

Special Meeting - Plan Commission Agenda

Techny Prairie Activity Center
180 Anets Drive Northbrook, IL
Tuesday, October 20, 2026

6:00 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 Village Board on a topic that is within purview and jurisdiction of the Village Board, 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. If your matter is on the "Consent Agenda", please let us know if you would like us to remove that matter so that you can speak about it. Anyone desiring to speak should fill out a written speaker form (located in the back of the Board Room) and submit it to the Village Clerk. "Public Comment Time" is not a forum for open dialogue or engagement with members of the Village Board. Rather, it is intended as an opportunity for you to make comments to the Village Board. While the Village Board 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 Board 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-26-05: 1901 " 1975 CHERRY LANE & 1807 SHERMER ROAD (continued public hearing)" - An application filed by Pulte Home Company LLC as contract purchaser of the property commonly known as Meadow Plaza and located at 1901 " 1975 Cherry Lane & 1807 Shermer Road, which is owned by Chicago Title Land Trust Company, As Trustee u/t/d April 22, 1953, u/t/a #36116, for the purposes of:** (1) Tentative Plat of Subdivision for parcels consisting of both residential and commercial; (a) A waiver or other relief to allow a reduction in the minimum size of land to be dedicated for park and recreational purposes to be less than 87,120 square feet; and (b) A variation of the Subdivision Code to reduce the required public right of way from 60 feet to 44 feet for the proposed Riverview Drive and from 60 feet to 59 feet for the proposed Keystone Avenue extension. (2) Planned Unit Development for a mixed-use development consisting of single-story commercial structures, indoor first floor residential parking below the residential units, residential buildings at a height of 68 feet and six (6) stories, and the following variations: (a) Rear (south) yard from 25 feet to 21 feet in C-2 District; (b) Parking lot perimeter landscape setback from 7 feet to 4 feet (adjacent to Building 1); (c) Transition Landscape Area B setback from 20 feet to 6 feet along a portion of east property line, adjacent to the drive aisle. (3) The Subject

Property includes a small parcel off Shermer Road adjacent to the river which is under separate zoning (but common ownership). Therefore, the following relief has also been requested to create one cohesively zoned lot: (a) Comprehensive Plan Amendment from Institutional Facility to Village Center Mixed Use (for the small sliver of land on the eastside fronting on Shermer Road); (b) Rezoning from IB Institutional Building District to C-2 Neighborhood Commercial District (for the small portion for consistency purposes). (4) Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant.

Pulte Home Company LLC is requesting approval for a Planned Unit Development along with other zoning relief to allow a mixed-use development consisting of 150 for-sale condominium units and two approximately 5,500 square-foot buildings for commercial/retail use on the Subject Property.

- 6. REVIEW OF DRAFT RESOLUTIONS**
- 7. DISCUSSION TOPICS**
- 8. REMARKS FOR THE GOOD OF THE ORDER**
- 9. AJOURN**

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 to allow the Village of Northbrook to make reasonable accommodations for those persons.