

**Future Land Use Map – Land Use Classifications**

Each parcel in the Village is designated as falling into one of 23 distinct land use categories presented below and represented on the Future Land Use Map (see foldout Map). Where the Map appears to differ from the Land Use Plan text and accompanying graphics, the text of the Comprehensive Plan shall govern.

The land use classifications each provide an explanation of:

- The purpose of the land use designation;
- The principal land uses contemplated within each category;
- Location standards that can be used as the Village moves ahead with implementing the Comprehensive Plan and considers individual rezoning requests;
- The zoning districts (if any) that are currently available to implement the land use classification; and
- Any special comments to aid in the understanding of the classification.

The heading of each classification is color coded to aid in reviewing the Future Land Use Map. A Future Land Map has been prepared for each of the land use classification group, such as single family or commercial, to help highlight where each land use is planned. At the end of this section is a copy of the compiled Future Land Use Map for the Village.

**OPEN SPACE AND OUTDOOR RECREATION (OSR)**

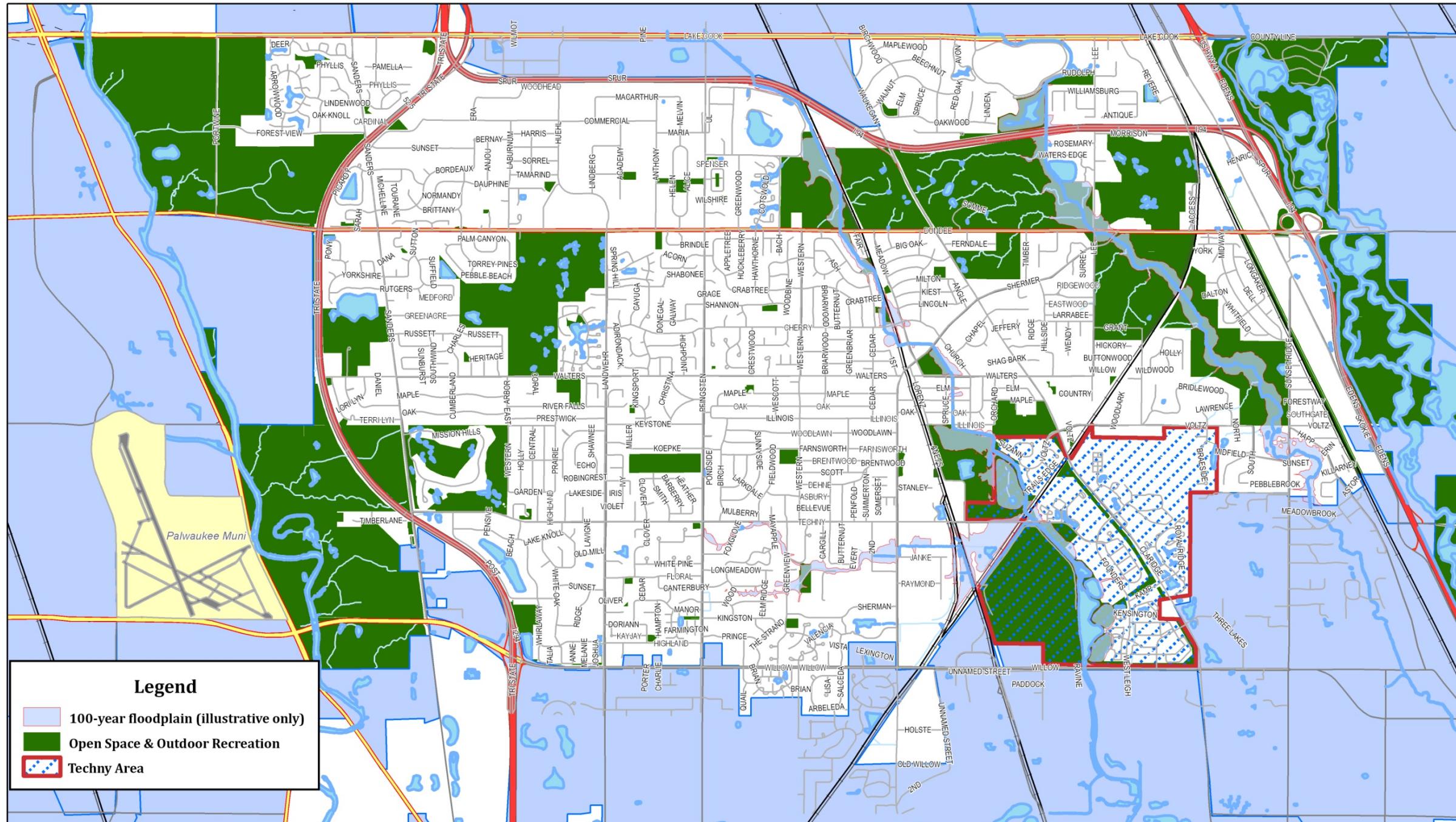
**Purpose:** The Open Space and Outdoor Recreation (OSR) classification is intended to provide areas to accommodate public and private open space and outdoor recreation areas.

**Principal Land Uses:** The primary land uses in the OSR classification will be public and private open space and outdoor recreation areas. Subordinate uses in this area may include amusement and recreation services, indoor membership sports and recreation services, and cultural facilities.

**Location Standards:** The OSR classification is located in many areas throughout the community.

**Applicable Zoning District(s):** OS Open Space District

## Northbrook Comprehensive Plan



Village of Northbrook  
Development & Planning Services

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# Northbrook Comprehensive Plan Future Land Use Map Open Space & Recreation Areas

For 12-14-10  
Board of Trustees  
Meeting

### **SINGLE FAMILY LARGE LOT (SFL)**

Purpose: The Single Family Large Lot (SFL) classification is intended to provide areas for housing, primarily single family, with a lot size in excess of 30,000 square feet. The SFL classification is intended to preserve the character of existing large lot single-family residential areas and to allow the continued development of these areas. It is also intended for the classification of vacant parcels that are newly annexed to the Village without specific development plans or annexation agreements.

Principal Land Uses: The primary land uses in the SFL classification will be detached single-family residences located on large lots and religious facilities. Subordinate uses in this area may include public/semi-public and open space activities so long as such uses support the primary residential uses in the area and the uses do not significantly impact nearby residences or the neighborhood roadway system.

Location Standards: SFL areas are located in a number of areas throughout the Village, with the single largest concentration being in the eastern section of the Village along Voltz and Lee Roads.

Applicable Zoning District(s): R-1, R-2

Comments: Areas classified SFL are among the only areas in the Village where public sidewalks are not required across the frontage of all lots as new development occurs as it is deemed impractical. Sidewalks may, however, be required along major roadways in SFL areas to complete major sidewalk or trail systems. Despite the large lot sizes, areas within the SFL areas must recognize the need to protect existing trees and mitigate storm drainage issues associated with new development.

