

## **Element Nine: Land Use and Annexation**

Land use defines a community's physical form and function and provides a framework for all infrastructure related decisions, including transportation, economic development, public utilities, community facilities, parks, and environmental protection. This Element includes a summary of existing land uses and zoning, future growth projections and development capacity, and annexation and jurisdictional boundaries.

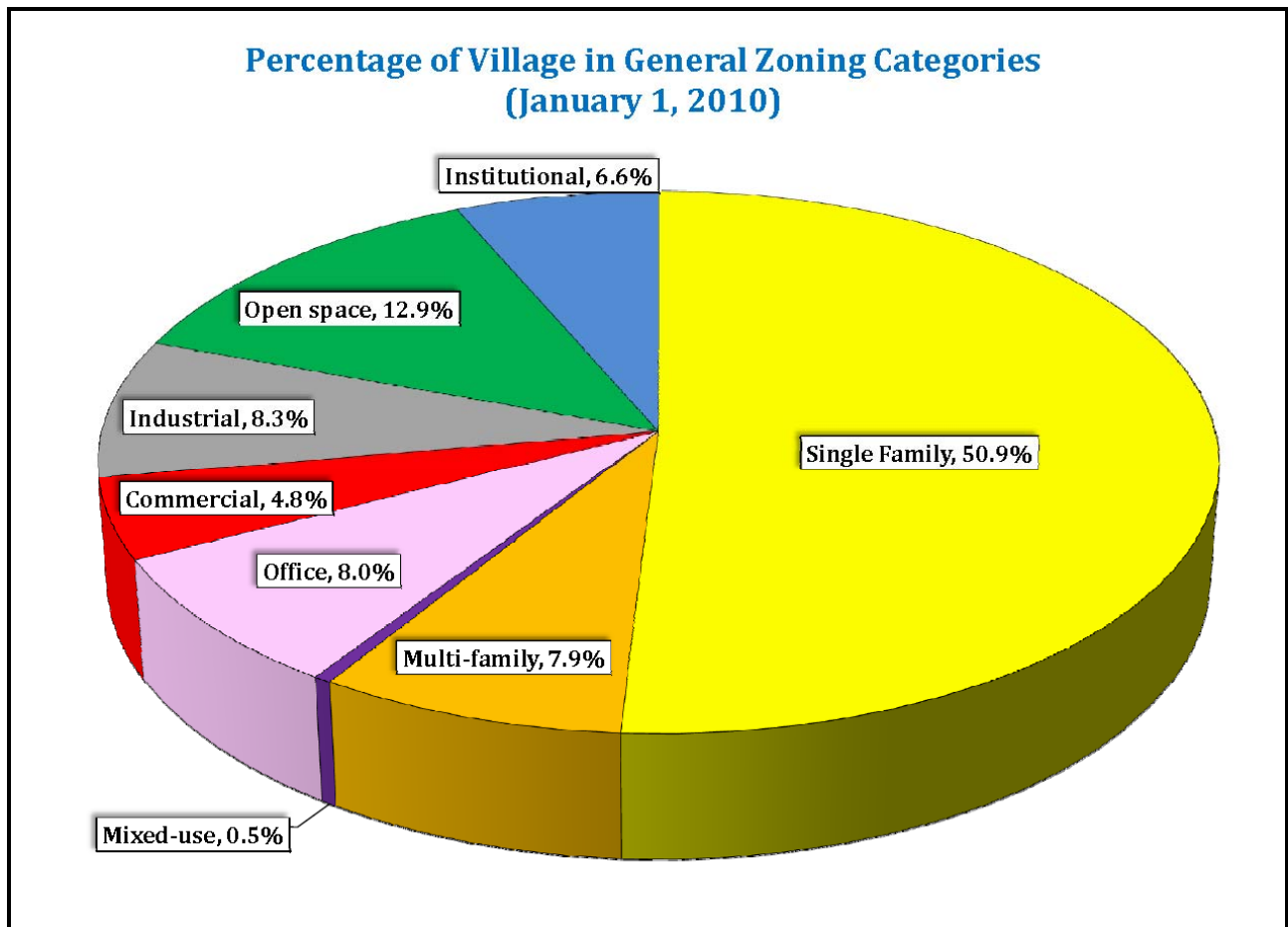
The Future Land Use Map and associated Comprehensive Plan policies will serve as a guide to zoning and land use decisions in the Village. This will serve multiple purposes:

- Facilitate the efficient and predictable use of land in the Village,
- Guide future growth and development,
- Protect public and private property investments from incompatible land uses,
- Efficiently coordinate land use, transportation, economic development, and community investment decisions, and
- Clearly articulate the Village's development standards and requirements to the development community and the general public.

