

Ordinance 2023-54

An Ordinance Amending the Comprehensive Plan of the Village of Northbrook (2625 Techny Road)

Passed by the Board of Trustees, 9/26/2023
Printed and Published 9/27/2023

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees
VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

I hereby certify that this document
was properly published on the date
stated above.

/s/ Debra J. Ford
Village Clerk

Ordinance 2023-54

BE IT ORDAINED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois THAT:

An Ordinance Amending the Comprehensive Plan of the Village of Northbrook

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Covenant Home d/b/a Covenant Living of Northbrook ("Applicant"), as owner, has submitted an application requesting a comprehensive plan amendment of those parcels located at 2539 Techny Road ("Property").

The Property is currently designated for Single Family use in the Village of Northbrook Comprehensive Plan (2010), as amended ("Comprehensive Plan"), and the Applicants have requested an amendment to the Comprehensive Plan to re-designate the Property as appropriate for Senior or Special Residential ("Amendment").

The President and Board of Trustees hereby find that it is in the best interest of the Village and the public to adopt the Amendment in accordance with the Northbrook Zoning Code (1988), as amended ("Zoning Code"), and pursuant to the Village's home rule powers

Section 2. PUBLIC MEETINGS & HEARINGS.

A public hearing to consider the Requested Relief was duly advertised on April 27, 2023, and June 1, 2023 in the Northbrook Herald and was held at the Plan Commission's regular meeting on May 16, 2023; June 20, 2023; and July 18, 2023. On August 1, 2023, the Plan Commission formally adopted Resolution No. 23-PC-09 recommending approval of the Amendment to the Comprehensive Plan.

Section 3. AMENDMENT OF THE COMPREHENSIVE PLAN.

The Comprehensive Plan shall be, and is hereby, amended by re-designating the Property

as appropriate for “Senior or Special Residential” as depicted in Exhibit A, and as legally described in Exhibit B, attached to and by this reference incorporated into this Ordinance, in accordance with Section 11-201 E3 of the Zoning Code and pursuant to the home rule powers of the Village of Northbrook.

Section 4. CERTIFICATE OF NOTICE

The Village Manager is hereby authorized and directed to file a Certificate of Notice of Adoption of this Amendment to the Comprehensive Plan with the Office of the Cook County Clerk in accordance with and pursuant to Paragraph 11-201 E4 of the Zoning Code.

Section 5. EFFECTIVE DATE.

This Ordinance shall be in full force and effect only upon the occurrence of all of the following events:

- A. passage by the Board of Trustees by a majority vote in the manner required by law;
- B. publication in pamphlet form in the manner required by law;
- C. passage and publication of Ordinances (i) rezoning the Property from the R-2 and R-3 Single Family Residential to R-8 Multiple Family Residential; and (ii) granting a special permit and variations to Applicant for Independent Senior Living Facility (SIC No. 9867.00) on the Property.