### **SINGLE FAMILY STANDARD LOT (SFS)**

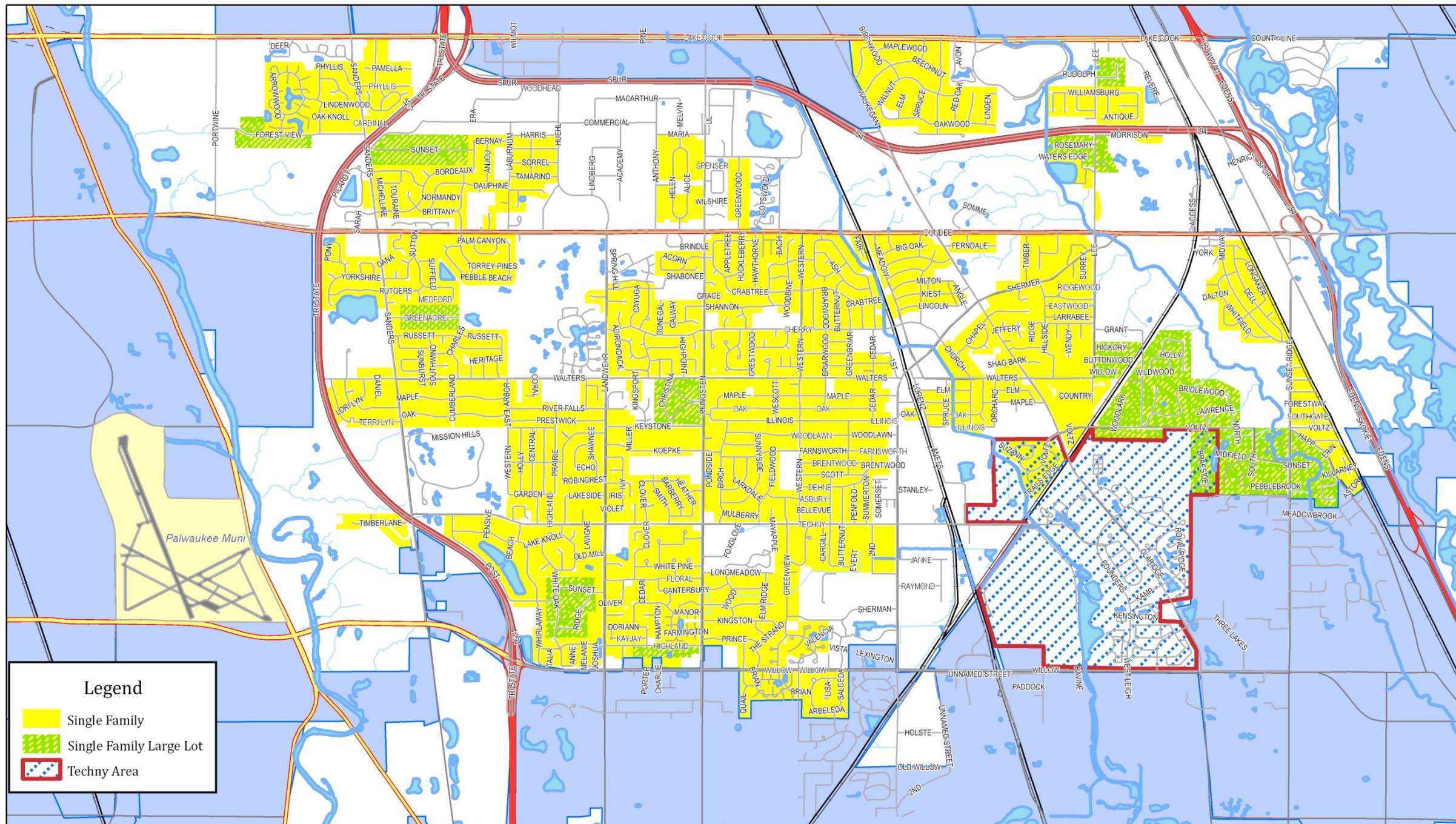
Purpose: The Single Family Standard Lot (SFS) classification is intended to provide areas for detached dwelling units located on individual lots with lot sizes ranging from 7,500 up to 30,000 square feet. The SFS classification is intended to preserve the character of detached single-family residential areas and to allow the continued development of these areas.

Principal Land Uses: The primary land uses in the SFS classification will be detached single-family residences located on standard size lots. Subordinate uses in this area may include group homes, home occupations, religious facilities, and public/semi-public and open space activities so long as such uses support the primary residential uses in the area and the uses do not significantly impact nearby residences or the neighborhood roadway system.

Location Standards: Generally, these size lots are spread throughout the community with the smaller lots predominately located in the older portions of the central area.

Applicable Zoning District(s): R-3, R-4, and R-5

## Northbrook Comprehensive Plan



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Development & Planning Services

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## Northbrook Comprehensive Plan Future Land Use Map Single Family Residential Areas

For 12-14-10  
Board of Trustees  
Meeting

**MULTI-FAMILY RESIDENTIAL UP TO 6 DWELLING UNITS PER ACRE (MF-6)**

Purpose: The Multi Family Residential Up to 6 Dwelling Units per Acre (MF-6) classification is intended to provide areas for two-family dwelling units and townhomes at a density no greater than 6 units per acre. The MF-6 classification is intended to preserve the character of these lower density two-family dwelling unit and townhome areas and to allow the continued development of these areas.

Principal Land Uses: The primary land uses in the MF-6 classification will be two-family dwelling units and townhomes. Subordinate uses in this area may include single family detached dwellings, as well as group homes, home occupations, religious facilities, and public/semi-public and open space activities so long as such uses support the primary residential uses in the area and the uses do not significantly impact nearby residences or the neighborhood roadway system.

Location Standards: The MF-6 classification is located in many areas throughout the community.

Applicable Zoning District(s): R-6

**MULTI-FAMILY RESIDENTIAL: 6 - 9 DWELLING UNITS PER ACRE (MF-9)**

Purpose: The Multi Family Residential between 6 and 9 Dwelling Units Per Acre (MF-9) classification is intended to provide areas for low-rise and attached cluster multi-family housing at a density greater than 6 units per acre but less than 9 units. The MF-9 classification is intended to preserve the character of these medium density multi-family areas and to allow the continued development of these areas.

Principal Land Uses: The primary land uses in the MF-9 classification will be townhouses, two-family dwelling units, and multi-family dwelling unit structures. Subordinate uses in this area may include group homes, senior housing, home occupations, religious facilities, and public/semi-public and open space activities so long as such uses support the primary residential uses in the area and the uses do not significantly impact nearby residences or the neighborhood roadway system.

Location Standards: The MF-9 classification is located in many areas throughout the community.

Applicable Zoning District(s): R-7, R-8

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### **MULTI-FAMILY RESIDENTIAL: 9 - 15 DWELLING UNITS PER ACRE (MF-15)**

Purpose: The Multi Family Residential between 9 and 15 Dwelling Units Per Acre (MF-15) classification is intended to provide areas for medium-rise multi-family housing at a density greater than 9 units per acre but less than 15 units. The MF-15 classification is intended to preserve the character of these medium density multi-family areas and to allow the continued development of these areas.

Principal Land Uses: The primary land uses in the MF-15 classification will be multi-family dwelling unit structures. Subordinate uses in this area may include single family detached dwellings, townhouses, and two-family dwellings. Subordinate uses in this area may include group homes, home occupations, religious facilities, and public/semi-public and open space activities so long as such uses support the primary residential uses in the area and the uses do not significantly impact nearby residences or the neighborhood roadway system.

Location Standards: The MF-15 classification is located in several areas throughout the community.

Applicable Zoning District(s): Currently none.

Comments: With the adoption of the 1988 Zoning Code, areas designated as the proposed MF-15-classification were all down zoned to zoning districts with a density no greater than the R-8 zoning district. To make the uses within these areas legal conformities, a new zoning district should be considered for the MF-15 classification areas.

### **MULTI-FAMILY RESIDENTIAL OVER 15 DWELLING UNITS PER ACRE (MF-H)**

Purpose: The Multi Family Residential over 15 Dwelling Units per Acre (MF-H) classification is intended to provide areas for the highest density multi-family housing at a density greater than 15 units per acre. The MF-H classification is intended to preserve the character of these high density multi-family areas.

Principal Land Uses: The primary land uses in the MF-H classification will be multi-family unit structures. Subordinate uses in this area may include group homes, home occupations, religious facilities, and public/semi-public and open space activities so long as such uses support the primary residential uses in the area and the uses do not significantly impact nearby residences or the neighborhood roadway system.

