

Ordinance 2025-74

An Ordinance Granting Approval of Special Permits for Motor Vehicle Dealer with Open Sales Lot and an Automotive Repair Facility, Variations and Site Plan (1804, 1810, 1818 Skokie Boulevard) (Plan Commission Docket No. PCD-25-08)

Passed by the Board of Trustees, 11/11/2025
Printed and Published 11/12/2025

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/ Derek Gau

Village Clerk

Ordinance 2025-74

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

An Ordinance Granting Approval of Special Permits for Motor Vehicle Dealer with Open Sales Lot and an Automotive Repair Facility, Variations and Site Plan (1804, 1810, 1818 Skokie Boulevard) (Plan Commission Docket No. PCD-25-08)

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND

Edens Tower LLC (“*Applicant*”) is the owner of the property commonly known as 1804 – 1818 Skokie Boulevard (“*Property*”), which will be transferred to 1818 Partnership, LLC (“*Proposed Owner*”) for development of a car dealership and repair facility (“*Facility*”).

The Applicant has requested relief from the Village of Northbrook’s Zoning Code (1988), as amended (“*Zoning Code*”) to grant (i) a special permit for the operation of a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02); (ii) a special permit for the operation of an Automotive Repair Shop (SIC No. 7530.00); (iii) Yard and Loading Space Variations; and (iv) Site Plan Approval (collectively “*Requested Relief*”).

Additionally, on November 11, 2025, the Board of Trustees adopted Resolution No. 2025-R-183 approving a Plat of Consolidation for the Property.

The Board of Trustees have determined that it is in the best interest of the Village and its residents to grant the Requested Relief in accordance with the terms and conditions of this Ordinance.

Section 2. DESCRIPTION OF PROPERTY

The Property is commonly known as 1804, 1810, 1818 Skokie Boulevard, which is legally described in *Exhibit A* attached to and, by this reference, made a part of this Ordinance. The Property is located within the I-1 Restricted Industrial District.

Section 3. PUBLIC MEETINGS & HEARINGS

A public notice for the Requested Relief was duly published on August 14, 2025 in *The Northbrook Star* and a public hearing was held at the Plan Commission’s regular meeting on September 2, 2025. On September 2, 2025 the Plan Commission formally adopted Resolution No. 25-PC-15 recommending approval of the Requested Relief.

Section 4. SPECIAL PERMITS

Special permits for the operation of the following uses on the Property are hereby granted to the Proposed Owner in accordance with and pursuant to Section 11-602 of the Zoning Code and the home rule powers of the Village of Northbrook:

- A. Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02); and
- B. Automotive Repair Shop (SIC No. 7530.00).

Section 5. VARIATIONS

The following yard and loading space variations shall be, and are hereby granted for the Property, all in accordance with and pursuant to Section 11-503 of the Zoning Code and the home rule powers of the Village of Northbrook:

- A. Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet; and
- B. Variation to reduce the required loading space from 1 to 0.

Section 6. SITE PLAN APPROVAL

The Site Plan for the Property, submitted by the Applicant, consisting of one sheet labeled Proposed Site Plan with a latest revision date of July 15, 2025, and attached to, and by this referenced made a part of this Ordinance, as ***Exhibit B***, shall be, and is hereby, approved in accordance with and pursuant to Section 11-604 of the Zoning Code and the home rule powers of the Village

Section 7. FAILURE TO COMPLY WITH CONDITIONS.

Upon failure or refusal of the Proposed Owner to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the special permits granted in Section 4 of this Ordinance shall, at the sole discretion of the Board of Trustees, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Board of Trustees may not so revoke the special permits unless it shall first provide the Proposed Owner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Board of Trustees. In the event of revocation, the development and use of the Property shall be governed solely by the regulations of the I-1 District, as the same may, from time to time, be amended. Further, in the event of such revocation of the special permit, the Village Manager and Village Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Proposed Owner acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, have considered the possibility of the revocation provided for in this Section, and agree not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Proposed Owner required by this Section has been given.

Section 8. BINDING EFFECT; TRANSFERABILITY

The privileges, obligations, and provisions of each and every Section of this Ordinance, are for, and shall be binding on, the Proposed Owner, except as otherwise expressly provided in this Ordinance. Nothing in this Ordinance shall be deemed to allow this Ordinance to be transferred to any person, or entity unless and until (a) such person, or entity ("***Transferee***") executes and files with the Village Clerk an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance in a form acceptable to the Village Manager and (b) the Board of Trustees has approved such transfer by resolution duly adopted.

