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.

MEMORANDUM

To: Plan Commission
From: Deputy Director Michaela Kohlstedt
Date: 2025-10-21
Subject: Minutes for Approval - September 30, 2025

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

Fiscal Impact
N/A.

Recommendation
Review and Approval.

Background

MEMORANDUM

To: Plan Commission
From: Deputy Director Michaela Kohlstedt
Date: 2025-10-21
Subject: Minutes for Approval - October 7, 2025

Overview
Review and approve October 7, 2025 Plan Commission meeting minutes.

Fiscal Impact
N/A.

Recommendation
Review and Approval.

Background

MEMORANDUM

To: Plan Commission
From: Deputy Director of Development and Planning Services Michaela Kohlstedt
Date: 2025-10-21
Subject: 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.

Overview

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.

Fiscal Impact

N/A.

Recommendation

Conduct a public hearing and consider a draft Resolution recommending approval.

Background
See attachments.

1825 Shermer - Staff Report 10-21-25
1825 Shermer - Draft Plan Commission Resolution
1825 Shermer - Public Comment
1825 Shermer - Applicant Submittal

MEMORANDUM

To: Plan Commission
From: Senior Planner Swati Pandey
Cc: Deputy Director Michaela Kohlstedt
Date: October 21, 2025
Subject: PCD-24-06: 1825 Shermer Road – Concept Plan Approval for Lexington Townhomes

INTRODUCTION

On October 21, 2025, the Plan Commission has continued the public hearing to a second meeting for an application submitted by 1825 Shermer Road, LLC, an affiliate of Lexington Homes (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"). The applicant proposes to construct a new multi-family residential development consisting of 53 townhomes inclusive of 8 affordable units. The Applicant has modified the plan to address comments from the Plan Commission during the public hearing on October 7, 2025. Based upon staff's review of the application, the application has been noticed for the following 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.

SUMMARY OF OCTOBER 7, 2025 PLAN COMMISSION PUBLIC HEARING

One written public comment was received prior to the meeting and was provided to the Plan Commission. On October 7, 2025, a public hearing was held regarding the requested zoning relief and the proposed plan. Presentations were provided by staff and the Applicant. At the public hearing, members of the public raised

concerns related to density and parking; increase in traffic; landscape screening and removal of existing fence and mature trees on Beaumont Place; bike rack locations; and burial of utility lines. The Applicant responded to questions from the public and the Plan Commission. The public hearing was then closed to discuss the application.

The Plan Commission discussed the application and requests for relief and asked the Applicant to consider redesigning some aspects of the plan and provide additional information on the following:

- Add guest parking;
- Add sidewalk along the south side of Julian Terrace;
- Add fence and safety signs near stormwater management area along Shermer Road;
- Increase in the caliper of parkway trees along Beaumont Place;
- Burial of overhead utility lines along Shermer Road.

The Plan Commission reopened the public hearing and continued it to October 21, 2025 at 7:30 p.m. The approved minutes for the public hearing held on October 7, 2025, were not available at the drafting of this report.

RESPONSE TO QUESTIONS RAISED BY PLAN COMMISSION

The Applicant has submitted additional information and revised plans in response to the questions and comments from the Commission and letters received on October 14, 2025 (see attached).

Staff have attached one public comment which was received following the public hearing. The concerns include parking, fence and screening on Beaumont Place, and location of bike racks near north property line.

The following is an overview of the questions asked by the Commission, the Applicant's response and staff comments.

1) **The Commission requested the developer provide additional guest parking spaces for future residents.**

   - ***Applicant Response:*** *The Applicant has submitted a revised site plan showing seven additional guest parking spaces within the development. The previous plan showed five guest parking spaces, and with the new spaces, the total would be twelve guest parking spaces on the Subject Property. Two spaces each have been added on the south side of Julian Terrace with an indent near the Stormwater Management Area and three parallel spaces will be added on the east side of Building 10 (Mews Home).*

Table 1: Applicant Proposal

PROVIDED PARKING	
Townhome Garages	106
Garage Driveway Pads	106
Guest Parking Spaces	12
Total Parking Provided	224
Total Parking Required	239
Parking Deficit	15 (6.2%)

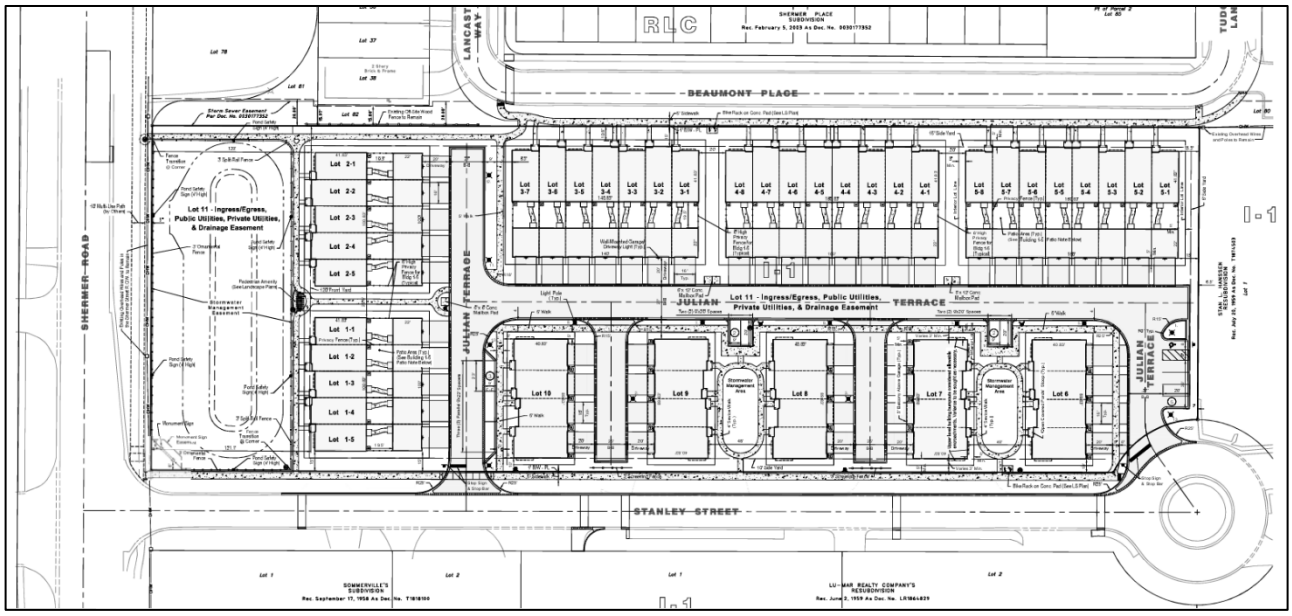


Figure 1: Proposed Site Plan

- ***Staff Comments:*** *The proposed parking spaces are in compliance with the Zoning Code in terms of location and dimensional requirements. The Applicant continues to request the incentive offered in Paragraph 9-307 B7 to reduce the required number of off-street parking spaces on the Subject Property, from the required 4.5 spaces per unit (total of 239 spaces) for 53 townhomes to 4.23 spaces per unit (total of 224 spaces).*

  This is a request for implementation of Paragraph 9-307 B7 of Article 9: Affordable Housing in New Developments. It should be noted that the original legal notice was incorrect to state that the application includes a request for a parking variation since Subsection 9-307 B states:

  > *Any governed development providing the minimum number of affordable housing units pursuant to this Part will be eligible to obtain greater flexibility in development design through application of the following options without need for special zoning relief, but only if such flexibility is necessary to accommodate the required affordable units within the physical envelope of the governed development:*
  >
  > *…*
  >
  > *7. Reduced Off-street Parking Minimums. In considering a proposed governed development with affordable housing units, the Plan Commission may recommend and the Board of Trustees may approve a reduction in the otherwise applicable off-street parking minimums for the affordable housing units. In considering the merits of such a reduction, the Village shall consider the availability of alternative means of transportation, including mass transit and bicycle facilities in the vicinity of the governed development and any unique transportation needs of the expected residents…*

  The above-mentioned excerpt indicates that when a development is providing affordable housing units on site the applicant can request to reduce the off-street parking minimum without requiring additional zoning relief such as a variation. This relief request has been eliminated from the list and should be reviewed as an incentive for construction of affordable housing units on site. In addition, the Powers and Duties of the Plan Commission per the Northbrook Municipal Code includes *"…promoting appropriate affordable housing initiatives as directed by the Village Board…"* of which this request would fall within.

Staff does not support the inclusion of the proposed four perpendicular spaces on the south side of Julian Terrace as it reduces native landscaped space and stormwater management area which can be beneficial, and the additional impervious surface in lieu of landscaping contradicts the goals of the Climate Action Plan, including best stormwater management practices. Staff supports the addition of three parallel spaces on the east side of Julian Terrace in addition to the originally proposed 5 guest spaces on the east side of the lot. Village staff met to discuss on street parking along Stanley and if there is a need for additional guest parking, there is a process in place to request consideration for on-street parking on Stanley, or to request to amend the approved development plan and construct the four additional spaces proposed as depicted below, as well as any other spaces as may be accommodated.

Table 2: Staff Proposal

PROVIDED PARKING	
Townhome Garages	106
Garage Driveway Pads	106
Guest Parking Spaces	8
Total Parking Provided	220
Total Parking Required	239
Parking Deficit	19 (7.9%)

2) The Commission stated that a sidewalk should be added on the south side of Julian Terrace.

- ***Applicant Response:*** *The Applicant has provided a revised site plan showing a five-foot sidewalk along the south side of Julian Terrace (which runs east-west across the development). The sidewalk jogs around the new guest parking spaces that have been added in this area. The proposed sidewalk connects to the previously proposed sections of the sidewalk within and adjacent to the development on the north and south side of the property.*
- ***Staff Comments:*** *The Applicant is requesting a subdivision variation to allow sidewalk on one side of the street. However, the Applicant has responded to sidewalk related comment and improved upon the previous plan.*

  An increase in impervious coverage due to additional parking spaces and sidewalk has been assessed by the Village Engineer and stated that the design change is acceptable, which will be further reviewed at the time of site work permit application.

3) The Commission requested that the Applicant install a fence and safety related signage near the stormwater management area along Shermer Road.

- ***Applicant Response:*** *The Applicant has provided a revised site plan showing a three-foot high metal picket fence along the west and south side of the stormwater management area. A three-foot high split rail fence is proposed on the north and east side of the stormwater management area along Shermer Road. The Applicant has also proposed six 4-foot high (from grade) safety message signs around this area.*
- ***Staff Comments:*** *The proposed fences comply with the permitted fence height in the front yard. The safety message signs comply with the Zoning Code.*

4) The Commission requested that the Applicant install parkway trees along the south side of Beaumont Place, higher in caliper size than previously proposed.

- ***Applicant Response:*** *The Applicant has submitted a revised Landscape Plan showing that the caliper size of parkway trees along Beaumont Place would increase from 2" to 4". The Landscape Plan is attached.*
- ***Staff Comments:*** *The proposed Landscape Plan has been reviewed by the Tree Preservation*

Officer and found to be acceptable. The details of plantings will be addressed during the site work permit review process.

5) **The Commission requested that the Applicant bury the overhead utility lines along Shermer Road.**

- ***Applicant Response:*** *The Applicant has stated that they continue to request the waiver and state that within half-mile radius of the property, there are overhead utility lines that have not been buried, and that it is a feasibility challenge for the Applicant to bury the utility lines.*
- ***Staff Comments:*** *The Applicant has requested a waiver and the Board of Trustees has the authority to waive the requirement.*

SUMMARY

In reviewing this request, staff suggests the Plan Commission consider the following policy questions:

1) Is it appropriate to rezone the Subject Property from the I-1 to the RLC District?
2) If the rezoning is appropriate, then is it also appropriate to grant special permit approval for concept planned development and townhomes for the 53-unit townhome development?
3) Is it appropriate to grant tentative plat approval for the proposed residential development?
4) Is it appropriate to grant the following zoning code variations:
   a) 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; and
   b) 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?
5) Is it appropriate to grant the following subdivision variations:
   a) Variation of the Subdivision Code to allow a private road system;
   b) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
6) Is the proposed site access and interior circulation of the Subject Property appropriate?
7) Is there adequate green space and buffering around the Subject Property?

Consistent with the recent request by the Plan Commission that applications are presented with draft resolutions at the time of the first public hearing, staff has prepared the attached draft resolution for consideration. If action is taken during the meeting, this would be **Resolution No. 25-PC-22**.

The Applicant and staff will attend the October 21, 2025 Plan Commission meeting to answer any questions.

DRAFT

RESOLUTION NO. 25-PC-__
VILLAGE OF NORTHBROOK PLAN COMMISSION

DOCKET NO. PCD-24-06
(1825 SHERMER ROAD – NORTHBROOK ROW)

WHEREAS, an application has been filed by 1825 Shermer Road, LLC, an affiliate of Lexington Homes (the "Applicant") as owner of the property commonly known as 1825 Shermer Road (the "Subject Property"), and

WHEREAS, the Applicant has filed an application (Docket No. PCD-24-06) with the Village of Northbrook requesting:

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*]
H. Reduction in off-street parking as incentive for development of affordable housing units;
I. Variation of the Subdivision Code to allow a private road system;
J. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;
K. ~~Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property;~~ [*Note: relief not applicable for Plan Commission review*]
~~L. 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;~~ [*Note: relief not applicable for Plan Commission review*]
M. Site Plan Approval; and
N. 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.

WHEREAS, 1825 Shermer Road is zoned I-1 Restricted Industrial District in the Village of Northbrook; and

WHEREAS, 1825 Shermer Road is designated as appropriate for Major Corridor Multi-Use land uses in the Village of Northbrook Comprehensive Plan; and

WHEREAS, a public notice for this docket was duly published on September 18, 2025 in the *Northbrook Star* and a public hearing was held at the Plan Commission's regular meetings on October 7, 2025 and October 21, 2025; and

WHEREAS, the Applicant has submitted evidence that a sign was properly posted on the Subject Property, indicating the time and date of the Commission hearings, and that all property owners within 250 feet of the Subject Property were notified of the Commission hearing by certified mail; and

WHEREAS, the Plan Commission has considered all the evidence presented to it, including, but not limited to, the following:

1. Village of Northbrook Plan Commission Application form & attachments received March 7, 2024, and all subsequent additions and revisions to these application materials and attachments.
2. All staff reports and attachments regarding this application.
3. Board of Trustees preliminary review minutes.
4. All written and oral testimony concerning the application.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Northbrook, Cook County, Illinois, THAT:

1. Findings:

A. Comprehensive Plan Compliance. The Northbrook Plan Commission does hereby find that with respect to Docket No. PCD-24-06, the proposed application is in general compliance with the Northbrook Comprehensive Plan, and specifically in compliance with the Future Land Use Map.

B. Zoning Map Amendment. With respect to Docket No. PCD-24-06A, the Plan Commission hereby finds that the Applicant's request to rezone the Subject Property from I-1 Restricted Industrial to RLC Residential and Limited Commercial District is consistent with the Northbrook Comprehensive Plan, as amended, and does comply with the standards for approval of such rezoning requests as established in Subsection 11-301 E(8) of the Northbrook Zoning Code.

C. Special Permit for Concept Planned Development and Townhomes. With respect to Docket No. PCD-24-06B/C, the Plan Commission hereby finds that the requested special permit approval for concept plan approval of a planned development on the Subject Property, which includes 53 townhome units, satisfies the special permit standards established in Paragraph 11-602 E1 of the Zoning Code as follows:
    1. The planned development will be in harmony with the general and specific purposes for which the Zoning Code was enacted and for which the regulations of the RLC Residential and Limited Commercial District were adopted, and with the general purpose and intent of the Comprehensive Plan;
    2. The planned development will not have a substantial or undue adverse effect upon adjacent property and the character of the area or the public health, safety and general welfare;
    3. The special permit uses will be arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property;
    4. The planned development will be served adequately by essential public facilities and services;
    5. The planned development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
    6. The planned development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance; and
    7. The planned development complies with all additional standards imposed on it by the particular provisions of the Zoning Code authorizing such uses.

D. Tentative Plat of Subdivision. With respect to Docket No. PCD-24-06D, a request for tentative plat approval for a 53-unit townhome subdivision, the Plan Commission hereby finds that the requested tentative plat satisfies the criteria established in Article II of the Village of Northbrook Subdivision and Development Code for approval of a subdivision in the RLC Residential and Limited Commercial District.

E. Zoning Code Variations. With respect to Docket No. PCD-24-06E/F/G a request to reduce the required corner side yard and setback on the south and rear yard and setback on the east side of the Planned Development, and parking variation; the Plan Commission finds that the following variations **are consistent** with the standards for variations established in Subsection 11-503F of the Zoning Code:

1) 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; and
2) 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.

F. Subdivision Code Variations. With respect to Docket No. 24-06H/I, a request for variations of the Subdivision Code, the Plan Commission hereby finds that the evidence presented satisfies the standards of the Northbrook Subdivision Code for authorizing the following variations:
1) Variation of the Subdivision Code to allow a private road system;
2) Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development;

G. Site Plan Approval. With respect to Docket No. PCD-24-06L, the Plan Commission does hereby find that the proposed improvements on the Subject Property comply with the standards for such approvals as established in Section 11-604 of the Zoning Code.

H. Off-Street Parking. The Plan Commission does hereby find that the request for an off-street parking reduction due to the inclusion of the required number of affordable housing units is consistent with the standards and requirements of Section 9-307.B of the Zoning Code.

I. Other Relief Necessary. With respect to Docket No. PCD-24-06M, the Plan Commission finds no other zoning or subdivision relief necessary for this application.

2. Recommendations: The Northbrook Plan Commission does hereby recommend to the Board of Trustees of the Village of Northbrook **approval** of Docket No. PCD-24-06A/B/C/E/F/G/H/I//L based on the findings established herein, subject to the following conditions:

A. Zoning Map Amendment. The Subject Property shall be rezoned RLC Residential and Limited Commercial District as illustrated in **Exhibit A**, attached here to and made a part of this resolution, and shall comply with all requirements of the RLC District.

B. Special Permit for Concept Planned Development and Townhomes. A special permit for a Planned Development Concept Plan for a 53-unit townhome subdivision on the Subject Property, consisting of the following plans, shall be approved:

1. Site Plan, prepared by Haeger Engineering, with the latest revised date of October 13, 2025, consisting of one page as **Exhibit B**.

2. Landscape Plan, prepared by Dickson Design Studio, with latest revised date of October 13, 2025, consisting of four pages as **Exhibit C**.
3. Elevations, prepared by BSB Design, dated March 25, 2025, consisting of eleven pages as **Exhibit D**.

C. Tentative Plat Approval. The Preliminary Plat for Northbrook Row, prepared by Haeger Engineering, with the latest revised date of June 20, 2025, consisting of one page as **Exhibit E**; including the following variations of the Subdivision Code (1) to allow a private road system; and (2) to allow a sidewalk on only one side of the proposed private street within the development; subject to the tentative plat being approved in a form acceptable by the Village Engineer and Village Attorney prior to the Board of Trustees approving this Docket No. PCD-24-06.

D. Off-Street Parking. An off-street parking reduction is allowed in conjunction with the construction of on-site affordable housing units with a proposed reduction of 19 spaces, from 239 spaces to 220 spaces within the townhome development.

E. Site Plan Approval. The Subject Property shall be constructed and operated in general conformance with the site plans, engineering plans, landscape plans, building elevations, and signage plans reviewed by the Plan Commission.

F. Final Plan Approval. Prior to final plan approval of the development by the Board of Trustees, the Applicant shall also:

a) Submit a final plan and final plat for Village staff review and approval pursuant to all Village ordinances and regulations.

b) Submit Final Affordable Housing Compliance Plan.

c) Submit for Village Attorney approval all covenants, conditions and restrictions for the maintenance of all common elements of the planned development.

ADOPTED THIS __ day of October 2025.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

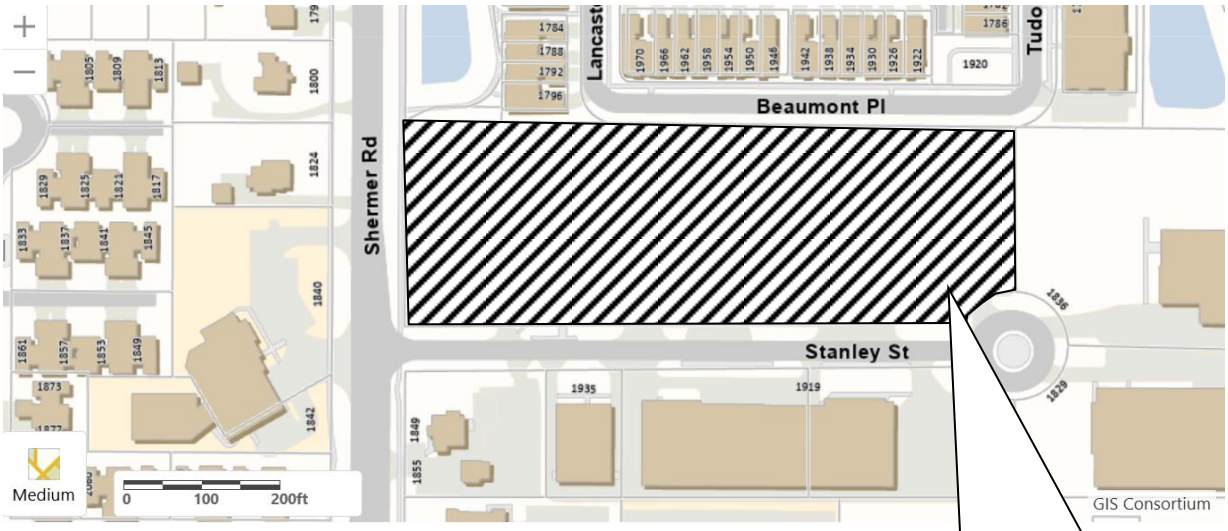
_____
Steven Elisco, Chairman
Northbrook Plan Commission

ATTEST:

_____
Amy McEwan, Director
Development and Planning Services

Exhibit A

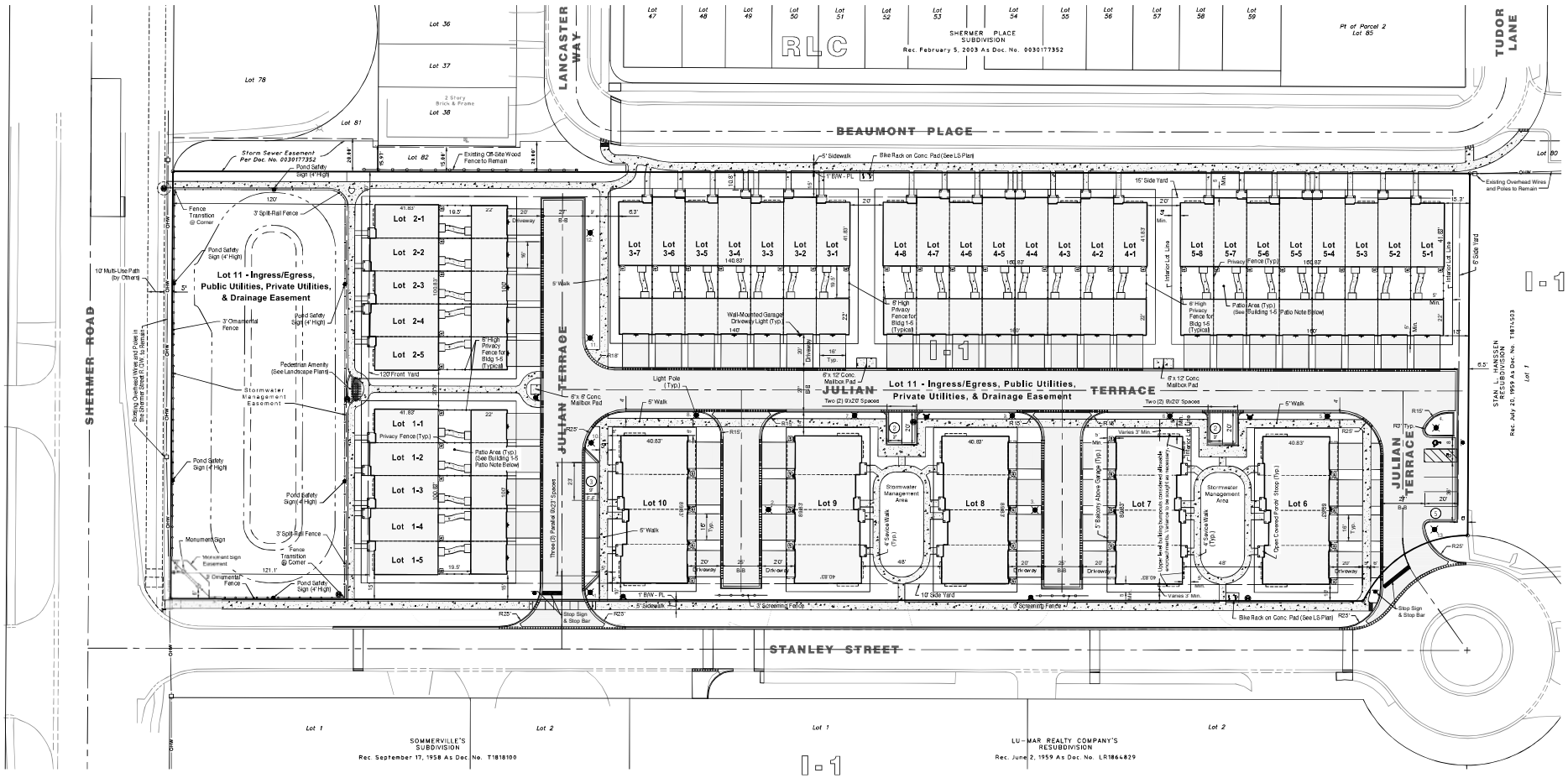
Zoning Map Amendment

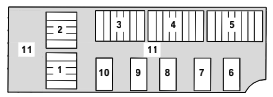


Rezone from I-1 Restricted Industrial District to RLC Residential and Limited Commercial District

Exhibit B

Site Plan





LOT 11 - Easement for Ingress/Egress, Public Utilities, Private Utilities, & Drainage Easement

Lot Key Map
Not to Scale

Building 1 - 5 Patio Note
All the areas between the garages and residential units have been accounted for as 100% impervious to allow for optional/ future patios.