Location Standards: The MF-H classification is located in several areas throughout the community.

Applicable Zoning District(s): Currently none.

Comments: With the adoption of the 1988 Zoning Code, areas designated as the proposed MFR-15-classification were all down-zoned to zoning districts with a density no greater than the R-8 zoning district. To make the uses within these areas legal conformities, a new zoning district should be considered for the MFR-H classification areas.

**SENIOR OR SPECIAL RESIDENTIAL (SSR)**

Purpose: The Senior or Special Residential (SSR) classification is intended to provide areas for a wide range of residential uses of an institutional nature that provide housing and may also provide some level of personal care for residents. The SSR classification is intended to preserve the character of these institutional housing areas and to allow the continued development of these areas.

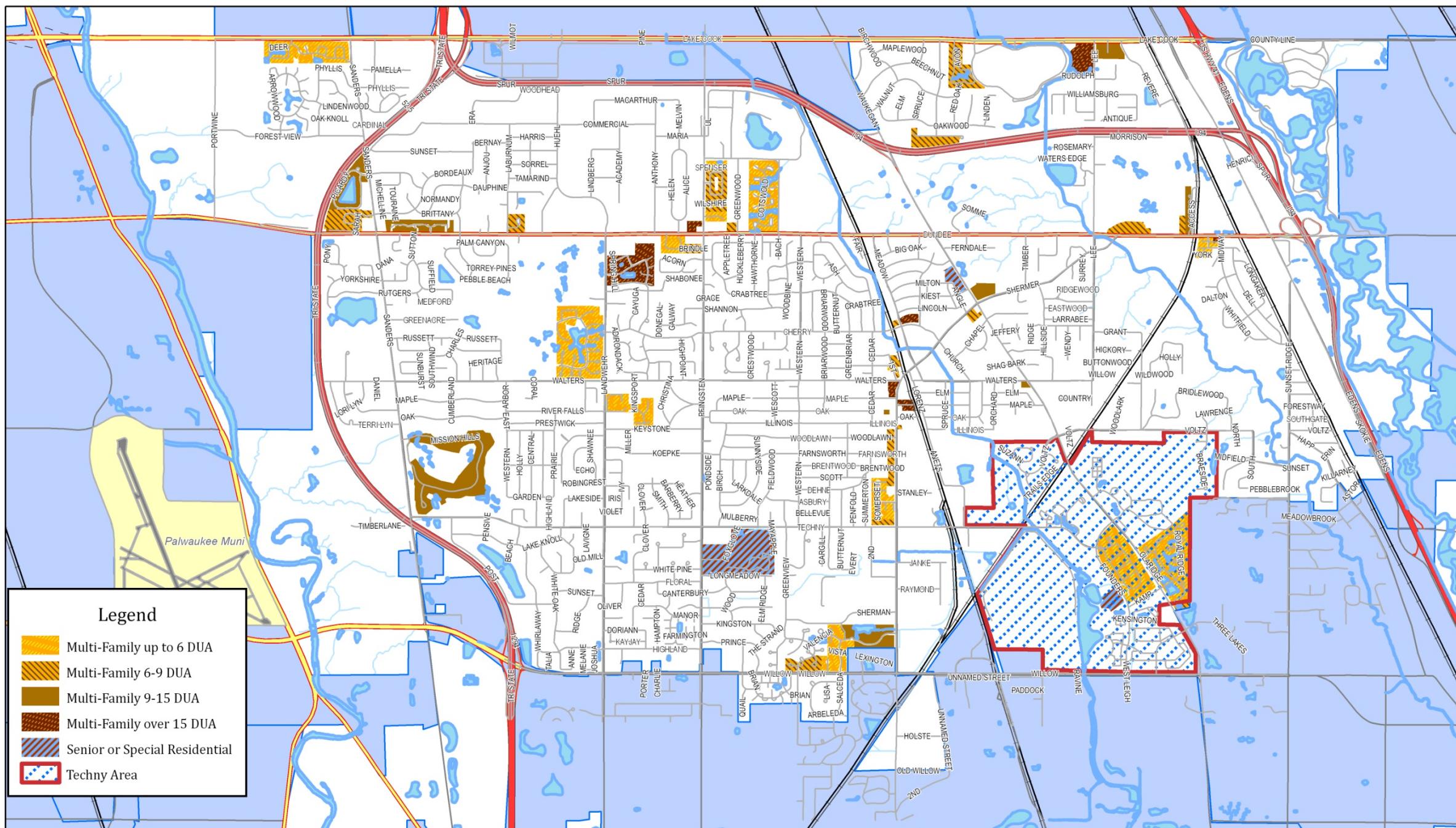
Principal Land Uses: The primary land uses in the SSR classification will be independent senior living facilities, assisted living facilities, nursing homes, and other group homes. Subordinate uses in this area may include supportive services for the residents that are incorporated into the primary use, such as medical offices, pharmacies, recreational services, barber shops and beauty salons, and convenience stores.

Location Standards: The SSR classification is located in two areas of the community, which include (a) Covenant Village in the southeast quadrant of the intersection of Pfingsten and Techny roads and (b) Crestwood Place at the intersection of Waukegan Road and Kiest Avenue.

Applicable Zoning District(s): RS

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## Northbrook Comprehensive Plan



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## Northbrook Comprehensive Plan Future Land Use Map Multi-Family Residential Areas

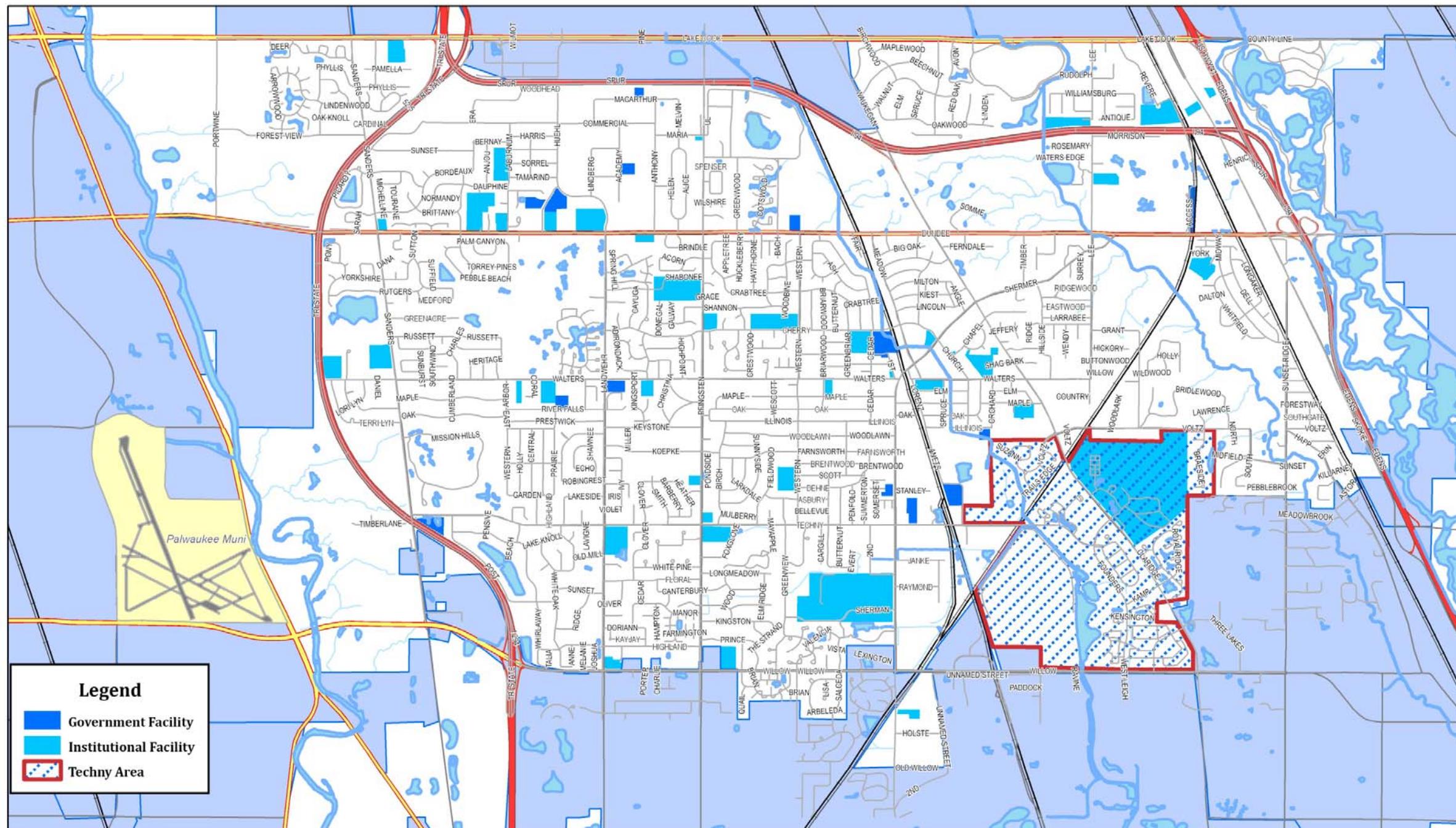
For 12-14-10  
Board of Trustees  
Meeting

