



Northbrook

The [Northbrook Downtown Station Area Plan](#) was completed in February 2012. This effort created a TOD plan for a ½ mile radius around the Village's Metra station by examining various underutilized properties and recommending higher density mixed-use developments as appropriate. The downtown is the community's center serving residents' daily shopping, dining, and leisure needs. This Plan encourages the downtown's evolution into a more vibrant and pedestrian-friendly gathering place with an array of unique shopping, dining, and recreation amenities. Additional development in the downtown area can increase ridership and pedestrian activity.



Northbrook Metra Platform (Photo Credit: RTA)

Implementation Highlights In 2013 the Village received assistance through the Community Planning program to update their TOD-area zoning regulations based on one of the main implementation objectives recommended in the Downtown Station Area Plan. Pending approval from the Plan Commission and Village Board, new Downtown area zoning regulations could be adopted in mid-2015. In 2014, the Village approved a new 3-story mixed-use building at 1312-1318 Shermer Road in Downtown Northbrook. The three-story building will include 10 apartment units on the second and third floors and 2,400SF of commercial space on the first floor with enclosed parking located behind the commercial space. This project is scheduled to begin construction in Spring 2015 and will follow the proposed TOD zoning regulations.



Proposed Mixed-Use Building on Shermer Road (above) Photo Credit: Village Green Business Center LLC



Current Site (above)
Photo Credit: Google Earth

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