Site Data		
Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	**53**	**100%**
Density	**11.3 DU/Ac.**	
Parking Summary		
Garage Stalls	106 @ 2.0:1	
Driveway Stalls	106 @ 2.0:1	
Guest Stalls On-Site	12 @ 0.23	
Total	**224 @ 4.23:1**	

Bulk, Space and Yard Requirements[1]	Required/ Permitted	Proposed
Building Height - Stories	4	3
Building Height - Feet[2]	65'	35' - 10"
Minimum Lot Area (s.f.)	100,000	204,081
Lot Area per Dwelling (s.f.)	4,150	3,851
Yard Summary		
Front (Shermer Road)	100	120
Corner Side (Stanley Street)	100	10
Interior Side (North)	6	15
Rear (East)	25	6
Floor Area Ratio	65%	61%
Lot Coverage	70%	48%

Notes:
1. Existing zoning is I-1 (Restricted Industrial). Proposed zoning is Planned Development R-C (Residential and Limited Commercial.) The Required/ Permitted values listed in the table reference that zoning.
2. The taller, Rowhome (Buildings 1-5) height, is listed in the above table. The Mews Townhome (Buildings 6-10) height is 35' - 3".

NORTH
Scale: 1" = 30'

No.	Date	
4	10.13.2025	Per Village Review & Coordination
3	8.29.2025	Per Village Review
2	5.28.2025	Per Village Review
1	9.26.2024	Stanley Street Parking Removed

HAEGER ENGINEERING
consulting engineers | land surveyors
100 South Main Street, Suite 273 • Tel. 847.294.6066 • Fax 847.294.6068
Illinois Professional Design Firm License No. 184-001132
www.haegerengineering.com

PRELIMINARY PD SITE PLAN

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

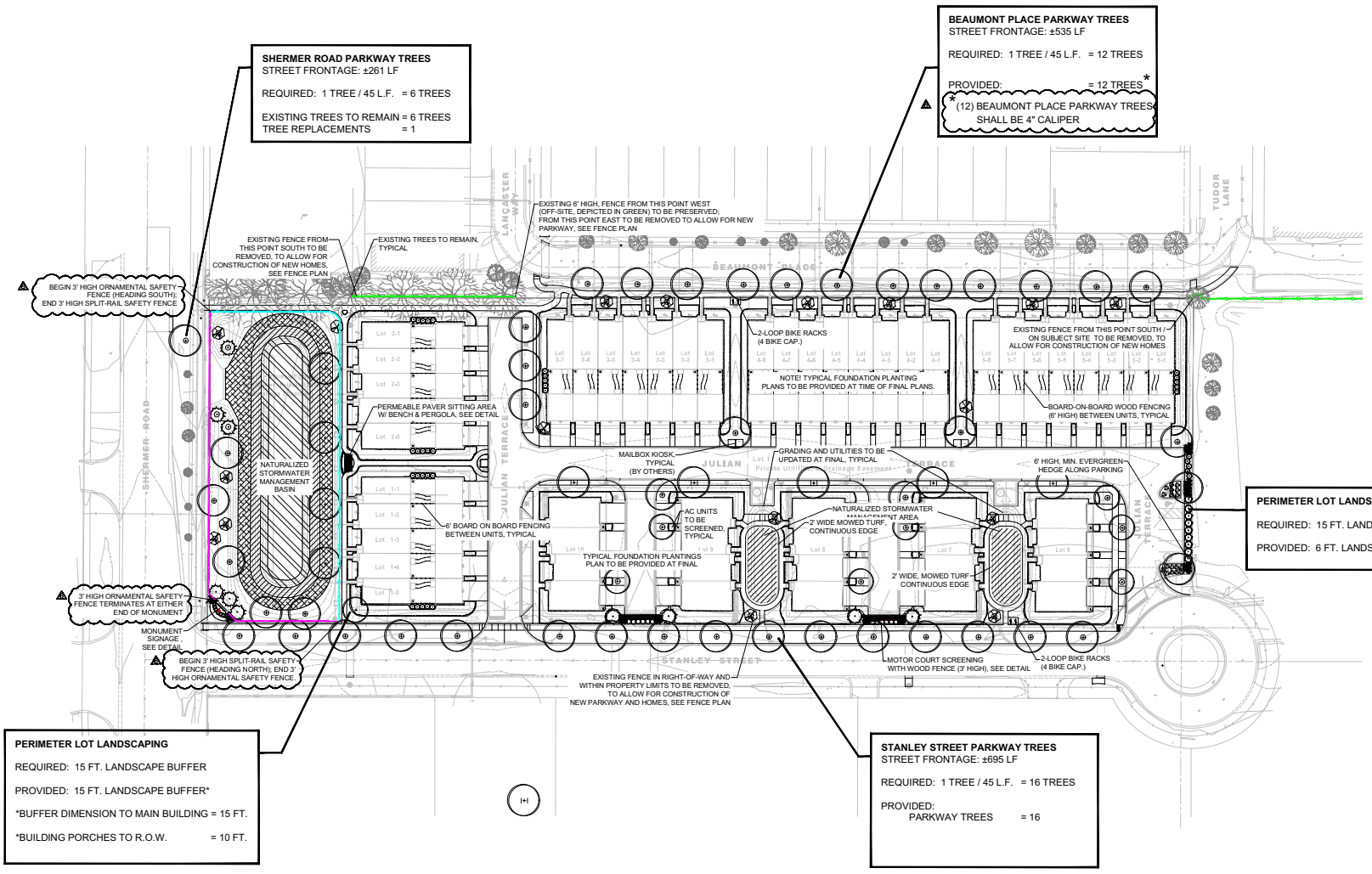
Project Manager:	T A S
Engineer:	P A C
Date:	6-6-2024
Project No.	20122
Sheet	1/1

© Haeger Engineering, LLC

Plot Date: Oct 13, 2025 - 7:09am Plotted By: tsd5
File Name: P:\2020\20122\Drawings\Preliminary\20122-SP (Alternate for PC).dwg

Exhibit C

Landscape Plan



LANDSCAPE PLAN

SCALE: 1" = 40'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
3.	9/16/24 PER STAFF COMMENTS
4.	4/10/25 PER STAFF COMMENTS
5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

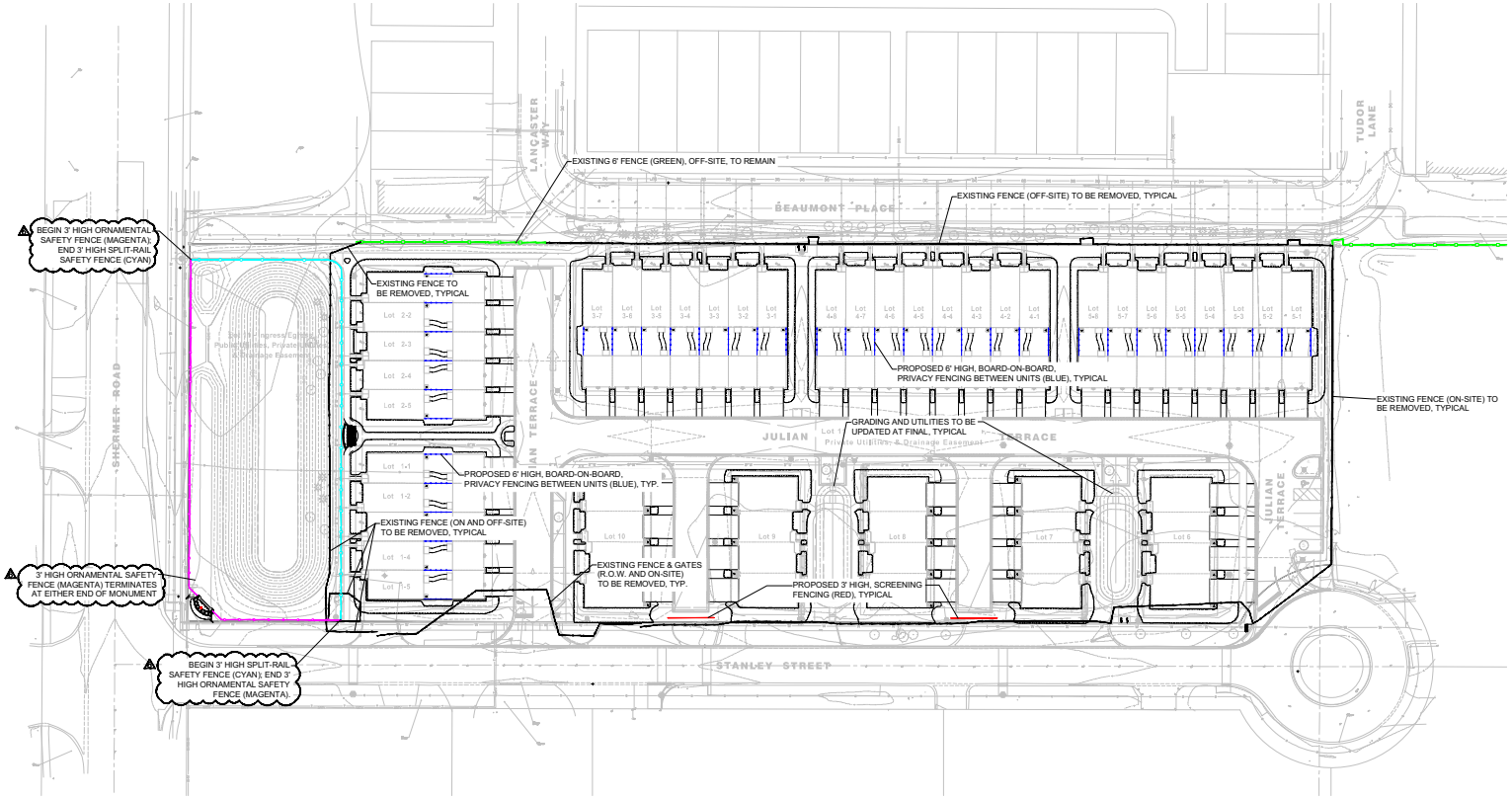
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.1

LEGEND: FENCE TYPES

- EXISTING FENCE TO BE REMOVED
- EXISTING OFF-SITE FENCE TO REMAIN
- PROPOSED 3 FT. HIGH MOTOR COURT TERMINUS FENCING
- PROPOSED 3 FT. HIGH ORNAMENTAL SAFETY FENCING
- PROPOSED 3 FT. HIGH SPLIT RAIL SAFETY FENCING
- PROPOSED 6 FT. HIGH PRIVACY FENCE



NORTH

FENCE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
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5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

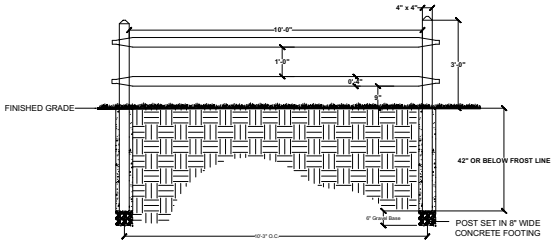
NORTHBROOK ROW

NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - FENCING PLAN

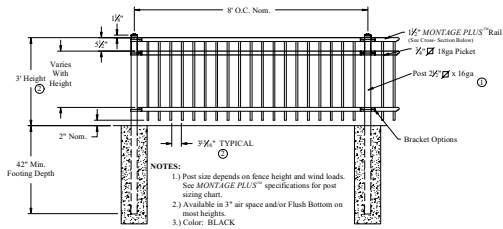
SHEET NUMBER

L2.0



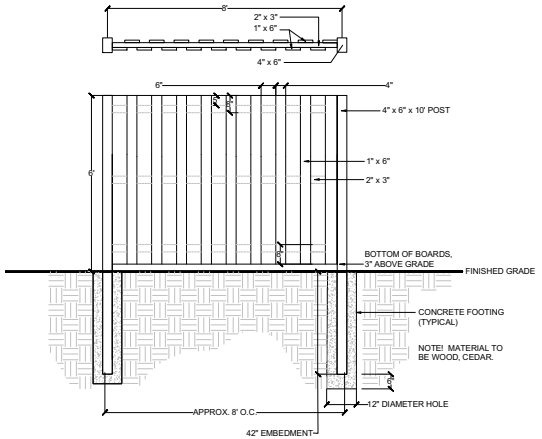
FENCE DETAIL: SPLIT RAIL SAFETY FENCE

SCALE: 1/2" = 1'-0"



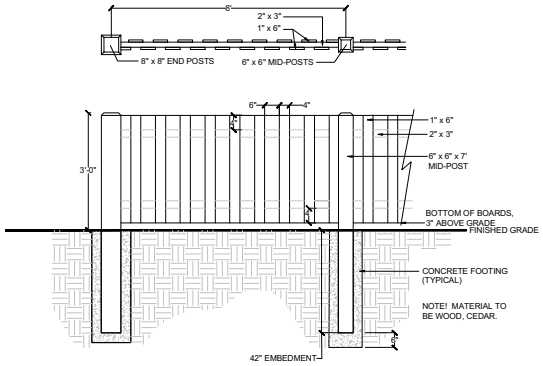
FENCE DETAIL: ORNAMENTAL SAFETY FENCE

SCALE: 1/2" = 1'-0"



FENCE DETAIL, PRIVACY FENCE FOR ROWHOME REAR YARDS

SCALE: 1/2" = 1'-0"



FENCE DETAIL: MOTORCOURT TERMINUS

SCALE: 1/2" = 1'-0"

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

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5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - DETAILS: FENCING

SHEET NUMBER

L3.0



SPECIFICATION - ORION SQUARE (LOOP) BIKE RACK

SHALL BE:

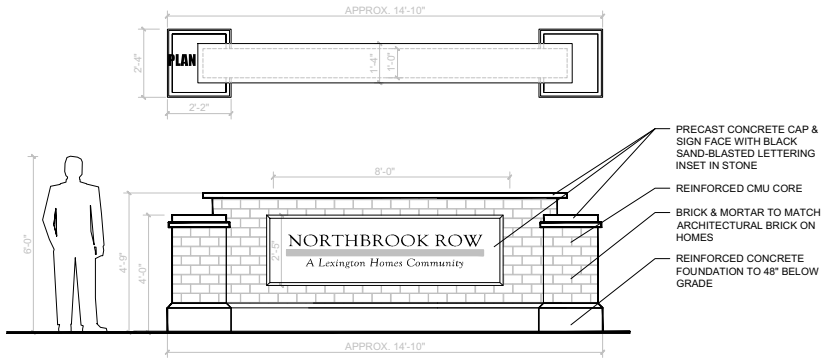
- QUANTITY: 4
- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H

- SHALL BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL:
  GRABER MANUFACTURING, INC.
  THOMAS STEELE, MADRAX
  CONTACT: LARRY SEIPLE
  LSEIPLE@MADRAX.COM

BIKE RACK DETAIL - ORION SQUARE (LOOP)

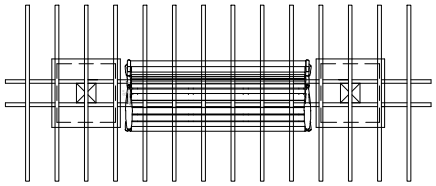
NOT TO SCALE



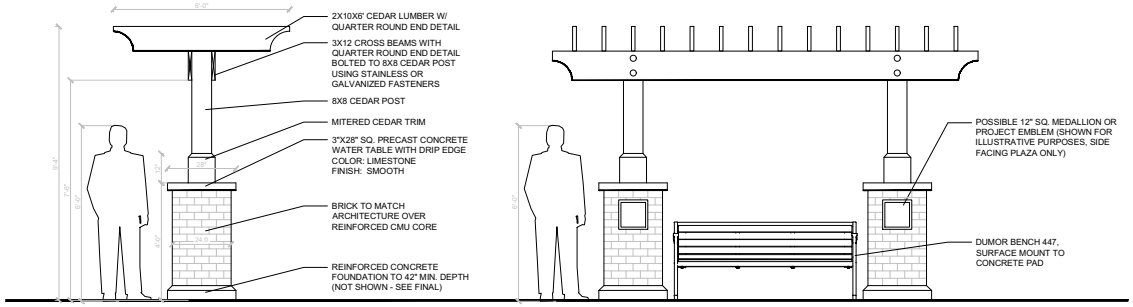
ELEVATION

ENTRY MONUMENT DETAIL

SCALE: 1/2" = 1'-0"



PLAN



ELEVATION - SIDE

ELEVATION

PERGOLA DETAIL

SCALE: 1/2" = 1'-0"

dickson design STUDIO
9 CRYSTAL LAKE ROAD
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6.	10/13/25 PER STAFF COMMENTS
7.	
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9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW

NORTHBROOK, IL

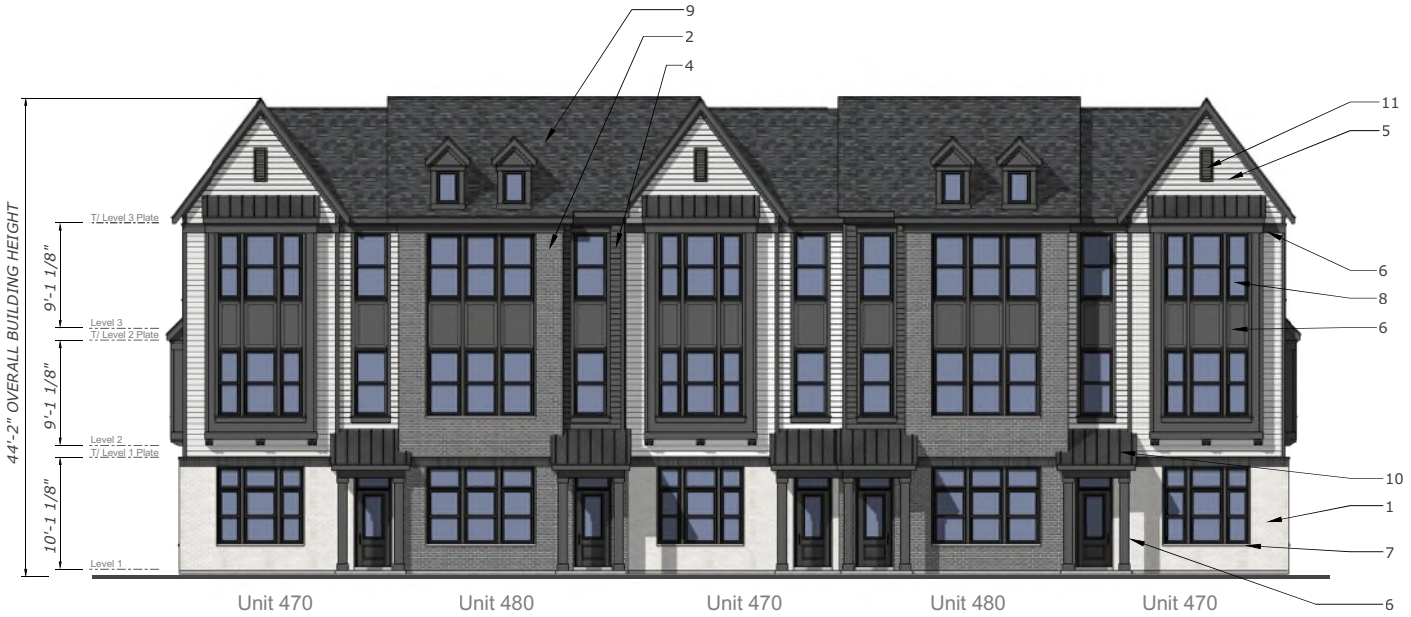
PRELIMINARY LANDSCAPE PLAN - DETAILS: AMENITIES

SHEET NUMBER

L3.1

Exhibit D

Elevations



Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2023 BSB Design, Inc.



Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

5-Unit Building Assembly

Northbrook Row
Northbrook, IL

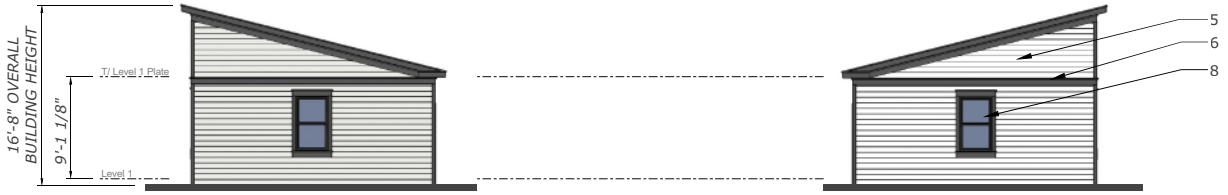
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March 25, 2025 | SF210505.00

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Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

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Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
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Rear Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

7-Unit Building Assembly

Northbrook Row
Northbrook, IL

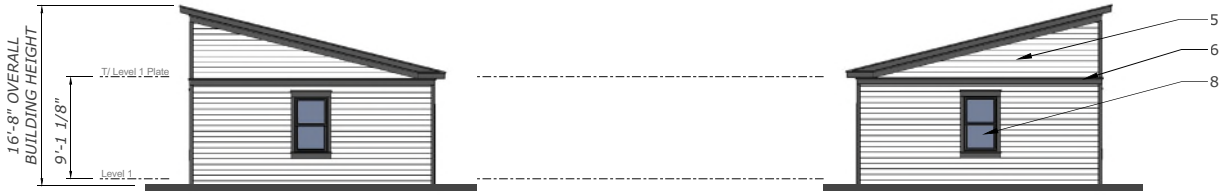
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March 25, 2025 | SF210505.00

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BSBDesign.com

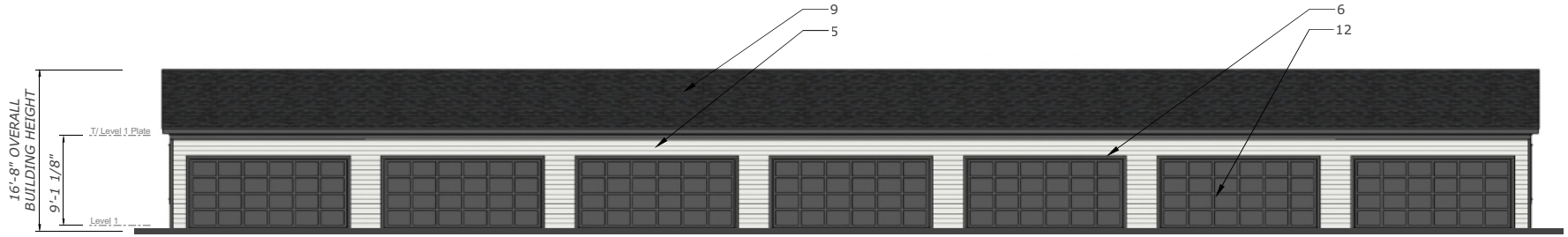


Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

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Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
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11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation

scale: 3/16" = 1'-0"



Unit 470

Side Elevation

scale: 3/16" = 1'-0"

Unit 470

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

8-Unit Building Assembly

Northbrook Row
Northbrook, IL

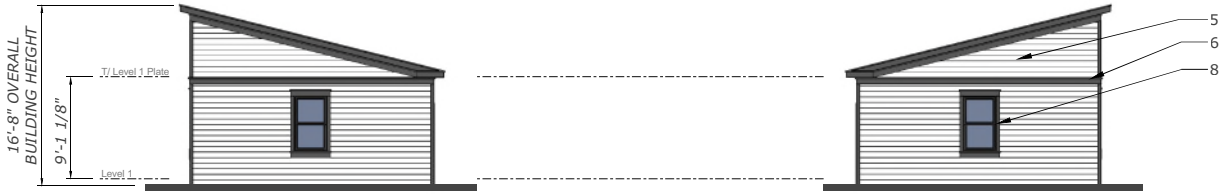
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March 25, 2025 | SF210505.00