<b>GOVERNMENT FACILITY (GF)</b>
<p><u>Purpose:</u> The Government Facility (GF) classification is intended to provide areas to accommodate existing and future government buildings.</p>
<p><u>Principal Land Uses:</u> The primary land uses in the GF classification will be administrative offices, maintenance facilities, and office, storage and maintenance activities for the Village, Park District, County, State, and Federal government. Subordinate uses in this area may include open space activities so long as such uses support the governmental uses in the area.</p>
<p><u>Location Standards:</u> GF areas are located in a number of areas throughout the Village.</p>
<p><u>Applicable Zoning District(s):</u> IB Institutional Building District</p>

<b>INSTITUTIONAL FACILITY (IF)</b>
<p><u>Purpose:</u> The Institutional Facility (IF) classification is intended to provide areas to accommodate existing and future educational facilities, religious and other membership facilities, cultural facilities, and in-patient health care facilities.</p>
<p><u>Principal Land Uses:</u> The primary land uses in the IF classification will be educational facilities, religious and other membership facilities, cultural facilities, and in-patient health care facilities. Subordinate uses in this area may include open space activities so long as such uses support the institutional uses in the area.</p>
<p><u>Location Standards:</u> IF areas are located in a number of areas throughout the Village.</p>
<p><u>Applicable Zoning District(s):</u> IB Institutional Building District</p>
<p><u>Comments:</u> Given that IF areas are generally located in close proximity to residential uses, special design considerations should be made so that the IF areas will be compatible with the nearby residential uses.</p>

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## Northbrook Comprehensive Plan



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Development & Planning Services

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## Northbrook Comprehensive Plan Future Land Use Map Government & Institutional Areas

For 12-14-10  
Board of Trustees  
Meeting

**NEIGHBORHOOD OFFICE (ON)**

Purpose: The ON classification is intended to provide areas to accommodate limited scale office and related uses in a manner that allows it to be an appropriate use adjacent to established single family residential areas. The classification is designed to be used along major roads where single family uses are no longer deemed appropriate.

Principal Land Uses: The primary land uses in the ON classification will be professional office uses. Accessory residential units may be allowed to accommodate live-work arrangements.

Location Standards: The ON classification areas are located in a few areas along Dundee Road.

Applicable Zoning District(s): O-2, and O-5 Districts

Comments: Amendments to the O-2 and O-5 districts may be needed (or a new district created) to achieve the land use, transportation and design objectives of the ON classification. Zoning standards will ensure that new development is (a) designed to be compatible in with neighboring residential areas; (b) screened from neighboring residential areas by suitable landscaping or barriers; and (c) that parking areas are inter-connected to reduce the number of access points on major roads, while directing traffic away from residential areas.

**NEIGHBORHOOD EDGE - 1 (NE-1)**

Purpose: The Neighborhood Edge 1 (NE-1) classification is intended to provide areas to accommodate lower intensity land uses that create a buffer between lower density residential areas and higher intensity non-residential areas, particularly along major roads in the community that are no longer deemed appropriate for single family development.

Principal Land Uses: The primary land uses in the NE-1 classification will be office, multi-family residential uses, religious and other membership organization uses. Drive-through uses are not envisioned in this land use category.

Location Standards: The NE-1 classification is located in a few areas of the community, which include (a) along the south/east side of Shermer Road generally between Church Street and Waukegan Road, and (b) along the west side of Shermer Road near Oak Avenue.

Applicable Zoning District(s): R-6, R-7, and R-8 Multiple-Family Residential districts, C-1, O-2 Limited Office District; O-5 Restricted Office District

Comments: A new zoning district should be established to accommodate the specific mixture of uses to be allowed in areas classified as NE-1. Special design considerations need to be made so that new NE-1 areas are compatible with nearby residential uses. The NE-1 areas should be (a) designed to be compatible in with neighboring residential areas; (b) screened from neighboring residential areas by suitable landscaping or barriers; and (c) oriented in a manner that preserves important natural features and directs traffic away from residential streets. The boundaries of NE-1 areas may need to be adjusted over time based upon land worship patterns and street design options. Increasing the size of an NE-1 area would require an amendment to the Comprehensive Plan.

## **NEIGHBORHOOD EDGE - 2 (NE-2)**

Purpose: The Neighborhood Edge 2 (NE-2) classification is intended to provide areas to accommodate medium intensity land uses that create a buffer between lower density residential areas and higher intensity non-residential areas particularly along major roads in the community that are no longer deemed appropriate for single family development.

Principal Land Uses: The primary land uses in the NE-2 classification will be multi-family residential uses, religious and other membership organization uses, office uses, and low intensity retail and restaurant uses

Location Standards: The NE-2 classification is located in a few areas of the community, which include the northwest corner of Dundee and Huehl roads.

Applicable Zoning District(s): R-6, R-7, and R-8 Multiple-Family Residential districts, O-2 Limited Office District

Comments: A new zoning district should be considered to accommodate the specific mixture of uses to be allowed in areas classified as NE-2. Given that NE-2 areas are located adjacent to lower density residential neighborhoods, special design considerations should be made so that the NE-2 areas will be compatible with the nearby residential uses. The NE-2 areas should be (a) designed to be compatible in architectural design, height, bulk, and building materials to neighboring residential areas; (b) screen from neighboring residential areas by extensive landscaping or barriers; and (c) oriented in a manner that preserve important natural features and directs traffic away from residential streets.

## **PROFESSIONAL OFFICE (OP)**

Purpose: The Professional Office (OP) classification is intended to provide areas to accommodate the needs of business and professional offices requiring a limited amount of space and moderate intensity of pedestrian and vehicular traffic movements.

Principal Land Uses: The primary land uses in the OP classification will be business and professional offices. Subordinate uses in this classification may include business services, educational services, fitness facilities, religious and membership organizations, as well as limited retail uses and restaurants predominately serving the office uses.

Location Standards: The majority of the OP areas are located in specific areas generally along Dundee Road, Revere Drive, Skokie Boulevard, and Shermer Road between Waukegan and Techy Roads. OP Areas are also located in Sky Harbor Business Park.

