



Village of Northbrook

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NOTICE OF PLAN COMMISSION PUBLIC HEARING

Docket No. PCD-19-04: 4105 Dundee Road – Culver’s

Marcia Franklin, Plan Commission Chairman, Village of Northbrook, Cook County, Illinois

A public hearing on this matter will be held at the below noted location, date, and time. All interested parties are invited to attend and be heard. Written public comments will also be part of the public record and be distributed to the Plan Commission. Written comments may be submitted at any time via mail or email at swati.pandey@northbrook.il.us.

Hearing Location: Northbrook Village Hall – Board Room
1225 Cedar Lane
Northbrook, IL 60062

Initial Hearing Date & Time: Tuesday, July 16, 2019, at 7:30 p.m.

Subject Property:	4105 Dundee Road (P.I.Ns 04-07-100-017-0000, 04-07-100-018-0000, 04-07-100-016-0000, 04-07-100-019-0000, 04-07-100-020-0000)
Property Description:	Located on the southwest corner of Dundee Road and Sanders Road
Project Description:	The Applicant is requesting approval to construct a new restaurant with an accessory drive-through on the vacant outlot for Culver’s.
Property Owner:	WFC-Lincoln Sanders, LLC and WFC Sanders LLC
Applicant:	Culv NB, LLC
Requested Relief:	<ul style="list-style-type: none"> A. Special Permit to allow a Drive-Through Facility (SIC No. 9980.00) accessory to a restaurant in the C-2 Neighborhood Commercial District; B. Text Amendment to allow an electronic message board sign by special permit in the C-2 District; C. Special Permit for an electronic message board sign in the C-2 District; D. Special Permit to increase the permitted ground sign height in excess of the height limit from 8’ to 11’-4 1/8” (SIC No. 9966.00); E. Variation to reduce the required front yard (east) from 25’ to 7.4’ to accommodate the proposed parking lot; F. Variation to reduce the required corner side yard (north) from 25’ to 3.3’ to accommodate the proposed drive aisle; G. Variation to reduce the required number of loading spaces from 1 to 0; H. Variation to reduce the required ground sign setback from 15’ to 5.8’; I. Site Plan Approval; and J. 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
For Further Information	<p>To review the details of this application, please contact the Village staff (Swati Pandey, 847-664-4052 or via email at swati.pandey@northbrook.il.us).</p> <p>By the end of the day on Friday, July 12, detailed information regarding this application for the July 16 Plan Commission meeting will be available on the following web page www.northbrook.il.us. Until that time some information is available on that webpage. If you have a smartphone, you may also use the QR code to the right.</p>