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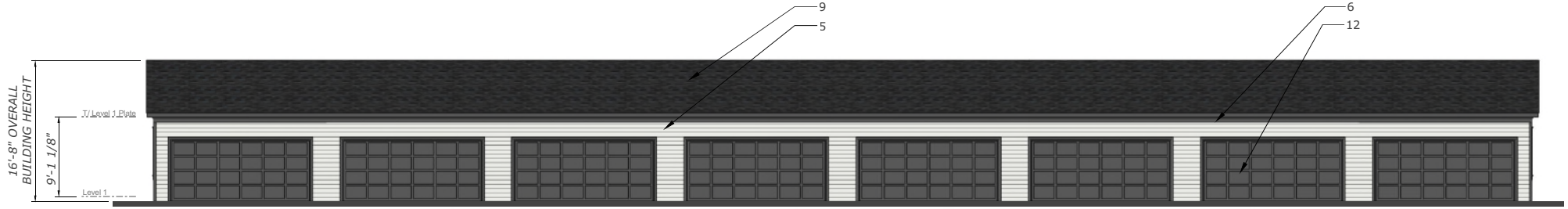


Rear Elevation
scale: 3/16" = 1'-0"



Side Elevation
scale: 3/16" = 1'-0"

Side Elevation
scale: 3/16" = 1'-0"



Front Elevation
scale: 3/16" = 1'-0"

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Front Elevation

scale: 3/16" = 1'-0"

Exterior Finish Schedule			
1	Brick Veneer	ACME	White Bluff
2	Brick Veneer	General Shale	Slate Gray
3	Brick Soldier Course	Glen-Gery	Iron Vineyard
4	Engineered Lap Siding	LP SmartSide	Midnight Shadow
5	Engineered Lap Siding	LP SmartSide	Snowscape White
6	Engineered Trim & Panel	LP SmartSide	SW 7625 "Mount Edna"
7	Cast Stone Sill	Limestone	Gray
8	Vinyl Windows	Midway	Black-By-White
9	Asphalt Shingles	Certainteed	Landmark "Moire Black"
10	Standing Seam Metal Roof	Pac-Clad	Matte Black
11	Decorative Louver	Fypon	Black
12	Steel Garage Door	Clopay	SW 7625 "Mount Edna"

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Rear Elevation

scale: 3/16" = 1'-0"



Side Elevation

scale: 3/16" = 1'-0"

Side Elevation

scale: 3/16" = 1'-0"

LEXINGTON HOMES
Chicago, Illinois

4-Unit Building Assembly

Northbrook Row
Northbrook, IL

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March 25, 2025 | SF210505.00

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BSBDesign.com

Exhibit E

Tentative Plat of Subdivision

P.I.N. 04-15-102-002
04-15-102-003

MAIL PLAT TO:

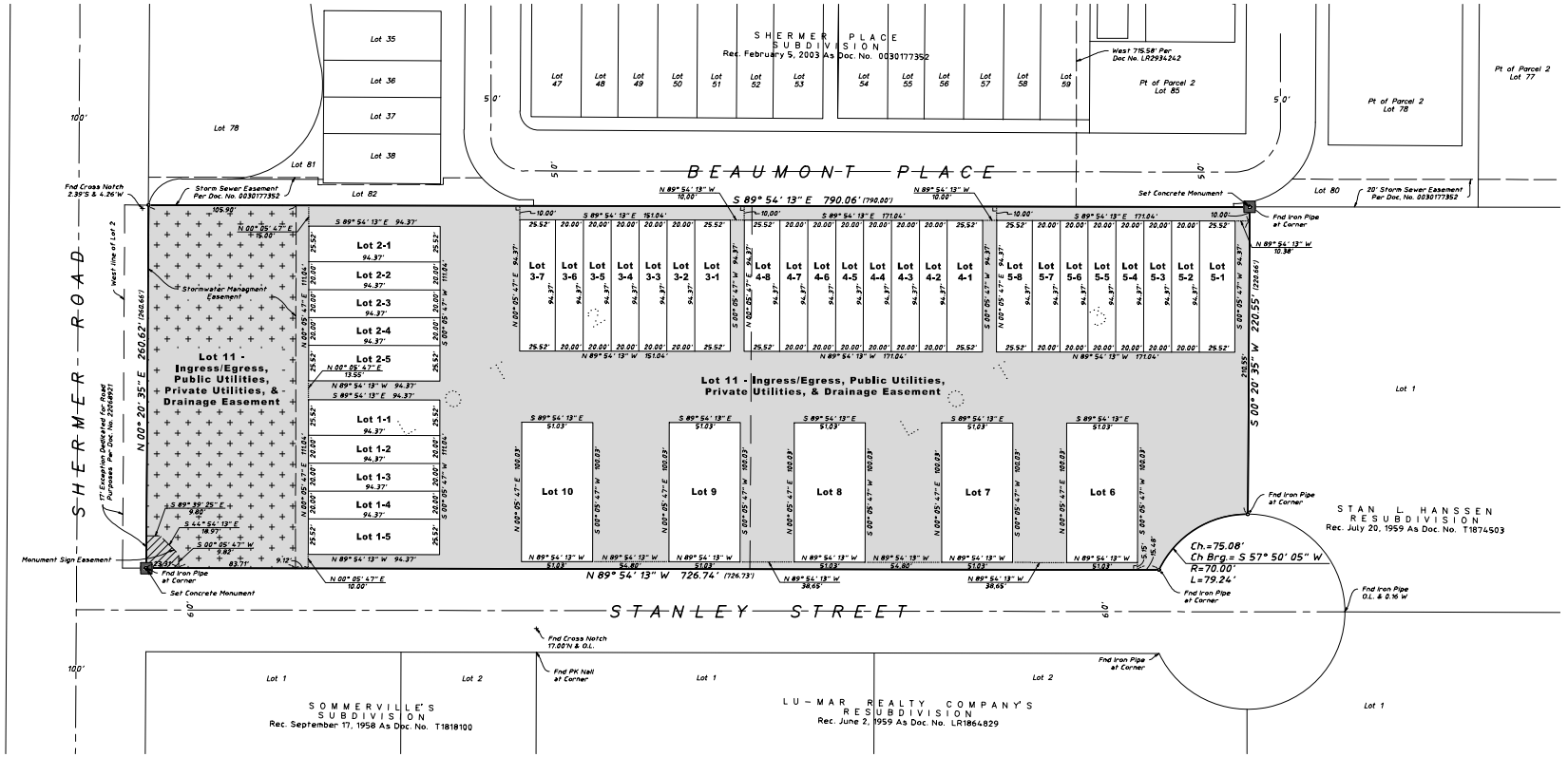
HAEGER ENGINEERING LLC
CONSULTING ENGINEERS AND LAND SURVEYORS
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173

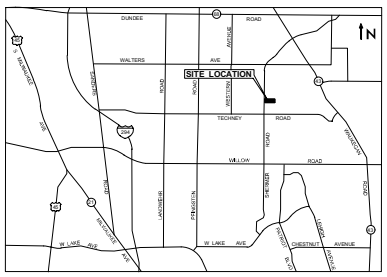
PRELIMINARY PLAT
OF
NORTHBROOK ROW

SHEET 1 OF 1

SCALE: 1" = 40'

Lot Area Summary	Area (ac.)	Area (sf)
Townhome Lots		
Lot 1-1	0.05528	2,408
Lot 1-2	0.04333	1,887
Lot 1-3	0.04333	1,887
Lot 1-4	0.04333	1,887
Lot 1-5	0.05528	2,408
Lot 2-1	0.05528	2,408
Lot 2-2	0.04333	1,887
Lot 2-3	0.04333	1,887
Lot 2-4	0.04333	1,887
Lot 2-5	0.05528	2,408
Lot 3-1	0.05528	2,408
Lot 3-2	0.04333	1,887
Lot 3-3	0.04333	1,887
Lot 3-4	0.04333	1,887
Lot 3-5	0.04333	1,887
Lot 3-6	0.04333	1,887
Lot 3-7	0.05528	2,408
Lot 4-1	0.05528	2,408
Lot 4-2	0.04333	1,887
Lot 4-3	0.04333	1,887
Lot 4-4	0.04333	1,887
Lot 4-5	0.04333	1,887
Lot 4-6	0.04333	1,887
Lot 4-7	0.04333	1,887
Lot 4-8	0.05528	2,408
Lot 5-1	0.05528	2,408
Lot 5-2	0.04333	1,887
Lot 5-3	0.04333	1,887
Lot 5-4	0.04333	1,887
Lot 5-5	0.04333	1,887
Lot 5-6	0.04333	1,887
Lot 5-7	0.04333	1,887
Lot 5-8	0.05528	2,408
Lot 6	0.11720	5,105
Lot 7	0.11720	5,105
Lot 8	0.11720	5,105
Lot 9	0.11720	5,105
Lot 10	0.11720	5,105
Subtotal: Lots 1-1 - 10	2.13529	93,013
Common Area		
Lot 11	2.54977	111,068
Total	4.68505	204,081





LOCATION MAP
Not To Scale

Legal Description

PARCEL 1:
LOT 2 (EXCEPT THE WEST 17 FEET DEDICATED FOR PUBLIC RIGHT OF WAY RECORDED AS DOCUMENT 22068921 ON SEPTEMBER 29, 1972) AND LOT 3 IN STANLEY SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 15, 1956 AS DOCUMENT LR1650762, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN GRANT OF STORMWATER DRAINAGE
EASEMENT AND AGREEMENT RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326945070 FOR THE RIGHT TO CONNECT TO AND USE THE STORMWATER MANAGEMENT FACILITIES FOR THE FLOW OF RUN-OFF WATER OVER AND UPON A PORTION OF LOTS 77, 78, 79, 80, 81, 82, 85, 88, 93 AND 94 IN SHERMER PLACE SUBDIVISION DESCRIBED ON EXHIBIT 'A' ATTACHED THERETO.

Private Street Covenant:
All streets located with Lot 11 shall be Private Streets owned and maintained by the Northbrook Row Townhome Owners Association, LLC. The Village of Northbrook shall at no time be under any obligation to provide maintenance for or accept dedication of any Private Streets.

Village of Northbrook - Form Restrictive Covenants and Easement for Storm Water Detention Area

1. THE AREA OF THE PROPERTY DESIGNATED ON THIS PLAT AS "STORM WATER DETENTION AREA" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY OWNER OF [INSERT DESIGNATION OF ENCUMBERED PROPERTY] (THE "PLANNED DEVELOPMENT") AND AN EASEMENT ON, UNDER AND ABOVE THE STORM WATER DETENTION AREA IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, THE PLANNED DEVELOPMENT FOR THE SOLE PURPOSE OF STORM WATER DETENTION AND DRAINAGE.
2. NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORM WATER DETENTION AREA, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERECTED OR PERMITTED TO EXIST WITHIN THE STORM WATER DETENTION AREA THAT MIGHT MATERIALLY IMPEDE STORM WATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORM WATER DETENTION CAPACITY THEREOF. TREES, SHRUBS, FENCES AND NORMAL LANDSCAPE PLANTING SHALL BE PERMITTED WITHIN THE STORM WATER DETENTION AREA ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE MANAGER OF THE VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS (THE "VILLAGE"). THE OWNER OF THE PLANNED DEVELOPMENT SHALL MAINTAIN A GRASS COVER ON THE SURFACE OF THE STORM WATER DETENTION AREA AND SHALL KEEP SUCH GRASS IN A NEAT AND TRIMMED CONDITION.
3. IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORM WATER DETENTION AREA IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE OWNERS OF THE PLANNED DEVELOPMENT, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON ANY OR ALL OF THE PLANNED DEVELOPMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORM WATER DETENTION AREA.
4. IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE OWNER OF THE PLANNED DEVELOPMENT AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE OWNER OF THE PLANNED DEVELOPMENT WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE PLANNED DEVELOPMENT AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW. 4887-6814-6096, v. 1
5. NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORM WATER DETENTION AREA OR OF THE PLANNED DEVELOPMENT TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.
6. THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.
7. THESE COVENANTS SHALL RUN WITH THE LAND IN THE PLANNED DEVELOPMENT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNER OF THE PLANNED DEVELOPMENT, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNER OF THE PLANNED DEVELOPMENT, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF NORTHBROOK BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

Notes:
1. The basis of bearing shown heron is based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
2. Underground utilities are not shown hereon.
3. Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17031C0227J dated August 19, 2008, produced by the Federal Emergency Management Agency (FEMA) for Cook County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain."
4. In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CCH11801099LD with an Effective Date of February 18, 2021.
5. Lot 11 is a "Common Area / Blanket Easement for Ingress / Egress, Public Utilities, Private Utilities and Drainage" benefiting Lots 1 to 10.

Originally Prepared: 3/31/2025 Project No. 20-122

No.	Date	Revision
1	6-20-2025	Per Village Review

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Illinois Professional Design Firm License No. 184-003152
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Plot Date: Jun 16, 2025 - 2:25pm Plotted By: jenny-h Layout: Prelim Plat
File Name: P:\2020\20122\Drawings\Preliminary\20122-PRELIM PLAT.dwg

Archived: Wednesday, October 8, 2025 12:30:45 PM
From: Stephanie Geitner
Sent: Wednesday, October 8, 2025 12:19:11 PM
To: Stephanie Geitner Pandey, Swati;
Subject: Board meeting
Sensitivity: Normal

Beware External Email - Think Before You Act

Hello Ms. Pandey,

I was at last nights board meeting. I wanted to attach the statement that I had made. I don't believe that some of the questions were covered or resolved. I have highlighted them in yellow.

Fence/Trees

The fence has been here since the inception of Shermer Place The fence and trees divide us as a neighborhood to whatever is on the other side. We have many types of trees such as large pine trees that have been growing for over 20 years. (see picture) These trees give Beaumont place separation and privacy from whatever is beyond the fence. If you are taking the fence down, and removing the trees, where is our privacy now? I would like to ask, what are your intentions on planting? What type of tress? Spaced how far apart? How tall? Spacing parkway trees out every few feet does not give the residents of Shermer Place separation or privacy from the new community that you are building. These trees will take another 20 years to grow. Residents on Beaumont Place, including myself, bought their home because of privacy and separation, regardless of whether the usage was industrial or new homes.

Parking

We have two “no parking” signs on the south side of the street. There is no way to park on both sides of the street, it is a safety issue. We are very concerned about the parking situation on Beaumont Place. It doesn’t appear that the new community has any parking planned in their blueprint. We have a lot of elderly people and children on Beaumont Place and in the community. Safety is a huge concern with additional people now driving down Beaumont Place and using it as their parking space. As it is, cars are flying around the corner onto Beaumont Place and it is dangerous. Just a few years ago a child was hit on a bike. There isn't room room for parking on both sides of the street and there certainly isn’t room to have two neighborhoods of people parking on one side of the street on Beaumont Place.

Bike Racks

There was no mention of bike racks until last night. If they have to follow village code and include them, then PLEASE make them place racks inside of their community near side walks or green space. Not on Beaumont Place which is in my front yard and on the outside of their community where they have $800k plus townhomes

Thank you for your time,

Stephanie Denenberg
1934 Beaumont Place.

Archived: Thursday, October 9, 2025 8:43:51 AM
From: noreply@civicplus.com
Sent: Wednesday, October 8, 2025 7:14:58 PM
To: Managers Office Public Comments; Kohlstedt, Michaela; Pandey, Swati; McEwan, Amy; Trustees
Subject: Online Form Submittal: Public Comment Form
Sensitivity: Normal

Beware External Email - Think Before You Act

Public Comment Form

The Village Board likes hearing from you and encourages you to provide our board, committees, and commissions with your thoughts and ideas. We make better decisions when you get involved.

Because we know you can't always get to a meeting, we've created a way for you to share your comments with us via this web form. Comments will be delivered to all members of your selected board, committee, or commission if applicable.

Written comments will not be read aloud during a public meeting. If you want to make a 'live' comment, you can do so by attending a meeting and asking to be heard during public comment time.

Thank you for providing your valuable feedback.

(Section Break)

Select the Board, Committee, or Commission you wish to address:	Plan Commission, Planning & Economic Development Committee, Village Board of Trustees
Name	Sally R Stone
Email Address	drsstone@me.com
Address	2010 Plymouth Lane
City	Northbrook
State	IL
Zip Code	60062
Comment:	Dear Elected and Volunteer Officials, I'm a lifelong Northbrook resident, having grown up here since 1958. I returned to Northbrook after university because I love this town.

What endeared me to Northbrook was the small town feeling and open spaces. Today, most of that open space has vanished into developments. This is what I'd like to address in this comment. In particular, there is a planned development at 1825 Shermer Road, which is across the street from my home. I'm a resident of the Northbrook Commons.

Northbrook is a popular residential destination for many because of good schools, convenient commuting, safe neighborhoods, access to diverse shopping experiences both in Northbrook and Glenview, a great park district focused on both restoration and recreation, and a fundamentally good neighbor experience. However, from my perspective, the dense housing developments that have become characteristic of Northbrook in the past five to ten years are eating away at what makes Northbrook a good place to live.

Most of the housing going up over the years were and still are large volume homes replacing the small split levels like the one I grew up in. Some housing that's been built in the past is higher density, but with good setback and plenty of open space and landscaping.

Then came the teardowns on Shermer Road near Waukegan, including a beautiful restored Victorian home, to make way for Gateway. These homes have close to zero setback and little greenery to make up for their towering presence.

Ironically, I once thought Northbrook could be as charming as Long Grove with the restoration of older homes on Shermer near Waukegan, but once Gateway once built, I realized Northbrook was on the road to urban development at the expense of charm and spaciousness.

I understand the need and desire to make money, both for the Village and the developers. But at what cost to the well-being of Northbrook and its residents?

At the Plan Commission meeting on Tuesday, October 7, my thoughts were expressed to varying degrees by myself and others. For example, schools are concerned about rising enrollment from high-density housing developments. Northbrook has great schools. But will they remain great if they face overcrowding?

Our neighbors are concerned about the conflict that will arise over parking in their neighborhood as they are faced with a development that is planning high-density living at the expense of parking (and so much more).

The 1825 Shermer developers are planning to cut down mature trees, which shade our town in its long settlement history.

In the morning and afternoon, I struggle to enter and exit my street at the Northbrook Commons, Plymouth Lane, when commuters come and go, and high school and elementary school are in session. What will happen when 53 homes are built with two-car garages and 53 to 100+ cars are added to the burden of our small-town rush hour, not just daily, but on holidays? Not to mention the pollution.

It's my belief that if our zoning regulations allow for these high-density housing developments to continue to be built in our Northbrook without end, then we need to reassess our zoning

regulations. If we let this continue, our Northbrook will be lost to congestion, and what we love here will have been sacrificed for what? The bottom line? I hope you'll agree that it's just not worth it.

The action I hope you'll take is to deny the development at 1825 Shermer and keep it industrially zoned. However, if a housing development is imminent, then I implore you to require that development in this already crowded Shermer Road corridor to cut their development in half and build a neighborhood with sidewalks, adequate parking, spacious setback, and open space that is more characteristic of the Northbrook we live here for.

Thank you,

Sally Stone, Ed.D.

Email not displaying correctly? View it in your browser.

MPSLAW
MELTZER, PURTILL & STELLE LLC

ATTORNEYS AT LAW

Direct Dial: (312) 461-4336
E-mail: bpenny@mpslaw.com

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125 SOUTH WACKER DRIVE
SUITE 2900
CHICAGO, ILLINOIS 60606-6704
TELEPHONE (312) 987-9900
FAX (312) 987-9854

October 13, 2025

Swati Pandey, Senior Planner
Department of Development & Planning Services
Village of Northbrook
1225 Cedar Lane,
Northbrook, Illinois 60062

RE: ***Northbrook Row* – Docket No. PCD-14-06 – 1825 Shermer Road**

Dear Ms. Pandey,

We are sending you this letter on behalf of 1825 Shermer Road, LLC, the entity that has applied for the approval of various requests for relief in furtherance of the construction of the proposed *Northbrook Row* townhome community on the property located at 1825 Shermer Road (the "Property"), to supplement the summary memorandum of PD Site Plan and Landscape Plan changes you received today from Haeger Engineering.

Specifically, this letter provides further detail on the manner in which our client has responded to the following Plan Commissioner and neighbor requests we heard at the October 7 public hearing:

1. **Can an east-west sidewalk be installed on the south side of Julian Terrace?**

Response: Yes, please see the Updated Preliminary PD Site Plan (the "Updated Site Plan") forwarded to you by Haeger Engineering. The proposed sidewalk will be five feet wide, which will be consistent with the widths of the other sidewalks in Northbrook Row. This sidewalk jogs near the proposed stormwater management areas between Buildings 6 and 7 and Buildings 8 and 9 to allow for additional guest parking spaces on the south side of Julian Terrace, as discussed below. To accommodate the construction of the new sidewalk and guest parking spaces, the mailboxes serving Buildings 6-9, which were previously located on the south side of Julian Terrace, have been relocated to the north side of the street and added to the mailbox structures for Buildings 3, 4 and 5, as shown on the Updated Site Plan.

2. **Can the proposed tree plantings along Beaumont Place be changed to more closely resemble the existing trees?**

Response: Yes, please see the updated Landscape Plan forwarded to you by Haeger Engineering. As you will see, the updated Landscape Plan provides for the planting of 4" caliper trees along Beaumont Place instead of the 2" caliper trees that were originally proposed. This will allow the appearance of the newly planted trees to more closely align with the appearance of the existing streetscape, while preserving an adequate rate of survivability.

3. **The site plan should provide for additional guest parking to better accommodate the needs of future residents of *Northbrook Row*.**

Response: The Updated Site Plan provides for seven additional guest parking spaces--two 9' x 20' spaces on the south side of Julian Terrace between Buildings 6 and 7, two 9' x 20' spaces on the south side of Julian Terrace between Buildings 8 and 9, and three 9' x 23' parallel spaces on Julian Terrace along the west side of Building 10. This will increase the total number of parking spaces on site from 217 spaces to 224 spaces, increase the parking ratio of Northbrook Row from 4.0 spaces per unit to 4.23 spaces per unit, and decrease the requested parking variation from 9.21% to 6.28%. These changes will result in minor reductions to proposed open space and stormwater management areas between Buildings 6 and 7 and between Buildings 8 and 9, but they will not negatively impact drainage on the Property or violate any applicable requirements for stormwater management.

4. A fence will need to be installed along the west boundary of the stormwater management basin on the west side of the Property as has been required for other residential developments in the Village for safety.

Response: The Updated Site Plan provides for the installation of fencing around the full perimeter of the stormwater management basin on the west side of the Property as a safety measure for pedestrians traveling along Shermer Road and future residents of Northbrook Row. Two different fence types are identified. Fence/Barrier A ("Fence A") will run along the west side of the basin adjacent to Shermer Road and will be a black ornamental-style fence, to conform with the existing streetscape provided to the north by Shermer Place; Fence/Barrier B will be of a split rail design and run along the north and east sides of the stormwater management area and connect to Fence A at the southeast corner of the basin. Finally, six new safety signs are proposed along the fence, each of which will feature similar design and typeface to the signs that currently exist on the Sterling Place and Shermer Place properties.

5. The overhead utilities along Shermer Road should be buried for consistency with the Shermer Place development.

Response: Lexington Homes representatives appreciate the desire expressed by certain Plan Commissioners that the existing overhead utility lines along Shermer Road be buried, but for the reasons previously identified in our application materials and the reason set forth below, our client is still requesting that relief. As depicted on the enclosed Overhead Utility Exhibit, numerous overhead utility lines exist within a half-mile radius of the Property. As you will see, overhead utility lines extend from the northwest and northeast corners of the Shermer Place property to and beyond Walters Avenue to the north, sporadically throughout the residential neighborhood to the west, from the southwest and southeast corners of the Shermer Place property to and beyond Techny Road to the south, and they run east-west along Techny Road within the half-mile radius in either direction. Furthermore, overhead utility lines still exist around the east and south perimeters of the Sterling Place property, which lies directly southeast of the Property and adjacent to Techny Road. Therefore, if the Village required the burial of overhead utility lines along the southeast perimeter of Shermer Place[1] and along the frontage of Northbrook Row it would create a unique situation, not a condition of consistency.

We thank you for your consideration of these responses and look forward to appearing again before the Plan Commission on October 21.

