



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

NOTICE OF PLAN COMMISSION PUBLIC HEARING

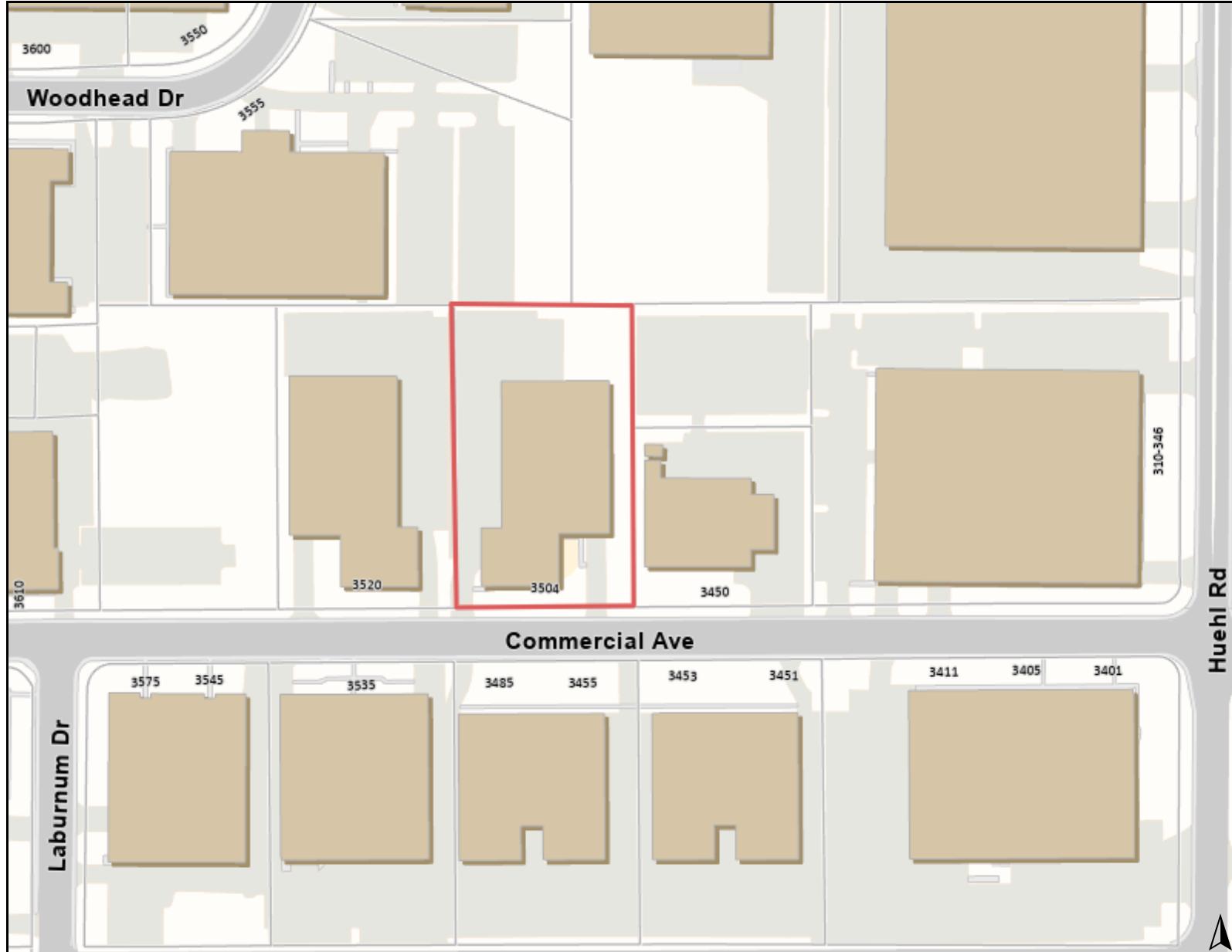
Docket No. PCD-25-13: 3504 Commercial Avenue – Northbrook Village Fleet Garage Facility **Plan Commission Chairman, Village of Northbrook, Cook County, Illinois**

*A public hearing on this matter will be held on **Tuesday, September 16, 2025 at 7:30 PM in the Board Room of the Northbrook Village Hall**. 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, September 16, 2025, at 7:30 p.m.

Subject Property:	3504 Commercial Avenue (P.I.N. 04-05-102-010-0000)
Property Description:	Located on the north side of Commercial Avenue, between Huehl Road and Era Drive (Sky Harbor Industrial Park)
Project Description:	The applicant proposes to repurpose an existing industrial building for a new Village fleet maintenance garage facility on the Subject Property.
Property Owner:	Village of Northbrook
Applicant:	Village of Northbrook
Requested Relief:	A. Comprehensive Plan Map Amendment from General Industrial, Warehouse, and Office to Government Facility; B. Rezoning from I-1 Restricted Industrial to IB Institutional Building District; C. Variations of the following bulk and space regulations in the IB District: a) Lot Area from 85,000 square feet to 69,000 square feet; b) Lot width from 300 feet to 200 feet; c) Required yard: interior side (east) from 20' to 19'11 1/2"; interior side (west) from 20' to 0'; and rear (north) from 20' to 10'; d) Required setback: front (south) from 35' to 32'10 1/4"; and interior side (east) from 20' to 19'11 1/2"; and e) Floor Area Ratio from 0.35 to 0.45 D. Variation to reduce the required parking from 35 spaces to 27 spaces (23%); E. Variation to reduce the loading space requirement from 1 to 0; F. Site Plan Approval; and G. 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	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). By the end of the day on Friday, September 12, detailed information regarding this application for the September 16 Plan Commission meeting will be available on the following web page www.northbrook.il.us .



Legend

Print Date: 8/25/2025

Notes