Section 9. EFFECTIVE DATE

- A. This Ordinance shall be effective only upon the occurrence of all of the following events:
 - i. passage by the Board of Trustees of the Village of Northbrook by a majority vote in the manner required by law;
 - ii. publication of this Ordinance in pamphlet form in the manner required by law;

- iii. Proposed Owner acquiring fee simple title to the Property;
- iv. Delivery of evidence, in the form of a recorded deed and an effective title insurance policy or title report issued by an Illinois title insurance company, that fee simple title to the Property has been conveyed to Proposed Owner to the office of the Village Clerk at the Northbrook Village Hall; and
- vii. Execution by the Proposed Owner of a development agreement prepared by the Village and approved by the Village Attorney providing for the use and development of the Property.

B. In the event that all of the conditions set forth in Section 9.A are not satisfied on or prior to January 31, 2026, the corporate authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

Adopted: 11/11/25

RESULT:	ADOPTED [4 – 0]
MOVER:	Robert Israel, Trustee
SECONDER:	Johannah Hebl, Trustee
AYES:	Israel, Hebl, Ebhomielen, Cassidy
NAYES:	None
ABSTAIN:	Kathryn Ciesla, President
ABSENT:	Heather Ross, Trustee and Michelle Kohler, Trustee

/s/ Kathryn Ciesla
Village President

ATTEST:

