



# Village of Northbrook

## Plan Commission

### PLAN COMMISSION AGENDA

**SANDRA "SANDY" FRUM BOARD ROOM  
NORTHBROOK VILLAGE HALL, 1225 CEDAR LANE  
TUESDAY, FEBRUARY 21, 2023**

**7:30 PM**

- 1. CALL TO ORDER**
- 2. MINUTES APPROVAL - January 17, 2023**
- 3. COMMUNITY PLANNING REPORT**
- 4. HEAR FROM THE AUDIENCE**
- 5. REVIEW OF DRAFT RESOLUTIONS**
- 6. CONTINUED REVIEW OF APPLICATIONS**
- 7. REVIEW OF NEW APPLICATIONS**
  - A. DOCKET NO. PCD-22-10: 2420-2450 LANDWEHR ROAD - SEVEN-LOT SUBDIVISION FINAL PLAT APPROVAL FOR NORTHGATE ESTATES**
  - B. DOCKET NO. PCD-23-01: 1000-1200 SKOKIE BOULEVARD - TESLA (First Public Hearing.)** An application filed by 1000 Skokie SSD, LLC (the "Applicant") as contractual purchaser of the property commonly known as 1200 Skokie Boulevard (the "Subject Property") which is owned by LTF Real Estate Company, Inc. (the "Owner") as part of a planned development originally approved for 1000-1200 Skokie Boulevard (the "Development"), for the purposes of: A) Amendment to Redevelopment Agreement originally approved in 2016-R-129 and 2016-R-162; B) Amendment to Ordinance 2016-13 Granting Special Permits for a Planned Development; C) Amendment to Ordinance 2016-62 Granting Final Plan Approval; D) Amendment to Landbanked Parking Restrictive Covenant; E) Special Permit to increase the approved FAR from 0.66 to 0.67; F) Zoning Code Text amendment to allow tandem parking spaces for Motor Vehicle Dealer by exception; G) Special Permit for a Motor Vehicle Dealer with Open Sales Lots; H) Special Permit for Wall Signs Above 20' in Height; I) Special Permit for a Wall Sign in Excess of 100 square feet in area; J) Rear yard variation to reduce required yard from 30' to 5' to accommodate proposed parking; K) Variation to reduce the required number of loading spaces from 1 to 0; L) Waiver of the Zoning Code requirement for parking garage ramps to not exceed 8% slope to allow a 15% slope; M) Waiver of the Foundation Landscape distance requirement to less than 50%; N) Exception to Allow tandem parking; O) Exception to reduce parking stall dimensions from 9' by 20' to 9' by 18' for customer parking and to 8'-6" by 18' for car storage spaces; P) Site Plan Approval; and Q) Approval of any such variations, waivers, and zoning relief as may be necessary.

- C. DOCKET NO. PCD-23-04: NORTHBROOK ZONING CODE TEXT AMENDMENT (First Public Hearing).** An application by the Village of Northbrook (the “Applicant”) for text amendments to various Articles of the Northbrook Zoning Code (1988), as amended (“Zoning Code”) to authorize the Board of Trustees of the Village, after conducting a preliminary review of an application for zoning relief, to either (i) assign the responsibility for conducting the required public hearing on the application to the Village’s Plan Commission or the Village’s the Zoning Board of Appeals, or (ii) reserve the responsibility of conducting the public hearing to the Village’s Board of Trustees itself without need for a recommendation from a subsidiary body.

**8. OLD BUSINESS**

**9. NEW BUSINESS**

**10. 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, February 21, 2023