

**MEMORANDUM**

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**To:** Village Manager Cara Pavlicek  
**From:** Director of Development & Planning Services Amy McEwan  
**Date:** 2026-05-26  
**Subject:** Preliminary Review Request by Pulte Home Company LLC for a Rezoning, Subdivision, and Planned Unit Development for a Mixed-Use Development at 1901 Cherry Lane (Meadow Plaza Shopping Center)

**Overview**

Pulte Home Company LLC is requesting zoning approvals to allow a planned unit development consisting of three 6-story condominium buildings with 50 units each and two commercial parcels on Cherry Lane for future commercial development. Pulte Homes holds a contract to purchase this privately owned property.

**Fiscal Impact**

N/A.

**Recommendation**

The Village Board is asked to provide non-binding feedback for the proposal and approve a motion that the public hearing be conducted by the Village Board.

**Strategic Priority****Background**

A Preliminary Review of a land use request is held by the Board of Trustees pursuant to the Zoning Code and is the first public meeting in the development application process. At the preliminary review the Village Board receives a high-level overview by staff of the request. The Village Board provides non-binding feedback on the request and any areas of concern that they wish the applicant to address on the plans and during the formal application process. Additionally, at the time of Preliminary Review, the Board of Trustees identifies which public body will conduct the Public Hearing. If after the preliminary review, the requestor proceeds by submitting a formal application, there will be a public hearing scheduled where the applicant will present their proposal, and public comment taken.

The applicant, Pulte Home Company LLC, is requesting zoning approvals for a new mixed use residential and commercial development at 1901-1975 Cherry Lane (currently Meadow Plaza Shopping Center). The applicant has a contract to purchase the property and requests the necessary zoning relief to allow a mixed-use planned unit development with 150 for-sale condominium units in three buildings and two parcels for commercial redevelopment.

The following zoning relief is requested:

1. Final Plat of Subdivision for parcels consisting of both residential and commercial;
2. Planned Unit Development for a mixed-use development; and
3. Village Green Overlay (VGO) Design Review Permit.

Given a unique site situation that the subject site includes a small parcel off Shermer Road adjacent to the river which is under separate zoning, the following relief will also be necessary to create one cohesively zoned lot:

1. A request to rezone a small portion of the property from the IB Institutional Building District to C-2 Neighborhood Commercial District for consistency;
2. For a small sliver of land on the eastside fronting on Shermer Road, a Comprehensive Plan Amendment has been suggested by staff from Institutional Facility to Village Center Mixed Use, again for consistency;

The proposed condominium buildings, as situated on the property, are appropriate under the new Zoning Code and allowed as part of the requested planned unit development; and only the requested 6th story or height requires relief. The proposed development also consists of uses which are permitted in the C-2 district. In addition to the proposed buildings meeting the Zoning Code requirements as presented, the proposed parking is also compliant with the State parking requirements for parcels located within ½ mile radius of the Metra station.

Under the Zoning Code, by right the parcel may be redeveloped as mixed use including residential and commercial, with multiple structures up to four stories in the C-2 district. A Planned Unit Development is proposed as the site may develop in phases; and allows for the applicant to request deviations from the underlying C-2 zoning district. In reviewing this request, we suggest the Board consider the following policy questions:

1. Is it appropriate to subdivide the property?
2. Is a Planned Unit Development for a mixed-use development appropriate on this site?
3. Is the proposed height at 6 stories and 67-68' adequate for a planned unit development in the C-2 district for the three condominium buildings noting that the 5 upper floors will be stepped back from the first floor which is dedicated parking?
4. Does the Board concur with the staff recommendation that the public hearing for the requested relief be conducted by the Board of Trustees?

Lastly, if all of the above are considered appropriate, then the Board should also consider the following additional questions regarding the small parcel along Shermer Road:

1. For a small portion of the parcel on the east side to align with the majority of the property, is it appropriate to amend the comprehensive plan from Institutional Facility to Village Center Mixed Use?
2. Consistent with the Comprehensive Plan designation, is it appropriate to rezone the small IB parcel into the C-2 district for consistent zoning across the property?

The property is described as being:

- 6.94 acres (approximately) in size;
- primarily zoned C-2 Neighborhood Commercial District, with a small portion zoned IB Institutional Building District in Village Green Overlay (VGO) District;
- located at the southeast corner of Cherry Lane and Meadow Road;
- improved with a 90,000 square foot multi-tenant shopping center & parking lot with 272 spaces;
- surrounded by:
  - North: C-2 Neighborhood Commercial; Northbrook Shopping Plaza

R-8 Multi-Family Residential; multi-family residential

- South: C-3 Central Business District; Village Green shopping center
- East: IB Institutional Building District; church
- West: C-3 Central Business District; office buildings
- designated as appropriate for Village Center Mixed-Use uses in the Comprehensive Plan;
- located within the 100-year flood plain;
- located near the Cherry Lane underpass stormwater project area as identified in the Master Stormwater Management Plan which was already completed; and
- The Village's Bicycle and Pedestrian Plan identifies Cherry Lane and Meadow Road in front of the Subject Property with existing and proposed facilities. The plan shows that there exists a Signed and Marked Roadway (Shared Lane Markings) but it is also proposed for Conventional Bike Lane (signage and striping to delineate the right-of-way assigned to bicyclists and motorists).

