



Village of Northbrook

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-16-18: Gateway Townhomes by the Jacobs Companies – 1179 - 1275 Shermer Road

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

Public Hearing Location: Northbrook Village Hall – Board Room
1225 Cedar Lane
Northbrook, IL 60062

Initial Hearing Date & Time: Tuesday, May 2, 2017, at 7:30 p.m.

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 to david.schoon@northbrook.il.us

Subject Property:	1179-1275 Shermer Road, Northbrook, IL 60062 (Real Estate Index Nos 04-10-301-071-0000, 04-10-301-046-0000, 04-10-301-047-0000, 04-10-301-048-0000, 04-10-301-041-0000, 04-10-301-011-0000, 04-10-301-012-0000, 04-10-301-013-0000, 04-10-301-014-0000, 04-10-301-015-0000, 04-10-301-016-0000)
Property Description:	Generally located along the south/east side of Shermer generally between Waukegan Road and Church Street. The Subject Property currently consists of a mixture of vacant lots, single family homes, and businesses.
Project Description:	The Applicant plans to construct a 68-unit townhome development.
Property Owners:	(1) 1179 Shermer Road (owned by Julie Tonelli Dini); (2) 1183 Shermer Road (owned by Daniel Michalak, successor trustee under the terms of the Clifford B. Chase Declaration of Trust dated February 28, 2008); (3) 1199 Shermer Road (owned by Scott R. Emerson); (4) 1205 Shermer Road (owned by Linda S. Johnson and Joseph C. Johnson, trustees under the Linda S. Johnson Living Trust dated March 1, 2000); (5) 1229 Shermer Road (owned by Salmon S. Goldberg and Judith Goldberg, husband and wife, as joint tenants); (6) 1235 Shermer Road (owned by Northbrook Bank and Trust Company); (7) 1239 Shermer Road (owned by Northbrook Bank and Trust Company); (8) 1249 Shermer Road (owned by Dennis W. Strong and Patricia E. Strong as co-trustees of the Dennis W. Strong Trust dated December 21, 1993 and Dennis W. Strong and Patricia E. Strong as Co-Trustees of the Patricia E. Strong Trust dated December 21, 1993); (9) 1251 Shermer Road (owned by RGG Leasing LLC 1); and (10) 1275 Shermer Road (owned by Dental House I, Limited Liability Company, an Illinois Limited Liability Company).
Applicant:	Jacobs Companies, LLC
Request:	A. Final site plan for the planned development to contain 68 townhouse units, in accordance with a previously approved concept plan; B. Final plat of subdivision; C. A Zoning Code modification to reduce the width of the a standard parking stall dimension from 9 feet to no less than 8 feet; D. A Zoning Code variation to reduce the required number of parking spaces for townhomes in the VGRC District specifically available to the general public from 34 spaces to 29 spaces; and E. Approval of any other such subdivision or 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 Village staff (David Schoon, 847-664-4052 or via email at david.schoon@northbrook.il.us). By the end of the day on Friday, April 28, 2017, detailed information regarding this application for the May 2, 2017, Plan Commission meeting will be available on the following web page www.northbrook.il.us/currentdockets . 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.



PCD-16-18
1179-1275 Shermer Road

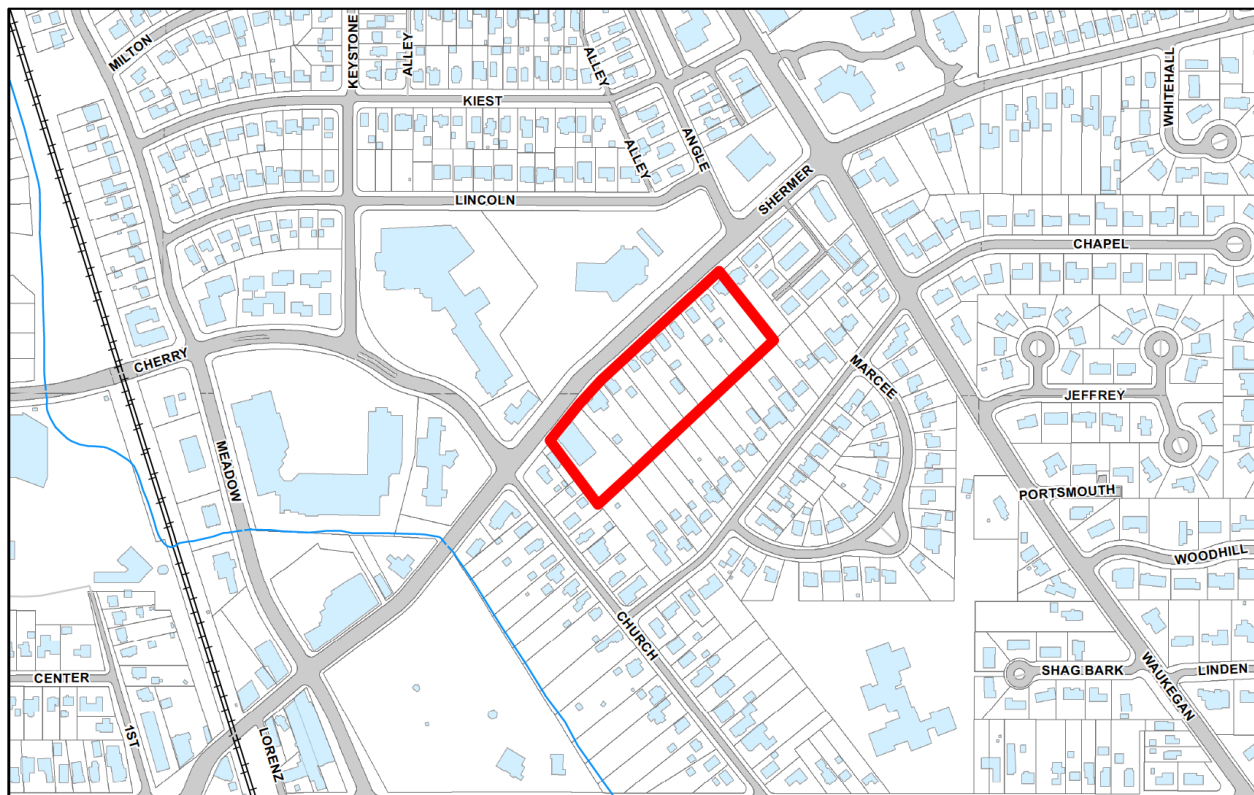


Figure 1: Location Map



Figure 2: Proposed Development (Illustrative Site Plan)