



Plan Commission Agenda

Sandra "Sandy" Frum Board Room
1225 Cedar Lane Northbrook, IL 60062
Tuesday, September 2, 2025

7:30 PM

- 1. ROLL CALL**
- 2. MINUTES APPROVAL**

- A. Minutes for Approval - August 19, 2025**
Review and approve August 19, 2025 Plan Commission meeting minutes.

- 3. COMMUNITY PLANNING REPORT**
- 4. PUBLIC COMMENT TIME**

This agenda item is reserved for members of the public who desire to address the Public Body on a topic that is within purview and jurisdiction of the Public Body, but that is not listed in another location on the agenda. If you would like to speak about a matter that is listed on the agenda, we ask that you wait until that agenda item is called, and we will give you an opportunity to speak then. Anyone desiring to speak should fill out a written speaker form (located in the back of the meeting room) and submit it to the Staff Liaison. "Public Comment Time" is not a forum for open dialogue or engagement with members of the Public Body. Rather, it is intended as an opportunity for you to make comments to the Public Body. While the Public Body will not immediately respond to public comments at this meeting, or engage in a back and forth discussion during the meeting, please be assured that the Public Body is actively listening to all comments, thoughts, and suggestions. All speakers will be limited to a total of three minutes. We request that everyone be respectful, civil, and non-repetitive; and we ask that members of the audience refrain from applauding or making any other comments during or after any speaker. Thank you for your understanding and taking the time to contribute to the success of our community.

- 5. PUBLIC HEARING**

- A. DOCKET NO. PCD-25-08: 1804 - 1818 Skokie Boulevard - Rivian (Public Hearing)** - An application filed by Edens Tower LLC, as owner of the property commonly known as 1804 â€“ 1818 Skokie Boulevard, which will be transferred to 1818 Partnership, LLC, for development of a Rivian dealership and repair facility for the purposes of: (A) Lot Consolidation to consolidate two parcels into one; (B) Special Permit for a Motor Vehicle Dealer (New & Used) with Open Sales Lot (SIC No. 5510.02); (C) Special Permit for Automotive Repair Shop (SIC No. 7530.00); (D) Variation to reduce the required interior side (south) and rear (west) yard from 5 feet to 0 feet; (E) Variation to reduce the required loading space from 1 to 0; (F) Site Plan Approval; and (G) Approval of any such variations, waivers, and zoning relief as may be necessary.

The applicant proposes to consolidate two parcels into one and develop a single-story Rivian electric vehicle showroom space and automotive repair service facility in the I-1 Restricted Industrial on the Subject Property.

- 6. REVIEW OF DRAFT RESOLUTIONS**
- 7. DISCUSSION TOPICS**

8. REMARKS FOR THE GOOD OF THE ORDER**9. 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 or participate in this meeting, or who have questions regarding the accessibility of the meeting or facilities, are requested to promptly contact the Village of Northbrook at (847) 272-5050, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Northbrook to make reasonable accommodations for those persons.