The proposed plan notes:

- The applicant proposes to clear the site and construct a mixed-use planned unit development with three residential condominium buildings (50-units each) and two commercial parcels for commercial redevelopment. Additional details regarding the proposed development are outlined in the attached materials submitted by the applicant.
- The applicant is requesting a planned unit development with multiple parcels for residential and commercial development. The narrative states that the commercial parcels will be conveyed for future development. As a planned unit development, the dimensional standards are applied to the entirety of the zoning lot.
- The site plan contains three full-access curb-cuts along Cherry Lane – the middle curb-cut would align with Keystone Avenue. Plans show one curb-cut along Meadow Road. The applicant is proposing a public internal road. Pedestrian paths and sidewalks provide connection both within the development and to the adjacent public sidewalks. The plan has three surface parking areas adjacent to the proposed buildings. The applicant has stated that the surface parking will be covered by a supported roof structure. A surface stormwater management area will be provided on the southern portion of the site. The commercial parcels would be 0.80 acres (approx.) fronting Cherry Lane for future development.
- The plans have three condominium buildings with 50 units in each building with two buildings located along Meadow Road, and the third building located near the southeast

corner of the site. Each building is six stories with the first floor utilized for indoor parking and five floors above for residences. The buildings will be approximately 67 to 68 feet in height when measured from grade. There is a mix of one to two bedroom units with some units having an optional den, ranging in size from 1,177 to 1,703 square feet. The applicant has submitted elevations showing recessed residential floors. The primary building materials include brick with Hardie Board siding and trim.

- The development includes 23 units which qualify under the Village Inclusionary Housing requirements in the Zoning Code with the units equally divided among Tier I and Tier II income levels for owner-occupied units to provide a variety of affordable housing units in Northbrook.
- The development amenities include a riverwalk along the south property line including common open space with a seating area, and a connected pedestrian walkway; which will be dedicated to the Village of Northbrook. The concept site plan shows a pedestrian path connecting the riverwalk area to Shermer Road through a small portion of the property along the river and behind 'The Village Church of Northbrook', which will require additional coordination, easement, and approval from the property owner.
- The site is located within the ½ mile radius of the downtown Metra station resulting in the administering of the Illinois People of Parking Act, 50 ILCS 845/5-1 *et seq.*, which will become effective June 1, 2026, so no parking requirement will be assessed on this property. The proposed parking includes 203 parking spaces for the residential portion of the development (1.35 spaces per unit), which includes 120 indoor parking spaces on the ground floor of the buildings (40 each), and 83 covered surface parking spaces.

The new Zoning Code states that, “*All new development or redevelopment in the VG-O district that will impact more than 50,000 square feet of gross floor area or total development site area, shall be subject to the PUD process regardless of whether deviations from base and overlay district standards are sought.*” A Planned Unit Development allows multiple parcels (within the same zoning designation), subject to zoning regulations as one lot.

The property is within the Village Green Overlay (VGO) District, so the new design standards, including building materials and façade articulation, will apply. Based upon staff’s review of the submitted elevations, it appears to meet the following requirements of the VGO District (a detailed plan review will be completed during the formal application process):

- Upper story step back – The upper residential floors above the first story parking garage step back for the remaining upper residential floors.
- Building setback – As required by code, the residential buildings along the street are setback between zero to ten feet.
- Exterior building cladding material – Brick as a Tier I and Siding as a Tier II material in required proportion appears to be provided on the street facing façade.
- Façade articulation – The façade facing the street shows variations in horizontal and vertical recesses or projections through windows and façade panels; decorative architectural details; change in façade material, texture and pattern; change in balcony projections, etc.

Staff has included a sustainability addendum summarizing the Village’s Climate Action Plan (CAP) action items as it relates to the development proposal, which goes into further detail on

CAP items that are relevant to the property and the proposed plan.

Staff will attend the May 26, 2026 Board of Trustees meeting to answer any questions.

[Supplemental - Applicant Submittal - 1901 Cherry](#)

[Supplemental - Sustainability Addendum - 1901 Cherry](#)

[Supplemental - Application Summary, Aerial, Site Photos - 1901 Cherry](#)

[Supplemental - Staff Presentation - 1901 Cherry](#)