Adopted: 9/26/2023

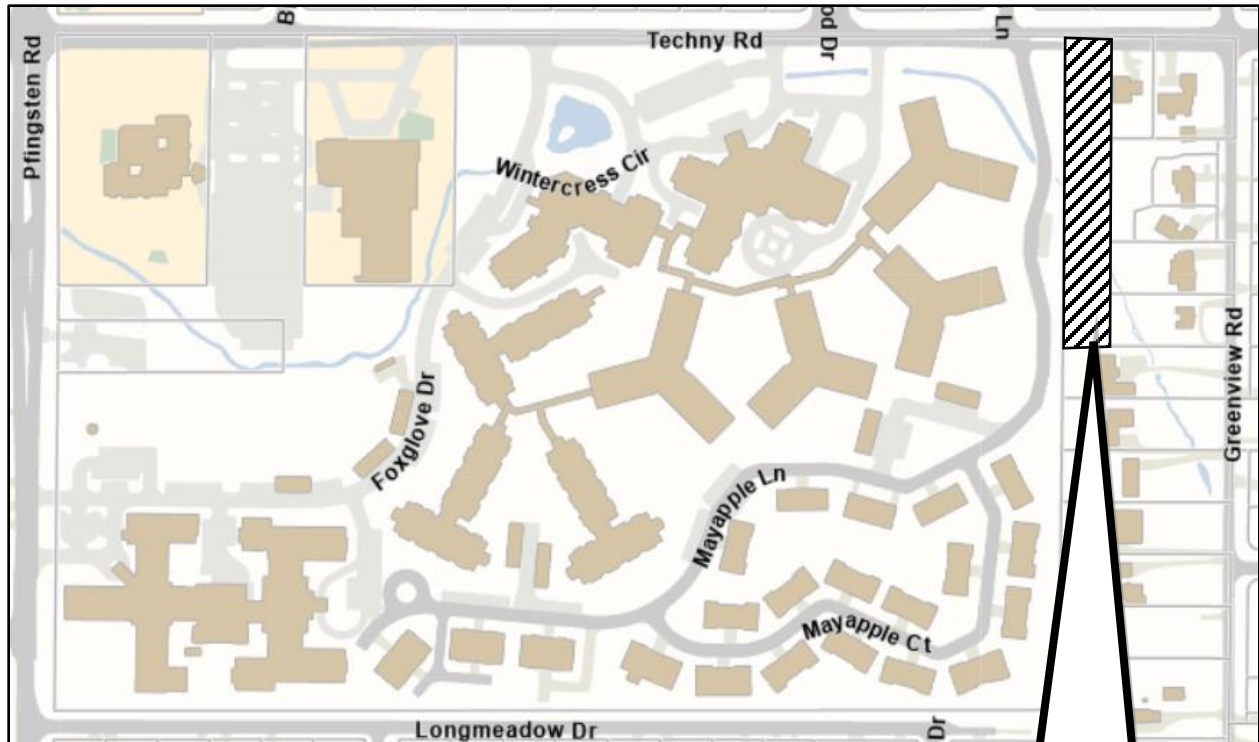
RESULT:	ADOPTED [5 TO 0]
MOVER:	Bob Israel, Trustee
SECONDER:	Dan Pepoon, Trustee
AYES:	Israel, Ross, Hebl, Pepoon, Ebhomielen
ABSTAIN:	Kathryn Ciesla
ABSENT:	Muriel Collison

ATTEST:

/s/ Kathryn L Ciesla
Village President

/s/ Debra J. Ford
Village Clerk

EXHIBIT A
DEPICTION OF REZONED PROPERTY



2539 Techny Road redesignated
from the Single Family to Senior or
Special Residential

EXHIBIT B

CURRENT LEGAL DESCRIPTION

PARCEL 1:

THE EAST 1/2 OF THAT PART OF THE NORTH 400 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 245 FEET OF SAID NORTH 400 FEET, (EXCEPT THEREFROM THE NORTH 33 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

A NON-EXCLUSIVE EASEMENT AGREEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE VILLAGE OF NORTHBROOK DATED JULY 9, 2013 AND RECORDED SEPTEMBER 27, 2013 AS DOCUMENT NUMBER 1327013004 FOR THE PURPOSE OF PUBLIC SIDEWALK OVER THE FOLLOWING DESCRIBED LAND: THE SOUTH TWENTY FEET OF THE NORTH FIFTY FEET OF THE EAST HALF OF THAT PART OF THE NORTH 400 FEET OF THE WEST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL, LYING WEST OF THE EAST 245 FEET THEREOF; IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 100 FEET OF THE NORTH 500 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 100 FEET OF THE NORTH 600 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-16-301-047-0000; 04-16-301-048-0000; 04-16-301-008-0000; 04-16-301-009-0000

Commonly known as 2539 Techny Road; 2074 Greenview Road; and 2090 Greenview Road, Northbrook, Illinois.

POST-SUBDIVISION LEGAL DESCRIPTION

LOT 3 IN GREENWOOD ROAD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH 600 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED _____, _____, AS DOCUMENT _____ IN COOK COUNTY, ILLINOIS.