### **Existing Land Use and Zoning**

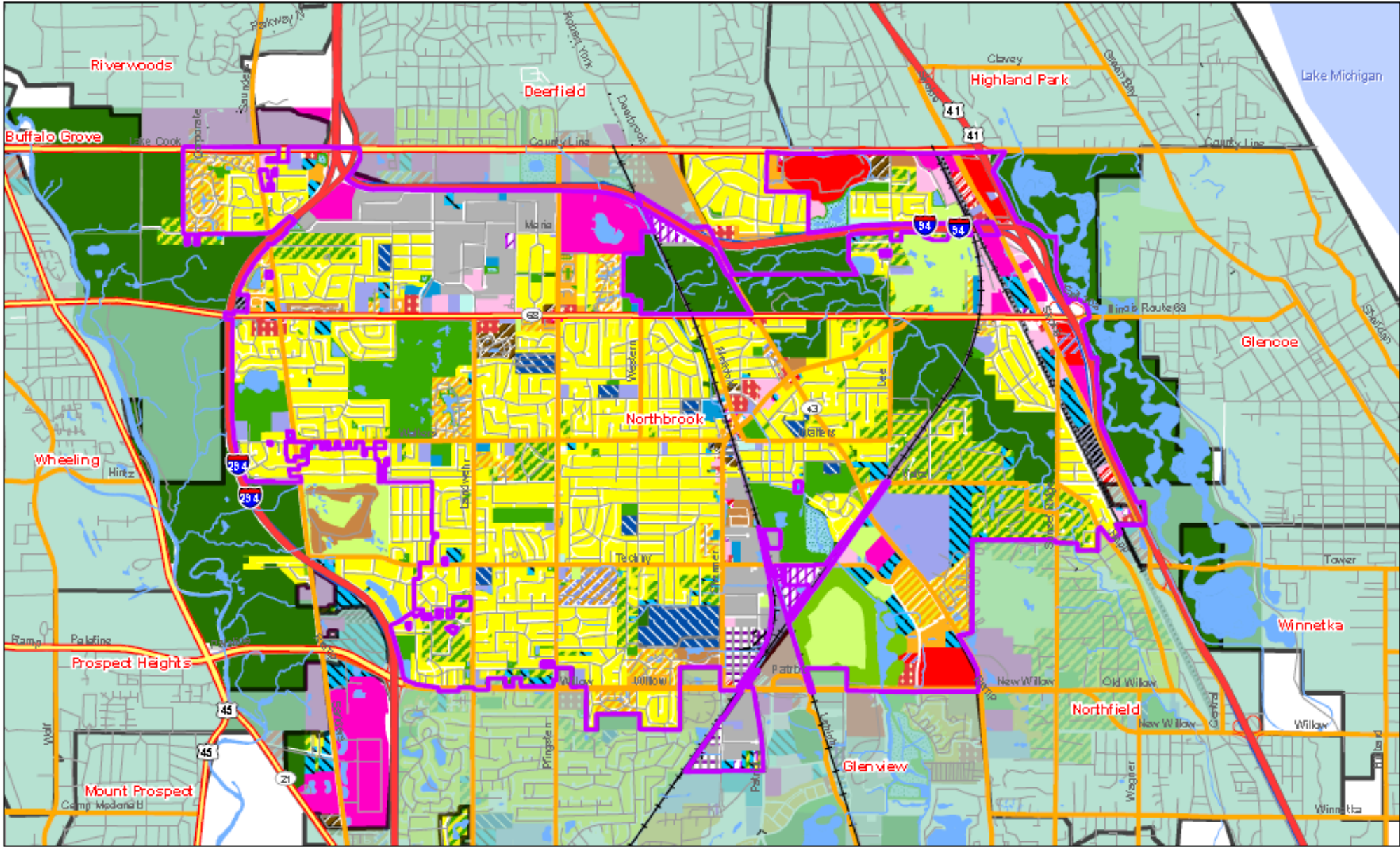
Northbrook's is approaching a "build-out" condition as the amount of vacant land has gradually decreased over the past two decades. As such, we expect see an increasing amount of redevelopment activity, as new buildings and uses replace older structures and uses that are no longer suited for their location. The existing land use pattern in Northbrook is illustrated on **Figure 9-A**.

