



MEMORANDUM

To: Plan Commission
From: Deputy Director of Development and Planning Services Michaela Kohlstedt
Date: 2025-10-21
Subject: DOCKET NO. PCD-24-06: 1825 SHERMER ROAD - NORTHBROOK ROW (*Public Hearing*) - An application by 1825 Shermer Road, LLC, an affiliate of Lexington Homes as owner of the property commonly known as 1825 Shermer Road, is requesting the following zoning 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%);~~ [NOTE: Relief is no longer required, details discussed later in the report]; (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; (Not subject to Plan Commission review); (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 (Not subject to Plan Commission review); (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.

Overview

Lexington Homes wants to construct a new multi-family residential development consisting of 53 townhomes on the Subject Property. The Applicant has modified the plan to address concerns raised by the Plan Commission during the previous public hearing on October 7.

Fiscal Impact

N/A.

Recommendation

Conduct a public hearing and consider a draft Resolution recommending approval.

Background

See attachments.

[1825 Shermer - Staff Report 10-21-25](#)

[1825 Shermer - Draft Plan Commission Resolution](#)

[1825 Shermer - Public Comment](#)

[1825 Shermer - Applicant Submittal](#)