the manner required by law;

B. 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

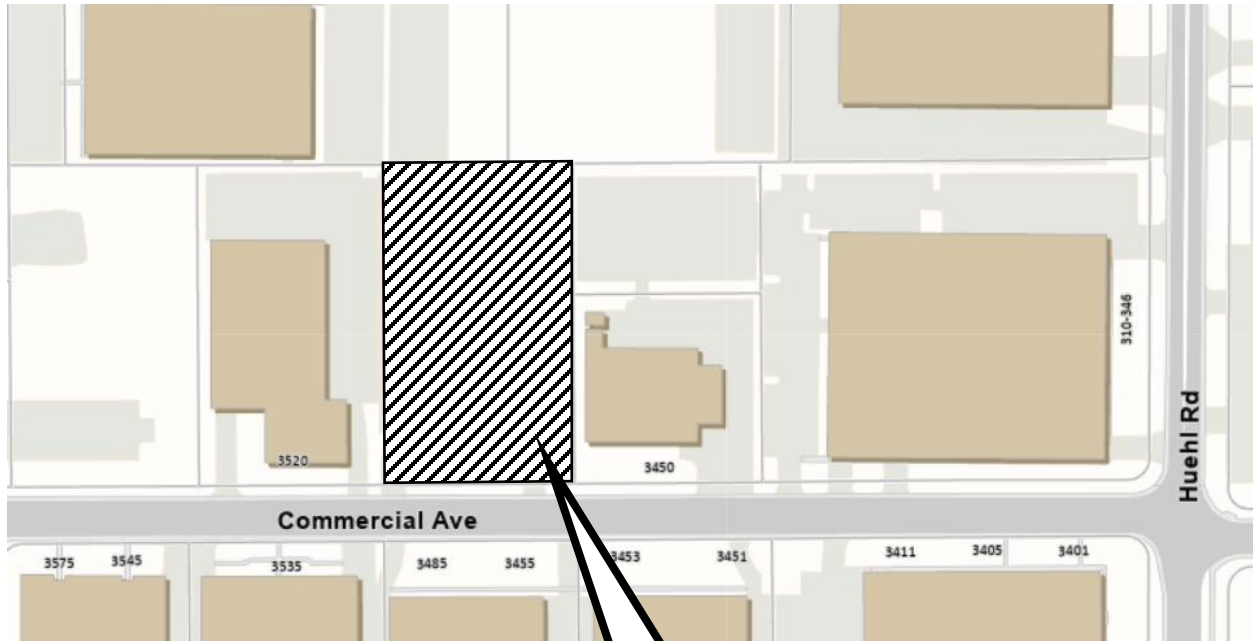
LOT 7 IN ADDITION TO LOTS 7, 10 AND 11 IN NORTHBROOK EDENS INDUSTRIAL PARK SUBDIVISION UNIT NUMBER 1, A SUBDIVISION OF PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 5 AND PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 6, TOWNSHIP 42 NORTH,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



3504 Commercial Avenue
redesignated from the General
Industrial, Warehouse, and Office
to Government Facility