



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. PCD-19-13: 430 Dundee Road and 755 Skokie Boulevard

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 michaela.kohlstedt@northbrook.il.us.

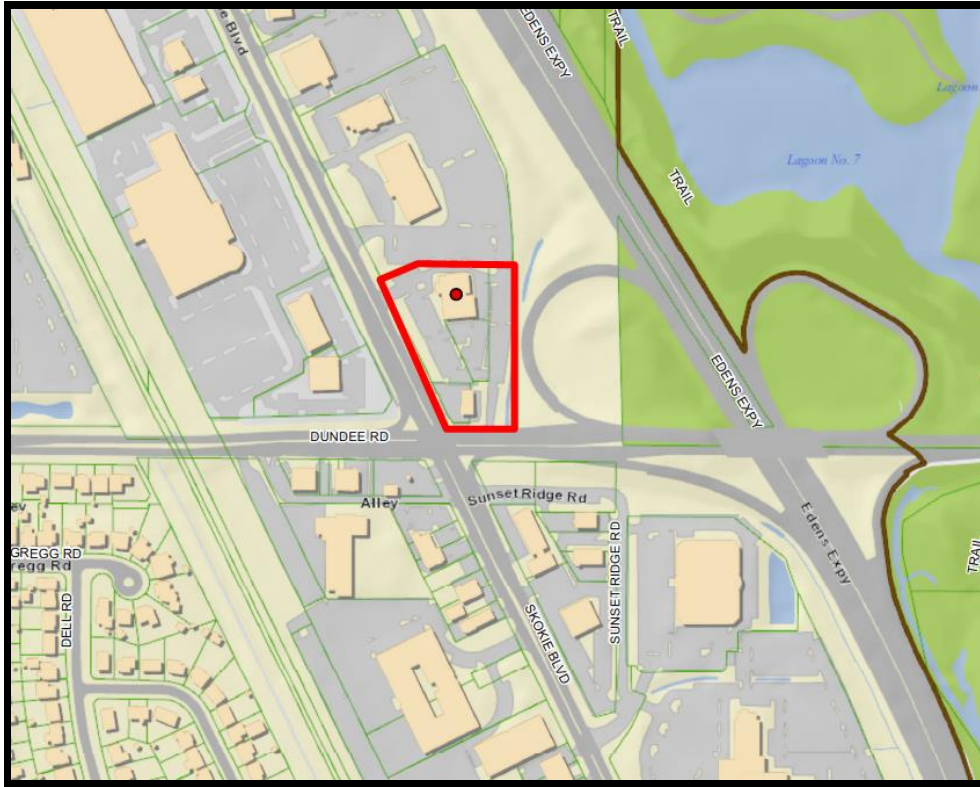
Hearing Location: Northbrook Village Hall – Board Room
1225 Cedar Lane
Northbrook, IL 60062

Initial Hearing Date & Time: Tuesday, October 15, 2019, at 7:30 p.m.