Very truly yours,

MELTZER, PURTILL & STELLE LLC

Brendan Penny

Brendan Penny

cc: Michaela Kohlstedt
Nate Wynsma
Todd Shaffer
Sharon Dickson
Hal Francke

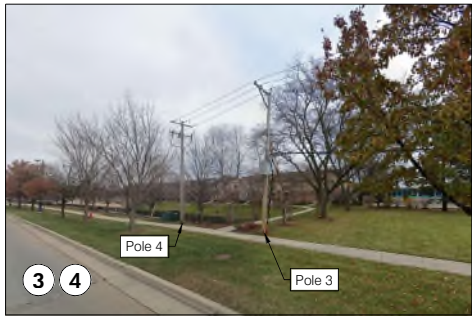
[1] Respectfully, we note that the prior burial of utility lines along the perimeter of Shermer Place stopped short of the Shermer Place property line, most likely due to the same feasibility challenges that confront *Northbrook Row* and other projects throughout the Village.



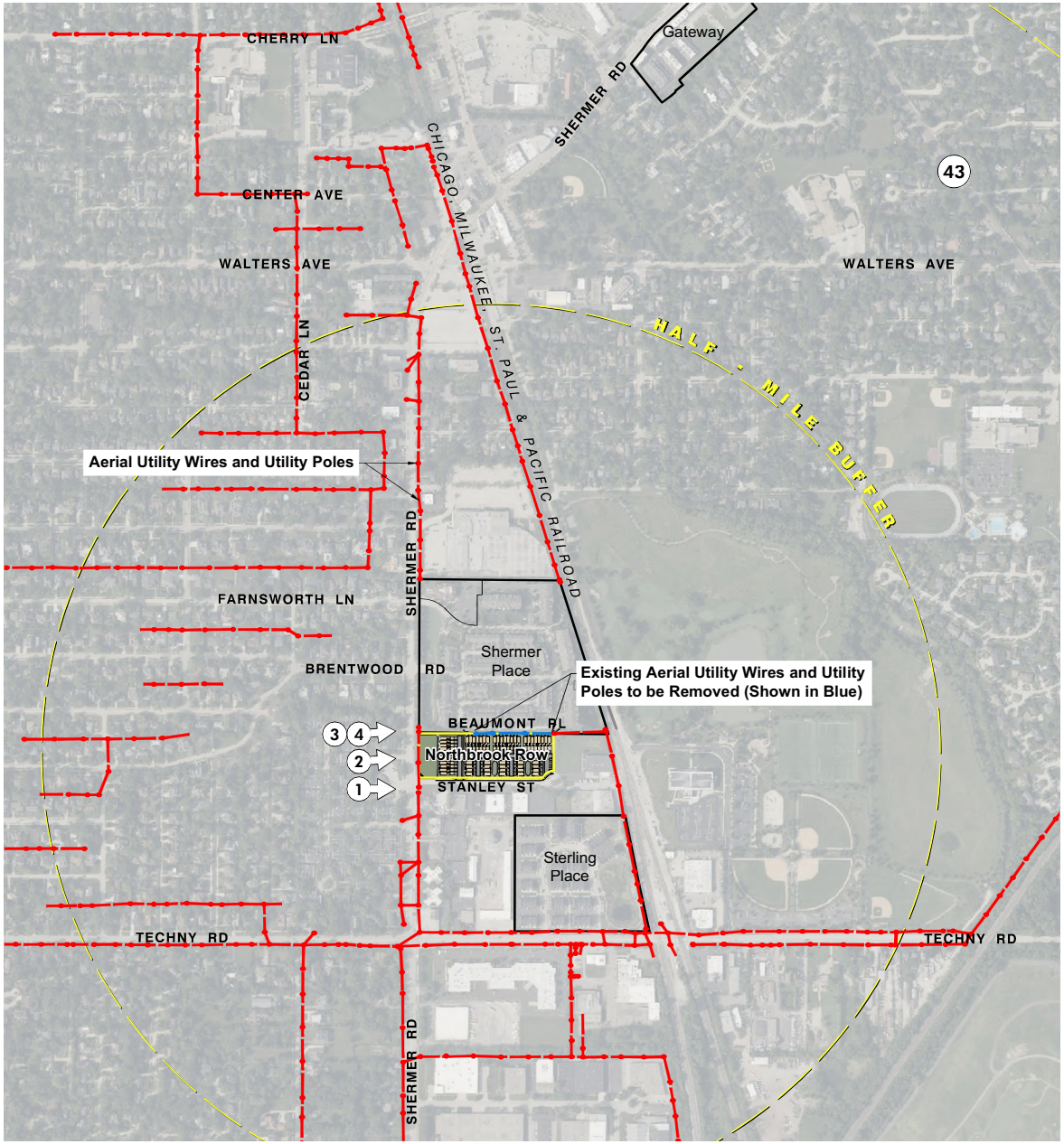
Off-site utility pole at the Southeast corner of Shermer Road and Stanley Street.



Utility pole on the East side of Shermer Road near the middle of the project frontage.



Off-site utility poles on the East side of Shermer Road near the Northwest corner of the Northbrook Row site.



NORTH
0 1/8 mile
Scale: 1" = 1/8 mile

No.	Date	Revision

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Illinois Professional Design Firm License No. 184-003152
www.HaegerEngineering.com

OVERHEAD UTILITY EXHIBIT

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILINOIS

Project Manager:	TAS
Engineer:	PAC
Date:	04/28/2025
Project No.	20122
Sheet	1 / 1

P:\2020\20122\Drawings\Preliminary\20122-OHW Exhibit.dwg | Apr 28, 2025 - 3:05pm | todd-s
© 2025 Haeger Engineering, LLC

HAEGER ENGINEERING
consulting engineers · land surveyors

100 East State Parkway
Schaumburg, Illinois 60173-4546
tel: 847.394.6600
fax: 847.394.6608

Memorandum

To: Swati Pandey, AICP
Senior Planner, Development & Planning Services
1225 Cedar Lane
Northbrook, IL 60062
T: 847-664-4052
E: Swati.Pandey@northbrook.il.us

From: Todd A. Shaffer, P.E.

Date: October 13, 2025

Subject: Northbrook Row (Haeger File #20-122)
PD Site Plan and Landscape Plan Revision Summary

Below is a summary of the revisions to the following documents to be responsive to various comments received by the members of the Plan Commission and Public from the October 7, 2025 Plan Commission Meeting.

Revised Documents:

1. Preliminary PD Site Plan, prepared by Haeger Engineering, with the latest revised date of October 13, 2025 consisting of 1 Sheet

2. Preliminary Landscape Plan, prepared by Dickson Design Studio, with latest revised date of October 13, 2025 consisting of 7 sheets.

   Note:
   This includes the fencing plan on Sheet L2.0

Summary of Revisions:

- Preliminary PD Site Plan
  1. Parking Additions (+7)
     a. Added four (4) 90 degree 9' x 20' parking spaces in two (2) groups of two (2) on the south side of Julian Terrace between buildings 6/7 and buildings 8/9. The east-west sidewalk noted below jogs around these added parking spaces
     b. Added three (3) 9' x 23' parallel parking spaces on the southern portion of Julian Terrace west of building 10.

  2. Sidewalk Modifications
     a. Added an east-west sidewalk on the south side of Juliam Terrace
     b. Shifted the north-south sidewalk on the east side of Julian Terrace 9-ft to the east to accommodate the added parallel parking spaces.
     c. Modified the courtyard service walks between buildings 6/7 and buildings 8/9 to accommodate the added 90 degree 9' x 20' parking spaces

  3. Mailbox Modifications
     a. Relocated the mailboxes on the south side of Julian Terrace to the north side of Julian Terrace to accommodate the added 90 degree 9' x 20' parking spaces

4. Fence Modifications
    a. Added the location of the 3-ft high fencing around the limits of the western stormwater management area to include:
        i. ornamental fence adjacent to the Shermer Road and Stanley Street R.O.W.
        ii. split-rail fence adjacent to the interior private walk

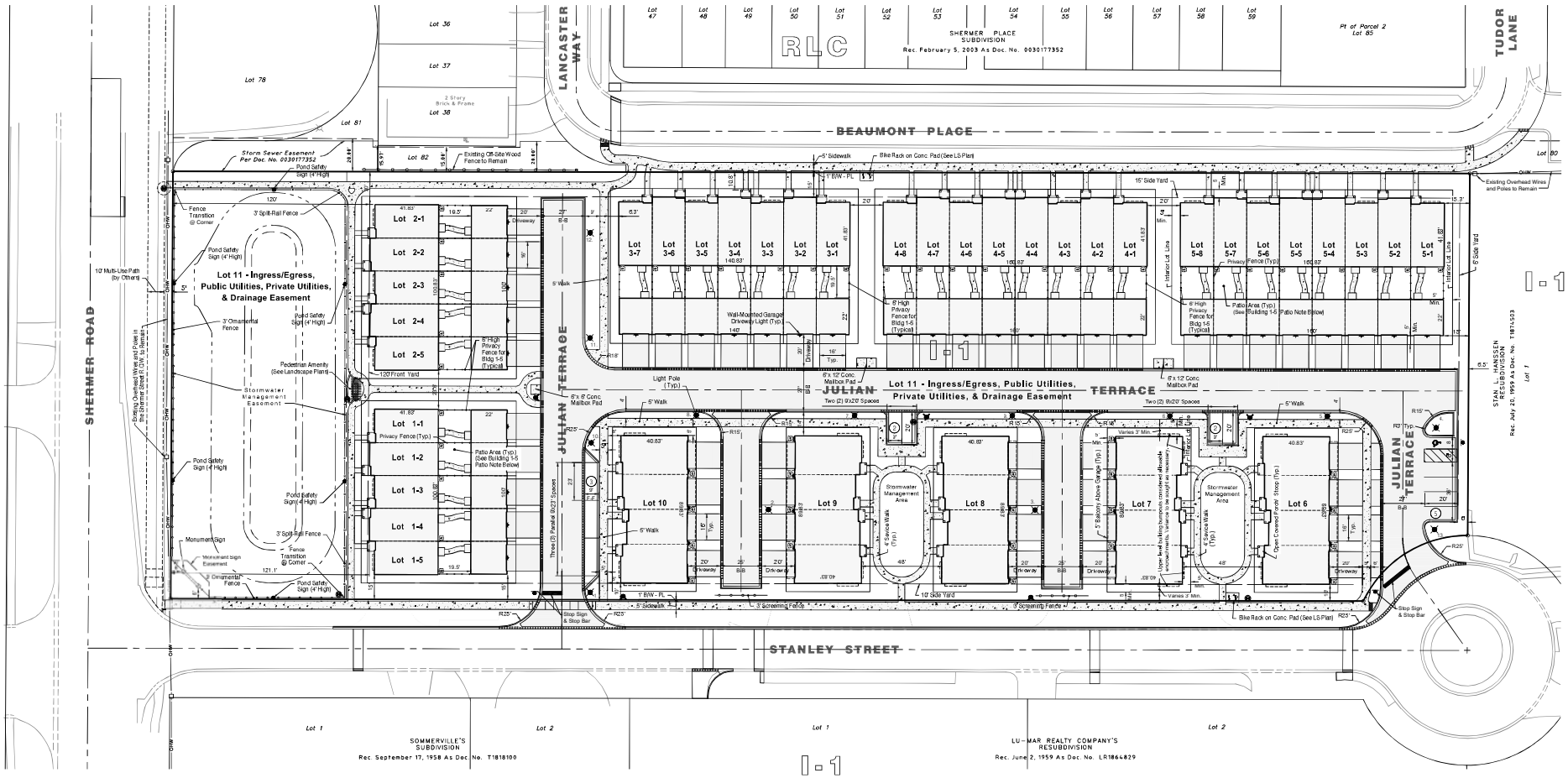
5. Signs
    a. Added six (6) 4-ft high pond safety signs around the perimeter of the western stormwater management area

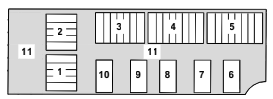
- Preliminary Landscape Plan
    1. Revised the landscape plan to incorporate the revisions to the Preliminary PD Site Plan noted above. This includes the addition of Sheet L3.1. L3.0 includes the fence details and L3.1 includes the amenity details (monument sign, feature and bike rack)

    2. Replaced the text “NATURALIZED DETENTION BASIN” with “NATURALIZED STORMWATER MANAGEMENT BASIN” in 3 locations.

    3. Revised the note for the BEAUMONT PLACE PARKWAY TREES to indicate that these (12) trees shall be 4” caliper. This is only for the (12) Beaumont Place R.O.W. parkway trees.

    4. Incorporated the 3-ft high ornamental fence and 3-ft high split-rail fence locations and details to the plans.





LOT 11 - Easement for Ingress/Egress, Public Utilities, Private Utilities, & Drainage Easement

Lot Key Map
Not to Scale

Building 1 - 5 Patio Note
All the areas between the garages and residential units have been accounted for as 100% impervious to allow for optional/ future patios.

Site Data		
Gross Site Area	4.69 Ac.	
Row Home Units	33	62%
Rear-Load Mews Townhome Units	20	38%
Total Dwelling Units	**53**	**100%**
Density	**11.3 DU/Ac.**	
Parking Summary		
Garage Stalls	106 @ 2.0:1	
Driveway Stalls	106 @ 2.0:1	
Guest Stalls On-Site	12 @ 0.23	
Total	**224 @ 4.23:1**	

Bulk, Space and Yard Requirements[1]	Required/ Permitted	Proposed
Building Height - Stories	4	3
Building Height - Feet[2]	65'	35' - 10"
Minimum Lot Area (s.f.)	100,000	204,081
Lot Area per Dwelling (s.f.)	4,150	3,851
Yard Summary		
Front (Shermer Road)	100	120
Corner Side (Stanley Street)	100	10
Interior Side (North)	6	15
Rear (East)	25	6
Floor Area Ratio	65%	61%
Lot Coverage	70%	48%

Notes:
1. Existing zoning is I-1 (Restricted Industrial); Proposed zoning is Planned Development R-C (Residential and Limited Commercial.) The Required/ Permitted values listed in the table reference that zoning.
2. The taller, Rowhome (Buildings 1-5) height, is listed in the above table. The Mews Townhome (Buildings 6-10) height is 35' - 3".

NORTH
Scale: 1" = 30'

No.	Date	
4	10.13.2025	Per Village Review & Coordination
3	8.28.2025	Per Village Review
2	5.28.2025	Per Village Review
1	9.26.2024	Stanley Street Parking Removed

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PRELIMINARY PD SITE PLAN

NORTHBROOK ROW

VILLAGE OF NORTHBROOK, COOK COUNTY, ILLINOIS

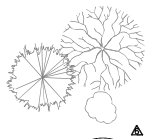
Project Manager:	T A S
Engineer:	P A C
Date:	6-6-2024
Project No.	20122
Sheet	1/1

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Plot Date: Oct 13, 2025 - 7:09am Plotted By: tsdS
File Name: P:\2020\20122\Drawings\Preliminary\20122-SP (Alternate for PC).dwg

PLANT SYMBOLS KEY & PLANT MIX MATRIX

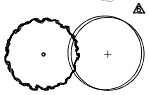
NOTE!
NOT ALL PLANT SYMBOLS & PLANT VARIETIES MAY BE DEPICTED ON PLANS.



EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS



SHADE / CANOPY TREES, 2.5" - 4" CALIPER:

- *ACER VARIETIES* / MAPLE VAR.
- *CATALPA SPECIOSA* / NORTHERN CATALPA
- *CELTIS OCCIDENTALIS* / COMMON HACKBERRY
- *GINGKO BILOBA* / GINKGO
- *GYMNOCLADUS DIOICA* / KENTUCKY COFFEETREE
- *LIQUIDAMBAR STYRACIFLUA* / AMERICAN SWEETGUM
- *LIRIODENDRON TULIPIFERA* / TULIP TREE
- *METASEQUOIA GLYPTOSTROBOIDES* / DAWN REDWOOD
- *NYSSA SYLVATICA* / BLACK TUPELO
- *PLATANUS ACERIFOLIA 'MORTON CIRCLE'* / LONDON PLANETREE
- *QUERCUS ALBA* / WHITE OAK
- *QUERCUS BICOLOR* / SWAMP WHITE OAK
- *QUERCUS MACROCARPA* / BUR OAK
- *QUERCUS IMBRICARIA* / SHINGLE OAK
- *QUERCUS RUBRA* / RED OAK
- *TILIA TOMENTOSA 'STERLING SILVER'* / STERLING SILVER LINDEN
- *ULMUS SPP.* / HYBRID ELM



ORNAMENTAL TREES, 6'-10'+ TALL:

- *AMELANCHIER VARIETIES* / SERVICEBERRY VAR.
- *BETULA NIGRA* / RIVER BIRCH
- *CERCIS CANADENSIS* / REDBUD
- *CORNUS MAS* / CORNELIAN CHERRY
- *CRATAEGUS CRUS-GALLI* / COCKSPUR HAWTHORN
- *HAMAMELIS VARIETIES* / WITCHHAZEL VAR.
- *MAGNOLIA VARIETIES* / MAGNOLIA VAR.
- *MALUS VARIETIES* / FLOWERING CRABAPPLE VAR.
- *SYRINGA RETICULATA* / JAPANESE TREE LILAC



EVERGREEN TREES, 6'-10'+ TALL:

- *ABIES CONCOLOR* / WHITE FIR
- *JUNIPERUS CHINENSIS 'FAIRVIEW'* / FAIRVIEW JUNIPER
- *JUNIPERUS SCOPULORUM 'WICHITA BLUE'* / WITCHITA BLUE JUNIPER
- *PICEA GLAUCA 'DENSATA'* / BLACK HILLS SPRUCE
- *PICEA OMORIKA* / SERBIAN SPRUCE
- *PINUS STROBUS* / EASTERN WHITE PINE
- *PSEUDOTSUGA MENZIESII* / DOUGLAS FIR
- *TAXUS CUSPIDATA 'CAPITATA'* / CAPITATA YEW
- *THUJA VARIETIES* / ARBORVITAE VAR.
- *TSUGA CANADENSIS* / CANADIAN HEMLOCK



LARGE, DECIDUOUS SHRUBS, 36"-48"+ TALL:

- *AESCULUS PARVIFLORA* / BOTTLEBRUSH BUCKEYE
- *ARONIA VARIETIES* / CHOKEBERRY VAR.
- *CORNUS VARIETIES* / DOGWOOD VAR.
- *FORSYTHIA 'MEADOWLARK' / MEADOWLARK FORSYTHIA*
- *FOTHERGILLA GARDENII* / DWARF FOTHERGILLA
- *HYDRANGEA VARIETIES* / HYDRANGEA VAR.
- *SYRINGA VARIETIES* / LILAC VAR.
- *VIBURNUM VARIETIES* / VIBURNUM VAR.

SMALL, DECIDUOUS SHRUBS, 18"-24" TALL:

- *BERBERIS VARIETIES* / BARBERRY VAR.
- *HYPERICUM KALMIANUM* / ST. JOHNSWORT
- *PHYSOCARPUS VARIETIES* / NINEBARK
- *RHUS AROMATICA 'GRO-LOW'* / GRO LOW SUMAC
- *ROSA VARIETIES* / SHRUB ROSE VAR.
- *SPIRAEA VARIETIES* / SPIREA VAR.



SMALL, EVERGREEN SHRUBS, 24" TALL / WIDE:

- *BUXUS VARIETIES* / BOXWOOD VAR.
- *JUNIPERUS VARIETIES* / JUNIPER VAR.
- *TAXUS VARIETIES* / YEW VAR.
- *THUJA OCCIDENTALIS 'HETZ MIDGET'* / HETZ MIDGET ARBORVITAE

LARGE, ORNAMENTAL GRASS, 3 GALLON &
SMALL, ORNAMENTAL GRASS, 1 GALLON:

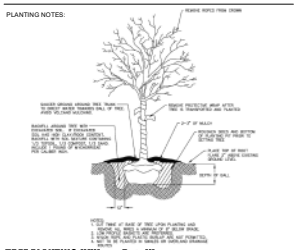
- *CALAMAGROSTIS VARIETIES* / REED GRASS VAR.
- *MISCANTHUS VARIETIES* / MAIDEN GRASS VAR.
- *PANICUM VARIETIES* / SWITCH GRASS VAR.
- *PENNISETUM VARIETIES* / FOUNTAIN GRASS VAR.
- *SCHIZACHYRIUM SCOPARIUM* / LITTLE BLUESTEM
- *SESLERIA AUTUMNALIS* / MOOR GRASS
- *SPOROBOLUS HETEROLEPSIS* / PRAIRIE DROPSEED



PERENNIAL FLOWERS & GROUNDCOVER,
1 GALLON:

- MISC. VAR.

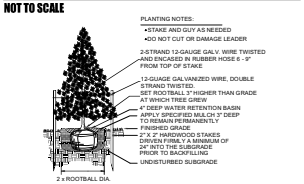
PLANTING DETAILS



PLANTING NOTES:

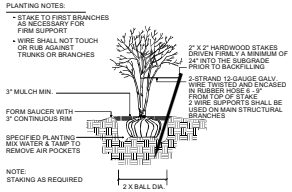
TREE PLANTING (Village Detail)

NOT TO SCALE



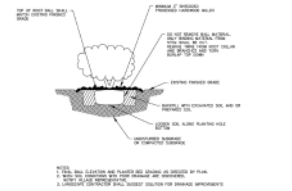
EVERGREEN TREE PLANTING

NOT TO SCALE



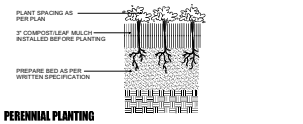
MULTI-TRUNK TREE STAKING

NOT TO SCALE



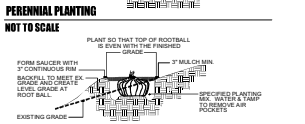
SHRUB PLANTING (Village Detail)

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES - GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, IN PERPETUITY.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPER:
LEXINGTON HOMES, LLC.
1731 N. MARCEY STREET, #200
CHICAGO, IL 60614
TEL (773) 457-8563

CONTACT: JOHN AGENLIAN / NATE WYNSMA

SURVEYOR/CIVIL ENGINEER:
HAEGER ENGINEERING
100 EAST STATE PARKWAY
SCHAUMBURG, IL 60173
TEL (847) 394-6600

CONTACT: PHIL CERRATO

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181

CONTACT: SHARON DICKSON / JEFF TORRENS

ARBORIST:
DAVEY RESOURCE GROUP
NATURAL RESOURCE CONSULTING
TEL (248) 221-0439

CONTACT: PETE SORENSEN

SHEET INDEX

L0.1 PROJECT TEAM
GENERAL LANDSCAPE NOTES
PLANTING DETAILS
PLANT SYMBOLS KEY & PLANT MIX MATRIX

L0.2 TREE PRESERVATION & REMOVAL PLAN
TREE PROTECTION FENCE DETAIL

L0.3 TREE INVENTORY
TREE PRESERVATION NOTES
TREE CONDITION / RATING SCALE

L1.1 OVERALL LANDSCAPE PLAN

L2.0 FENCING PLAN

L3.0 DETAILS: FENCING

L3.1 DETAILS: BIKE RACK, MONUMENT & PERGOLA

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
3.	9/16/24 PER STAFF COMMENTS
4.	4/10/25 PER STAFF COMMENTS
5.	6/13/25 PER STAFF COMMENTS
6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

