

Ordinance 2025-75

An Ordinance Rezoning the Property at 1825 Shermer Road and Amending the District Zoning Map (1825 Shermer Road) (Plan Commission Docket No. PCD-24-06)

Passed by the Board of Trustees, 11/11/2025
Printed and Published 11/12/2025

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 2025-75

BE IT ORDAINED by the Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois, THAT:

An Ordinance Rezoning the Property at 1825 Shermer Road and Amending the District Zoning Map (1825 Shermer Road) (Plan Commission Docket No. PCD-24-06)

shall be and is hereby adopted as follows:

Section 1. BACKGROUND

1825 Shermer Road LLC, an affiliate of Lexington Homes ("**Applicant**"), as the owner of the property commonly known as 1825 Shermer Road, Northbrook, IL ("**Property**"), has filed an application requesting that the Property be rezoned.

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 RLC Residential and Limited Commercial District ("**Amendment**").

The Board of Trustees hereby finds 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 September 18, 2025 in the *Northbrook Star* and was held at the Plan Commission's regular meetings on October 7, 2025 and October 21, 2025. On October 21, 2025, the Plan Commission formally adopted Resolution No. 25-PC-22 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 RLC Residential and Limited Commercial 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 only upon the occurrence of all of the following events::

- A. its passage and publication in the manner required by law;
- B. approval of a final planned development plan for the Property ("**Final Plan**"), and a Final Plat of Subdivision for the Property by the Board of Trustees by resolution duly adopted; and
- C. the execution by the Applicant, or its successor entities or direct affiliates, of a development agreement with the Village prepared and approved by the Village Attorney providing for the use and development of the Property in accordance with the Final Plan and other specified conditions and restrictions set forth in the development agreement.

Adopted: 11/11/25

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| RESULT: | ADOPTED [4 – 0] |
| MOVER: | Johannah Hebl, Trustee |
| SECONDER: | Joy Ebhomien, Trustee |
| AYES: | Israel, Hebl, Ebhomien, Cassidy |
| NAYES: | None |
| ABSTAIN: | Kathryn Ciesla, President |
| ABSENT: | Heather Ross, Trustee and Michelle Kohler, Trustee |

/s/ Kathryn Ciesla
Village President

ATTEST:

/s/ Derek Gau
Village Clerk

EXHIBIT A

CURRENT LEGAL DESCRIPTION

PARCEL 1:

LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

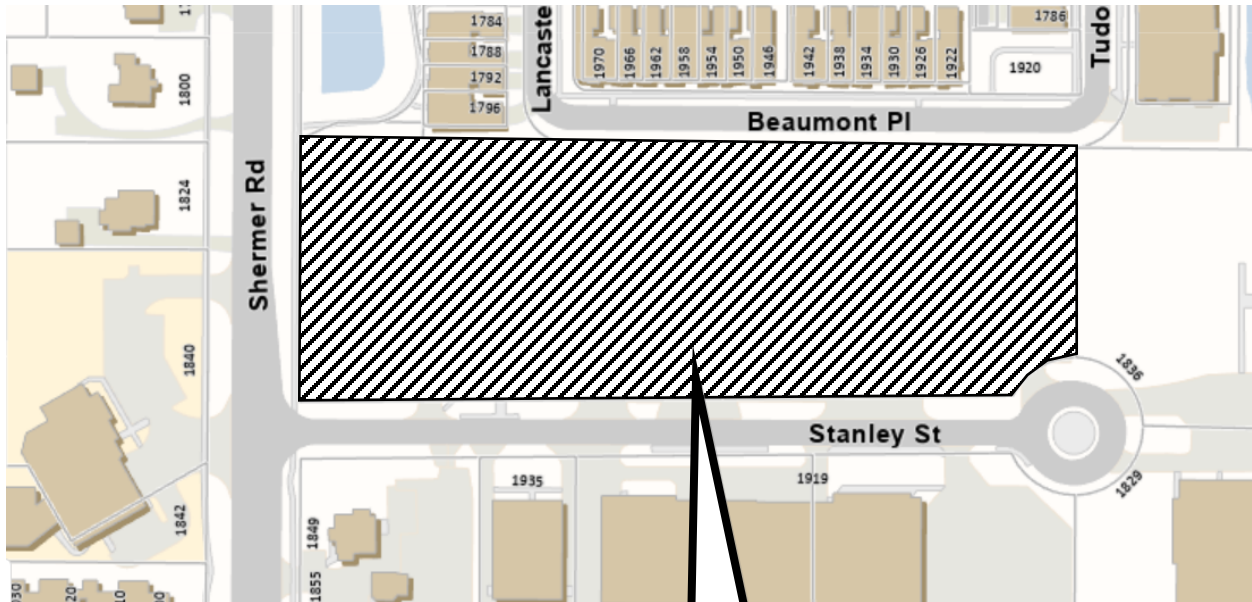
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

PERMANENT INDEX NUMBER: 04-15-102-002-0000 and 04-15-102-003-0000

Commonly known as 1825 Shermer Road, Northbrook, Illinois 60062

EXHIBIT B

DEPICTION OF REZONED PROPERTY



Rezone 1825 Shermer Road from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District