- Low density, single-family development continues to be the dominant land use feature in the community. Over 50% of the Village's land area is devoted to single-family properties. Properties in the R-4 district (minimum lot size of 12,000 square feet) represent the single largest category in the community. Almost 28% of the land in the Village is zoned R-4 and these properties are dispersed throughout the Village.. More than 9% of the community is zoned R-5, which allows lots as small as 7,500 square feet. The smaller lots are concentrated in the center of the Village, near the downtown, reflecting the older subdivision pattern in the community. Other properties zoned R-5 are located in the northeast, northwest and southwest sections of the Village.
- The larger lots (R-1, R-2 and R-3 districts), are located in various locations throughout the Village. The Village has seen the number of large lots in the Village decrease over time, as vacant land has become scarcer. The 1982 Comprehensive Plan failed to make a distinction between areas where larger lots should be retained and the areas where more traditional suburban lot sizes (R-4 and R-5) are desired.
- The Village has a significant amount of protected open space in and around the community. Open Space is the second largest land use category.



**Figure 9-A: Percentage of Land in Zoning Districts**

- Industrially-zoned properties represent the third largest category in the community. The industrial-zoned land is concentrated in the “sky Harbor area as well as along South Shermer Road. Smaller pockets of industrial properties are located along South Skokie Boulevard and Revere Drive, east of Northbrook Court shopping center. Sky Harbor is a much larger, homogeneous business park. The other industrial areas have a wide range of industrial, warehouse, membership and even retail activities.
- Office areas are the next largest category, with just over 8% of the land in the community so zoned. The Underwriters Laboratory property is the single largest office property (zoned O-1)

