



# Village of Northbrook

## Plan Commission

### PLAN COMMISSION AGENDA

#### BOARD ROOM

NORTHBROOK VILLAGE HALL, 1225 CEDAR LANE

Tuesday, August 15, 2017

7:30 PM

**1. CALL TO ORDER**

**2. MINUTES APPROVAL – July 18, 2017 and August 1, 2017**

**3. COMMUNITY PLANNING REPORT**

**4. HEAR FROM THE AUDIENCE**

**5. CONTINUED REVIEW OF APPLICATIONS**

- A. DOCKET NO. PCD-16-11: HERITAGE WOODS ASSISTED LIVING FACILITY (*Second Public Hearing.*)** An application filed by Heritage Woods Northwest, LLC, as contractual purchaser of the properties commonly known as 2060 & 2074 Shermer Road and 2005 & 2041 Techny Road which are owned by Csaba Bera and Sylvia Bera (2041 Techny Road), Floyd Mittleman as Trustee under a Trust dated November 18, 1994 (2005 Techny Road), and the estate of Elizabeth Heinz (2060 and 2074 Shermer Road) to accommodate the development and operation of an assisted living facility. The Applicant has filed an application seeking the following approvals: A) Amendment to the Comprehensive Plan Future Land Use Map to change the use classification of the Subject Property from Single Family Residential to Senior/Special Residential; B) Rezoning from the R-2 Single Family Residential District to the RS Residential Specialty District; C) Zoning Code Text Amendment to reduce the minimum required Gross Lot Area Per Dwelling Unit for assisted living facilities and nursing home facilities in the RS District from 1,660 sq. ft. to 1,250 sq ft; D) Special Permits for an Assisted Senior Living Facility with a floor area ratio of 0.71 which is in excess of the maximum allowed by right of 0.40, and for a height of 36'- 2 3/8" which is in excess of the maximum allowed by right of 35 feet; E) Variation to reduce the required interior side yard along the western property line from 49.29' to 8'-11 7/8" to accommodate the proposed parking and from 49.29' to 27'-4 3/4" to accommodate the proposed loading area; F) Plat of Consolidation to combine the existing 4 lots into one lot, which requests includes a waiver of the Subdivision Code requirement to bury the existing overhead utility lines that run along the Shermer and Techny road frontages; G) Site Plan Approval; and H) Any other such variations, waivers, and zoning relief as may be necessary.

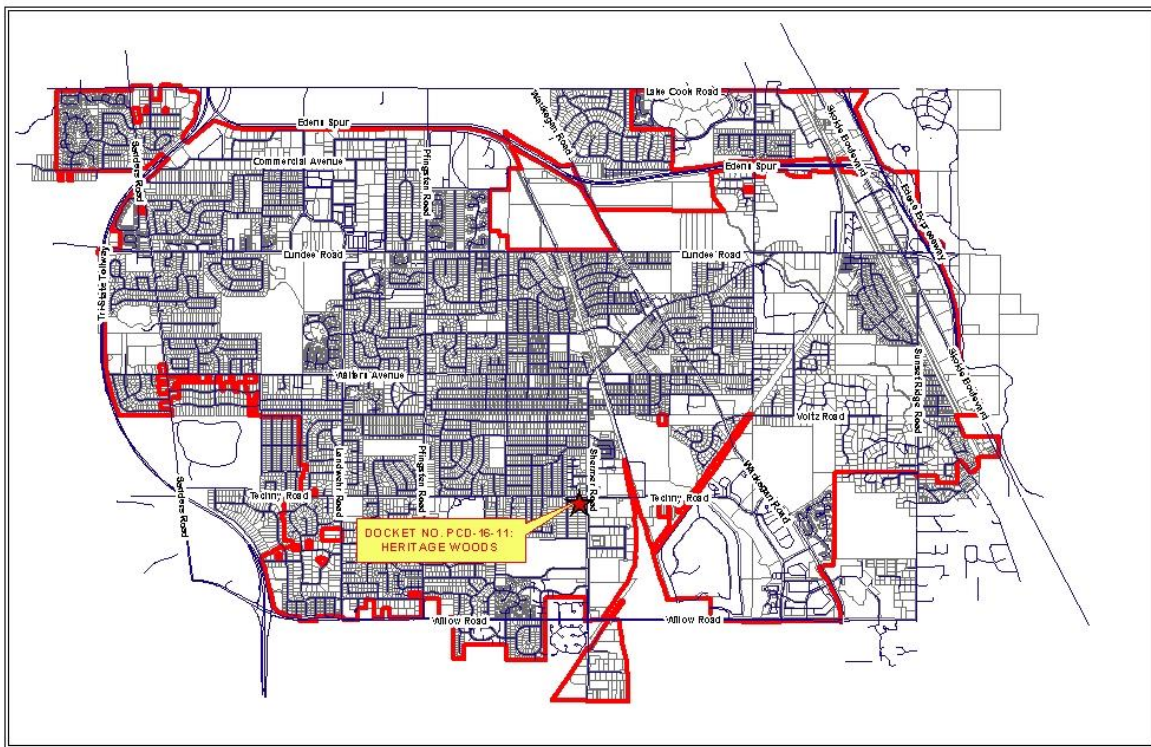
**6. OLD BUSINESS**

**7. NEW BUSINESS**

**8. 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 Greg Van Dahm or Debbie Ford (847-664-4014 or 847-664-4013, respectively) 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 15, 2017



**Plan Commission Agenda Docket Items**  
**August 15, 2017**