



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-24-06: 1825 Shermer Road – Northbrook Row Townhomes

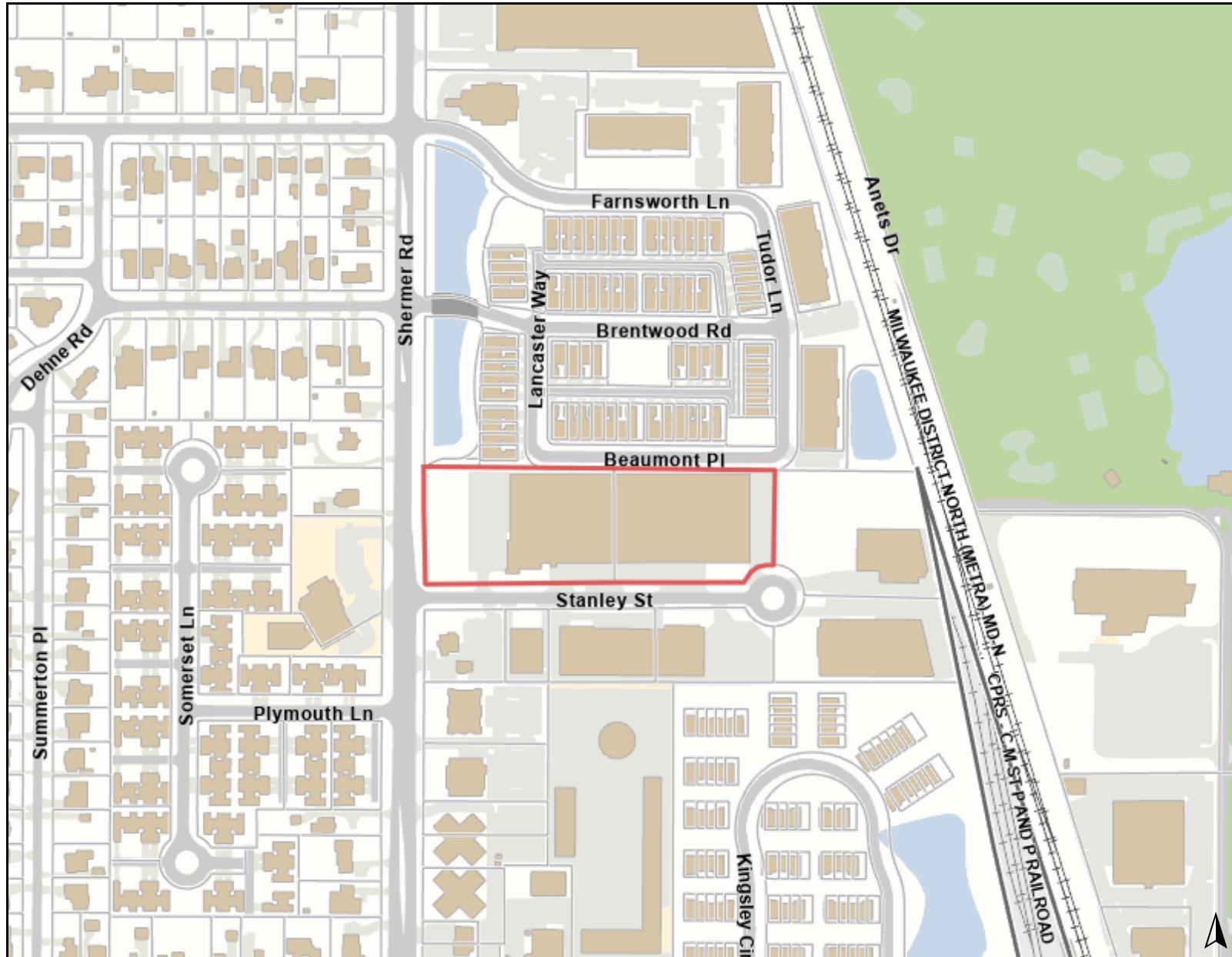
Plan Commission Chairman, Village of Northbrook, Cook County, Illinois

*A public hearing on this matter will be held on **Tuesday, October 7, 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, October 7, 2025, at 7:30 p.m.**

Subject Property:	1825 Shermer Road (P.I.N. 04-15-102-002-0000 and 04-15-102-003-0000)
Property Description:	Located at the northeast corner of Shermer Road and Stanley Street
Project Description:	The applicant is requesting approval to allow for a 53-unit townhome planned development.
Property Owner:	1825 Shermer Road, LLC, an affiliate of Lexington Homes
Applicant:	1825 Shermer Road, LLC, an affiliate of Lexington Homes
Requested Relief:	A. Rezoning from the I-1 Restricted Industrial District to the RLC Residential and Limited Commercial District; B. Special permit for Concept Plan for a Planned Development with 53 townhomes; C. Special Permit for Townhomes (SIC 9862.00) in RLC District; D. Approval of Tentative Plat of Subdivision; E. Variation to reduce the required corner side (Stanley Street) yard from 100 feet to 10 feet and rear (East) yard from 25 feet to 6 feet; F. Variation to reduce the required corner side (Stanley Street) setback from 100 feet to 10 feet and rear (East) setback from 25 feet to 15 feet; G. Parking Variation to reduce the requirement from 239 spaces to 217 spaces (9.21%); H. Variation of the Subdivision Code to allow a private road system; I. Variation of the Subdivision Code to allow a sidewalk on only one side of the proposed private street within the development; J. Variation of the Subdivision Code to Waive the Requirement to Bury Overhead Utility Lines along the Shermer Road frontage of the Subject Property; K. Exception from the Affordable Housing requirements to restrict all affordable units to a single income tier and location of affordable units on the Subject Property; L. Site Plan Approval; and M. 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, 847-664-4057 or via email at swati.pandey@northbrook.il.us). By the end of the day on Friday, October 3, detailed information regarding this application for the October 7 Plan Commission meeting will be available on the following web page www.northbrook.il.us .



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Print Date: 9/12/2025

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