



Village of Northbrook

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NOTICE OF PLAN COMMISSION PUBLIC HEARING

Docket No. PCD-22-08: 1657 Shermer Road

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 18, 2022, at 7:30 p.m.

Subject Property:	1657 Shermer Road PIN Numbers: 04-10-315-038-0000 and 04-15-100-047-0000
Property Description:	Located on the east side of Shermer Road; south of Walters Avenue
Project Description:	This is a request rezone, resubdivide, and redevelop the site with a multi-use planned development consisting of an approximate 6,500 square foot commercial building, a five-story 335-unit apartment building with amenities, and a four-story 48-unit affordable and supportive apartment building with amenities.
Property Owner:	Village of Northbrook
Applicant:	Quarterra Multifamily Communities, LLC (the "Applicant") along with Housing Opportunity Development Corporation (the "Co-Applicant")
Requested Relief:	A. Rezoning from I-1 Restricted Industrial and R-5 Single Family Residential to the VGRC Village Green Residential & Commercial District; B. Zoning Code Text Amendment for Subsection 8-711A of Article VIII – Part VII to allow an Increase in Maximum Height from 45' and 4 stories to 70' and 5 stories; C. Special Permit for a Concept Mixed Use Planned Development; D. Special Permit for More than One Principal Structure on a Zoning Lot; E. Special Permit for a Restaurant; F. Special Permit for Outdoor Seating Accessory to Permitted Eating Place; G. Tentative Plat of Re-Subdivision for 2 Lots; H. Approval of the following Variations: 1. Variation to reduce required number of loading spaces from 1 to 0; 2. Variation to reduce the required front yard from 10' to 2' to accommodate parking; 3. Variation to reduce the required interior yard (south) from 5' to 1' to accommodate parking; 4. Variation to reduce the required rear yard from 20' to 15' on south parcel and from 20' to 4' on the north parcel to accommodate parking. I. Waiver of Zoning Code Requirement for parking garage ramps not to exceed 8% slope to allow a 15% slope; J. Approval of the following exceptions to the Zoning Code requirements in conjunction with a Mixed Use Planned Development application: 1. Reduce the required lot area per dwelling unit from 1,815 square feet to 1,100 square feet; 2. Reduce the required number of parking spaces for an affordable housing apartment building from 2 spaces per unit to 1.25 spaces per unit; 3. Reduce the required number of parking spaces for an apartment building from 2 spaces per unit to 1.5 spaces per unit;

	<p>4. Not require installation of wheel stops in parking stalls that are not adjacent to a curb;</p> <p>5. Increase the maximum permitted parking garage slope from 5% to 6% for a parking garage accessory to an apartment building;</p> <p>6. Increase the allowable square foot area of ground signs from 25 square feet, but not to exceed 100 square feet per sign face;</p> <p>7. Increase the number of ground signs permitted in a planned development, and decrease the required space distance between signs.</p> <p>K. Site Plan approval; and</p> <p>L. Approval of such other zoning relief as may be necessary to accommodate the development of the Subject Property as proposed by the Applicant.</p>
For Further Information	<p>To review the details of this application, please contact the Village staff (Michaela Kohlstedt, 847-664-4051 or via email at michaela.kohlstedt@northbrook.il.us).</p> <p>By the end of the day on Friday, October 14, detailed information regarding this application for the October 18 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> 

