



Plan Commission Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, October 21, 2025

7:30 PM

1. ROLL CALL

2. MINUTES APPROVAL

A. [Minutes for Approval - September 30, 2025](#)

Review and approve September 30, 2025 Plan Commission meeting minutes.

B. [Minutes for Approval - October 7, 2025](#)

Review and approve October 7, 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-24-06: 1825 SHERMER ROAD - NORTHBROOK ROW \(Public Hearing\)](#) - An application by 1825 Shermer Road, LLC, an affiliate of Lexington Homes as owner of the property commonly known as 1825 Shermer Road, is requesting the following zoning relief: (A) Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District; (B) Special Permit for Concept Plan for a Planned Development with 53 townhomes; (C) Special Permit for Townhomes (SIC 9862.00) in RLC District; (D) Approval of Tentative Plat of Subdivision; (E) Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; (F) Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet; (G) Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%); [NOTE: Relief is no longer required, details discussed later in the report]; (H) Variation of the Subdivision Code to allow a private road system; (I) Variation of the Subdivision Code to allow a sidewalk on

only one side of the proposed private street within the development; (J) Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property; (Not subject to Plan Commission review); (K) Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property (Not subject to Plan Commission review); (L) Site Plan Approval; and (M) Approval of any such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

Lexington Homes wants to construct a new multi-family residential development consisting of 53 townhomes on the Subject Property. The Applicant has modified the plan to address concerns raised by the Plan Commission during the previous public hearing on October 7.

6. REVIEW OF DRAFT RESOLUTIONS

7. DISCUSSION TOPICS

A. **New Zoning Code Training Discussion**

Staff will be conducting a series of training discussions centered around the new Zoning Code.

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.