Applicable Zoning District(s): O-2 Limited Office District, O-3 General Office District

Comments: The OP classification is differentiated from the Corporate Corridor Office classification due to its lower intensity and shorter building heights.

## **CORPORATE CORRIDOR OFFICE (OCC)**

Purpose: The Corporate Corridor Office (OCC) classification is intended to provide areas to accommodate the needs of business and professional offices and related business uses that require a wide range of office space with higher intensity of pedestrian and vehicular traffic movements. The OCC classification is also to provide areas to accommodate the needs of regional, national and international corporate headquarters.

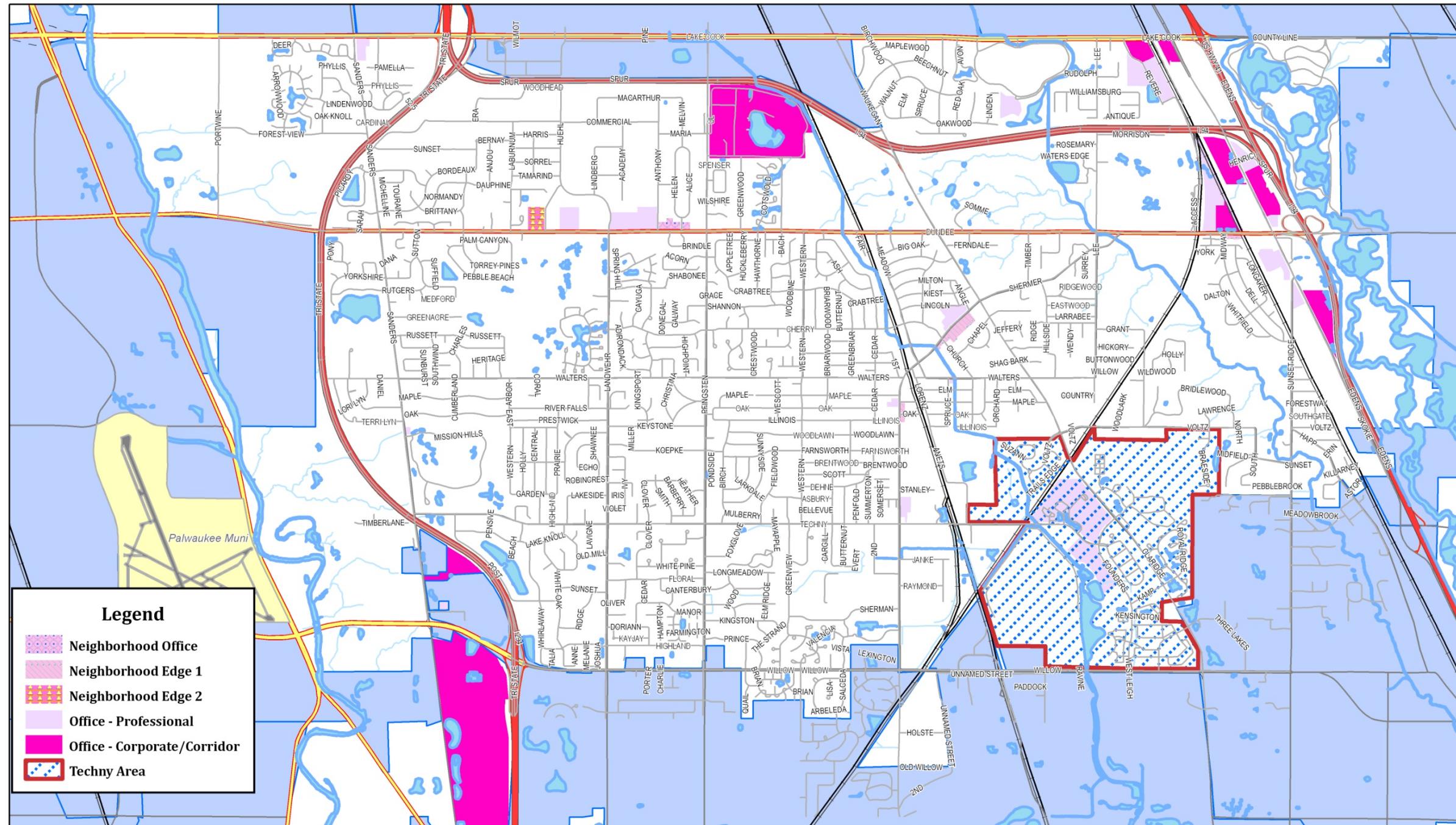
Principal Land Uses: The primary land uses in the OCC classification will be business and professional office uses. Subordinate uses in this classification may include business services, educational services, fitness facilities, religious and membership organizations, as well as limited retail uses and restaurants that predominately serve the office uses.

Location Standards: OCC areas are located in specific areas along the I-94 Spur, Lake Cook Road, and Skokie Boulevard.

Applicable Zoning District(s): O-1 Campus Office District, O-3 General Office District, O-4 Boulevard Office District

Comments: The OCC classification is differentiated from the Professional Office classification due to its higher intensity and taller buildings heights.

## Northbrook Comprehensive Plan



## Northbrook Comprehensive Plan Future Land Use Map Office & Transitional Areas

For 12-14-10  
Board of Trustees  
Meeting

## **COMMUNITY RETAIL (CR)**

Purpose: The Community Retail (CR) classification is intended to provide areas to accommodate the provision of goods and services to serve the day-to-day shopping and consumer service needs of the residential neighborhoods of the Village.

Principal Land Uses: The primary land uses in the CR classification will be retail, restaurant, and personal and business services. Subordinate uses in this area may include business and professional office uses as well as entertainment, recreational, and religious and membership organization uses.

Location Standards: CR areas are located in specific areas along Dundee Road, Pfingsten Road, Sanders Road, Shermer Road, Skokie Boulevard, Waukegan Road, and Willow Road.

Applicable Zoning District(s): C-2 Neighborhood Commercial

Comments: Given that CR areas are generally located in close proximity to residential uses, special design measures may be necessary to ensure that CR areas are compatible with nearby residential uses. Code amendments may be needed to establish the necessary safeguards.

## **MAJOR RETAIL (CM)**

Purpose: The Major Retail (CM) classification is intended to provide areas for major retail centers available to persons living in the metropolitan area surrounding Northbrook.

