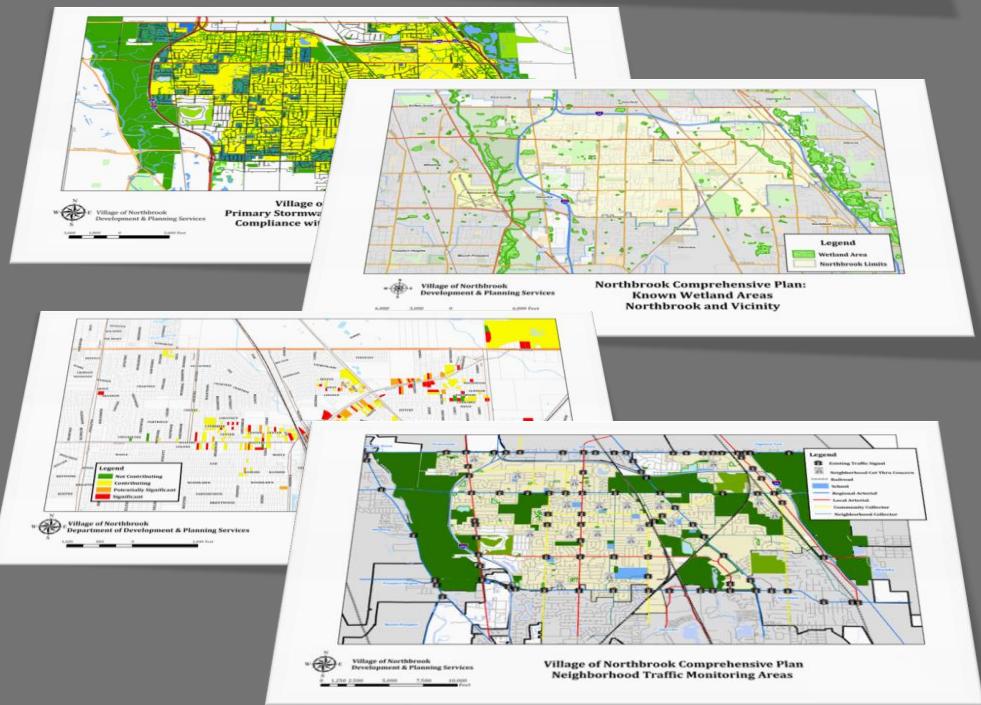
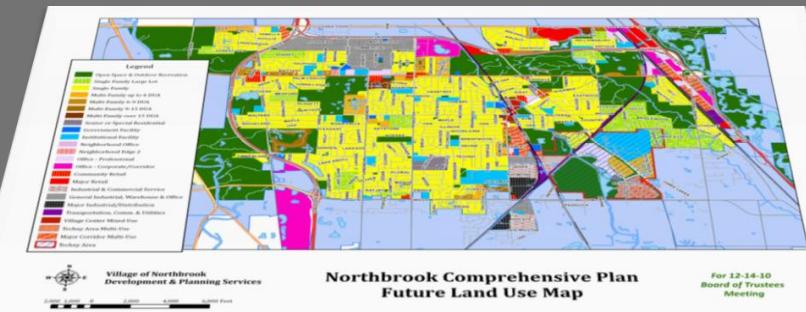