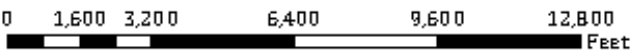


**Legend**

Northbrook Corp. Limits

Private Open Space

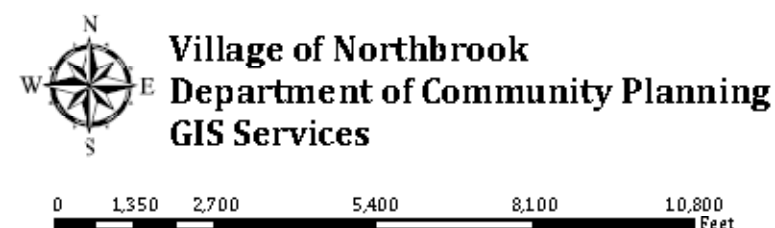
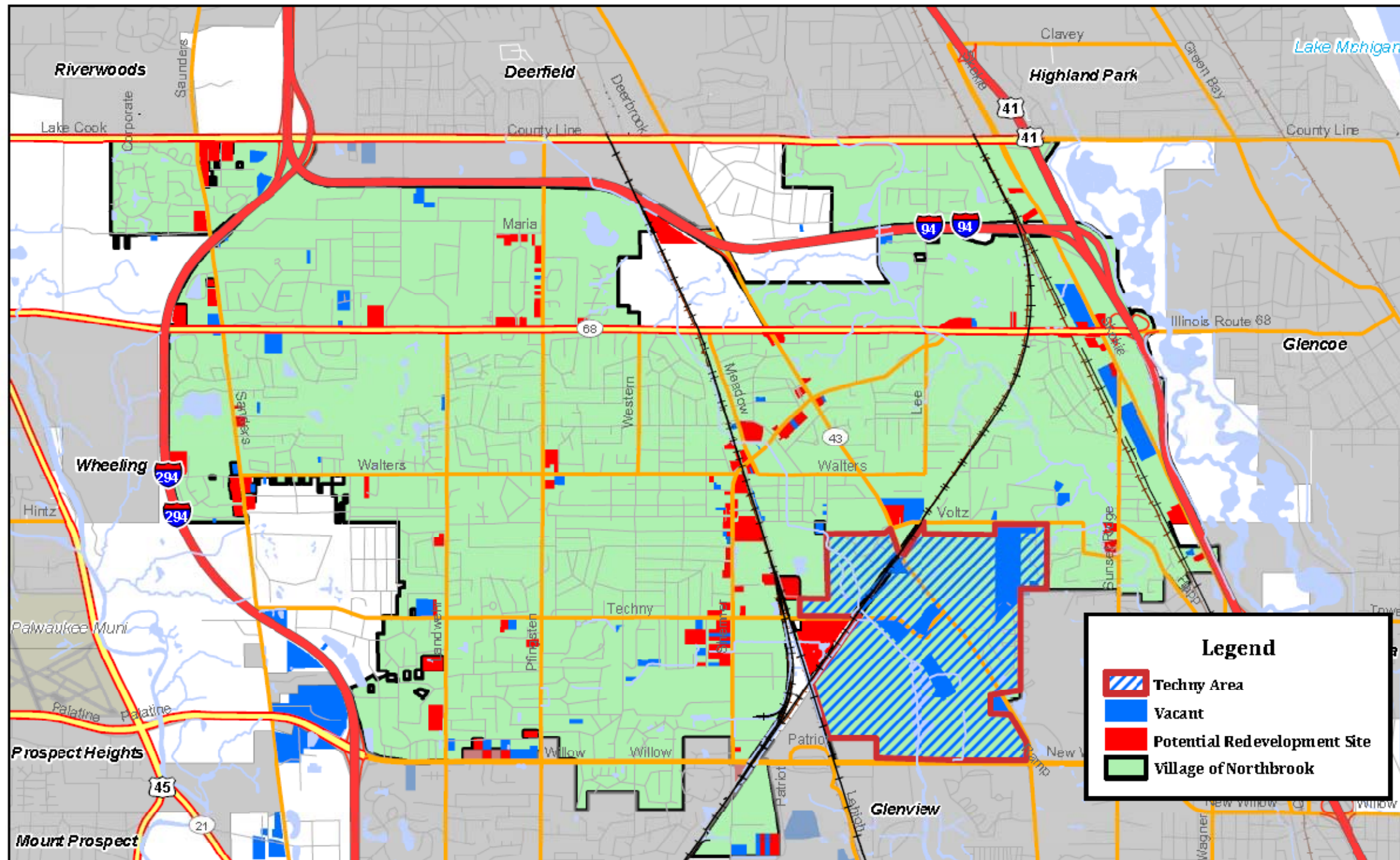
Village of Northbrook  
Department of Community Planning  
GIS Services



Village of Northbrook Comprehensive Plan  
Existing Land Use Conditions  
(1-1-09)

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## Village of Northbrook Comprehensive Plan Existing Vacant & Potential Redevelopment Sites

