



Village of Northbrook

Plan Commission

PLAN COMMISSION AGENDA

**SANDRA "SANDY" FRUM BOARD ROOM
NORTHBROOK VILLAGE HALL, 1225 CEDAR LANE
TUESDAY, JULY 18, 2023**

7:30 PM

- 1. CALL TO ORDER**
- 2. MINUTES APPROVAL - June 20, 2023**
- 3. COMMUNITY PLANNING REPORT**
- 4. HEAR FROM THE AUDIENCE**
- 5. CONTINUED REVIEW OF APPLICATIONS**

- A. DOCKET NO. PCD-22-11: 2625 Techny Road - Covenant Living Planned Development (*Third Public Hearing.*)** An application filed by Covenant Home d/b/a Covenant Living of Northbrook as owner of the properties commonly known as 2625 Techny Road; 2539 Techny Road; 2074 Greenview Road; and 2090 Greenview Road, for the purposes of: (A) Comprehensive Plan Map Amendment from Single Family to Senior or Special Residential for three single family residential parcels; (B) Minor subdivision of three parcels; (C) Rezoning three R-3 Single Family Residential lots to R-8 Multi Family Residential (and include the three lots into the Planned Development); (D) Rezoning R-2 Single Family Residential lot to R-8 Multi Family Residential (within Covenant Living Planned Development for existing conditions); (E) Approval of an amendment to an existing special permit for a planned development (Ordinance No. 63-14) in the R-8 Multi-Family Residential District to add three residential buildings with a total of 36 units, and to include three additional parcels into the planned development site plan; (F) Special Permit for Independent Senior Living Facility (SIC No. 9867.00) in the R-8 zoning district; (G) Variation to reduce the required corner side (Techny) yard from 25' to 10' and required front (Pfingsten) yard from 25' to 17'; (H) Site Plan Approval; and (I) Approval of any such variations, waivers, and zoning relief as may be necessary.

- 6. REVIEW OF NEW APPLICATIONS**

A. **DOCKET NO. PCD-23-05: 1900 Willow Road - Rezoning & Automotive Detailing (First Public Hearing.)** An application filed by JP 1900, LLC & Escobar Mobile Wash Detail, LLC as owner and potential lessee, respectively of the property commonly known as 1900 Willow Road, which is owned by JP 1900, LLC for the purposes of: (A) Rezoning from I-2 Light Industrial to ICS Industrial and Commercial Services district; (B) Special Permit to allow Automotive Detailing (SIC 7542.01) in ICS District; (C) Variation to reduce the required interior side (east) yard from 5' to 0'; interior side (west) yard from 5' to 0'; and rear yard from 5' to 0' to accommodate the existing parking lot; (D) Variation to reduce the required interior side (west) setback from 10' to 2.69' to accommodate the existing building; (E) Variation to reduce the required loading space requirement from 1 to 0; and (F) Approval of any other such variations, waivers, and zoning relief as may be necessary.

7. OLD BUSINESS

8. NEW BUSINESS

9. ADJOURN

The Village of Northbrook is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Debbie Ford (847-664-4013) promptly to allow the Village of Northbrook to make reasonable accommodations for those person. Hearing impaired individuals may call the TDD number, 847-564-8645, for more information.

VILLAGE OF NORTHBROOK

COOK COUNTY, ILLINOIS

Tuesday, July 18, 2023