



Village of Northbrook

1225 Cedar Lane Northbrook, Illinois 60062 847.272.5050 Fax 847.272.1892 www.northbrook.il.us

NOTICE OF PLAN COMMISSION PUBLIC HEARING

Docket No. PCD-16-04: 1500-1550 Skokie Boulevard – Toyota

Marcia Franklin, Plan Commission Chairman, Village of Northbrook, Cook County, Illinois

A public hearing on this matter will be held at the below noted location, date, and time. All interested parties are invited to attend and be heard. Written public comments will also be part of the public record and be distributed to the Plan Commission. Written comments may be submitted at any time via mail or email at michaela.kohlstedt@northbrook.il.us.

Hearing Location: Northbrook Village Hall – Board Room
1225 Cedar Lane
Northbrook, IL 60062

Initial Hearing Date & Time: Tuesday, December 6, 2016, at 7:30 p.m.

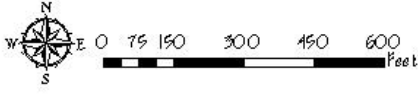
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| Subject Property: | 1500, 1510-1530, and 1550 Skokie Boulevard (P.I.N. 04-12-310-014-0000, 04-12-310-015-0000, 04-12-310-018-0000, and 04-12-310-019-0000) |
| Property Description: | Generally located on the west side of Skokie Boulevard, north of Tower Road. |
| Project Description: | The Applicant is requesting approval of relief to accommodate a lot line reconfiguration between the parcels, a building addition to the 1550 Skokie Boulevard building, and a parking lot reconfiguration for 1510-1530 and 1550 Skokie Boulevard. |
| Property Owner: | Glen Ellyn Buildings Partnership, LLC and Equitable 1500 LLC |
| Applicant: | Northbrook Imports, LLC d/b/a Northbrook Toyota and Equitable 1500 LLC |
| Requested Relief: | <ul style="list-style-type: none"> A. For the 1510-1530 Skokie Parcel, the 1550 Skokie Parcel, and the 1500 Skokie Parcel, a final plat of subdivision resubdividing the three parcels into three new lots of record, including the granting of the waivers of the following Subdivision and Development Code requirements along the frontage of the three new lots: <ul style="list-style-type: none"> 1. Public sidewalk installation; 2. Parkway tree plantings, subject to the payment of a fee in lieu of planting trees; and 3. Overhead utility line burial. B. Rezoning a portion of 1500 Skokie Parcel from the C-5 Commercial Boulevard District to the O-General Office District C. Zoning Code Text Amendment to allow tandem parking spaces. D. For the 1510-1530 Skokie Parcel: <ul style="list-style-type: none"> 1. Special Permit for Automotive Repair with Outdoor Vehicle Storage; 2. Special Permit for Automotive Sales with Open Sales Lot; 3. Variation to reduce the required front setback from 80' to 30' to accommodate existing non-conforming structure; 4. Variation to reduce the required interior side yard along the north lot line from 5' to 0' to accommodate the existing parking lot; 5. Variation to reduce the required rear yard along the west lot line from 5' to 0' to accommodate the existing parking lot; 6. Variation to reduce the required number of loading spaces from 1 to 0; 7. Approval to allow tandem parking spaces; and 8. Site Plan approval. E. For the 1550 Skokie Parcel: <ul style="list-style-type: none"> 1. Special Permit for Automotive Repair with Outdoor Vehicle Storage; 2. Special Permit for Automotive Sales with Open Sales Lot; |

- 3. Special Permit for a wall sign the top of which is in excess of 20' from grade but not exceeding 28'-4";
 - 4. Variation to reduce the required front setback from 80' to 29.45' to accommodate existing non-conforming structure and proposed building addition;
 - 5. Variation to reduce the required front yard from 30' to 0' to accommodate proposed vehicle display area and parking lot;
 - 6. Variation to reduce the required interior side yard and setback along the north lot line from 5' to 2' to accommodate the existing building;
 - 7. Variation to reduce the required number of loading spaces from 1 to 0; and
 - 8. Site Plan approval.
- F. Any other such variations, waivers, and zoning relief as may be necessary to authorize the requested facility on the Subject Property, as requested by the Applicant

For Further Information

To review the details of this application, please contact the Village staff (Michaela Kohlstedt, 847-664-4057 or via email at michaela.kohlstedt@northbrook.il.us).

By the end of the day on Friday, December 2, detailed information regarding this application for the December 6 Plan Commission meeting will be available on the following web page www.northbrook.il.us/currentdockets. Until that time some information is available on that webpage. **If you have a smartphone, you may also use the QR code to the right.**



PCD-16-04
1500-1550 Skokie Blvd