## Northbrook Comprehensive Plan

**Table 9-A: Land area by Zoning District**

| Areas in Northbrook Zoning Districts, as of 1-1-10 |                 |                |            |                |
|--|-----------------|----------------|------------|----------------|
| Legend   | Zoning District | Acres          | % of Total | % by Category  |
| <b>Single Family</b>                               | <b>R-1</b>      | <b>218.9</b>   | 2.74%      | <b>50.86%</b>  |
|  | <b>R-2</b>      | <b>511.9</b>   | 6.42%      |                |
|  | <b>R-3</b>      | <b>396.6</b>   | 4.97%      |                |
|  | <b>R-4</b>      | <b>2,194.4</b> | 27.50%     |                |
|  | <b>R-5</b>      | <b>736.7</b>   | 9.23%      |                |
| <b>Multi-Family</b>                                | <b>R-6</b>      | <b>231.3</b>   | 2.90%      | <b>7.94%</b>   |
|  | <b>R-7</b>      | <b>60.7</b>    | 0.76%      |                |
|  | <b>R-8</b>      | <b>341.9</b>   | 4.28%      |                |
| <b>Mixed Use</b>                                   | <b>RLC</b>      | <b>20.1</b>    | 0.25%      | <b>0.45%</b>   |
|  | <b>MFRC</b>     | <b>15.9</b>    | 0.20%      |                |
| <b>Office</b>                                      | <b>O-1</b>      | <b>117.7</b>   | 1.47%      | <b>8.03%</b>   |
|  | <b>O-2</b>      | <b>97.6</b>    | 1.22%      |                |
|  | <b>O-3</b>      | <b>320.8</b>   | 4.02%      |                |
|  | <b>O-4</b>      | <b>102.3</b>   | 1.28%      |                |
|  | <b>O-5</b>      | <b>2.1</b>     | 0.03%      |                |
| <b>Commercial</b>                                  | <b>C-1</b>      | <b>7.5</b>     | 0.09%      | <b>4.80%</b>   |
|  | <b>C-2</b>      | <b>102.1</b>   | 1.28%      |                |
|  | <b>C-3</b>      | <b>14.6</b>    | 0.18%      |                |
|  | <b>C-4</b>      | <b>69.3</b>    | 0.87%      |                |
|  | <b>C-5</b>      | <b>195.0</b>   | 2.44%      |                |
| <b>Industrial</b>                                  | <b>I-1</b>      | <b>566.0</b>   | 7.09%      | <b>8.28%</b>   |
|  | <b>I-2</b>      | <b>93.8</b>    | 1.17%      |                |
| <b>Open Space</b>                                  | <b>OS</b>       | <b>1,042.0</b> | 13.06%     | <b>12.86%</b>  |
| <b>Institutional</b>                               | <b>IB</b>       | <b>521.1</b>   | 6.53%      | <b>6.56%</b>   |
| <b>Total</b>                                       |                 | <b>7,980.2</b> | 100.00%    | <b>100.00%</b> |

- Multi-family properties are almost 8% of the land. Multi-family zoned properties are located in various parts of the Village, primarily along major collector or arterial roadways.
- The Village's wide array of institutional uses (government facilities, religious organizations, public and private schools and other public and semi-public activities are located in the IB, Institutional Buildings zoning district. These areas also tend to be located on major roadways so that the activities do not disrupt established residential or business areas.
- Commercial areas constitute nearly 5% of the land in the Village. The commercial areas accommodate a wide range of retail and financial uses to meet the community needs. Shopping facilities in the shopping needs of residents of Northbrook and the greater North Shore area. Northbrook Court, at over one million square feet of gross floor area remains one of the premier shopping centers in the metropolitan area. Other centers in the Village meet the Village and neighborhood shopping needs by providing grocery, restaurant and other retail service needs.

## *Northbrook Comprehensive Plan*

- The three mixed-use zoning districts (RLC and MFRC) are relatively new and constitute less than one percent of the land area in the community.

