



Village of Northbrook

Plan Commission

PLAN COMMISSION AGENDA

BOARD ROOM
NORTHBROOK VILLAGE HALL, 1225 CEDAR LANE
Tuesday, June 20, 2017

7:30 PM

1. CALL TO ORDER

2. MINUTES APPROVAL – June 6, 2017

3. COMMUNITY PLANNING REPORT

4. HEAR FROM THE AUDIENCE

5. REVIEW OF DRAFT RESOLUTIONS

- A. DOCKET NO. PCD-17-02: 3065 HIGHLAND ROAD - 2-LOT SUBDIVISION. (*Public hearing is closed.*)** Consideration of a draft resolution for an application by Redless, LLC as contractual purchaser of the property commonly known as 3065 Highland Road, which is owned by the Jeanne M. White Declaration of Trust for the purposes of: A) Rezoning of the Subject Property, upon annexation, from the Cook County R-4 Single Family District to the Village of Northbrook R-2 Single Family Residential District; B) Combined Tentative and Final Plat Approval for a Two-Lot Subdivision; C) Variations from Section 3-102, 3-202, and 3-203.A of the Subdivision and Development Code to allow a request for final plat approval made concurrently with a request for tentative plat of subdivision and final engineering plan approvals; D) Variation of the Subdivision Code to allow stormwater detention in an easement rather than in an outlot; and E) Approval of any other such variations, waivers, subdivision and zoning relief as may be necessary.

6. REVIEW OF NEW APPLICATIONS

- A. DOCKET NO. PCD-17-06: 1845 RAYMOND DRIVE - AMERICAN ACADEMY OF GYMNASTICS NORTHBROOK. (*First Public Hearing.*)** An application filed by American Academy of Gymnastics Northbrook as contractual lessee of a tenant space located at 1845-1847 Raymond Drive which is owned by Raymond DR LLC and co-applicant, for the purpose of: A) Rezoning the Subject Property from the I-1 Restricted Industrial District to the ICS Industrial and Commercial Services District; B) Special Permit approval to allow the operation of a gymnastics training facility; and C) Approval of such other zoning relief as may be necessary.
- B. DOCKET NO. PCD-17-07: 2165-2177 SHERMER ROAD - REZONING TO ICS DISTRICT. (*First Public Hearing.*)** An application filed by MT 2165 Shermer LLC as owner of the property commonly known as 2165-2177 Shermer Road, for the purpose of: A) Rezoning the Subject Property from the I-1 Restricted Industrial District to the ICS Industrial and Commercial Services District; B) Variation to reduce the required corner side yard from 10 feet to 0 feet

and to reduce the required interior side yard from 5 feet to 0 feet to accommodate existing parking spaces; and C) Approval of such other zoning relief as may be necessary.

- C. DOCKET NO. PCD-17-08: 2165 SHERMER ROAD - INTELLIGENT FINGERS MUSIC SCHOOL.** *(First Public Hearing.)* An application filed by Intelligent Fingers Music Inc. as lessee of the property commonly known as 2165-2177 Shermer Road which is owned by MT 2165 Shermer LLC, for the purpose of: A) Special Permit to allow the operation of a music school in excess of 2,500 square feet; B) Zoning Code Text Amendment to allow a linear spacing of less than 200 feet between freestanding signs by special permit in the Industrial and Commercial Services District; C) Special Permit to allow a ground sign located less than 200 feet from an existing ground sign; D) Variation to reduce the required parking by not more than 25%; and E) Approval of such other zoning relief as may be necessary.

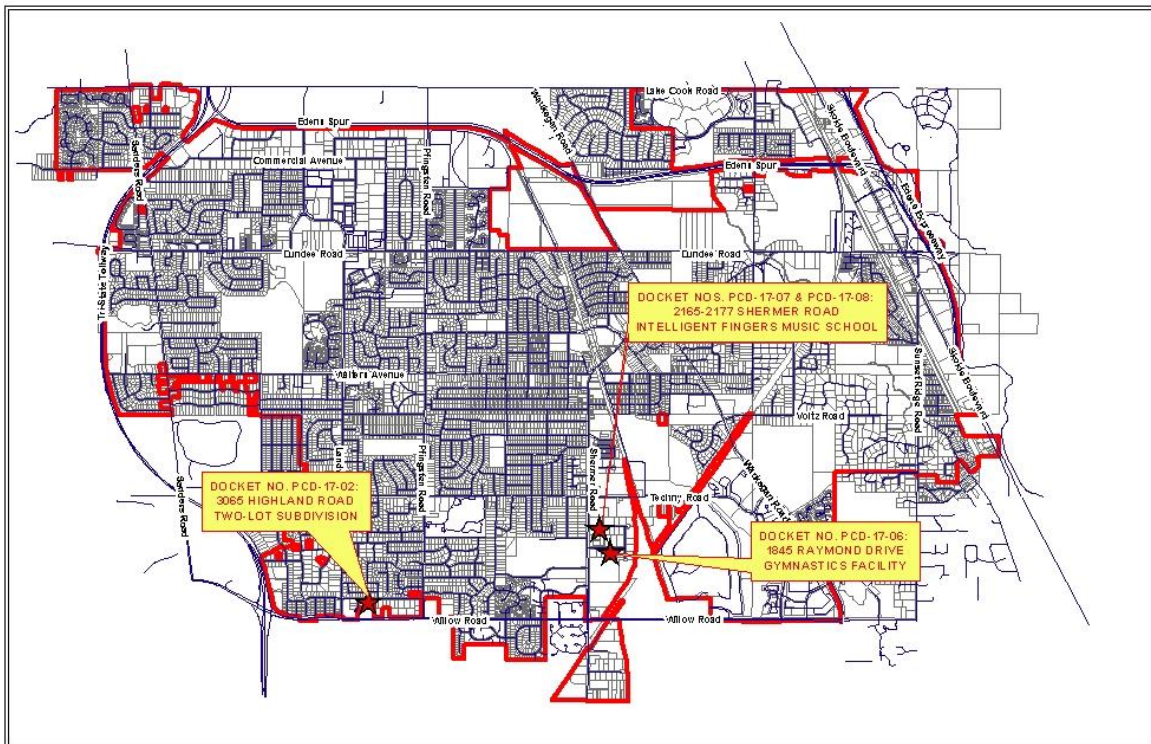
7. OLD BUSINESS

8. NEW BUSINESS

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 and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Greg Van Dahm or Debbie Ford (847-664-4014 or 847-664-4013, respectively) promptly to allow the Village of Northbrook to make reasonable accommodations for those person. Hearing impaired individuals may call the TDD number, 847-564-8645, for more information.

VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS
Tuesday, June 20, 2017



Plan Commission Agenda Docket Items
June 20, 2017