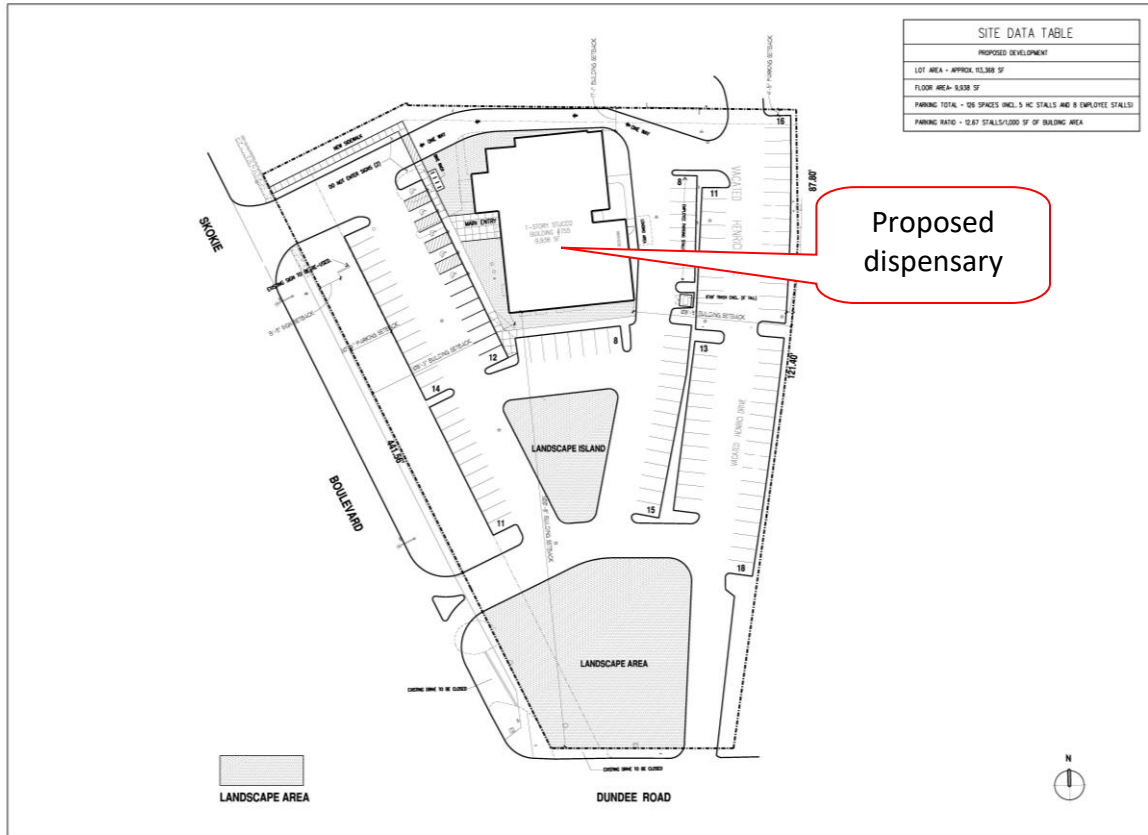
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|--------------------------------|--|
| Subject Property: | 430 Dundee Road and 755 Skokie Boulevard (P.I.N 04-02-424-030-0000 and 04-02-424-032-0000) |
| Property Description: | Located on the northeast corner of Dundee Road and Skokie Boulevard |
| Project Description: | The Applicant is requesting approval of relief to allow for the operation of a recreational cannabis facility to open after January 1, 2020. |
| Property Owner: | Crossroads Broadway, LLC |
| Applicant: | Greenhouse Group, LLC |
| Requested Relief: | A. Special Permit to Allow Recreational Cannabis Retail Facility; B. Rezoning of one parcel from O-3 General Office to C-5 Boulevard Commercial District; C. Lot Consolidation of two parcels into one; D. Variation to Reduce the north yard from 5' to 4' to accommodate the existing parking lot; E. Variation to Reduce the required number of loading spaces from 1 to 0; and F. Approval of any other such variations, waivers, and zoning relief as may be necessary to accomplish development and use of the Subject Property as requested by the Applicant |
| For Further Information | To review the details of this application, please contact the Village staff (Michaela Kohlstedt, 847-664-4057 or via email at michaela.kohlstedt@northbrook.il.us). By the end of the day on Friday, October 11, detailed information regarding this application for the October 15 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. |



SUBJECT PROPERTY



PROPOSED SITE PLAN



| SITE DATA TABLE | |
|--|-----------|
| PROPOSED DEVELOPMENT | |
| LOT AREA - APPROX | 13,368 SF |
| FLOOR AREA - 6,636 SF | |
| PARKING TOTAL - 98 SPACES (INCL 5 HC STALLS AND 8 EMPLOYEE STALLS) | |
| PARKING RATIO - 5.87 STALLS/1,000 SF OF BUILDING AREA | |

Proposed dispensary

CROSSROADS BROADWAY

LAWRENCE & HENDERSON, LTD.
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.LHCONSULTANTS.COM

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PROJECT: RETAIL DEVELOPMENT
 ADDRESS: 1000 WEST 10TH AVENUE, SUITE 100
 CITY: DENVER, CO 80202

DATE: 08/20/2018
 DRAWN BY: JH
 CHECKED BY: JH
 REVISIONS: 01

SCALE: AS SHOWN
 SHEET: 1 OF 1