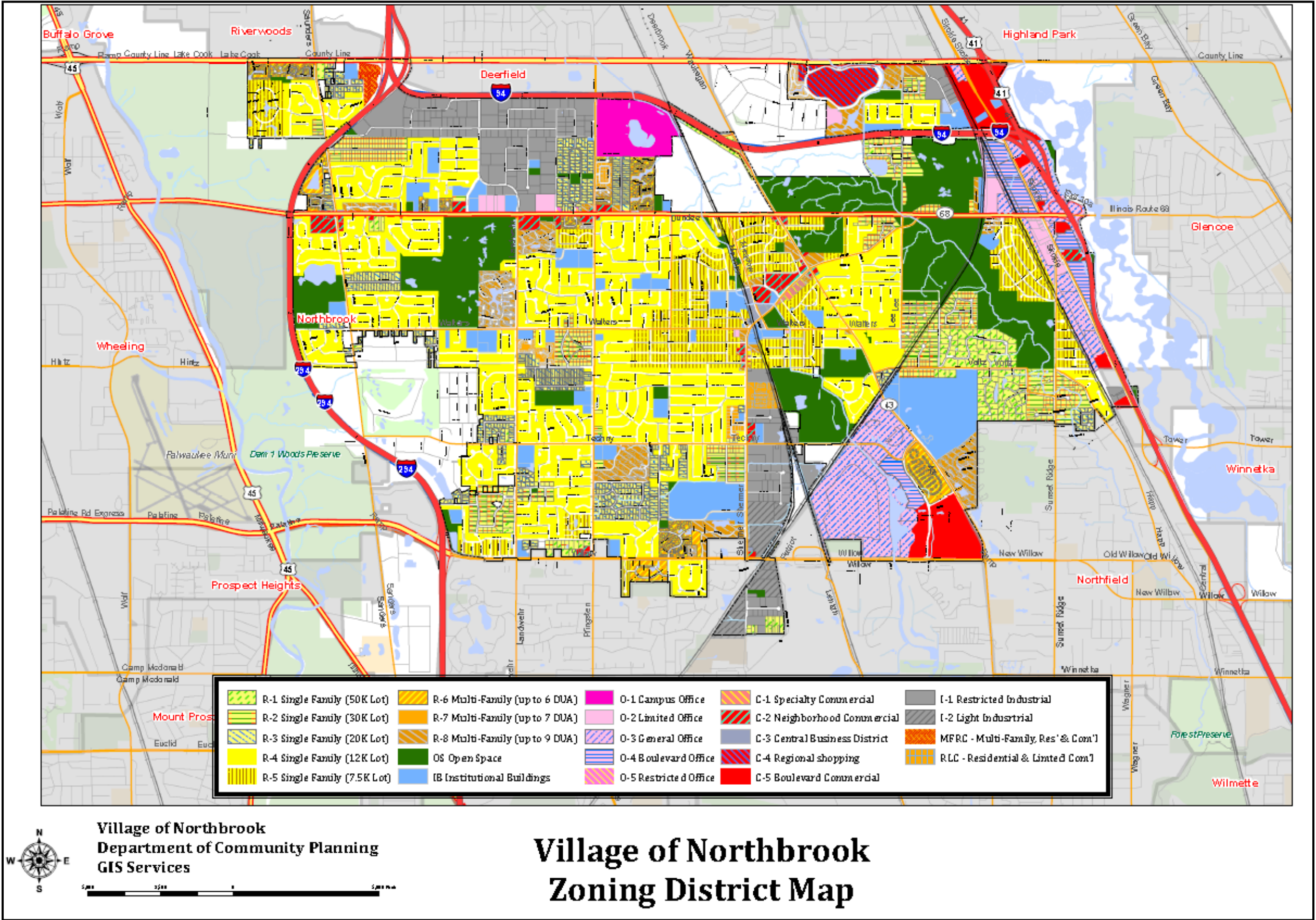
Northbrook's Zoning Code divides the entirety of the Village into a number of zoning districts, each with their own standards for use, bulk, and other site development regulations. **Figure 9-C** shows Northbrook's existing zoning. The table below, as well as the chart on the subsequent page provides a more detailed breakdown of the zoning in the community by land area.

In addition to the traditional zoning districts described above, the Village's Zoning Code establishes a number of "overlay" districts to achieve additional planning objectives. The overlay districts established in the Zoning Code include the following:

- The Flood Hazard Overlay District is designed to make certain that the 100-year is not disrupted by improper grading or construction and that uses are appropriate in areas subject inundation by water. The map on
- The Redevelopment Overlay District allows new development to be phased in over time in areas lacking certain critical public services or utilities, such as sanitary sewer or public water. At present the area is mapped on Old Willow Road, on the extreme south end of Shermer Road.
- The Techny Overlay District establishes a set of unique land use controls (such as the transfer of development rights between properties in the Techny Annexation area, as a means of implementing and codifying the development standards in the Techny Annexation Agreement.
- The Village Green Overlay District was adopted to establish unique development standards for the downtown area. Special design review standards were enacted to make certain new development is consistent with the unique character of the downtown. Further, reduced parking standards were enacted to recognize the availability of on-street parking and the Downtown Metra Commuter Parking Lot.

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**Annexation Opportunities**

As the north suburban area of Chicago has matured, there are fewer and fewer opportunities Northbrook or any of the surrounding municipalities to grow through annexations. The map on the following page illustrates the primary areas around the Village where annexations can occur in accordance with Illinois State Statutes.

As noted on the map, the Village has worked cooperatively with the surrounding communities of Deerfield and Glenview by approving “Boundary Agreements” to establish logical municipal boundaries, appropriate land use patterns and transportation systems. The Comprehensive plan has been drafted to be consistent with the terms of both the Willow Road Corridor Agreement and the Lake Cook Road Corridor Agreement.

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