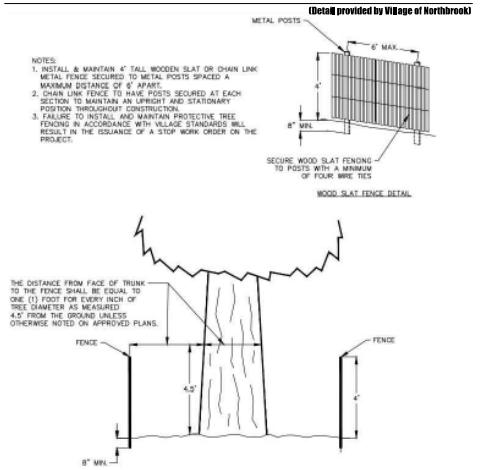
PRELIMINARY LANDSCAPE PLAN - COVER SHEET

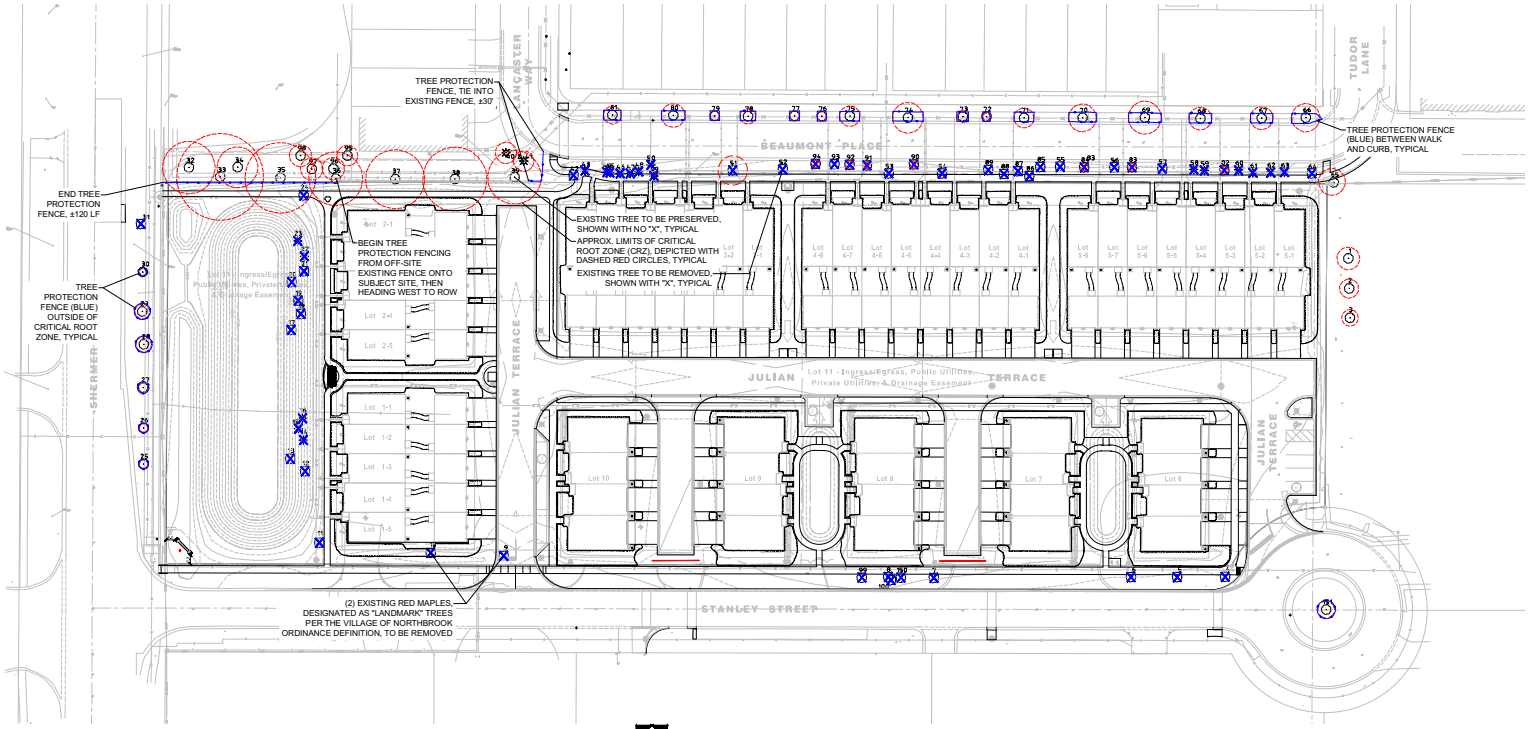
SHEET NUMBER

L0.1

DETAIL: TREE PROTECTION FENCE

(Detail provided by Village of Northbrook)





NORTH

TREE PRESERVATION & REMOVAL PLAN - PROPOSED CONDITIONS

SCALE: 1" = 40'-0"

0 20' 40' 80'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

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6.	10/13/25 PER STAFF COMMENTS
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

TREE PRESERVATION & REMOVAL PLAN

SHEET NUMBER

L0.2

TREE INVENTORY: ON-SITE

TAG #	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	CATEGORY	OUTCOME
9	Red Maple	Acer rubrum	19.8	Fair	LANDMARK	REMOVE
10	Red Maple	Acer rubrum	16.5	Fair	LANDMARK	REMOVE
11	Norway Maple	Acer platanoides	19.8	Fair	NON-NUISANCE	REMOVE
12	Crabapple	Malus spp.	14.4	Poor	NUISANCE	REMOVE
13	Norway Maple	Acer platanoides	20.8	Good	NON-NUISANCE	REMOVE
14	Austrian Pine	Pinus nigra	14.6	Dead	DEAD	REMOVE
15	Austrian Pine	Pinus nigra	23.6	Fair	NON-NUISANCE	REMOVE
16	Austrian Pine	Pinus nigra	17.9	Fair	NON-NUISANCE	REMOVE
17	Crabapple	Malus spp.	0	Removed	REMOVED	REMOVE
18	Crabapple	Malus spp.	13.9	Poor	NUISANCE	REMOVE
19	Norway Maple	Acer platanoides	14.3	Poor	NON-NUISANCE	REMOVE
20	Norway Maple	Acer platanoides	13.7	Fair	NON-NUISANCE	REMOVE
21	Austrian Pine	Pinus nigra	13.5	Dead	DEAD	REMOVE
22	Scots Pine	Pinus sylvestris	15	Fair	NON-NUISANCE	REMOVE
23	Scots Pine	Pinus sylvestris	19.1	Dead	DEAD	REMOVE
24	Crabapple	Malus spp.	13.1	Poor	NON-NUISANCE	REMOVE

TREE INVENTORY: OFF-SITE

TAG #	COMMON NAME	SCIENTIFIC NAME	DBH	CONDITION	CATEGORY	OUTCOME	PARKWAY
1	Ginkgo	Ginkgo biloba	8.5	Very Good	NON-NUISANCE	Preserve	
2	Ginkgo	Ginkgo biloba	6.9	Very Good	NON-NUISANCE	Preserve	
3	Ginkgo	Ginkgo biloba	6.2	Very Good	NON-NUISANCE	Preserve	
4	Norway Maple	Acer platanoides	15.3	Fair	DAMAGED	REMOVE	X
5	Norway Maple	Acer platanoides	17.1	Good	PROTECTED	REMOVE	X
6	Norway Maple	Acer platanoides	12.7	Good	PROTECTED	REMOVE	X
7	Norway Maple	Acer platanoides	10.8	Poor	NUISANCE	REMOVE	X
8	Norway Maple	Acer platanoides	12.2	Fair	PROTECTED	REMOVE	X
25	Kentucky Coffeetree	Gymnocladus dioicus	3.4	Very Good	PROTECTED	Preserve	X
26	Hybrid Elm	Ulmus x	7	Very Good	PROTECTED	Preserve	X
27	American Basswood	Tilia americana	4.8	Very Good	PROTECTED	Preserve	X
28	Hybrid Elm	Ulmus x	6.4	Very Good	PROTECTED	Preserve	X
29	Catalpa	Catalpa speciosa	6.3	Very Good	PROTECTED	Preserve	X
30	Ginkgo	Ginkgo biloba	2.2	Good	PROTECTED	Preserve	X
31	Callery Pear	Pyrus calleryana	14.4	Fair	PROTECTED	REMOVE	X
32	River Birch	Betula nigra	17.8	Poor	NON-NUISANCE	ADDRESS	
33	Honeylocust	Gleditsia triacanthos	30	Good	NON-NUISANCE	ADDRESS	
34	River Birch	Betula nigra	19.4	Dead	NON-NUISANCE	ADDRESS	
35	Honeylocust	Gleditsia triacanthos	24.7	Good	NON-NUISANCE	ADDRESS	
36	Honeylocust	Gleditsia triacanthos	18.9	Good	NON-NUISANCE	ADDRESS	
37	Honeylocust	Gleditsia triacanthos	19.5	Good	NON-NUISANCE	ADDRESS	
38	Honeylocust	Gleditsia triacanthos	21.6	Good	NON-NUISANCE	ADDRESS	
39	Honeylocust	Gleditsia triacanthos	18.5	Very Good	NON-NUISANCE	ADDRESS	
40	White Spruce	Picea glauca	7.6	Very Good	NON-NUISANCE	Preserve	
41	White Spruce	Picea glauca	7.2	Good	NON-NUISANCE	Preserve	
42	Honeylocust	Gleditsia triacanthos	21.1	Very Good	PROTECTED	REMOVE	X
43	White Spruce	Picea glauca	5.2	Good	PROTECTED	REMOVE	X
44	White Spruce	Picea glauca	5.1	Good	PROTECTED	REMOVE	X
45	White Spruce	Picea glauca	7.1	Good	PROTECTED	REMOVE	X
46	White Spruce	Picea glauca	5	Good	PROTECTED	REMOVE	X
47	White Spruce	Picea glauca	5.7	Fair	PROTECTED	REMOVE	X
48	White Spruce	Picea glauca	6.5	Fair	PROTECTED	REMOVE	X
49	White Spruce	Picea glauca	6.6	Fair	PROTECTED	REMOVE	X
50	White Spruce	Picea glauca	6.4	Good	PROTECTED	REMOVE	X
51	Kentucky Coffeetree	Gymnocladus dioicus	9.7	Good	PROTECTED	REMOVE	X
52	Kentucky Coffeetree	Gymnocladus dioicus	12.3	Good	PROTECTED	REMOVE	X
53	Miyabe's Maple	Acer miyabei	12.8	Good	PROTECTED	REMOVE	X
54	Miyabe's Maple	Acer miyabei	14	Good	PROTECTED	REMOVE	X
55	Crabapple	Malus spp.	0	Removed	NUISANCE	REMOVE	X
56	Crabapple	Malus spp.	5.4	Good	PROTECTED	REMOVE	X
57	Crabapple	Malus spp.	5.5	Good	PROTECTED	REMOVE	X
58	Blue Spruce	Picea pungens	11.8	Good	PROTECTED	REMOVE	X
59	Blue Spruce	Picea pungens	12.9	Good	PROTECTED	REMOVE	X
60	Blue Spruce	Picea pungens	10.7	Good	PROTECTED	REMOVE	X
61	Blue Spruce	Picea pungens	11.4	Good	PROTECTED	REMOVE	X
62	Blue Spruce	Picea pungens	11.9	Good	PROTECTED	REMOVE	X
63	Blue Spruce	Picea pungens	10.5	Good	PROTECTED	REMOVE	X
64	American Basswood	Tilia americana	13.8	Fair	PROTECTED	REMOVE	X
65	White Mulberry	Morus alba	9.1	Fair	NUISANCE	Preserve	
66	Littleleaf linden	Tilia cordata	9.6	Good	PROTECTED	Preserve	X
67	Littleleaf linden	Tilia cordata	7.7	Fair	PROTECTED	Preserve	X
68	Littleleaf linden	Tilia cordata	7.7	Fair	PROTECTED	Preserve	X
69	Swamp white oak	Quercus bicolor	11.2	Very good	LANDMARK	Preserve	X
70	Swamp white oak	Quercus bicolor	9.4	Very good	LANDMARK	Preserve	X
71	Northern hackberry	Celtis occidentalis	6.8	Good	PROTECTED	Preserve	X
72	Japanese tree lilac	Syringa reticulata	2.5	Good	PROTECTED	Preserve	X
73	Japanese tree lilac	Syringa reticulata	4.0	Good	PROTECTED	Preserve	X
74	Miyabe maple	Acer miyabei	10.4	Good	PROTECTED	Preserve	X
75	Miyabe maple	Acer miyabei	6.9	Poor	PROTECTED	Preserve	X
76	Tatarian maple	Acer tataricum subsp. Ginnala	3.1	Very good	PROTECTED	Preserve	X
77	Tatarian maple	Acer tataricum subsp. Ginnala	3.4	Very good	PROTECTED	Preserve	X
78	Sweetgum	Liquidambar styriciflua	5.3	Good	PROTECTED	Preserve	X
79	Tatarian maple	Acer tataricum subsp. Ginnala	3.1	Very good	PROTECTED	Preserve	X
80	Northern hackberry	Celtis occidentalis	8.0	Good	PROTECTED	Preserve	X
81	Northern hackberry	Celtis occidentalis	6.0	Good	PROTECTED	Preserve	X
82	Serviceberry	Amalanchier spp.	2.1	Very good	PROTECTED	REMOVE	X
83	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
84	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
85	Serviceberry	Amalanchier spp.	10.2	Good	PROTECTED	REMOVE	X
86	Serviceberry	Amalanchier spp.	16.1	Good	PROTECTED	REMOVE	X
87	Serviceberry	Amalanchier spp.	8.8	Fair	PROTECTED	REMOVE	X
88	Serviceberry	Amalanchier spp.	24.5	Good	PROTECTED	REMOVE	X
89	Serviceberry	Amalanchier spp.	11.8	Fair	PROTECTED	REMOVE	X
90	Ohio buckeye	Aesculus glabra	2.3	Very good	PROTECTED	REMOVE	X
91	Ohio buckeye	Aesculus glabra	1.6	Good	PROTECTED	REMOVE	X
92	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
93	Japanese tree lilac	Syringa reticulata	2.3	Fair	PROTECTED	REMOVE	X
94	Japanese tree lilac	Syringa reticulata	2.3	Good	PROTECTED	REMOVE	X
95	Hawthorn	Crategus spp.	7	Good	NON-NUISANCE	Preserve	
96	Hawthorn	Crategus spp.	7.8	Good	NON-NUISANCE	Preserve	
97	Hawthorn	Crategus spp.	7.6	Good	NON-NUISANCE	Preserve	
98	Hawthorn	Crategus spp.	7.5	Good	NON-NUISANCE	Preserve	
99	Crabapple	Malus spp.	9.5	Fair	PROTECTED	REMOVE	X
100	Crabapple	Malus spp.	9.4	Fair	PROTECTED	REMOVE	X
150	Crabapple	Malus spp.	4.5	Fair	PROTECTED	REMOVE	X
151	Eastern white pine	Pinus strobus	5.7	Poor	PROTECTED	Preserve	

Condition / Form Rating Scale:

Excellent
The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal clauses, has no other observed problems, and required no remedial action.

Good
The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.

Fair
The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.

Poor
The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.

Critical
The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely infested with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.

Dead
Less than 10% of the tree shows signs of life.

ARBORIST METHODS FOR ADDRESSING EXISTING TREES

For **Northbrook Row** the following techniques and strategies are recommended to be followed to ensure the best possible success in retaining existing trees:

Protective Fencing
All trees to be preserved on site shall be identified based on the tree preservation plan. Once identified, tree protection fencing shall be installed in accordance to the tree preservation plan and all village codes. Where trees are grouped in clusters, protective fencing shall be installed as shown on the tree preservation plan. In addition to the tree protection fencing, a protective sedimentation fence should be installed at the drip-line of all significant trees or protected trees which are located downgrade of any clearing, excavation and/or construction activity. Fencing shall be installed prior to any construction activities, including tree removal. For trees at or near the property lines, fencing shall only be installed on the **Northbrook Row** property side, except where tying into existing off-site fencing.

For trees identified for preservation that will have construction activity occurring within the critical root zone, including those trees identified to be further addressed, protective fencing shall be installed at the limit of construction.

At no time shall any construction activity, equipment, parking/placement of vehicles, materials, spoils, or debris be stored within the tree protection zone. In addition, no crushed limestone, hydrocarbons or other materials detrimental to trees shall be stored on the uphill side adjacent to protected trees.

Protective fencing shall remain in place throughout the construction process.

Tree Removal
Once protective fencing has been installed, removal of existing trees as identified on the tree preservation can commence. Trees and stumps shall be removed and can be chipped on site for use as mulch. For tree removals adjacent to protective fencing or vegetation, at no time shall vegetation be forcibly removed in such a manner that would damage the root system of surrounding preserved vegetation.

Mulching
Chipped tree mulch shall be spread at a depth of 12"-18" between preserved tree trunks and the protective fencing, to lessen soil/root compaction where access is needed over critical root zones.

Root Pruning
Root pruning shall occur where either the limit of construction encroaches on the critical root zone, or where trees that are being removed are directly adjacent to trees being preserved. Root pruning shall entail clean cuts of all encountered roots.

Fertilization
All trees that are being root pruned shall also receive fertilization to promote new root growth.

Additional Landscaping
The landscape plan has been designed in a way that minimizes the potential damage to roots by limiting any planting within the critical root zones, including those trees identified to be further addressed. All landscape work to be conducted within the protective fencing zone shall be hand-dig only.

All work regarding the removal and protection of existing trees shall be conducted by or under the supervision of an ISA Certified Arborist.

NOTES

1. TREE PRESERVATION:

A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**

B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.

C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.

D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".

E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.

F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.

G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.

H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.

I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.

J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.

K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).

L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.

N. ALL OFF-SITE TREES SHALL BE PRESERVED.

O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

LEXINGTON HOMES
1731 N. MARCEY STREET #200
CHICAGO, ILLINOIS 60614

PLAN DATE

AUGUST 26, 2022

REVISIONS

1.	10/3/22 FOR VILLAGE SUBMITTAL
2.	8/21/24 PER STAFF COMMENTS
3.	9/16/24 PER STAFF COMMENTS
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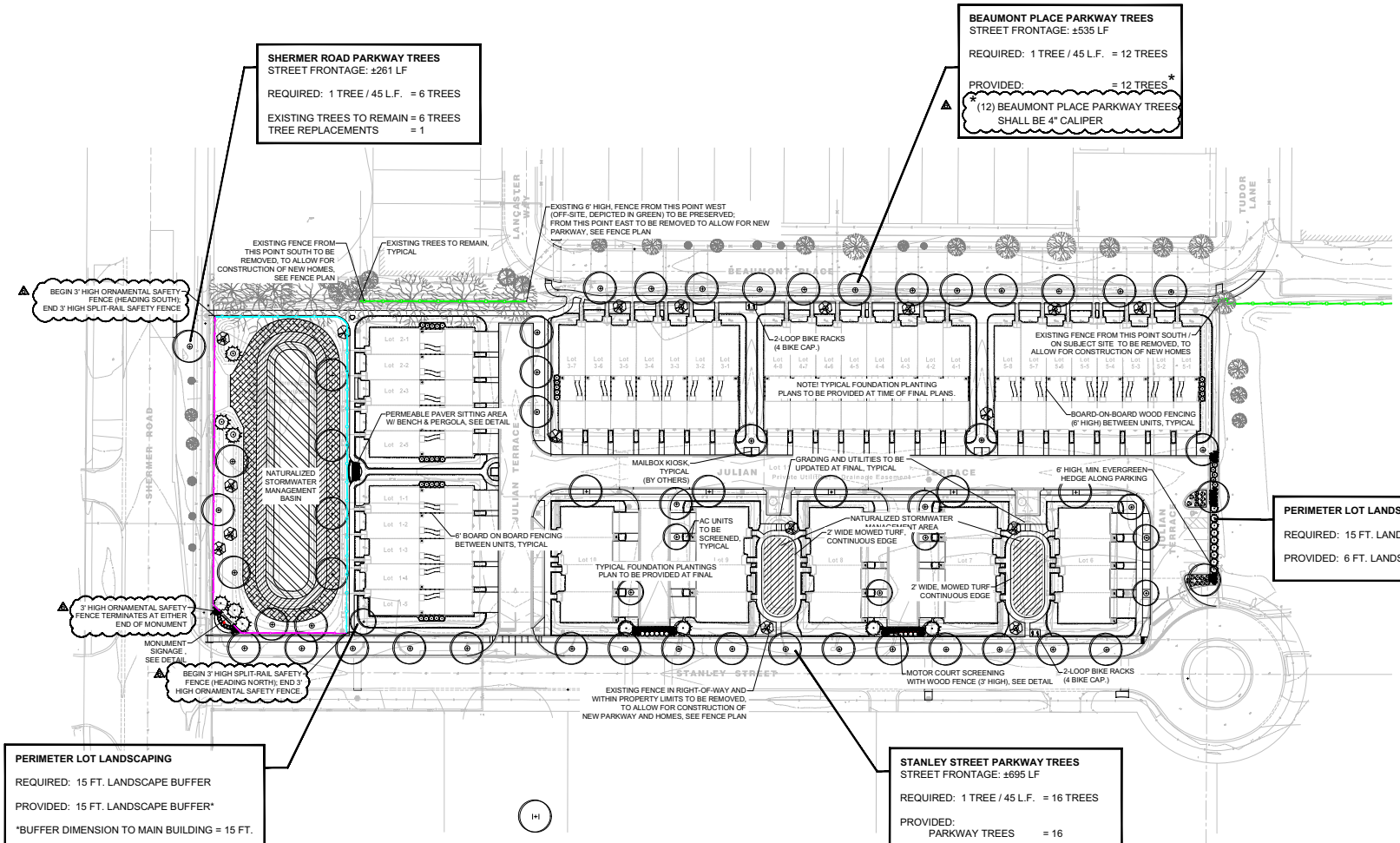
PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

TREE INVENTORY & NOTES

SHEET NUMBER

L0.3



LANDSCAPE PLAN

SCALE: 1" = 40'-0"

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SUITE 110
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(224) 241-8181

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PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

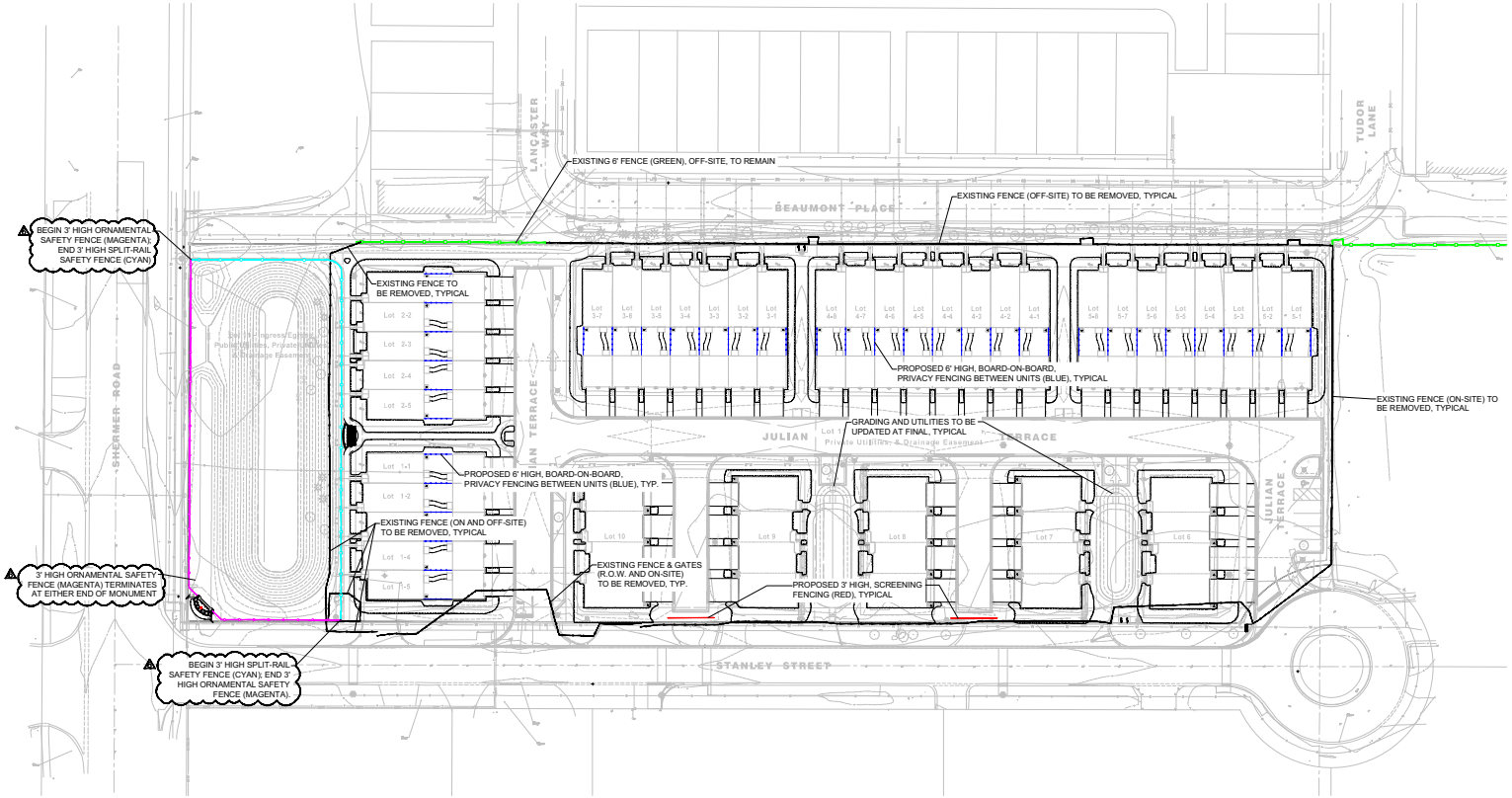
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.1

LEGEND: FENCE TYPES

- EXISTING FENCE TO BE REMOVED
- EXISTING OFF-SITE FENCE TO REMAIN
- PROPOSED 3 FT. HIGH MOTOR COURT TERMINUS FENCING
- PROPOSED 3 FT. HIGH ORNAMENTAL SAFETY FENCING
- PROPOSED 3 FT. HIGH SPLIT RAIL SAFETY FENCING
- PROPOSED 6 FT. HIGH PRIVACY FENCE



NORTH

FENCE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
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LEXINGTON HOMES

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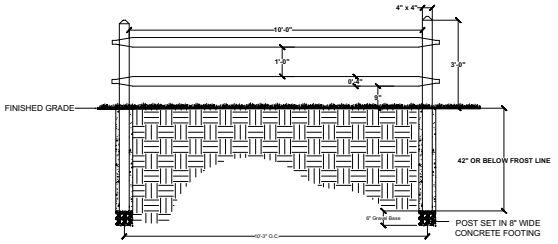
PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - FENCING PLAN

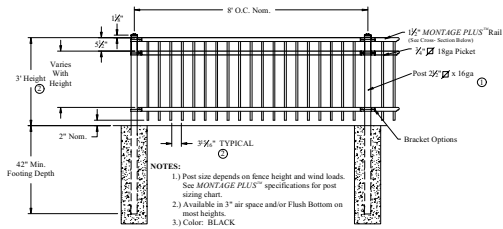
SHEET NUMBER

L2.0



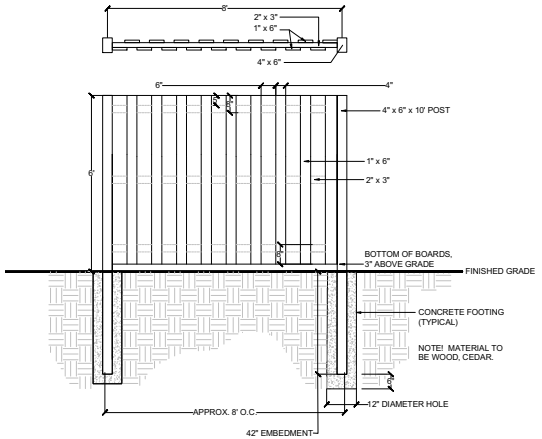
FENCE DETAIL: SPLIT RAIL SAFETY FENCE

SCALE: 1/2" = 1'-0"



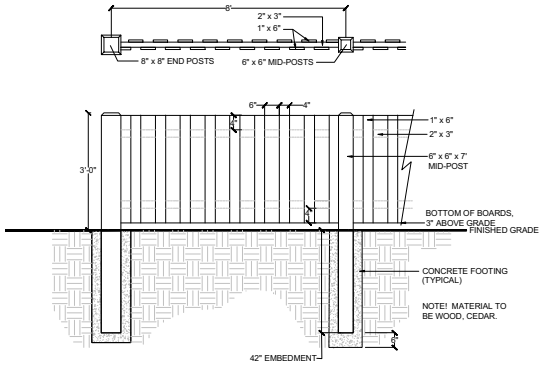
FENCE DETAIL: ORNAMENTAL SAFETY FENCE

SCALE: 1/2" = 1'-0"



FENCE DETAIL, PRIVACY FENCE FOR ROWHOME REAR YARDS

SCALE: 1/2" = 1'-0"



FENCE DETAIL: MOTORCOURT TERMINUS

SCALE: 1/2" = 1'-0"

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SUITE 110
LAKE IN THE HILLS, IL 60156
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CLIENT NAME AND ADDRESS

LEXINGTON HOMES

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9.	
10.	

PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - DETAILS: FENCING

SHEET NUMBER

L3.0



SPECIFICATION - ORION SQUARE (LOOP) BIKE RACK

SHALL BE:

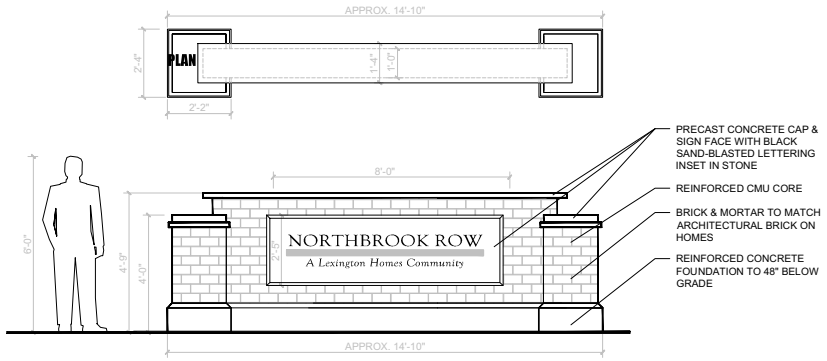
- QUANTITY: 4
- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H

- SHALL BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL:
  GRABER MANUFACTURING, INC.
  THOMAS STEELE, MADRAX
  CONTACT: LARRY SEIPLE
  LSEIPLE@MADRAX.COM

BIKE RACK DETAIL - ORION SQUARE (LOOP)

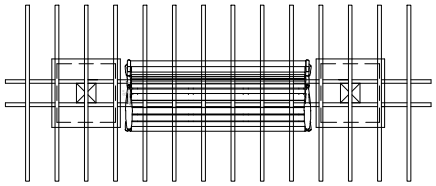
NOT TO SCALE



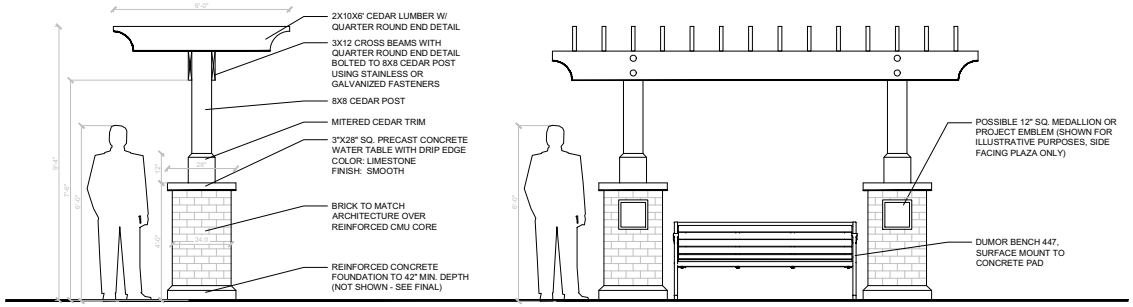
ELEVATION

ENTRY MONUMENT DETAIL

SCALE: 1/2" = 1'-0"



PLAN



ELEVATION - SIDE

ELEVATION

PERGOLA DETAIL

SCALE: 1/2" = 1'-0"

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9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

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1731 N. MARCEY STREET #200
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PROJECT NAME AND SHEET TITLE

NORTHBROOK ROW
NORTHBROOK, IL

PRELIMINARY LANDSCAPE PLAN - DETAILS: AMENITIES

SHEET NUMBER

L3.1

MEMORANDUM

To: Plan Commission
From: Development & Planning Services Deputy Director Michaela Kohlstedt
Date: 2025-10-21
Subject: New Zoning Code Training Discussion

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

Fiscal Impact
N/A.

Recommendation
Discussion.

Background
See Attached.

Plan Commission Training Staff Report 10-21-25
Zoning Code Article 2 Excerpt

MEMORANDUM

To: Plan Commission
From Deputy Director of Development & Planning Services Michaela Kohlstedt
Cc: Director of Development & Planning Services Amy McEwan
Date: October 21, 2025
Subject: New Zoning Code Training Discussion

On September 9, 2025 the Northbrook Board of Trustees adopted Ordinance No. 2025-55 approving a new Zoning Code with an effective date of September 22, 2025. The Village is almost one month into working under the new Zoning Code and we have already noticed the impact that the code has had on new projects requiring less relief.

Staff will be conducting training with the Plan Commission on the new Zoning Code over a series of meetings. We will review a topic, or article together at each meeting focusing on the application of the code and any change of Plan Commission responsibilities.

On October 21, 2025 staff will present a summary of Article 2: Ordinance Administration and Enforcement for review and discussion. Attached to this report is an excerpt from Article 2 that is specific to the Plan Commission. If you would like to review the article in its entirety that can be reviewed on the new Zoning Code webpage.

Article 2 includes the General Provisions and Procedures of the Zoning Code, as well as outlining the Plan Commission's responsibilities as it relates to the Zoning Code. This is the second place which lists out responsibilities of the Plan Commission with the Northbrook Municipal Code including the establishment and duties of the Plan Commission. The Northbrook Municipal Code outlines the Powers and Duties of the Plan Commission which are also listed below:

A. In addition to powers set forth in the village zoning code, the plan commission shall have power to prepare and recommend for consideration and adoption by the board of trustees the following:
   (1) A statement of goals and objectives to help guide growth and development in the village and its environs, including incorporating and advancing sustainability goals and programs within the adopted Climate Action Plan.
   (2) A comprehensive plan for the present and future development and redevelopment of the village. Such plan may be adopted in whole or in separate geographical or functional parts, each of which, when adopted by the board of trustees shall be the official comprehensive plan, or part thereof, of the village. Such plan, or each part thereof, as proposed by the plan commission and adopted by the board of trustees in the manner provided by state law shall be advisory, and in and of itself shall not be construed to regulate or control the use of private property in any way except as to such part thereof as shall be implemented by ordinances duly enacted by the board of trustees.
   (3) Enforcing and promoting appropriate affordable housing initiatives as directed by the village board and set forth in the Affordable Housing Plan adopted by the village board on December 8, 2021, as may be amended from time to time.
   (4) An official map of the village and such revisions in the map as may be deemed necessary by the board of trustees or by the commission. The official map shall be proposed and adopted in the manner provided by state law, and included in a

village ordinance. The map may consist of the whole area included within the comprehensive plan or one or more separate geographical or functional parts and may include all or any part of the contiguous unincorporated area within one and one-half miles from the village limits. The ordinance of which such map shall be made a part shall specifically state standard requirements of the village relating to size of streets, public ways, parks, playgrounds, school sites, other public grounds, and ways for public service facilities, and shall contain the standards required for drainage and sanitary sewers. The official map shall also identify existing and proposed streets, existing and proposed drainage systems, existing and proposed parks and playgrounds, existing and proposed school sites, building setback lines as defined by ordinance, permanent monuments, floodplains as established by the Arlington Heights, Park Ridge, Highland Park and Wheeling United States Geological Survey Quadrangle Flood Hazard Maps, section corners and numbers, streams, lakes, and other existing and proposed public improvements scheduled for immediate or imminent acquisition or construction. The official map shall be drawn to scale.

B. The commission shall also have power to:

(1) To aid and assist the board of trustees and the departments of the village in implementing general plans and in planning, developing and completing specific projects.

(2) To review and report on any matters referred to it by the board of trustees or the village manager.

(3) In furtherance of the above jurisdiction and authority, to make such investigations, maps and reports, and recommendations in connection therewith, relating to the planning and development of the village as seem desirable to it.

Between the Zoning Code and Municipal Code, the Plan Commission responsibilities and duties are clearly outlined.

Per the Zoning Code, the Plan Commission is then responsible for providing recommendations to the Board of Trustees on the following types of zoning relief:

- Special Permit
- Variance (in conjunction with other relief)
- Comprehensive Plan Adoption
- Comprehensive Plan Amendment
- Code and Zoning Map Amendment
- Planned Unit Developments

It is important to note that if an application for zoning relief appears before the Plan Commission, only the items pertinent to the relief being requested (i.e. special permit, rezoning, or variation) are to be reviewed, items that are code compliant, such as site plan are to be reviewed and completed by the Village Manager or their designee.

An example of this would be a request for a daycare in an existing multi-tenant building where it would not be appropriate to request site improvements unrelated to the daycare. There must be a clear nexus between the special use permit request and conditions or items being reviewed in conjunction with the special permit request. For example, there is a nexus between a request for a special permit for a daycare and assessing the drop-off/pick-up policy of the operator as it relates to the site, or similarly reviewing the appropriateness of the location and screening for an outdoor play area on the site associated with the daycare.

During the meeting staff will also walk the Commission through the new standard process for the above listed relief which falls under the purview of the Plan Commission, as well as what applications would be filed with that relief. It is important for the Commissioners to become

familiar with the processes, specifically the general standards review criteria for the specific relief being sought. We will be reviewing these with the Plan Commission with each application and clearly outlining those elements of the proposed development which are under the Plan Commissions purview.

As stated previously, the entire Zoning Code is found online, as is the new Application Manual. Commissioners can review the application manual forms prior to the meeting as well.

Moving forward the Commission will see a change in the structure of the staff reports for applications filed under the new Zoning Code. The intent of this new format will be to focus on the elements of the proposed development which are within the purview of the Plan Commission, to review the Zoning Code criteria associated with the request, and how the applicants respond to those items.

Having a solid proficiency in the provisions in Article 2 will support the Plan Commissions review of new applications filed under the new Zoning Code and will provide a smooth transition into the new Zoning Code.

Article 2. Code Administration and Enforcement

2-101. General Provisions

2-102. Review and Decision-Making Bodies

2-103. General Procedures

~~2-104. Administrative Adjustment~~

~~2-105. Certificate of Occupancy~~

~~2-106. Floodplain Development Permit~~

~~2-107. Interpretations~~

~~2-108. Site Plan~~

~~2-109. Land Use Verification~~

~~2-110. Temporary Use Permit~~

~~2-111. Administrative Appeal~~

~~2-112. VG-O District Design Review~~

2-113. Special Permit

2-114. Variance

2-115. Comprehensive Plan Adoption

2-116. Comprehensive Plan Amendment

2-117. Code and Zoning Map Amendment

2-118. Planned Unit Development

~~2-119. Enforcement~~

2-101. General Provisions

A. **Purpose**. The purpose of this Article is to establish the roles of review and decision-making bodies, and the review, decision-making, and enforcement procedures required to develop land within the jurisdiction of the Village.

B. **Applicability**.

1. The provisions of this Article shall be applicable to all development activity within the Village's jurisdiction, including amendments to previously approved development activity. Where there are ambiguities in the associated review procedures and decision-making criteria for particular applications, the Village Manager shall interpret the procedures and identify the review process for such application or development activity.

2. No land shall be used or occupied, and no structures shall be demolished, erected, moved, extended, or enlarged, nor shall any timbering, clearing and grubbing, or filling of any lot for the construction of any building, infrastructure, or site improvement be initiated until the Village has issued an appropriate permit which will certify that the proposed work is in conformity with the provisions of this Code.

2-102. Review and Decision-Making Bodies

Plan Commission.

1. **Established.** The Plan Commission established by Chapter 2 of the Northbrook Municipal Code is the Plan Commission referred to in this Code. The provisions of this Code with respect to such body shall be deemed supplementary to the provisions of said Chapter 2, Article VI of the Northbrook Municipal Code. Reference should be made to said Chapter 2, Article VI for a complete description of the membership, term of office, rules of procedure and powers and duties of the Plan Commission.

2. **Necessary Vote**. The concurring vote of at least a majority of the appointed Commissioners in attendance at the meeting shall be necessary to adopt any motion to recommend approval of any matter or application.

3. **Record and Decisions.**

   a. The transcript of testimony, if any; the minutes of the Staff Secretary; all applications, requests, exhibits and papers filed in any proceeding before the Plan Commission; and the decision and report, or reports, of the Commission shall constitute the record.

   b. Every recommendation or decision of the Plan Commission upon an application filed pursuant to this Code shall be by written resolution which shall include findings of fact; shall refer to all the evidence in the record and to the exhibits, plans or specifications, upon which such recommendation or decision is based; shall specify the findings of decision; and shall contain a conclusion or statement separate from the findings of fact

setting forth the recommendation or decision of the Commission. Every resolution shall expressly set forth any limitations or conditions recommended or imposed by the Commission.

c. In reaching its recommendation or decision on any such application, the Plan Commission may rely on the personal knowledge of its members, on its inspections of the property and on any reports available to it; provided, however, that the Commission shall make the particular knowledge, inspection or report a matter of record at the public hearing and afford every party reasonable time to respond to it.

d. The Plan Commission shall take no final or binding vote on any recommendation or decision pertaining to an application pending before it unless it shall first have before it the written resolution herein required; provided, however, that where special circumstances warrant it, the Plan Commission may take final action on any such application prior to the preparation of such resolution but in such event it shall, before taking such action, first state its findings and conclusions as above required at a meeting open to the public and shall, in addition, state the special circumstances warranting such action.

e. In any case where this Code provides that the failure of the Plan Commission to act within a fixed period shall be deemed a recommendation for granting or not granting an application , such failure shall, notwithstanding the absence of required findings and conclusions, be considered to be a decision of the Commission rendered on the day following the expiration of such fixed period.

f. As to other matters brought before the Plan Commission, the Commission shall prepare such report as it shall deem appropriate to the subject matter.

4. **Jurisdiction and Authority.** In addition to the jurisdiction conferred on it by Chapter 2 of the Northbrook Municipal Code, the Plan Commission shall have the following jurisdiction and authority:

a. Subject to the provisions of Section 2-103 of this Article and Chapter 2 of the Northbrook Municipal Code, to prepare and recommend a Comprehensive Plan, including an Official Map, to the Board of Trustees, which, upon its adoption by the Board of Trustees, shall be known as the "Official Comprehensive Plan" of the Village of Northbrook.

b. Subject to the provisions of Section 2-103 of this Article and Chapter 2 of the Northbrook Municipal Code, to review, prepare and recommend to the Board of Trustees changes in and amendments to the Official Comprehensive Plan, including the Official Map.

c. Subject to the provisions of Section 2-114 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for variations requested pursuant to Subsection 2-114-5 of this Article.

d. Subject to the provisions of 2-117 of this Article, to initiate, hear, review and offer its recommendations to the Board of Trustees on applications for amendment of this Code.

e. Subject to the provisions of Section 2-113 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for special permits.

f. Subject to the provisions of Section 2-118 of this Article, to hear, review and offer its recommendations to the Board of Trustees on applications for planned development approval.

g. To aid and assist the Board of Trustees and the departments of the Village in implementing general plans and in planning, developing and completing specific projects.

h. To review and report on any matters referred to it by the Board of Trustees or the Village Manager.

5. The Plan Commission's jurisdiction and authority to hear and review applications for relief under the Zoning Code may be reserved by the Board of Trustees to itself pursuant to Section 11-104 of this Part. In such an event, the lack of a recommendation from the Plan Commission will not be considered a failure to act by the Plan Commission.

2-103. General Procedures

A. **Procedures Overview**. Table 2-103-A provides an overview of the review and decision-making bodies for all procedures of this Code.

Table 2-103-A: Review Procedures Overview

Key: R = Recommending Body; D = Decision-Making Body; * = Public Hearing Required; ^ = Pre-Application Meeting Required;		Reference	Administrative Agency				
			Village Manager	*Board of Trustees*	*Plan Commission*	*Zoning Board of Appeals*	*Architectural Control Commission*
Administrative Procedures							
Administrative Adjustment	^	2-104-C	D				
Certificate of Occupancy	^	2-105-C	D				
Floodplain Development Permit	^	2-106-C	D				
Interpretations	^	2-107-C	D				
Site Plan	^	2-108-C	D				
Land Use Verification	^	2-109-C	D				
Temporary Use Permit	^	2-110-C	D				
Elected/Appointed Official Procedures							
Administrative Appeal	^	2-111-D				D*	
VG-O District Design Review	^	2-112-C		D			R

Table 2-103-A: Review Procedures Overview							
Key: R = Recommending Body; D = Decision-Making Body; * = Public Hearing Required; ^ = Pre-Application Meeting Required;		Reference	Administrative Agency				
			Village Manager	*Board of Trustees*	*Plan Commission*	*Zoning Board of Appeals*	*Architectural Control Commission*
Special Permit	^	2-113-C		D	R*		
Variance	^	2-114-C		D	R*	D*	
Variance Combined with other Applications	^	2-114-C		D	R*		
Comprehensive Plan Adoption		2-115-C		D	R*		
Comprehensive Plan Amendment	^	2-116-C		D	R*		
Code and Zoning Map Amendment	^	2-117-C		D	R*		
Planned Unit Development	^	2-118-C		D	R*		

Special Permit

A. **Purpose**. Special Permit uses are those uses having some special impact or uniqueness that require a careful review of their location, design, configuration and impact to determine, against fixed standards, the desirability of permitting their establishment on any given site. Special Permit uses are uses that may or may not be appropriate in a particular location depending on a weighing, in each case, of the public need and benefit against the local impact and effect.

B. **Applicability**.

1. A Special Permit shall be required prior to the establishment of any use identified as a Special Permit use in a particular district in Tables 3-105-A, 4-105-A, 5-105-A, 6-105-A, 7-105-A or 8-105-A.

2. An application for a Special Permit may be filed by the owner of, or any person having a contractual interest in, the subject property.

C. **Procedures**.

1. **Pre-Application Meeting.** If a pre-application meeting is required, in accordance with Table 2-103 Procedures Overview, or requested it shall follow the process detailed in Section 2-103-B-2 Pre-Application Meetings.

2. **Optional Preliminary Consideration**. The applicant may elect to conduct a Preliminary Application Consideration meeting with the Board of Trustees prior to application submittal. If the applicant elects, the following steps shall be taken. If the applicant chooses to waive the Preliminary Application Consideration meeting, the Application Submittal, as outlined in Step 3 (see Section 2-103-B-2(b)), shall be placed on the next available Board of Trustees meeting agenda to acknowledge receipt of application.

    a. **Preliminary Application, Submittal and Acceptance**. Preliminary application submittal and acceptance shall follow the standards and process established in Section 2-103-B-2.

    b. **Preliminary Application, Village Manager Review**. Once the application is accepted, the Village Manager shall schedule the Board of Trustees Preliminary Application Consideration meeting.

    c. **Preliminary Application Board of Trustees Consideration Meeting**. See 2-102.D.

3. **Application Submittal and Acceptance**. Application submittal and acceptance shall follow the standards and process established in Section 2-103-B-3.

4. **Village Manager Review.** Once the application is accepted, the Village Manager shall:

    a. Refer the application to appropriate Village Departments for review and comment,

    b. Prepare a report and recommendation on the application, based on the comments received from the referred to Village Departments, and

c. Schedule the Plan Commission Public Hearing.

5. **Plan Commission Hearing and Recommendation**. The Plan Commission shall conduct a public hearing on the application; review and discuss the application, Village Manager's report, and public comment received; and recommend the Board of Trustees either:

   a. Issue the Special Permit without modification,

   b. Issue the Special Permit with modifications or subject to conditions, or

   c. Deny the Special Permit in which case the Village Manager shall issue a denial letter, detailing the decision to the applicant.

6. **Board of Trustees Meeting and Decision**. The Board of Trustees shall review the application, the Village Manager's report, and the recommendation of the Plan Commission and either:

   a. Issue the Special Permit without modification,

   b. Issue the Special Permit with modifications or subject to conditions, or

   c. Deny the Special Permit.

7. **Protest.** Any written protest against the proposed Special Permit that is received by the Village Clerk prior to the date on which consideration by the Board of Trustees is scheduled to occur shall be distributed electronically to the members of the Board of Trustees; however, notwithstanding any state statute to the contrary, such protest shall not change the vote requirement for adoption by the Board of Trustees.

D. **Review Criteria**.

1. **General Standards**. No Special Permit shall be recommended or issued unless the applicant establishes that:

   a. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

   b. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the public health, safety and general welfare.

   c. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

   d. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire

protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

e. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

f. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

g. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

2. **Supplemental Standards for Specified Special Permit Uses**. Where the district regulations authorizing any Special Permit use in a particular district impose supplemental standards to be met by such use in such district, a permit for such use in such district shall not be recommended or issued unless the applicant shall establish compliance with such supplemental standards.

3. **Considerations**. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and Board of Trustees shall consider:

a. **Mitigation of Adverse Impacts**. Whether, and to what extent, all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping and screening.

E. **Effect of Decision**.

1. **Violation of Conditions**. Violation of any of the conditions imposed by the Board of Trustees in the approval and issuance of a Special Permit shall be a violation of this Code and shall constitute grounds for revocation of the Special Permit.

2. **Effect of Issuance of a Special Permit**. The granting of a Special Permit shall not authorize the establishment or extension of any use nor the development, construction, reconstruction, alteration or moving of any building or structure, but shall merely authorize the preparation, filing and processing of applications for any permits or approvals that may be required by the Codes of the Village, including but not limited to a land use verification, a Building Permit, a Certificate of Occupancy and subdivision approval.

3. **Limitations on Special Permits**.

a. Subject to an extension of time granted by the Village Manager, no Special Permit shall be valid for a period longer than one year unless a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion or unless a Certificate of Occupancy is issued and a use commenced within that period.

b. A Special Permit shall be deemed to authorize only the particular use for which it was issued, and such permit shall automatically expire and cease to be of any force or effect if such use shall, for any reason, be discontinued for a period of six consecutive months or more.

c. Except when otherwise provided in the Code granting a Special Permit, a Special Permit shall be deemed to relate to, and be for the benefit of, the current owner or operator of the use or lot in question rather than to the lot itself.

d. The privileges and rights granted by a Special Permit Code may be transferred to another owner or operator that is operating in full compliance with the terms of the Special Permit, but only after:

   i. The execution and filing by the new owner or operator of an unconditional agreement and consent to accept and abide by each and all terms, conditions, and limitations set forth in the Code in a form acceptable to the Village Manager.

