



# Village of Northbrook

## Plan Commission

### SPECIAL MEETING AGENDA

#### BOARD ROOM

NORTHBROOK VILLAGE HALL, 1225 CEDAR LANE  
TUESDAY, OCTOBER 30, 2018

8:00 PM

1. CALL TO ORDER

2. MINUTES APPROVAL - October 16, 2018

3. COMMUNITY PLANNING REPORT

4. HEAR FROM THE AUDIENCE

5. REVIEW OF DRAFT RESOLUTIONS

1. **DOCKET NO. PCD-18-12: 555 HUEHL ROAD - NORTH SHORE SPORTS & WELLNESS (Public Hearing Closed).** Consideration of a Resolution Recommending Denial of an Application by North Shore Sports & Wellness, LLC as contract purchaser of the property commonly known as 555 Huehl Road, which is owned by TI Investors of Northbrook LLC, for the purposes of authorizing the following zoning relief: A) Amendment to the Future Land Use Map in the Northbrook Comprehensive Plan to re-designate the Subject Property from General Industrial Uses to Institutional Facility Uses; B) Rezoning from the I-1 Restricted Industrial District to the IB Institutional Building District; C) Zoning Code Text Amendment to allow One-on-One Personal Fitness Training Facilities by Special Permit in the IB District; D) Special Permit approval to allow Membership Sports and Recreation Club; E) Special Permit approval to allow One-on-One Personal Fitness Training Facilities; F) Special Permit to allow a Secondary School; G) Major Variation to allow a Floor Area Ratio in excess of 0.35; H) Variation to reduce the east yard from 20' to 1' to accommodate proposed parking; I) Variation to reduce the north yard from 20' to 4.3' to accommodate the existing parking; J) Variation to reduce the west front and corner side yard 35' to 29.5' to accommodate the existing parking; K) Variation to reduce the required parking by 3% from 183 to 178 spaces (based upon use restrictions limiting the uses operating simultaneously ); L) Variation to reduce the required number of designated loading spaces from 1 to 0; M) Site Plan Approval; and N) Approval of such other zoning relief as may be necessary.

6. OLD BUSINESS

7. NEW BUSINESS

8. ADJOURN

The Village of Northbrook is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them

to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Greg Van Dahm or Debbie Ford (847-664-4014 or 847-664-4013, respectively) promptly to allow the Village of Northbrook to make reasonable accommodations for those person. Hearing impaired individuals may call the TDD number, 847-564-8645, for more information.

VILLAGE OF NORTHBROOK  
COOK COUNTY, ILLINOIS  
Tuesday, October 30, 2018