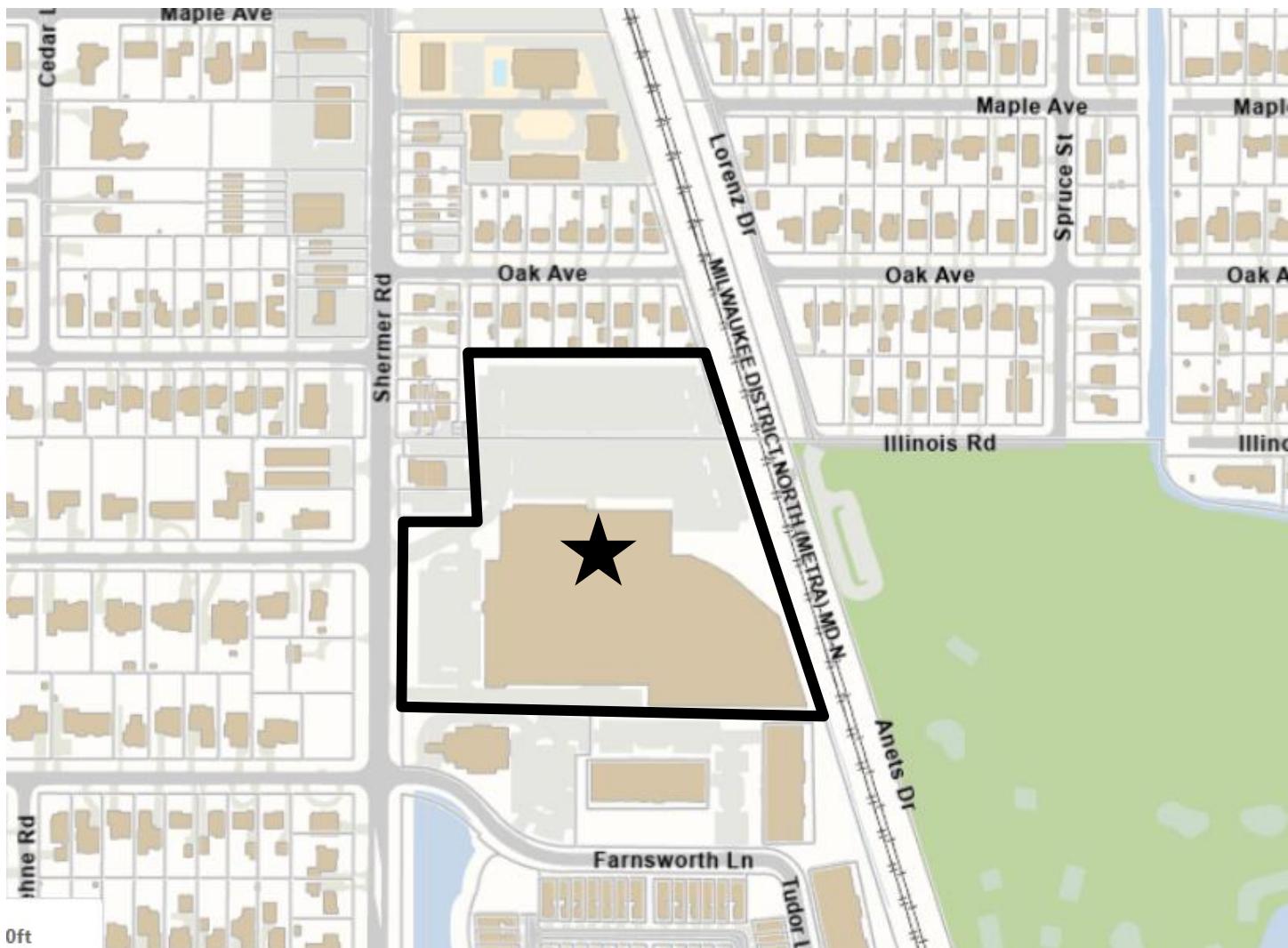


Figure 1: Site Location Map

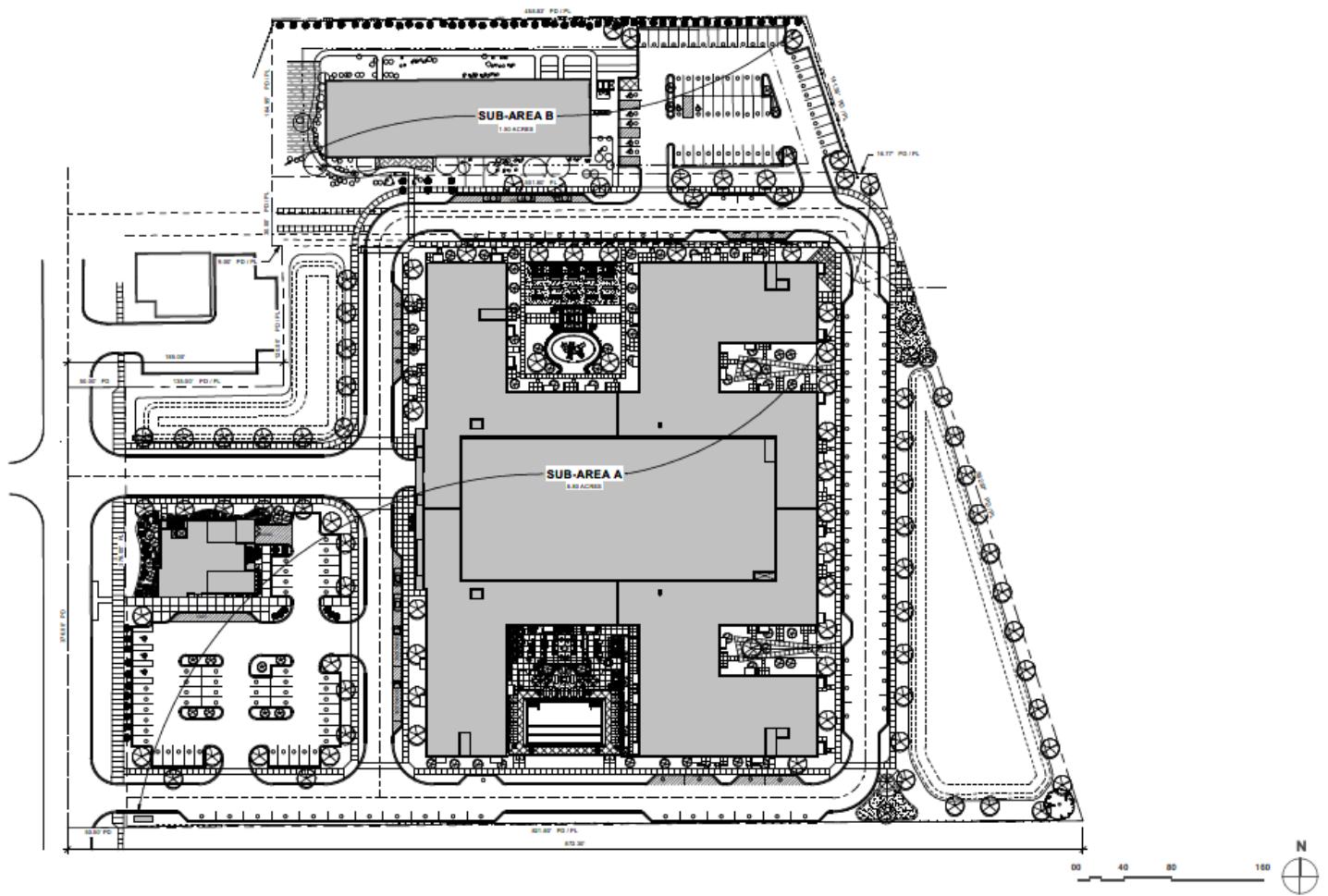


Figure 2: Proposed Site Plan