



Plan Commission Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, June 17, 2025

7:30 PM

- 1. ROLL CALL**
- 2. MINUTES APPROVAL**

- A. Minutes for Approval - May 6, 2025**
Review and approve May 6, 2025 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-25-03: 333 PFINGSTEN ROAD - UNDERWRITERS LABORATORY (Public Hearing)** - An application filed by UL Solutions Inc. as owner of the property commonly known as 333 Pfingsten Road, for the purposes of: (A) Special Permit for More Than One Principal Structure on a Zoning Lot in O-1 Campus Office District (SIC No. 9880.00); (B) Approval of a special permit to allow three wall signs in excess of 20 feet in height above grade (SIC No. 9966.00); (C) Parking variation to reduce required parking from 1,667 spaces to 1,536 spaces (8%); (D) Site Plan Approval; and (E) Approval of any other such variations, waivers, and zoning relief as may be necessary.
UL Solutions Inc. is proposing to construct two new buildings on the existing office campus for UL office and testing laboratory use, which requires a special permit for multiple buildings on campus, including special permit for wall signs exceeding the sign height limit in O-1 District.

- B. DOCKET NO. PCD-25-05: 1600 WALTERS AVENUE - MEADOWBROOK SCHOOL (Public Hearing)** - An application filed by Northbrook School District 28 as owner of the property commonly known as 1600 Walters Avenue, for the

purposes of: (A) Special Permit for Elementary and Secondary Schools in IB District (SIC No. 8210.00); (B) Variation to reduce the loading space requirement from 1 to 0; (C) Site Plan Approval; and (D) Approval of any other such variations, waivers, and zoning relief as may be necessary.

Northbrook District 28 is requesting approval to allow a building addition for a gymnasium at Meadowbrook Elementary School at 1600 Walters Avenue.

6. REVIEW OF DRAFT RESOLUTIONS

A. DOCKET NO. PCD-25-06: 3700 DUNDEE ROAD - THE RESERVE OF THE BROOK (Public Meeting) - An application filed by Venture 1 OLB, LLC as contract purchaser of the property commonly known as 3700 Dundee Road, and which is owned by The Catholic Bishop of Chicago, a corporation sole. *The Applicant is seeking a final plat and final planned development approval for the proposed townhome subdivision with 53 units in the R-6 Multi-Family Residential District.*

7. DISCUSSION TOPICS

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.