/s/ Derek Gau
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

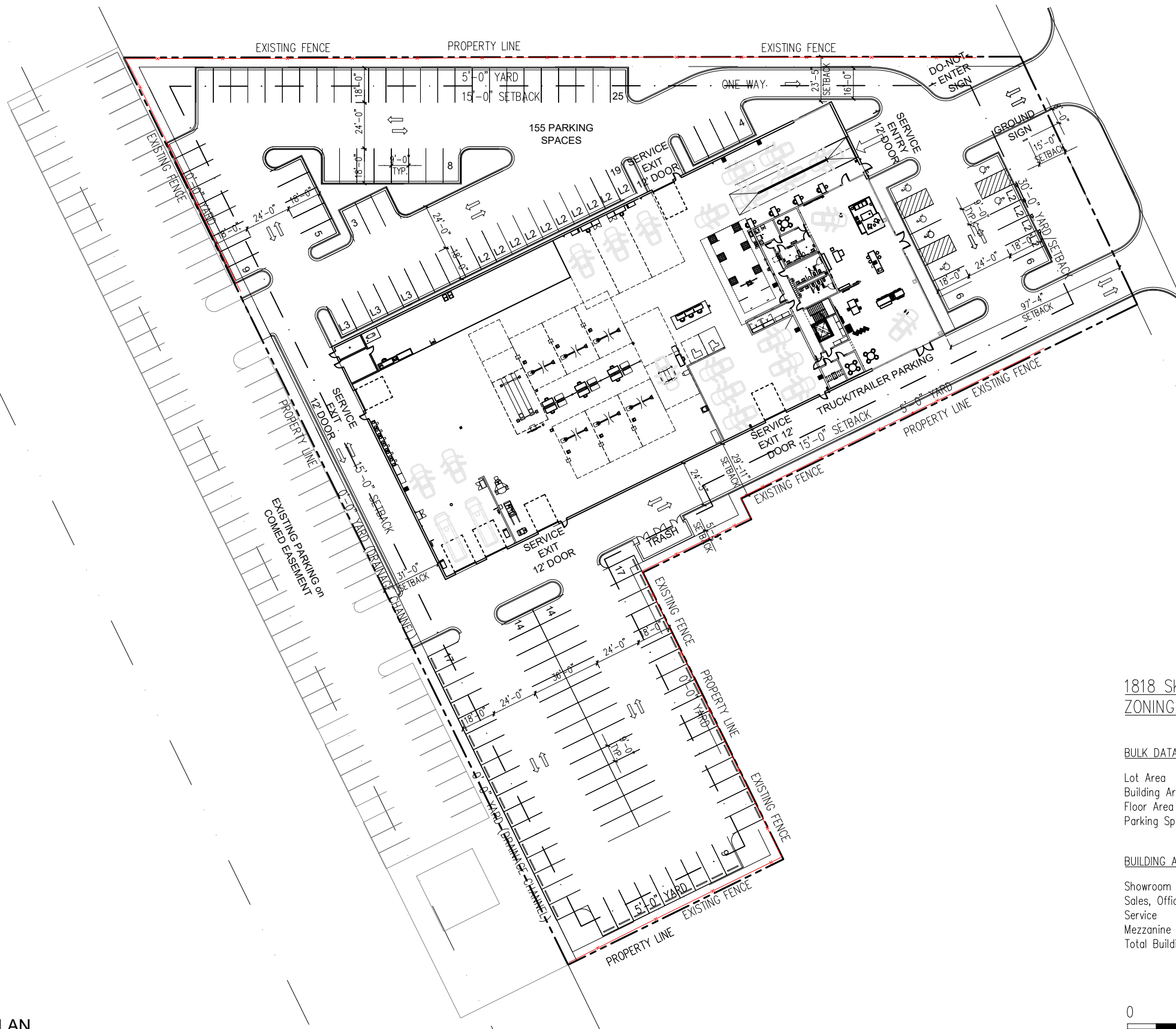
AN IRREGULAR TRACT OF LAND IN THE FIRST ADDITION TO SKOKIE HIGHLANDS BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON DECEMBER 20, 1927 AS DOCUMENT 9876346 AND CORRECTED BY DOCUMENT 9883569 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF LOT 23 IN BLOCK 8 OF SAID FIRST ADDITION TO SKOKIE HIGHLANDS WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE EDEN'S EXPRESSWAY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE A DISTANCE OF 12.0 FEET FOR THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A LINE 12 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED WEST, OF LOTS 3 AND 23 IN BLOCK 8 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID, A DISTANCE OF 227.93 FEET TO THE CENTER LINE OF VACATED HUMPHREY STREET, AS SHOWN ON PLAT OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE A DISTANCE OF 12 FEET TO A POINT ON A LINE 16.30 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE AND SAID SOUTHEASTERLY LINE EXTENDED EASTERLY, OF LOT 6 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 63 FEET TO A POINT ON A LINE 30 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 166.30 FEET TO THE SOUTHEASTERLY LINE OF LOT 9 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE SOUTHWESTERLY ALONG THE SAID SOUTHEASTERLY LINE, AND SAID SOUTHEASTERLY LINE EXTENDED WESTERLY OF LOT 9 IN BLOCK 7, A DISTANCE OF 125.03 FEET TO THE SOUTHWESTERLY LINE OF THE VACATED PUBLIC ALLEY LYING WESTERLY OF AND ADJOINING BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF 526.59 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE EXTENDED WESTERLY OF LOT 1 IN BLOCK 7 OF FIRST ADDITION TO SKOKIE HIGHLANDS AFORESAID; THENCE EASTERLY ALONG THE NORTHERLY LINE, AND SAID NORTHERLY LINE EXTENDED WESTERLY AND EASTERLY, OF LOT 1 IN BLOCK 7 AFORESAID, A DISTANCE OF 464.74 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF EDEN'S EXPRESSWAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 142.25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-13-107-021-0000; and 04-13-107-020-0000

Commonly known as 1804, 1810, 1818 Skokie Boulevard, Northbrook, Illinois 60062

EXHIBIT B

SITE PLAN



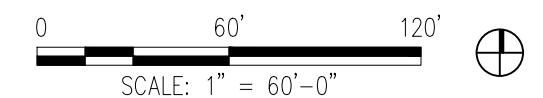
1818 SKOKIE BOULEVARD ZONING and AREA SUMMARY

BULK DATA TABLE

Lot Area	- 126,935 sf
Building Area	- 41,156 sf
Floor Area Ratio	- 0.32
Parking Spaces	- 155 spaces

BUILDING AREA SUMMARY

Showroom	- 4,053 sf
Sales, Office, Restroom, Storage	- 2,182 sf
Service	- 32,915 sf
Mezzanine Office/Break	- 2,006 sf
Total Building Area	- 41,156 sf



PROPOSED SITE PLAN 1" = 60'-0"