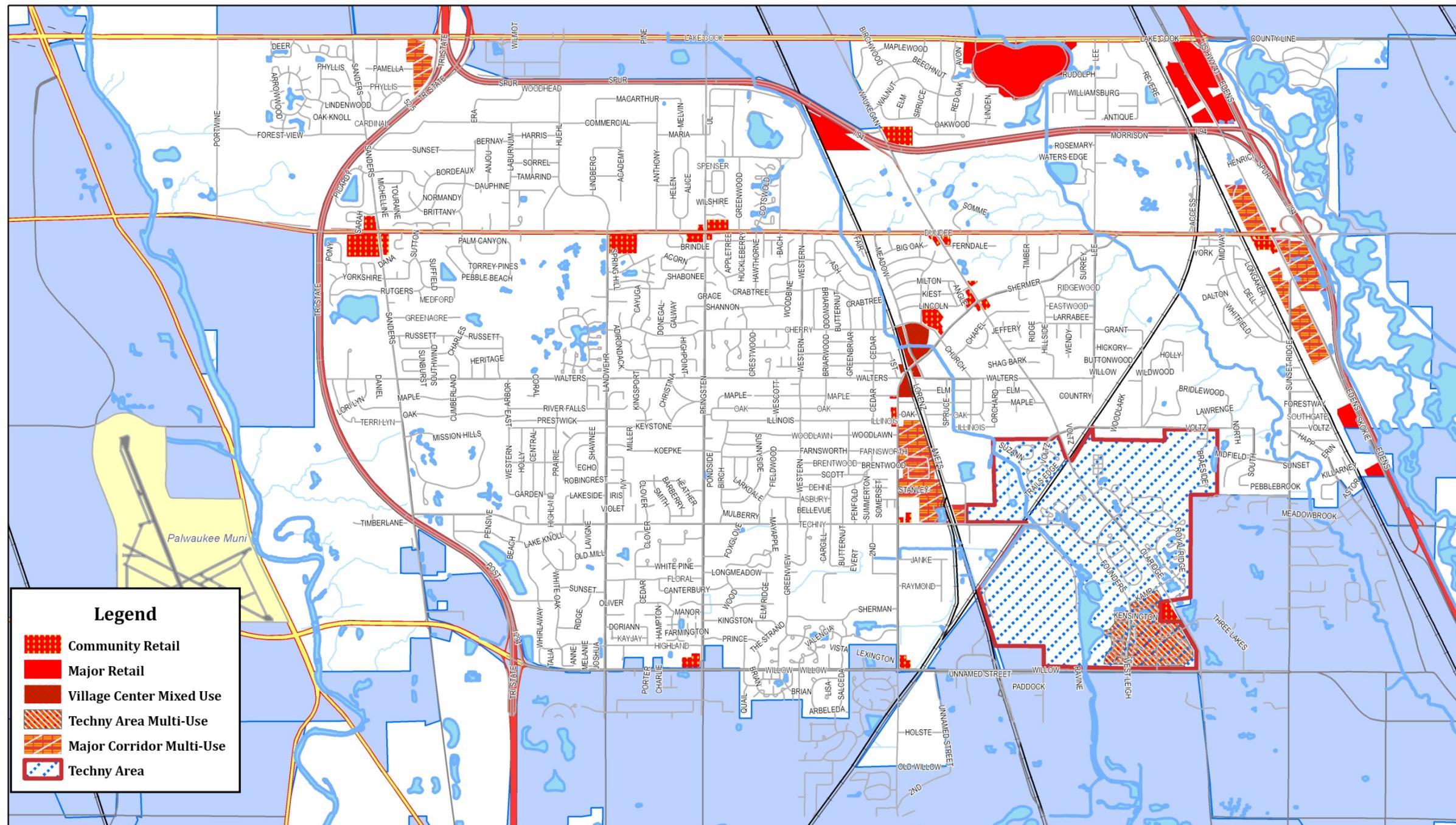
Principal Land Uses: The primary land uses in the CM classification will be retail, restaurant, and personal and business services, entertainment, and recreational uses. Subordinate uses in this area may include business and professional office uses as well as entertainment, recreational, and religious and membership organization uses.

Location Standards: CM areas include Northbrook Court along Lake Cook Road as well as Village Square Shopping Center and other retail development along Skokie Boulevard.

Applicable Zoning District(s): C-4 Regional Shopping District, C-5 Commercial Boulevard District

Comments: One new Major Retail area is identified on the Future Land Use Map. It lies on the south side of the Edens Spur, west of Waukegan Road. This is a targeted redevelopment area in need of significant transportation and utility improvements.

## Northbrook Comprehensive Plan



Village of Northbrook  
Development & Planning Services

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## Northbrook Comprehensive Plan Future Land Use Map Retail & Mixed Use Areas

For 12-14-10  
Board of Trustees  
Meeting

## **INDUSTRIAL AND COMMERCIAL SERVICES (ICS)**

Purpose: The Industrial and Commercial Services (ICS) classification is intended to provide areas to accommodate heavier commercial service uses in concert with a variety of industrial, warehouse, "flex" space, building contractor facilities, educational and membership organizations, as well as indoor sports activities.

Principal Land Uses: The primary land uses in the ICS classification will be heavier commercial service, industrial, warehouse, "flex" space, and building contractor facility uses. Subordinate uses in this area may include religious and other membership organizations, educational services, and indoor sports activities. Accessory living units may also be allowed.

Location Standards: ICS areas are located in several specific areas: (a) the area along Janke, Carlson, and Raymond Drives (east of Shermer Road), (b) along Holste and Old Willow roads. (c) a small segment along South Skokie Boulevard/Frontage Road at the extreme southeast corner of the Village, and (d) on the south side of Techny Road, across from Meadowhill South Park.

Applicable Zoning District(s): No zoning district currently exists for this classification. Property owners and business representatives that would be included in this category should be involved in the creation of the new zoning district.

Comments: A new zoning district should be created to accommodate this type of development.. Given that outdoor activities will occur in these areas, such as storage and loading and unloading, such uses shall be separated or shielded from all other uses.

## **GENERAL INDUSTRIAL, WAREHOUSE, AND OFFICE (IWO)**

Purpose: The General Industrial, Warehouse, and Office (IWO) classification is intended to provide areas to accommodate a range of manufacturing, warehousing, wholesaling, and office uses compatible with the surrounding suburban residential character of the Village.

Principal Land Uses: The primary land uses in the IWO classification will be light industrial, warehouse, business service, and business and professional office uses. Subordinate uses in this area may include restaurants, medical office, and retail and restaurant uses that help serve employee needs.

Location Standards: IWO areas are located (a) in the Sky Harbor Business Park, (b) at the southeast corner of Techny and Shermer roads, and (c) generally in the southeast corner of Shermer and Willow roads.

Applicable Zoning District(s): I-1 Restricted Industrial District

## **MAJOR INDUSTRIAL AND DISTRIBUTION (IDM)**

Purpose: The Major Industrial and Distribution (IDM) classification is intended to provide areas to accommodate more intensive industrial, warehouse, and wholesale facilities in close proximity to regional arterials.

Principal Land Uses: The primary land uses in the IDM classification will be moderate intensity industrial, warehouse, and wholesale facilities. Subordinate uses in this area may include business and professional office, and business service uses.

Location Standards: IDM areas are located in two specific areas. The first area consists of the properties generally in the northeast quadrant of the intersections of Shermer and Willow Roads. The other area includes the properties along the west side of South Shermer Road, south of Willow Road.

Applicable Zoning District(s): I-2 Light Industrial District

## **TRANSPORTATION, COMMUNICATIONS, AND UTILITIES (TCU)**

Purpose: The Transportation, Communications, and Utilities (TCU) classification is intended to provide areas to accommodate major communication and utility transmission lines and facilities not located within Village rights-of-way and that serve the greater metropolitan area as well as to provide areas to accommodate passenger and freight rail service and associated facilities serving the greater metropolitan area.

