



Village of Northbrook

1225 Cedar Lane Northbrook, Illinois 60062 847.272.5050 Fax 847.272.1892 www.northbrook.il.us

NOTICE OF PLAN COMMISSION PUBLIC HEARING

Docket No. 16-10: Life Time Fitness Mixed Use Development – 1000 Skokie Boulevard


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

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

Hearing Date & Time: Tuesday, September 20, 2016, at 7:30 p.m.

All interested parties are invited to attend. 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 david.schoon@northbrook.il.us

Subject Property:	1000 Skokie Boulevard, Northbrook, IL 60062 (P.I.N. 04-12-300-033-0000)
Property Description:	The Subject Property is located along the west side of Skokie Boulevard, generally south of the intersection of Skokie Boulevard and Sunset Ridge Road.
Project Description:	Final plan approval for a proposed planned development consisting of a physical fitness facility (Lifetime Fitness), a child care facility (Children’s Learning Adventure), and a 304-unit luxury apartment building. The development previously received concept plan approval by the Village.
Property Owners:	Skodun LLC
Applicant:	LTF Real Estate Company, Inc. (contract purchaser)
Request:	<ul style="list-style-type: none"> A. Final site plan for the planned development; B. Final plat of subdivision; C. Special permit to increase the floor area ratio (FAR) for a planned development of up to 0.73; D. Special permit to allow Life Time Fitness (LTF) to operate a physical fitness facility; E. Special permit to allow Children’s Learning Adventure (CLA) to operate a child care facility; F. Special permits for the following proposed signs: <ul style="list-style-type: none"> 1. a wall sign on the north façade of the LTF building, the top of which is no higher than 52 feet 3 inches from grade; 2. a wall sign on the south façade of the LTF building, the top of which is no higher than 52 feet 3 inches from grade; 3. a wall sign on the east façade of the LTF building that: (i) is no larger than 157 square feet, and (ii) the top of which is no higher than 45 feet 6 inches from grade; 4. three wall signs on the east façade of the CLA building, the tops of which are no higher than 32 feet from grade; 5. three wall signs on the north façade of the CLA building, the tops of which are no higher than 27 feet 4 inches from grade G. Special permit to allow the landbanking of 72 parking spaces for the child care facility and the fitness facility; H. Yard variation to reduce the front yard along Skokie Boulevard from 50’ to no less than 30’ to accommodate the landbanking of 72 parking spaces for the child care facility and fitness facility; I. Waiver of the foundation landscaping requirements for the CLA building and the LTF building; J. Waiver of the Subdivision Code requirement to bury the existing overhead utility line along the Sunset Ridge Road frontage of the Subject Property; K. Exceptions to the Zoning Code requirements for the following: <ul style="list-style-type: none"> 1. to reduce the required number of parking spaces for the apartment building from 912 to 543; 2. to reduce the minimum standard parking stall dimensions for the surface parking spaces and the standard parking spaces within the apartment building parking structure from 9 feet wide by 20 feet long to 9 feet wide by 18 feet long; and

	L. Approval of any other such variations, waivers, subdivision, 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 information regarding this application, please contact Village staff (David Schoon, 847-664-4052 or via email at david.schoon@northbrook.il.us) or go the Northbrook Department of Development & Planning Services website www.northbrook.il.us. By the end of the day on Friday September 16, detailed information regarding this application for the September 20 Plan Commission meeting will be available at the above web page. If you have a smartphone, you may also use the QR code to the right.</p> 

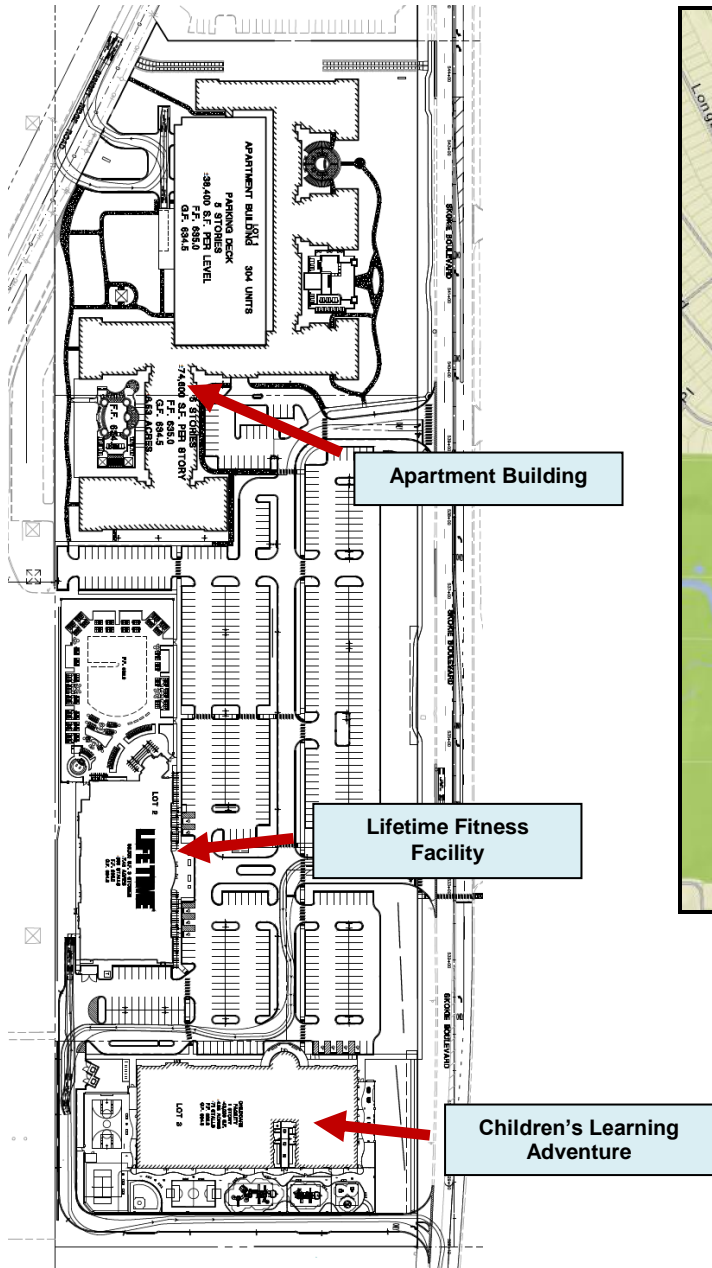


Figure 1: Proposed Development
(Site Plan - does not show proposed landscaping)



Figure 2: Location Map