

Plan Commission Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, October 7, 2025

7:30 PM

1. **ROLL CALL**
2. **MINUTES APPROVAL**
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-25-14: 755 HUEHL ROAD - CHILD DAY CARE FACILITY (Public Hearing)** - An application filed by Little Einsteins Academy & Daycare Inc. as lessee of the property commonly known as 755 Huehl Road (the "Subject Property"), which is owned by Center on Deafness, for the purposes of: (A) Repeal the existing special permit from 2012 and 2017 for the previous user; (B) Special Permit for Child Day Care Services (SIC No. 8351.00) in the IB Institutional Building District; and (C) Approval of any such variations, waivers, and zoning relief as may be necessary.

Little Einsteins Academy proposes to occupy a portion of the building and operate a child daycare facility with use of an existing outdoor playground on the Subject Property. A daycare had previously occupied the space, which is currently vacant.

- B. **DOCKET NO. PCD-25-15: 40 SKOKIE BOULEVARD - HUNTINGTON NATIONAL BANK (Public Hearing)** - An application filed by Huntington National Bank as lessee of 40 Skokie Boulevard, which is owned by 40 Skokie Property, LLC for the purpose of authorizing the following zoning relief: (A) Special Permit for Accessory Drive-Through Facility (SIC No. 9980.00) in O-3 General Office District; (B) Site Plan Approval; and (C) Approval of such other zoning relief as may be necessary.

Huntington National Bank plans to construct a free-standing ATM kiosk drive-

through facility within the parking lot on the Subject Property.

- C. 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%); (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; (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; (L) Site Plan Approval; and (M) Approval of any such variations, waivers, and zoning relief as may be necessary.

Lexington Homes wants to construct a new multi-family residential development consisting of 53 townhomes 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.