

Plan Commission Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, May 19, 2026

7:30 PM

1. ROLL CALL

2. MINUTES APPROVAL

A. [Minutes for Approval - April 21, 2026](#)

Review and approve April 21, 2026 Plan Commission meeting minutes.

3. COMMUNITY PLANNING REPORT

4. PUBLIC COMMENT TIME

This agenda item is reserved for members of the public who desire to address the Public Body on a topic that is within purview and jurisdiction of the Public Body, but that is not listed in another location on the agenda. If you would like to speak about a matter that is listed on the agenda, we ask that you wait until that agenda item is called, and we will give you an opportunity to speak then. Anyone desiring to speak should fill out a written speaker form (located in the back of the meeting room) and submit it to the Staff Liaison. "Public Comment Time" is not a forum for open dialogue or engagement with members of the Public Body. Rather, it is intended as an opportunity for you to make comments to the Public Body. While the Public Body will not immediately respond to public comments at this meeting, or engage in a back and forth discussion during the meeting, please be assured that the Public Body is actively listening to all comments, thoughts, and suggestions. All speakers will be limited to a total of three minutes. We request that everyone be respectful, civil, and non-repetitive; and we ask that members of the audience refrain from applauding or making any other comments during or after any speaker. Thank you for your understanding and taking the time to contribute to the success of our community.

5. PUBLIC HEARING

A. [DOCKET NO. PCD-26-01: 608-610 SANDERS ROAD - THREE-LOT SUBDIVISION \(Public Hearing Continued to June 16, 2026\) - An application filed by M&D Builders, LLC as owner of 608-610 Sanders Road, for the purpose of authorizing the following zoning relief: \(A\) Voluntary Annexation into the Village of Northbrook; \(B\) Rezone to R-6 Single Family Residential District; \(C\) Variation of the Subdivision Code to allow a combined tentative and final plat of subdivision for a three-lot subdivision; \(D\) Variation of the Subdivision Code to allow detention in an easement rather than an outlot; \(E\) Waiver of underground installation of public utility facilities per Subdivision Code; and \(F\) Approval of any other such variations, waivers, and zoning relief as may be necessary.](#)

N/A.

B. [DOCKET NO. PCD-26-03: VILLAGE OF NORTHBROOK - AMENDMENTS TO THE ZONING CODE AND THE NORTHBROOK COMPREHENSIVE PLAN \(Public Hearing\) - An Application by the President and Board of Trustees of the Village of Northbrook to consider amendments to the following articles of the Village of Northbrook Zoning Code: Article 1: General Provisions; Article 2: Ordinance Administration and Enforcement; Article 3: Single-Family District](#)

Standards; Article 4: Multi-Family and Mixed Use District Standards; Article 5: Office District Standards; Article 6: Commercial District Standards; Article 7: Industrial District Standards; Article 8: Institutional and Open Space District Standards; Article 9: Overlay District Standards; Article 10: General Development Standards; Article 11: Sign Standards; Article 14: Definitions. The Application also includes minor amendments to the Introduction, Element One, and the Downtown Area Policies of the Northbrook Comprehensive Plan. *Plan Commission will consider a series of amendments to the various articles of the Northbrook Zoning Code addressing typographical errors and inclusion of language that was inadvertently omitted from the new Zoning Code as well as minor amendments to the Comprehensive Plan.*

6. REVIEW OF DRAFT RESOLUTIONS

7. DISCUSSION TOPICS

A. [Presentation to Review Updated Metrics and Statistical Information on Downtown Northbrook](#)

A presentation by the Development and Planning Services Department will focus on economic indicators specific to Downtown Northbrook.

8. REMARKS FOR THE GOOD OF THE ORDER

9. ADJOURN

The Village of Northbrook is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe or participate in this meeting, or who have questions regarding the accessibility of the meeting or facilities, are requested to promptly contact the Village of Northbrook at (847) 272-5050, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Northbrook to make reasonable accommodations for those persons.