



# Village of Northbrook

## Plan Commission

### PLAN COMMISSION AGENDA

SANDRA "SANDY" FRUM BOARD ROOM  
NORTHBROOK VILLAGE HALL, 1225 CEDAR LANE  
TUESDAY, AUGUST 1, 2023

7:30 PM

1. CALL TO ORDER
2. MINUTES APPROVAL - July 18, 2023
3. COMMUNITY PLANNING REPORT
4. HEAR FROM THE AUDIENCE
5. REVIEW OF DRAFT RESOLUTIONS
  - A. **DOCKET NO. PCD-22-11: 2625 TECHNY ROAD - COVENANT LIVING PLANNED DEVELOPMENT (Public Hearing is closed)**. Consideration of a draft Resolution recommending approval of 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.
  - B. **DOCKET NO. PCD-23-05: 1900 WILLOW ROAD - REZONING & AUTOMOTIVE DETAILING (Public Hearing is Closed)**. Consideration of a draft Resolution recommending approval of 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.

**6. REVIEW OF NEW APPLICATIONS**

- A. DOCKET NO. PCD-23-07: 630 DUNDEE ROAD - RESIDENTIAL HOME HEALTH WALL SIGN (First Public Hearing).** An application filed by Edens Corporate Plaza LLC as owner of the property at 630-650 Dundee Road, seeks relief on behalf of a tenant Residential Home Health for the purposes of: (A) Approval of a Special Permit to Allow A Wall Sign in Excess of District Height Limitations (SIC No. 9966.00); and (B) Approval of any other such variations, waivers, and zoning relief as may be necessary.
- B. DOCKET NO. PCD-23-06: 4125 DUNDEE ROAD - VASA FITNESS (First Public Hearing).** An application filed by Fitness Group of Northbrook, LLC d/b/a Vasa Fitness as potential lessee of a portion of the property (4125 Dundee Road) commonly known as Sanders Court Shopping Center at 4105-4195 Dundee Road, which is owned by WFC Lincoln Sanders, LLC for the purposes of: (A) Special Permit for Physical Fitness Facility above 2,500 square feet (SIC No. 7991.00) in the C-2 Neighborhood Commercial District; (B) Special Permit for Wall Signs to exceed the maximum sign height (SIC 9966.00) in the C-2 District; (C) Major Variation to allow one wall sign area to exceed the maximum 100 square feet in the C-2 district; (D) 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, August 1, 2023