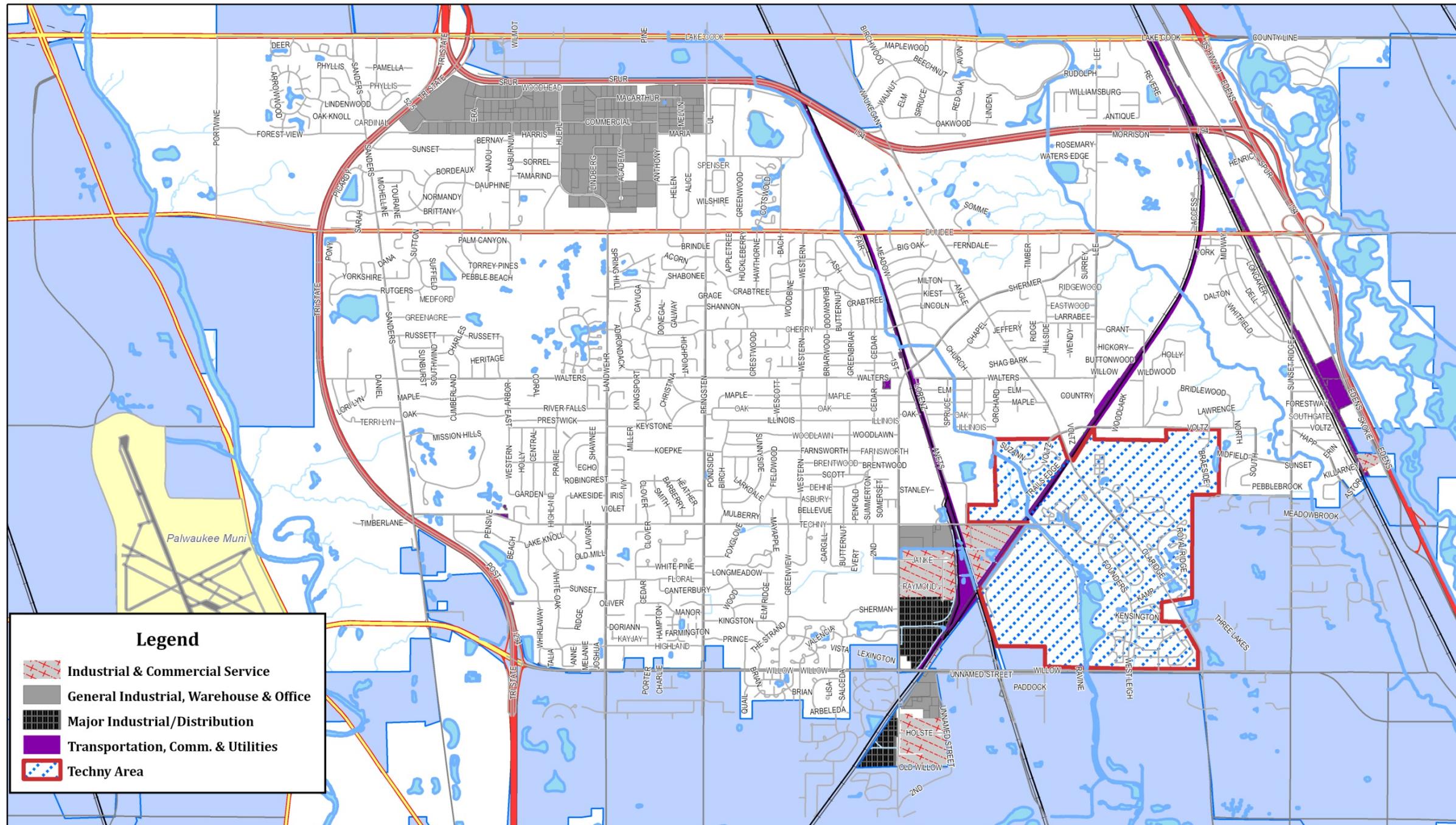
Principal Land Uses: The primary land uses in the TCU classification will be major communication and utility transmission lines and facilities as well as railroad lines and facilities. Subordinate uses in this area may include recreational facilities, and parking areas, when necessary.

Location Standards: The TCU classification is located along major transportation and utility corridors in the community.

Applicable Zoning District(s): All zoning districts

Comments: The Village should consider the creation of new zoning district to better guide the development of areas classified as TCU areas.

## Northbrook Comprehensive Plan



Village of Northbrook  
Development & Planning Services

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## Northbrook Comprehensive Plan Future Land Use Map Industrial Areas

For 12-14-10  
Board of Trustees  
Meeting

### **VILLAGE CENTER MIXED USE (MU-VC)**

Purpose: The Village Center Mixed Use (MU-VC) classification is intended to provide areas to accommodate a mixture of higher density multi-family housing, retail, restaurant, business and professional offices, personal and business services, as well as entertainment, fitness, and religious and other membership organizations that are predominately integrated vertically on a development site.

Principal Land Uses: The primary land uses in the MU-VC classification will be multi-family housing, retail, restaurant, business and professional offices, personal and business services, as well as entertainment, fitness, and religious and other membership organizations.

Location Standards: One area of the community is designated as a MU-VC area, which includes most of the properties along Meadow Road between Cherry Lane and Walters Avenue.

Applicable Zoning District(s): VGO Village Green Overlay District, C-2 Neighborhood Commercial District, and C-3 Central Business District.

Comments: The VGO District and C-3 may need to be amended to accommodate the redevelopment of the MU-VC area. The specific strategies and policies identified for the Downtown Area should be considered when revising the land development standards.

### **MAJOR CORRIDOR MULTI-USE (MU-MC)**

Purpose: The Major Corridor Multi Use (MU-MC) classification is intended to provide areas to accommodate a mixture of higher density multi-family housing, retail, restaurant, business and professional offices, personal and business services, as well as entertainment, fitness, and religious and other membership organizations that are predominately integrated horizontally on a development site.

Principal Land Uses: The primary land uses in the MU-MC classification will include higher density multi-family housing, retail, restaurant, business and professional offices, personal and business services, as well as entertainment, fitness, and religious and other membership organizations. Subordinate uses in this area may include hotels and complimentary retail uses.

Location Standards: MU-MC areas are generally located (a) along Shermer Road, between Illinois Avenue and Techny Road, (b) at the southwest corner of Lake Cook Road and I-294, (c) along Skokie Boulevard at the northwest corner of Dundee Road and Skokie Boulevard and (d) generally at the southeast corner of Sunset Ridge Road and Skokie Boulevard.

Applicable Zoning District(s): MFRC Multiple Family Residential and Commercial District, RLC Residential and Limited Commercial District, and O-4 Boulevard Office District

Comments: A new zoning district may need to be created to accommodate the redevelopment of certain MU-MC areas. The specific strategies and polices identified for the Skokie Boulevard and South Shermer Road Corridor should be considered when revising the land development standards.

**TECHNY AREA (TA)**

Purpose: The Techny Area (TA) classification is intended to designate those areas governed by the Techny Annexation Agreement as amended, which calls for the development of the area as horizontal mixture of single family residential, multi-family residential, retail and restaurants, business and professional offices, recreational facilities, as well as religious and other membership organizations.

Principal Land Uses: Refer to the Techny Annexation Agreement.

