



Plan Commission

Special Meeting

~ Minutes ~

1225 Cedar Lane
Northbrook, IL 60062
www.northbrook.il.us

Debbie Ford
(847) 664-4013

Tuesday, October 30, 2018

8:00 PM

Board Room

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Steven Elisco	Commissioner	Present	
Norm Jacobs	Commissioner	Present	
Jeff Sandler	Commissioner	Present	
Dan Pepoon	Commissioner	Present	
Jeremy Melnick	Commissioner	Present	
Mark DeBartolo	Commissioner	Present	
Johannah Hebl	Commissioner	Present	
Jennifer Lawrence	Commissioner	Present	
Marcia Franklin	Chairman	Present	

2. MINUTES APPROVAL - October 16, 2018

Commissioner Jacobs moved and Commissioner DeBartolo seconded a motion to approve the minutes for October 16, 2018. On a voice vote, the motion passed 7-0, with Chairman Franklin and Member Pepoon abstaining. Chairman Franklin and Commissioner Pepoon abstained.

3. COMMUNITY PLANNING REPORT

Michaela Kohlstedt reported that the Board of Trustees at their last meeting, approved the Ordinances for rezoning and special permits for the 1835 Raymond, Glenbrook Racquet Club. The Board also heard a Preliminary Review of Shermer, Farnsworth and Woodlawn proposal for ten town homes. The Board felt that perhaps ten were too many, maybe nine would be better, and they did not like the configuration of the site plan. They suggested the applicant re-orient the project so that the units all face Shermer vs. facing inward. The applicant sounds like they may proceed in revising the plan and filing a formal application. This was their third Preliminary Review. The other Preliminary Review was for the gas station at Techny and Shermer on the northeast corner. There is a 7-11 interested in acquiring that site and they would demolish everything on the site and redevelop with a 3,000 sq. ft. convenience store situated in the same location as the service station building. There would be six pumps under a canopy on the south side of the subject property. The Board felt that this was generally appropriate. They asked if the applicant could reassess parking on the site. The site would require twelve spaces, they were proposing ten. When someone is parked at a pump, that doesn't count as a parking stall.

4. HEAR FROM THE AUDIENCE

None.

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.

Motion made by Commissioner Elisco and seconded by Commissioner Jacobs to approve Resolution No. 18-PCD-13, recommending denial of Docket No. PCD-18-12, 555 Huehl Road, North Shore Sports & Wellness as prepared and submitted by Staff. Motion approved unanimously on a roll call vote.

The application has been denied.

6. OLD BUSINESS

None.

7. NEW BUSINESS

Chairman Franklin announced there is no meeting on Tuesday November 6, 2018 due to Election Day.

8. ADJOURN

On voice vote, a motion to adjourn passed unanimously.

Adjourned at 8:08 p.m.