4. **Amendments**.

   a. **Administrative Amendments.** Administrative amendments to Special Permits shall be treated as a Site Plan (Section 2-108). Administrative amendments include any amendment that:

      i. The intensity of the use is consistent with, or reduced from, the originally approved special permit.

      ii. The construction or placement of new buildings, building additions, and/or new structures are compliant with the zoning district bulk standards.

      iii. Maintains or reduces any authorized variation or exception, and

      iv. Complies with all special restrictions established in the approved Special Permit Ordinance.

   b. **Minor Amendments.** Minor amendments to Special Permits shall be reviewed and approved by the Board of Trustees following a public hearing meeting all notice requirements of a Special Permit (Section 2-113). Minor amendments include any amendments that have no substantial impact on neighboring properties or the general public.

   c. **Major Amendments.** Major amendments to an approved Special Permit shall be treated as a new application for Special Permit approval. Major amendments include any amendments that do not qualify as an administrative or minor amendment.

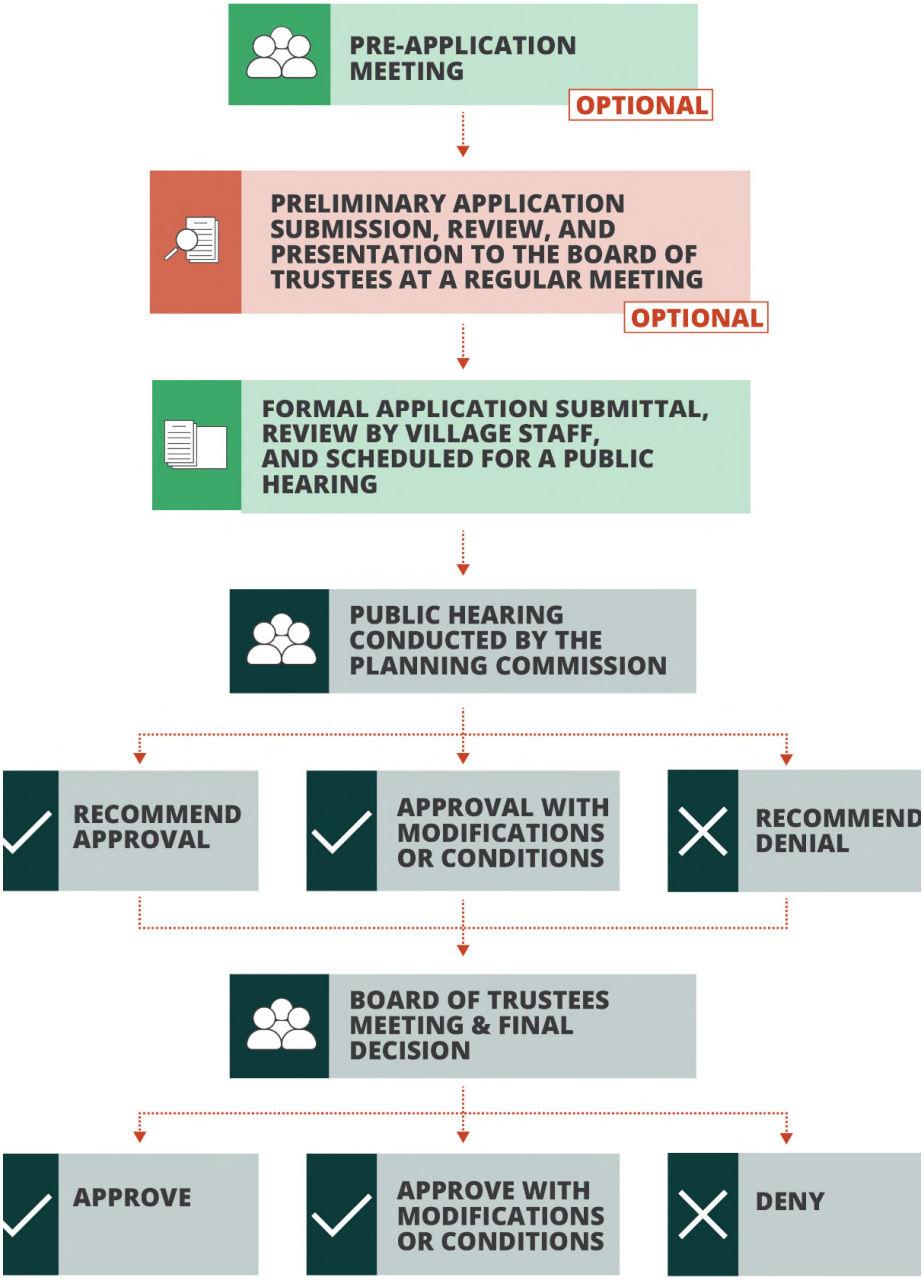


Figure 1 Special Permit

Variance

A. **Purpose**. The Variance procedure is intended to provide a narrowly circumscribed means by which relief may be granted from unforeseen, particular applications of this Code that create practical difficulties or particular hardships.

B. **Applicability**. A variance from any standard of this Code, with the exception of the prohibited variances enumerated below, may be requested.

1. **Prohibited Variances**.

a. In no event shall a Variance be considered which would allow the establishment of a use which is not otherwise allowed in a district, or which would change the district classification or the district boundary of the property in question.

b. No Variance shall be considered that is intended as a temporary measure only.

c. No Variances of the Flood Hazard Overlay District regulations shall be considered.

C. **Procedures**.

1. **Pre-Application Meeting.** If a pre-application meeting is required, in accordance with Table 2-103 Procedures Overview, or requested it shall follow the process detailed in Section 2-103-B-2 Pre-Application Meetings.

2. **Application Submittal and Acceptance**.

a. Application submittal and acceptance shall follow the standards and process established in Section 2-103-B-3.

3. **Village Manager Review.** Once the application is accepted, the Village Manager shall:

a. Refer the application to appropriate Village Departments for review and comment,

b. Prepare a report and recommendation on the application, based on the comments received from the referred to Village Departments, and

c. Schedule the Zoning Board of Appeals Public Hearing.

4. **Zoning Board of Appeals Hearing and Decision**. The Zoning Board of Appeals shall conduct a public hearing on the application; review and discuss the application, Village Manager's report, and public comment received; and either:

a. Approve the Variance without modification,

b. Approve the Variance with modifications or subject to conditions, or

c. Deny the Variance.

5. **Alternative Review Procedure for Combined Applications.** When a Variance is submitted as part of a development application, the Plan Commission shall hold a public hearing and make a recommendation to the Board of Trustees. The Board of Trustees shall take final action. The Variance shall not be referred to the Zoning Board of Appeals in this case.

    a. **Plan Commission Hearing and Recommendation**. The Plan Commission shall conduct a public hearing on the application; review and discuss the application, Village Manager's report, and public comment received; and recommend the Board of Trustees either:

        i. Approve the Variance without modification,

        ii. Approve the Variance with modifications or subject to conditions, or

        iii. Deny the Variance.

    d. **Board of Trustees Meeting and Decision**. The Board of Trustees shall review the application, the Village Manager's report, and the recommendation of the Plan Commission; and either:

        i. Approve the Variance without modification,

        ii. Approve the Variance with modifications or subject to conditions, or

        iii. Deny the Variance.

5. **Protest.** Any written protest against the proposed Variance that is received by the Village Clerk prior to the date on which consideration by the Board of Trustees is scheduled to occur shall be distributed electronically to the members of the Board of Trustees; however, notwithstanding any state statute to the contrary, such protest shall not change the vote requirement for adoption by the Board of Trustees.

D. **Review Criteria**.

1. **Factors for Consideration**. In the review of Variance applications, the Zoning Board of Appeals may take the following factors into consideration:

    a. The existing uses and zoning of nearby properties,

    b. The extent to which a particular zoning regulation diminishes property values,

    c. The extent to which the diminution of the plaintiff's property values promotes the health, safety, morals, or general welfare of the public,

    d. The balance between the gain to the public versus the hardship to the individual property owner,

    e. The property's suitability for the zoned purpose,

    f. The amount of time the subject property has been vacant as zoned in the context of land development in the vicinity, and

g. The community's need for the proposed use.

2. **Findings of Fact**. Before any Variance is approved, the Zoning Board of Appeals shall make a favorable finding of fact, based upon evidence presented by the applicant, that each of the following criteria has been considered:

   a. The Variance is in harmony with the general purpose and intent of the regulation and this Code.

   b. There is an unusual hardship in meeting the requirements of this Code that is not the result of any action of the property owner or applicant.

   c. The plight of the applicant is due to such unique circumstances that the proposed Variance will not serve as a special privilege, but will alleviate some condition not shared by other property in the same locality and district.

   d. The proposed Variance will not alter the essential character of the locality.

   e. The proposed Variance will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the streets, increase the danger of fire or crime, diminish the value of nearby property, nor impair the public health, safety, comfort, convenience, or general welfare.

E. **Effect of Decision**.

1. **Conditions on Variations**.

   a. The Zoning Board of Appeals may impose conditions and limitations concerning, but not limited to, use, construction, character, location, landscaping, screening upon the premises benefited by a Variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject property or upon public facilities and services.

   b. Such conditions shall be expressly set forth in the resolution granting the Variance.

   c. Violation of any such condition or limitation shall be a violation of this Code and shall constitute grounds for revocation of the Variance.

2. **Limitations on Variances**.

   a. An approved Variance shall be valid for a period of one year after the date of its approval, unless a building permit is issued, and construction has actually begun within that period and is thereafter diligently pursued to completion or unless a Certificate of Occupancy is issued, and a use is commenced within that period.

   b. The Village Manager may, upon written application made prior to the expiration of the one-year period, grant a single extension which shall not exceed one year. When considering a request for extension of a Variance, the Village Manager shall utilize the

Review Criteria to determine if the Factors for Consideration and Findings of Fact continue to warrant the Variance.

c. If a Variance is approved for a subdivision, it shall be valid for a period that is coterminous with the period that the tentative subdivision plat is valid per the Northbrook Subdivision and Development Code and shall be run with the land only after the recordation of a duly approved final subdivision plat.

d. A Variance shall be deemed to authorize only the specific construction or development for which it was issued and shall automatically expire and cease to be of any force or effect if such construction or development shall be removed and not replaced within six months following such removal.

3. **Adjustments to Variations.** The Village Manager is authorized to review and approve insignificant adjustments to previously approved zoning variations. An adjustment shall be deemed to be insignificant if, in the opinion of the Village Manager, it does not increase the intensity of use, further reduce any authorized variation, has no discernible impact on neighboring properties or the general public and complies with all special restrictions established in the approved resolution authorizing the variations.

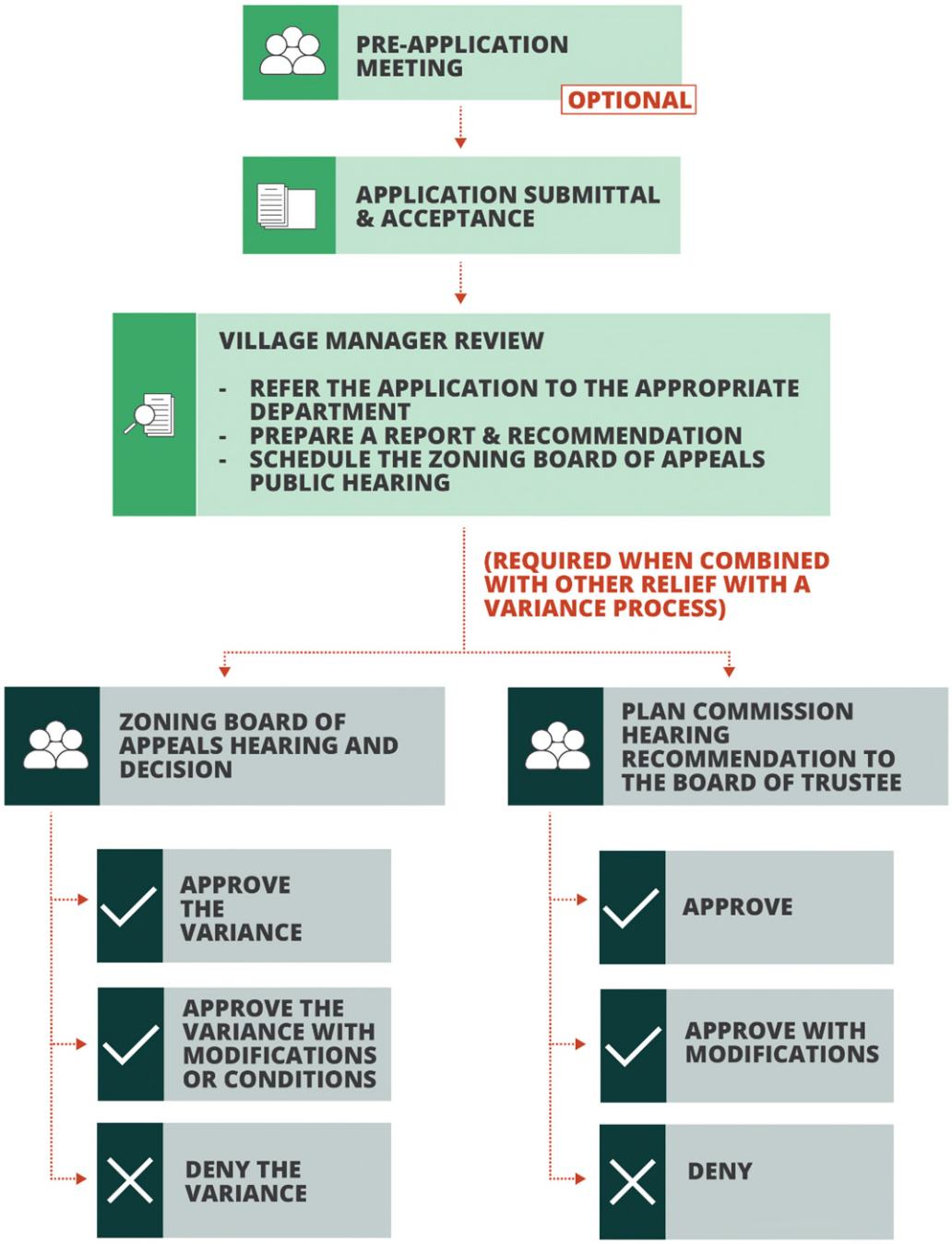


Figure 2 Variance

Comprehensive Plan Adoption

A. **Purpose**. The Official Comprehensive Plan shall be considered an official statement of the policy of the Village of Northbrook with respect to:

1. The existing and developing character of the various areas of the Village and its vicinity;
2. The proper objectives, standards and direction for future maintenance, growth, development and redevelopment of the Village;
3. The means to be employed to protect existing character or development and to encourage future development that will be in the best interests of the Village; and
4. The actions and programs to be undertaken by the Village with respect to its future maintenance and development.

B. **Applicability**.

1. The Plan Commission, with the assistance of the Village Manager and the Village's staff, are responsible for the development and revision of the Official Comprehensive Plan.
2. The process of plan development is necessarily an informal one, not readily adaptable to rigid procedures, but the Plan Commission and the Village Manager, in developing a plan, shall make all reasonable efforts to obtain the views, comments and criticisms of interested persons.

C. **Procedures**.

1. **Village Manager Review.** Once the plan is developed or revisions are prepared, the Village Manager shall:
   a. Refer the plan to appropriate Village Departments for review and comment,
   b. Prepare a report and recommendation on the plan, based on the comments received from the referred to Village Departments, and
   c. Schedule the Plan Commission Public Hearing.
2. **Plan Commission Hearing and Recommendation**. The Plan Commission shall conduct a public hearing on the plan; review and discuss the policies, goals, objectives, principles and standards of the proposed plan, the Village Manager's report, and public comment received; and recommend the Village Board either:
   a. Adopt the Plan as presented, or
   b. Adopt the Plan with modifications.
3. **Board of Trustees Meeting and Decision**. The Board of Trustees shall review the plan, the Village Manager's report, and the recommendation of the Plan Commission and either:

a. Adopt the Plan as presented,

b. Adopt the Plan with modifications, or

c. Refer the Plan back to the Plan Commission for further refinement.

D. **Review Criteria**. The wisdom of whether to adopt a proposed plan as the Village's Official Comprehensive Plan is a matter committed to the legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed Plan should be adopted, the Board should be guided by the feedback received from the public throughout the course of plan development as well as the recommendation of the Plan Commission.

E. **Effect of Decision**.

1. **Plan Filing and Notice of Adoption**. The Code adopting the Official Comprehensive Plan, or any part thereof, shall provide that the Village Manager shall cause a certified copy thereof to be placed on file in the Office of the Village Clerk, and shall cause a notice evidencing the adoption of such plan, or part thereof, to be filed with the Cook County Recorder of Deeds.

2. **Effect of Adoption**. After the adoption of the Official Comprehensive Plan, or a part thereof, no Code, regulation or Official Map relating to the physical maintenance, development, or redevelopment of the Village or any land within it shall be enacted, established, amended or varied and no right-of-way, street, utility or public structure or land shall be authorized, established, developed, redeveloped or modified in location or extent except in accordance with the policies, goals, objectives, principles and standards of the Official Comprehensive Plan or relevant part thereof unless the Board of Trustees shall first make a specific finding that the facts and circumstances affecting the particular matter justify a departure from the Plan.

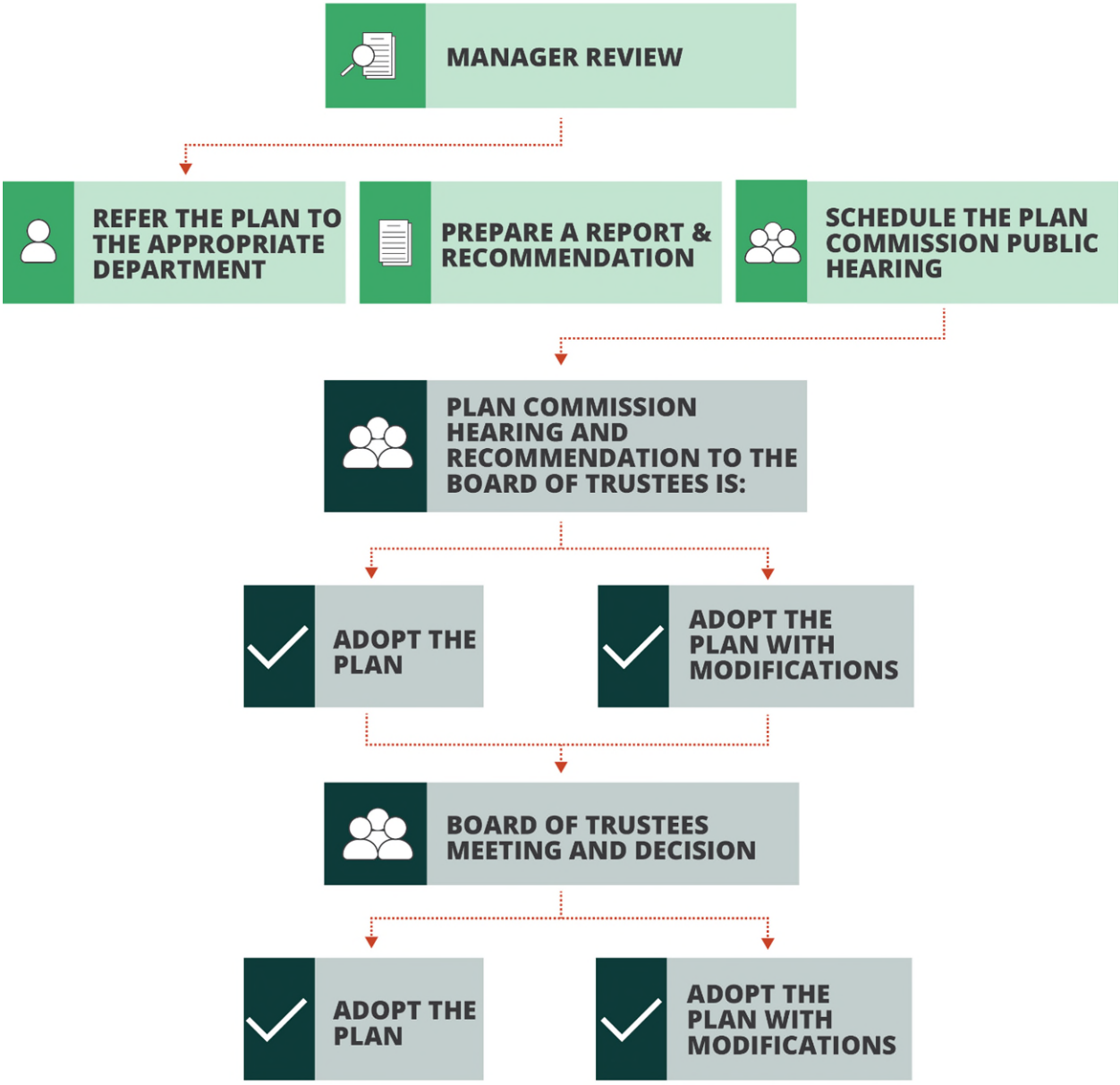


Figure 3 Comprehensive Plan Adoption

Comprehensive Plan Amendment

A. **Purpose**. The Comprehensive Plan Amendment process established by this Section is intended to provide a means for making changes to the Plan that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of this Code in light of changing, newly discovered or newly important conditions, situations or knowledge.

B. **Applicability**. A Comprehensive Plan Amendment may be initiated by the Board of Trustees, the Plan Commission, the Village Manager, or by any owner of property affected by the provisions of such plan sought to be amended.

C. **Procedures**.

1. **Pre-Application Meeting**. If a pre-application meeting is required, in accordance with Table 2-103 Procedures Overview, or requested it shall follow the process detailed in Section 2-103-B-2 Pre-Application Meetings.

2. **Application Submittal and Acceptance**.

   a. Amendments initiated by the Board of Trustees, the Plan Commission or the Village Manager shall require no formal application and shall be processed following the Comprehensive Plan Adoption procedures.

   b. Amendments initiated by the owner of affected property shall follow the standards and process established in Section 2-103-B-3.

3. **Village Manager Review**. Once the application is accepted, the Village Manager shall:

   a. Refer the application to appropriate Village Departments for review and comment,

   b. Prepare a report and recommendation on the application, based on the comments received from the referred to Village Departments, and

   c. Schedule the Plan Commission Public Hearing.

4. **Plan Commission Hearing and Recommendation**. The Plan Commission shall conduct a public hearing on the application; review and discuss the application, Village Manager's report, and public comment received; and recommend the Board of Trustees either:

   a. Amend the Official Comprehensive Plan as presented,

   b. Amend the Official Comprehensive Plan with conditions, or

   c. Deny the Amendment.

5. **Board of Trustees Meeting and Decision**. The Board of Trustees shall review the application, the Village Manager's report, and the recommendation of the Plan Commission and either:

a. Amend the Official Comprehensive Plan as presented,

b. Amend the Official Comprehensive Plan with conditions, or

c. Deny the Amendment, in which case the Village Manager shall issue a denial letter, detailing the decision to the applicant.

6. **Protest.** Any written protest against the proposed Comprehensive Plan Amendment that is received by the Village Clerk prior to the date on which consideration by the Board of Trustees is scheduled to occur shall be distributed electronically to the members of the Board of Trustees; however, notwithstanding any state statute to the contrary, such protest shall not change the vote requirement for adoption by the Board of Trustees.

D. **Review Criteria**. In the review of a Comprehensive Plan Amendment application, the Plan Commission and Board of Trustees shall ensure the amendment is generally consistent with the overall policies, goals, objectives, principles and standards of the Official Comprehensive Plan.

E. **Effect of Decision**.

1. After the adoption of an amendment to the Official Comprehensive Plan, or a part thereof, no Code, regulation or Official Map relating to the physical maintenance, development, or redevelopment of the Village or any land within it shall be enacted, established, amended or varied and no right-of-way, street, utility or public structure or land shall be authorized, established, developed, redeveloped or modified in location or extent except in accordance with the policies, goals, objectives, principles and standards of the Official Comprehensive Plan or relevant part thereof unless the Board of Trustees shall first make a specific finding that the facts and circumstances affecting the particular matter justify a departure from the Plan.

2. **Amendment Filing and Notice of Adoption**. The Code adopting the amendment to the Official Comprehensive Plan, or any part thereof, shall provide that the Village Manager shall cause a certified copy thereof to be placed on file in the Office of the Village Clerk, and shall cause a notice evidencing the adoption of such amendment, or part thereof, to be filed with the Cook County Recorder of Deeds.