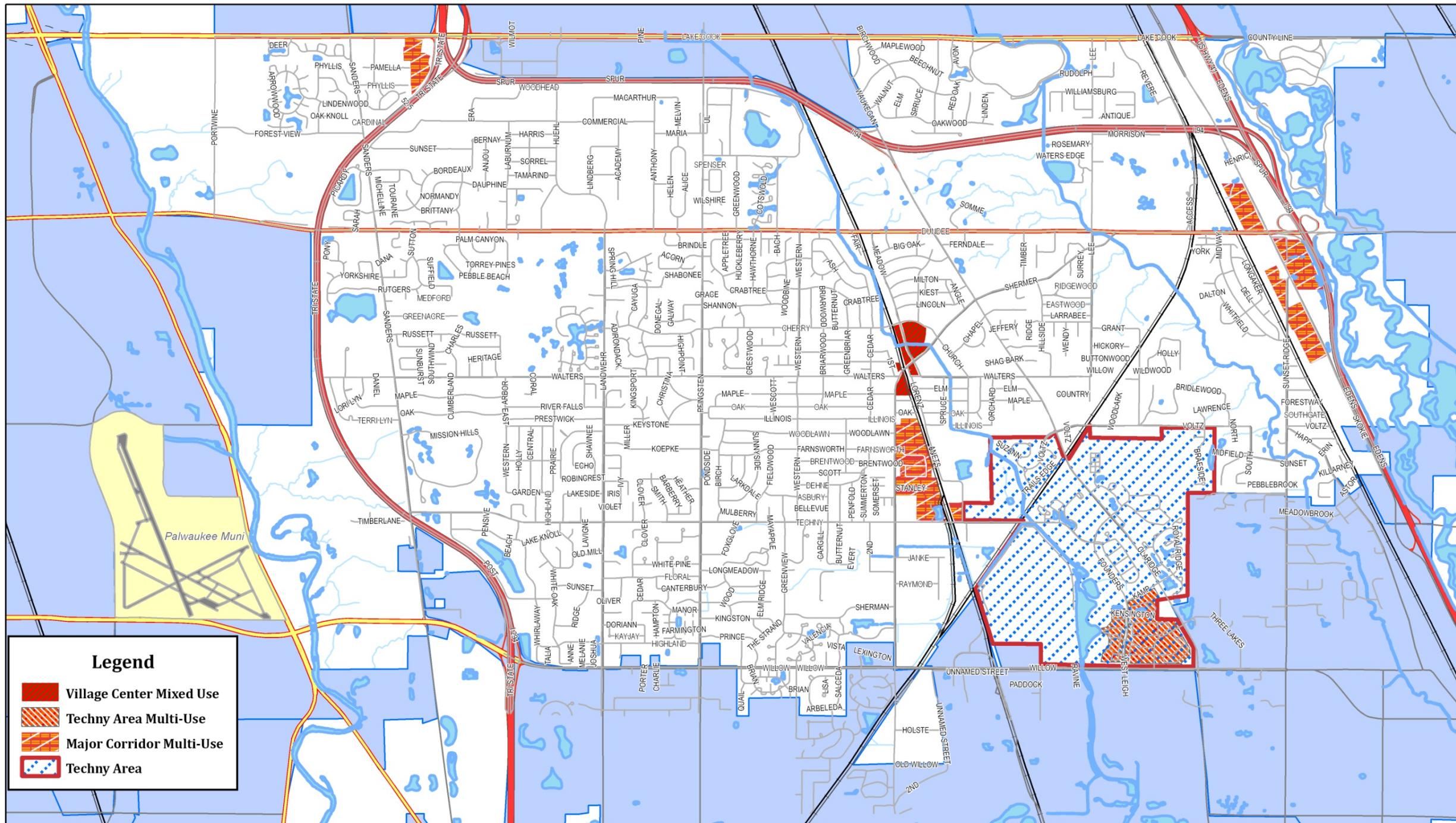
Location Standards: One area of the community is designated as the TA area, which is located on Techny Property in the southeast quadrant of the community.

Applicable Zoning District(s): The Techny Overlay District, IB Institutional Building District, C-5 Boulevard Commercial District, O-3 General Office District, O-4 Boulevard Office District as well as the R-1, R-4, Single Family Residential districts and the R-6 and R-8 Multiple Family Residential districts

Comments: Refer to Techny Annexation Agreement and specific strategies and policies identified for the Techny Area should be considered when revising the land development standards.

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## Northbrook Comprehensive Plan



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## Northbrook Comprehensive Plan Future Land Use Map Mixed Use Areas

For 12-14-10  
Board of Trustees  
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## **Community-Wide Land Use Policies**

### **LU 1. General Land Use**

- a. Maintain a balanced mix of land uses to meet the present and future demands of the community.
- b. Preserve the Village's residential neighborhoods as desirable places to live.
- c. Protect and enhance environmentally sensitive areas.
- d. Plan land uses to achieve an efficient provision of public facilities and services.

### **LU 2. Residential Land Uses**

- a. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single family neighborhoods to protect low density character, preserve open space, and maintain neighborhood scale.
- b. Maintain designated areas for large lot residential development, as depicted on the Future Land Use Map.
- c. Continue to promote an adequate supply of quality residential development within Northbrook.
- d. Consider the development of multi-family housing in areas designated on the Future Land Use Plan Map.
- e. Recognize that the Village has a limited supply of existing "starter" homes and evaluate means to maintain this important housing stock for future generations.

### **LU 3. Non-Residential Land Uses**

- a. Maintain the existing character of the community as the employment and commercial retail center for northern Cook County.
- b. Protect key retail properties from conversion to non-retail uses.
- c. Maintain Northbrook Court as one of the Chicago Area's premier regional shopping centers.
- d. Maintain the scale and local-serving focus of Northbrook's existing Neighborhood Centers. Support their continued improvement and vitality.
- e. Encourage the improvement and revitalization of selected Neighborhood Centers in a manner that is compatible with the character of surrounding neighborhoods.
- f. Accommodate industrial uses and similar activities in areas that are well buffered from residential uses (and other sensitive uses such as schools), easily accessed from major roads and railroads, and characterized by existing concentrations of industrial uses.
- g. Allow the rezoning and/or redevelopment of industrial land for non-industrial purposes only when the land can no longer viably support industrial activities or is located such that industry is not consistent with Future Land Use Map.
- h. Mitigate the adverse impacts created by industrial uses through a variety of measures, including buffering, site planning and design, performance standards, and the use of a range of industrial zones that reflect the varying impacts of different kinds of industrial uses.
- i. Establish new zoning and land use regulation areas designated on the Future Land Use Map for Industrial and Commercial Services.

**LU 4. *Transitional Land Uses***

- a. Consider the use of transitional land uses between more intense non-residential land uses and the surrounding low-density residential neighborhoods.
- b. Multi-family residential uses, office uses and other low-intensity land uses may be considered appropriate next to established residential neighborhoods so long as the land uses are:
  - Compatible in architectural design, height, bulk, and building materials to neighboring residential areas.
  - Screened from neighboring residential areas by extensive landscaping or barriers.
  - Oriented in a manner that preserves natural features and directs traffic away from residential streets.

**LU 5. *Mixed Uses and Multi-Uses***

- a. Utilize mixed-use and multi-use developments, where appropriate, to facilitate land use activities having complementary peak hour traffic generation rates, thereby minimizing the impact on the community road network.
- b. To the extent practical, locate new mixed-use developments within walking distance of transit station areas.

**LU 6. *Open Space Areas***

- a. Promote a land use pattern that will complement the planned community greenways system.
- b. Preserve floodway areas for use as conservation areas, public open space and links between neighborhoods and community activity areas.
- c. Identify vacant lots within developed areas that may be appropriate for public parks, general open space or stormwater management purposes.

**LU 7. *Neighborhood Conservation & Development***

- a. Review possible modifications to existing land use and zoning controls to promote the design and construction of new and remodeled homes that achieve high quality design.
- b. Encourage the establishment of appropriate transitions between residential and non-residential uses.
- c. Facilitate the development of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. Explore lot consolidation, acquisition, and other measures which would address these.

**LU 8. *Scale & Character of Development***

- a. Maintain and periodically review height and density limits to discourage uses that are inappropriate in size and scale to the surrounding uses.
- b. Expand the use of design standards, corridor overlay districts and similar techniques to retain the identity of unique places in the Village and enhance the appearance of major corridors.

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- c. Where practical, discourage direct vehicular access from single-family residential lots onto major thoroughfares and minimize traffic conflicts.

### **LU 9. *Annexation and Inter-Jurisdictional Coordination***

- a. Coordinate planning efforts with other jurisdictions in the region.
- b. When possible and practical, strategically annex unincorporated properties to better manage development patterns outside of municipal boundaries.
- c. Maintain awareness of land use activities in areas surrounding the Village and work cooperatively with neighboring municipalities to implement the policies and objectives of the Northbrook Comprehensive Plan.

### **LU 10. *Coordination with Public Utilities & Services***

- a. Coordinate the installation of critical municipal services and infrastructure improvements to serve planned land uses.
- b. Provide sufficient rights-of way and easements for the delivery of utility services.