

Plan Commission Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, September 30, 2025

7:00 PM

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

- A. Minutes for Approval - September 2, 2025**
Review and approve September 2, 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-25-07: 180 ANETS DRIVE - CROWN CASTLE GT COMPANY LC (Public Hearing)** - An application filed by Crown Castle GT Company LC of the property commonly known as 180 Anets Drive, for the purpose of: (A) Special permit to allow a Personal Wireless Services Antenna located on a Tower-Style Structure in Excess of District Height Limitations in the I-B Institutional Building District; (B) Variation to reduce the required distancing between the existing personal wireless service antenna tower and nearby structures from 110â€™ to 69â€™; and (C) Approval of any other such variations, waivers, and zoning relief as may be necessary.

Crown Castle has operated a cell tower with related equipment on the property for several years. The special permit expired approximately one year ago after the property owner originally considered terminating the lease, but the property owner has decided to renew the lease to allow for continued tower operation, thus the applicant is seeking a new special permit.

- B. DOCKET NO. PCD-25-11 - 1250 TECHNY ROAD - CRATE & BARREL (Public Hearing)**. An application filed by Euromarket Designs Inc. d/b/a Crate & Barrel

as sub-lessee of the property commonly known as 1250 Techny Road, which is leased by Feiga/Cimarron Northbrook, LLC c/o BLDG Management Co., Inc. The Subject Property is owned by Parcel NC-1A/NC-1B LLC/Techny Land Corporation NFP, for the purposes of: (A) Special Permit for Child Day Care Services (SIC No. 8351.00) in the O-3 General Office/Techny Overlay District; and (B) Approval of any such variations, waivers, and zoning relief as may be necessary.

Crate & Barrel proposes to repurpose a portion of the existing office and warehouse building and operate a child daycare facility with outdoor playground on the Subject Property.

C. DOCKET NO. PCD-25-12: 820 DUNDEE ROAD - NORTHBROOK FIRE STATION (Public Hearing). An application filed by Village of Northbrook as owner of the property commonly known as 820 Dundee Road, for development of a new fire station for the purposes of: (A) Comprehensive Plan Map Amendment from Multi-Family 6-9 DUA to Government Facility; (B) Rezoning from R-2 Single-Family Residential District to IB Institutional Building District; (C) Special Permit to Allow one wall sign in excess of District Height Limitation (SIC No. 9966.00) in IB District; (D) Variation to reduce the required lot width from 300â€™ to 167.54â€™ in IB District; (E) Variation to reduce the required yard (west) from 20â€™ to 0â€™; (F) Variation to reduce the required yard (east) from 40â€™ to 20â€™; (G) Variation to reduce the required special building setback (east) for non-dwelling use abutting residential use from 40â€™ to 20â€™; (H) Variation to reduce the required number of loading spaces from 1 to 0; (I) Site Plan Approval; and (J) Approval of any such variations, waivers, and zoning relief as may be necessary.

The Village of Northbrook proposes to construct a new fire station on the Subject Property.

D. DOCKET NO. PCD-25-13: 3504 COMMERCIAL AVENUE - NORTHBROOK FLEET MAINTENANCE GARAGE FACILITY (Public Hearing). An application filed by Village of Northbrook as owner of the property commonly known as 3504 Commercial Avenue, for development of a new Village fleet maintenance garage for the purposes of: (A) Comprehensive Plan Map Amendment from General Industrial, Warehouse, and Office to Government Facility; (B) Rezoning from I-1 Restricted Industrial to IB Institutional Building District; (C) Variations of the following bulk and space regulations in the IB District: (i) Lot Area from 85,000 square feet to 69,000 square feet; (ii) Lot width from 300 feet to 200 feet; (iii) Required yard: interior side (east) from 20â€™ to 19â€™11â€¢; interior side (west) from 20â€™ to 0â€™; and rear (north) from 20â€™ to 10â€™; (iv) Required setback: front (south) from 35â€™ to 32â€™10â€¢; and interior side (east) from 20â€™ to 19â€™11â€¢; and (v) Floor Area Ratio from 0.35 to 0.45 (D) Variation to reduce the required parking from 35 spaces to 27 spaces (23%); (E) Variation to reduce the loading space requirement from 1 to 0; (F) Site Plan Approval; and (G) Approval of any such variations, waivers, and zoning relief as may be necessary.

The Village of Northbrook proposes to repurpose an existing industrial building for a new Village fleet maintenance garage facility on the Subject Property.

6. REVIEW OF DRAFT RESOLUTIONS

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.