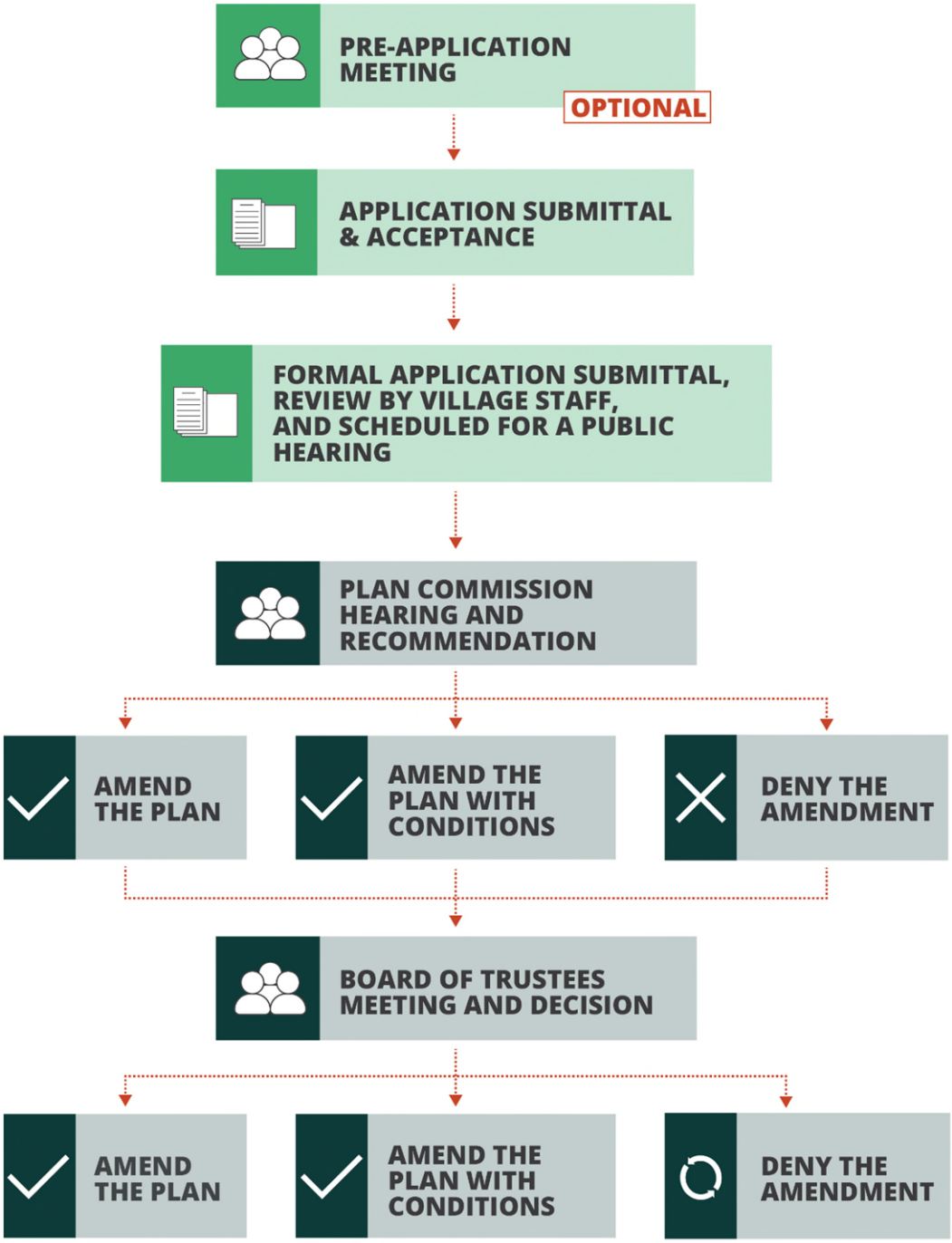


Figure 4 Comprehensive Plan Amendment

Code and Zoning Map Amendment

A. **Purpose**. The Code and Zoning Map Amendment process established by this Section is intended to provide a means for making changes in the text of this Code that have more or less general significance or application. It is not intended to relieve particular hardships nor to confer special privileges or rights. Rather, it is intended as a tool to adjust the provisions of this Code in light of changing, newly discovered or newly important conditions, situations or knowledge.

B. **Applicability**. An application for a Code and Zoning Map Amendment may be filed by the Board of Trustees, the Plan Commission, the Zoning Board of Appeals, the Village Manager, and any person interested in a proposed amendment to the text of this Code, or the owner of, or any person having a contractual interest in any property to be affected by a proposed amendment to the Zoning Map.

C. **Procedures**.

1. **Pre-Application Meeting**. If a pre-application meeting is required, in accordance with Table 2-103 Procedures Overview, or requested it shall follow the process detailed in Section 2-103-B-2 Pre-Application Meetings.

2. **Optional Preliminary Consideration**. The applicant may elect to conduct a Preliminary Application Consideration meeting with the Board of Trustees prior to application submittal. If the applicant elects, the following steps shall be taken. Applicants who choose to waive the Preliminary Application Consideration meeting with the Board of Trustees shall have the Application Submittal, as outlined in Step 3 (see Section 2-103-B-2(b)), shall be placed on the next available Board of Trustees meeting agenda to acknowledge receipt of application.

    a. **Preliminary Application Submittal and Acceptance**. Preliminary application submittal and acceptance shall follow the standards and process established in Section 2-103-B-2.

    b. **Village Manager Review**. Once the application is accepted, the Village Manager shall schedule the Board of Trustees Preliminary Application Consideration meeting.

    c. **Board of Trustees Preliminary Application Consideration Meeting**.

        i. Village staff shall present the preliminary application in sufficient detail to broadly acquaint the Board of Trustees with the proposal during a public meeting.

        ii. The Board of Trustees may provide the applicant with any preliminary views or concerns that they may have at a time in the process when positions are still flexible, and adjustment is still possible prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a formal application.

        iii. The Board of Trustees may make any comments, suggestions or recommendations regarding the preliminary application deemed necessary or appropriate by that

member; provided, however, that no final or binding action shall be taken with respect to any preliminary application.

iv. Any views expressed during the Board of Trustees Preliminary Application Consideration meeting shall be deemed to be only preliminary and advisory and only the individual views of the members expressing them. Nothing said or done during such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the Board of Trustees, or any member of it, to approve or deny any formal application following full consideration thereof as required by this Code.

3. **Application Submittal and Acceptance**. Application submittal and acceptance shall follow the standards and process established in Section 2-103-B-3.

4. **Village Manager Review.** Once the application is accepted, the Village Manager shall:

   a. Refer the application to appropriate Village Departments for review and comment,

   b. Prepare a report and recommendation on the application, based on the comments received from the referred to Village Departments, and

   c. Schedule the Plan Commission Public Hearing.

5. **Plan Commission Hearing and Recommendation**. The Plan Commission shall conduct a public hearing on the application; review and discuss the application, Village Manager's report, and public comment received; and recommend the Board of Trustees either:

   a. Amend the Code or Zoning Map as presented,

   b. Amend the Code or Zoning Map with conditions, or

   c. Deny the Amendment.

6. **Board of Trustees Meeting and Decision**. The Board of Trustees shall review the application, the Village Manager's report, and the recommendation of the Plan Commission and either:

   a. Amend the Code or Zoning Map as presented,

   b. Amend the Code or Zoning Map with conditions,

   c. Refer the Code or Zoning Map back to the Plan Commission for additional refinement, or

   d. Deny the Amendment, in which case the Village Manager shall issue a denial letter, detailing the decision to the applicant.

7. **Protest.** Any written protest against the proposed Amendment that is received by the Village Clerk prior to the date on which consideration by the Board of Trustees is scheduled to occur shall be distributed electronically to the members of the Board of Trustees; however, notwithstanding any state statute to the contrary, such protest shall not change the vote requirement for adoption by the Board of Trustees.

D. **Review Criteria**. The wisdom of amending the Code and/or Zoning Map is a matter committed to the legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied, the Board should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board should weigh the following factors:

1. The existing uses and zoning classifications of properties in the vicinity of the subject property.
2. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present plan designation or zoning classification.
3. The extent to which the value of the subject property is diminished by the existing plan designation or zoning classification applicable to it.
4. The extent to which such diminution in value is offset by an increase in the public health, safety, and welfare.
5. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
6. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
7. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.
8. The suitability of the subject property for uses permitted or permissible under its present plan designation and zoning classification.
9. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.
10. The community need for the proposed map amendment and for the uses and development it would allow.

E. **Effect of Decision**.

1. After the adoption of a Code or Zoning Map Amendment no physical maintenance, development, or redevelopment of the Village or any land within it shall be done except in accordance with the amended Code or map.
2. **Zoning Map Amendment Filing and Notice of Adoption**. The Code adopting the Zoning Map amendment shall provide that the Village Manager shall cause a certified copy thereof to be placed on file in the Office of the Village Clerk.

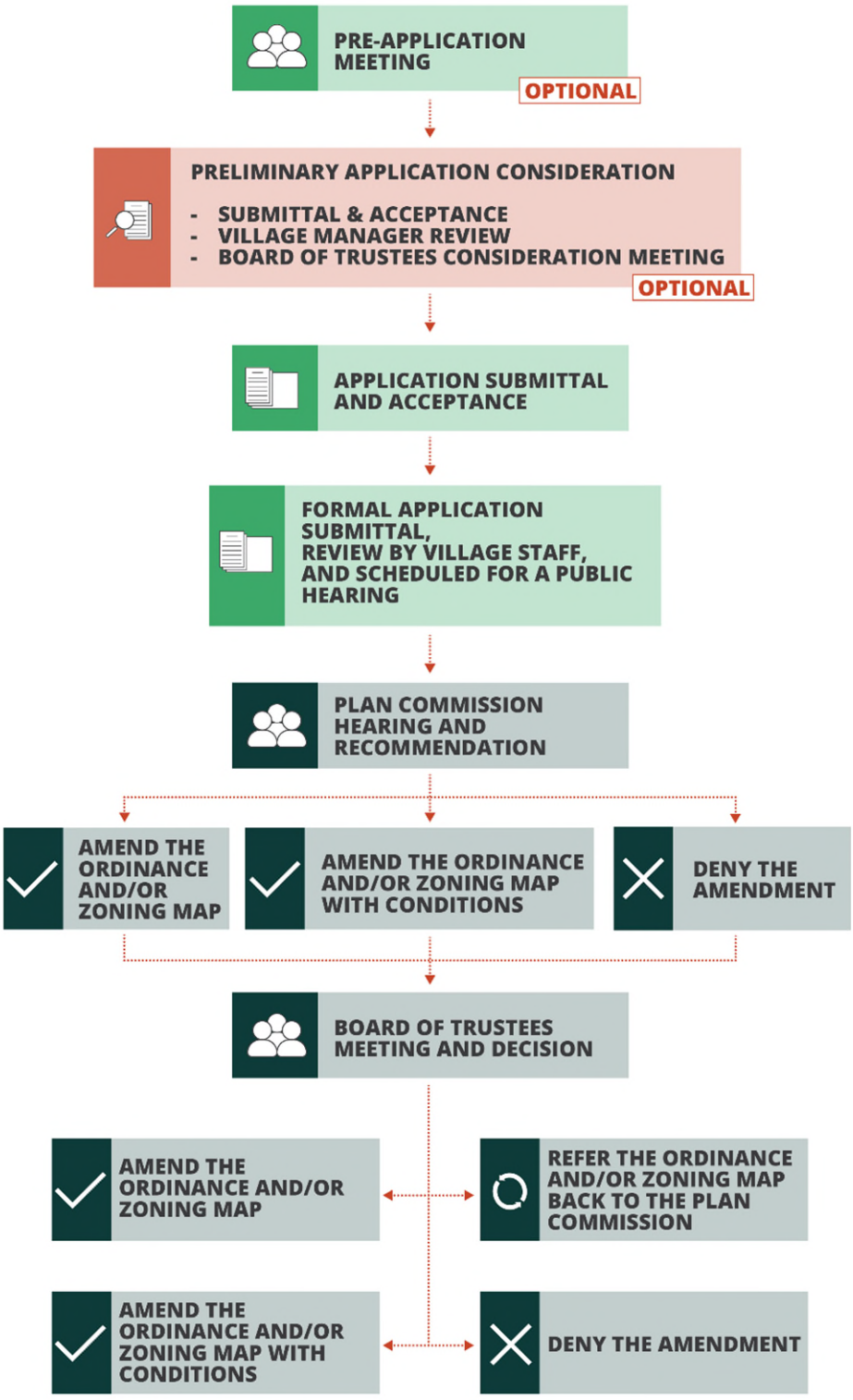


Figure 5 Code and Zoning Map Amendment

Planned Unit Development

A. **Purpose**. The Planned Unit Development (PUD) process is established to achieve high quality, creative, and innovative land planning and site design that furthers the objectives of the Village, as detailed in Table 4-102, but which cannot be achieved through the strict application of the development and design standards of this Code. The PUD is a process by which deviations from base district development and design standards, that meet the needs and character of the site-specific features and context of the district, may be approved.

B. **Applicability**.

1. **Village Green Overlay District**. All new development or redevelopment in the VG-O district that will impact more than 50,000 square feet of gross floor area or total development site area, shall be subject to the PUD process regardless of whether deviations from base and overlay district standards are sought.

2. **All Other Districts**. In all other districts, except the C-4 District, a PUD may be considered for any new development or redevelopment impacting 200,000 square feet or more of gross floor area or development site area.

3. **C-4 District**.

a. In the C-4 District, any new development or redevelopment occurring after October 30, 2023, shall undergo a PUD process. The development shall be approved as a planned development in accordance with the procedures outlined in this Section and the special permit requirements set forth in Section 2-113. Once approved, all development within the PUD shall be governed by the final plan approved as part of the planned development.

b. Any use or structure existing in the C-4 District as of October 30, 2023, that is not part of a planned development approved on or after October 30, 2023, shall be deemed to be a legal nonconformity subject to the provisions of Article 12 of this Code.

C. **Procedures**.

1. **Pre-Application Meeting**. If a pre-application meeting is required, in accordance with Table 2-103 Procedures Overview, or requested it shall follow the process detailed in Section 2-103-B-2 Pre-Application Meetings.

2. **Optional Preliminary Consideration**. The applicant may elect to conduct a Preliminary Application Consideration meeting with the Board of Trustees prior to application submittal. If the applicant elects, the following steps shall be taken. Applicants who elect to waive the Preliminary Application Consideration meeting will still have their Application Submittal, as outlined in Step 3 (see Section 2-103-B-2(b)), shall be placed on the next available Board of Trustees meeting agenda to acknowledge receipt of t application.

a. **Preliminary Application, Submittal and Acceptance**. Preliminary application submittal and acceptance shall follow the standards and process established in Section 2-103-B-2.

a. **Preliminary Application, Village Manager Review**. Once the application is accepted, the Village Manager shall schedule the Board of Trustees Preliminary Application Consideration meeting.

b. **Preliminary Application Board of Trustees Consideration Meeting**. See Section 2-102.D.

3. **Application Submittal and Acceptance**.

   a. Application submittal and acceptance shall follow the standards and process established in Section 2-103-B-3.

   b. When a subdivision of land, subject to the Northbrook Subdivision Code, is proposed in connection with a planned development, review of the tentative plat of the proposed subdivision shall be carried out simultaneously with review of the PUD application.

4. **Village Manager Review.** Once the application is accepted, the Village Manager shall:

   a. Refer the application to appropriate Village Departments for review and comment,

   b. Prepare a report and recommendation on the application, based on the comments received from the referred to Village Departments, and

   c. Forward the application as follows:

      i. For major redevelopment and new development applications under 50,000 square feet, the application shall be reviewed by the Architectural Control Commission and Village Board.

      ii. For major redevelopment and new development over 50,000 square feet, the application shall proceed through the PUD process, including a public hearing.

5. **Architectural Control Commission and Plan Commission Meeting and Recommendation**. The Architectural Control Commission and Plan Commission, as applicable, shall review and discuss the application, Village Manager's report, and either:

   a. Recommend Approval of the PUD,

   b. Recommend Approval of the PUD with conditions, or

   c. Recommend Denial of the PUD, in which case the Village Manager shall issue a denial letter, detailing the decision to the applicant.

6. **Board of Trustees Meeting and Decision**. The Board of Trustees shall review the application, the Village Manager's report, and the recommendation of the Architectural Control Commission or Plan Commission; and either:

a. Approve the PUD,

b. Approve the PUD with conditions,

b. Refer the PUD back to the Architectural Control Commission or Plan Commission, as applicable, for additional refinement, or

c. Deny the PUD, in which case the Village Manager shall issue a denial letter, detailing the decision to the applicant.

7. **Protest**. Any written protest against the proposed PUD that is received by the Village Clerk prior to the date on which consideration by the Board of Trustees is scheduled to occur shall be distributed electronically to the members of the Board of Trustees; however, notwithstanding any state statute to the contrary, such protest shall not change the vote requirement for adoption by the Board of Trustees.

D. **Review Criteria**.

1. **General Review Criteria**. In the review of all PUDs, the Board of Trustees shall find that all of the following objectives are met:

a. **Plan Alignment**. The PUD is consistent with and clearly puts into effect the goals, objectives, and policies set forth in adopted plans and policy documents of the Village.

b. **Placemaking**. The PUD has a distinctive identity and brand that is utilized in signs, streetscape, public art, architecture, public gathering spaces, and open spaces.

c. **Integrated Design with Identifiable Centers and Edges**. The PUD is laid out and developed as a unit in accordance with an integrated overall design. The design provides identifiable centers and edges through the harmonious grouping of buildings, uses, facilities, community spaces, and open spaces. The design is highly connected internally and externally and maximizes multimodal transportation.

d. **Compatibility with Adjacent Land Uses**. The PUD includes uses which are generally compatible with the uses of adjacent parcels, with consideration given to the level of activity or intensity, noise, light, and odor. If the uses are not generally compatible, adverse impacts are mitigated through building design, height, and placement; significant screening; landscaping; public open space; and other buffering features that protect uses within the development and surrounding properties beyond what is otherwise required by this Code.

e. **Landscape Conservation and Visual Enhancement**. The PUD preserves and enhances existing natural features and amenities, such as stands of mature trees, riparian areas, wildlife habitat, unique landforms or topography, and significant viewsheds, beyond that which is required by the Village.

f. **Open and Public Gathering Space**. The PUD includes prominent and accessible open space and public gathering space, meeting the ownership and maintenance standards of

Article 8. The Board of Trustees may elect to condition their approval of the PUD on the dedication of open space and public gathering space to the Village for public use.

g. **Archaeological, Historical, or Cultural Impact**. The PUD does not substantially, adversely impact archaeological, historical, or cultural resources, including historic properties eligible for or listed in the National Register of Historic Places located on or off the parcel(s) proposed for development. Examples of adverse impacts include but are not limited to:

i. Neglect, destruction, damage, or removal of resources; alteration of property inconsistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties,

ii. Change of the character of the physical features of the resource's setting and association that contribute to its historic significance, and

iii. Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features.

2. **Modification Standards**. A PUD shall justify any request(s) for deviation from base or overlay district development and design standards by meeting at least one of the following standards that further the Village's adopted policies and goals.

a. **Environmentally Sustainable Site and Building Design**. The PUD is designed with consideration given to various methods of site design and building location, architectural design of individual buildings, and landscaping design in order to:

i. Substantially reduce energy, waste and water consumption, for example, by meeting environmentally friendly building or site certification standards or adaptive reuse,

ii. Enhance local food systems, or

iii. Improve onsite stormwater management and water quality, for example, by designing to the 100-year storm event.

b. **Other**. The applicant may propose an alternative modification standard for consideration by the Board of Trustees.

E. **Effect of Decision**.

1. **Regulation During and Following Completion of Development**. Following Final Plan approval, the approved deviations from base district development and design standards shall control in the event of an express conflict between the provisions of the Final Plan and this Code. Any base district development and design standard both in effect at the time of PUD adoption or established/amended in the future, which does not receive deviation approval, shall be complied with.

2. **PUD Filing and Notice of Adoption**. The Code adopting the PUD shall provide that the Village Manager shall cause a certified copy thereof to be placed on file in the Office of the

Village Clerk, and shall cause a notice evidencing the adoption of such plan, or part thereof, to be filed with the Cook County Recorder of Deeds.

3. **Amendments**.

   a. **Administrative Amendments**. Insignificant amendments to PUDs shall be treated as a Site Plan (Section 2-108). Administrative amendments include any amendments that:

      i. Does not increase the intensity of the use,

      ii. Further reduce any authorized variation or exception,

      iii. Has no discernible impact on neighboring properties or the general public, and

      iv. Complies with all special restrictions established in the approved Special Permit Code.

   b. **Minor Amendments**. Minor amendments to PUDs shall be reviewed and approved by the Board of Trustees following a public meeting. Minor amendments include any amendments that have no substantial impact on neighboring properties, the general public, or those intended to occupy or use the proposed development.

   c. **Major Amendments**. Major amendments to an approved PUD shall be treated as a new application for PUD approval. Major amendments include any amendments that do not qualify as an administrative or minor amendment.

   d. **C-4 District Amendments.** Any subsequent amendment to a planned development special permit approved pursuant to 2-118-B-3 of this Section, shall require approval in accordance with the applicable provisions of this Code governing amendments to planned development special permit ordinances. However, property owners required to apply for or consent to any such amendment shall be limited to those property owners directly impacted by the proposed amendment.

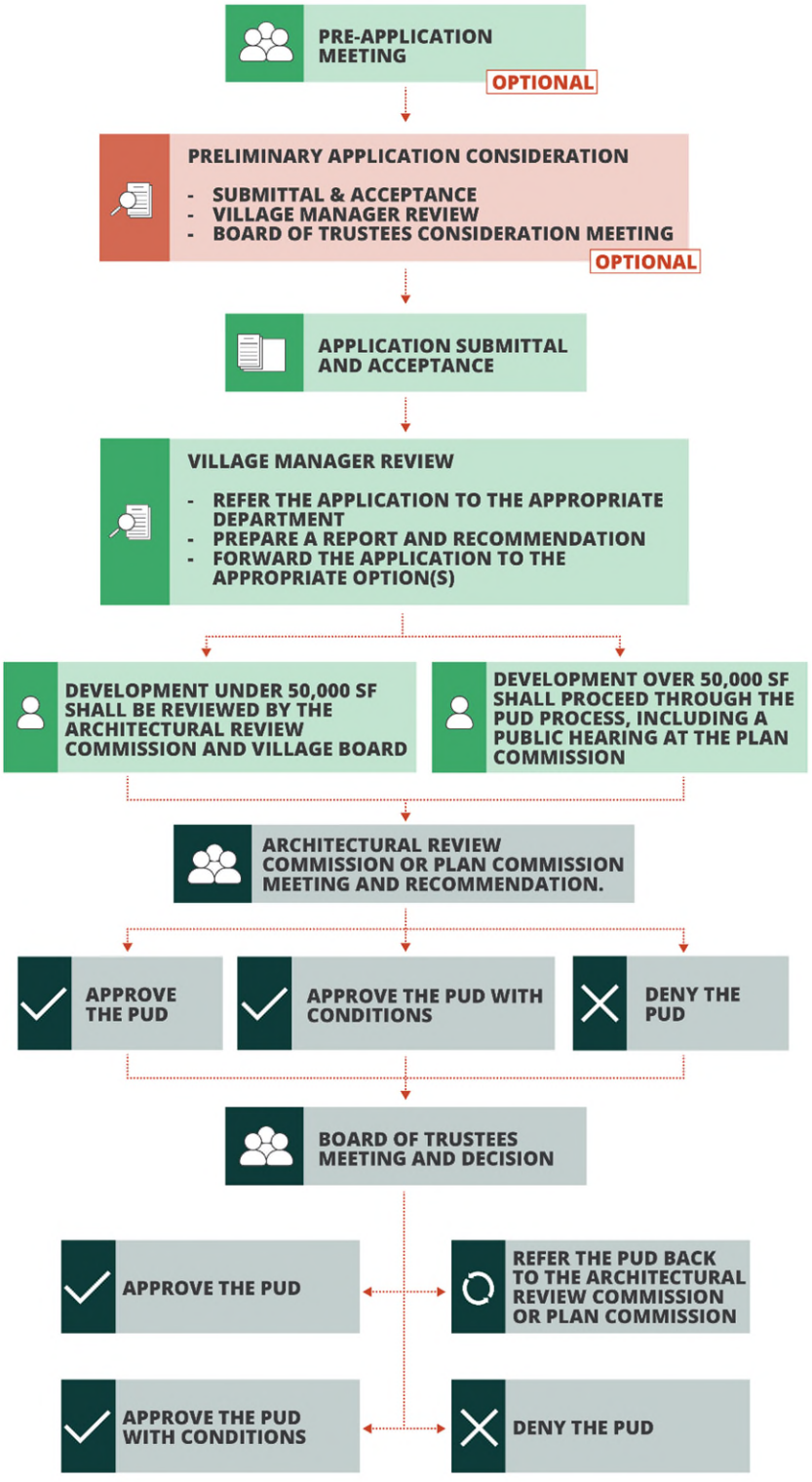


Figure 6 Planned Unit Development