Executive Summary

Executive Summary

The Comprehensive Plan for the Village of Northbrook, Illinois

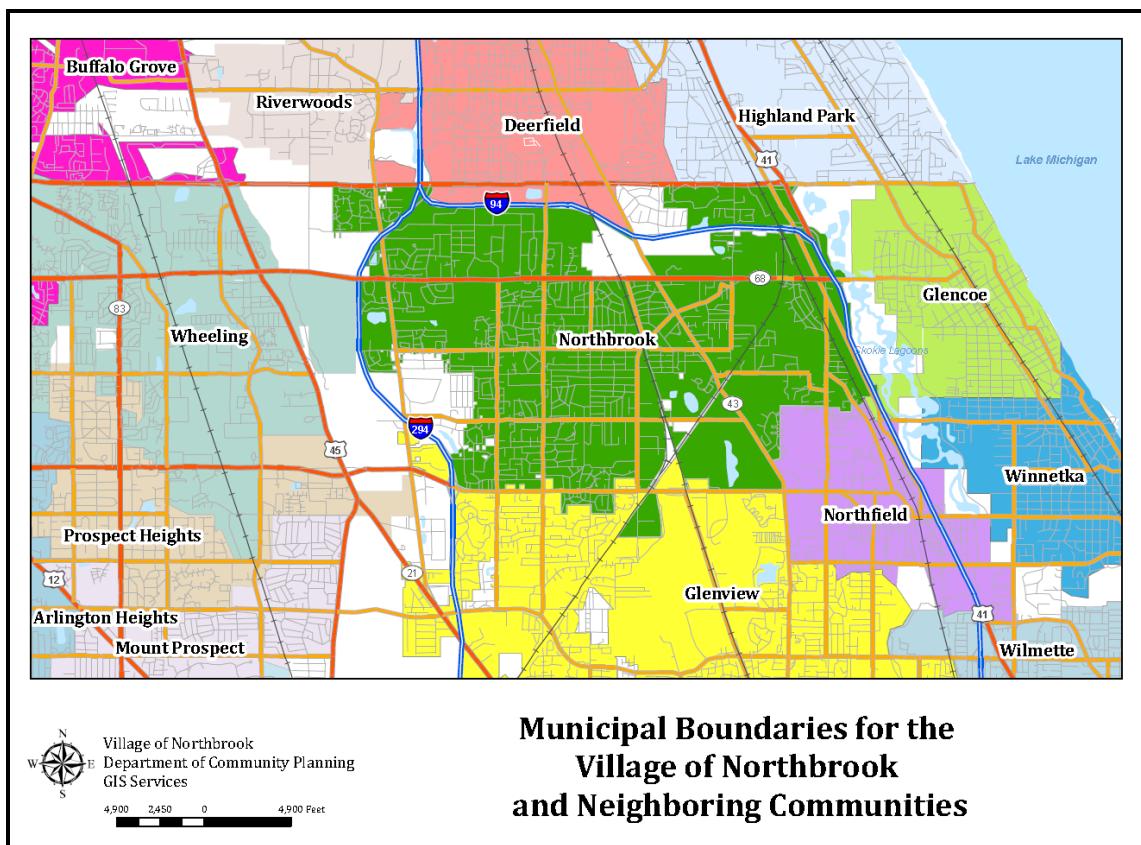




Executive Summary

A Comprehensive Plan for the Village of Northbrook

The Village of Northbrook has been working for approximately four years to prepare a new Comprehensive Plan for the community. Work on the new Comprehensive Plan began in earnest in 2006 and continued through 2010 to develop a new document to replace the Village's prior Comprehensive Plan, which was prepared in 1982.



The 1982 Comprehensive Plan was amended many times over the years to address evolving conditions and emerging issues facing Northbrook; however, the President and Board of Trustees of the Village were committed to examining the new issues and opportunities facing the community and formulating a set of policies to guide the growth and development of the Village for the next ten to twenty years. The new Comprehensive Plan is a “blueprint” of sorts – establishing goals and strategies covering wide range of topics, including land use, transportation, housing, economic development, public utilities and services and community character.

What is a Comprehensive Plan?

A Comprehensive Plan is a community's official guide for land use, transportation, housing, economic development, and public services. It provides a foundation for decision-making that is

based on community consensus and an understanding of existing conditions and anticipated opportunities and issues.

The Comprehensive Plan will serve as the Village's "road map" for 10 to 20 years into the future, protecting and enhancing the unique and established character of our community. The new Comprehensive Plan also guides our day-to-day decision making to ensure a community is achieving its long-term objectives.

Who prepared the Comprehensive Plan?

The President and Board of Trustees appointed a special Comprehensive Plan Advisory Committee (CPAC) to work with the Village Staff to identify critical issues facing the Village and formulate a series of goals and strategies for the community that should be incorporated into a new Comprehensive Plan. The CPAC was comprised of the following members of the community:

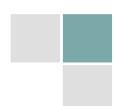
- Paul Greenberg, Resident
- Carroll Henning, Northbrook Plan Commission
- Robert Israel, Resident
- Joe Kim, Resident
- Michael Lew, Resident
- Alexander Lourie, Resident
- Sheldon Silverman, Northbrook Plan Commission
- Tensley Garris, Northbrook Chamber of Commerce
- Karen Roloff, Northbrook School District 30
- Rick Hanetho, Northbrook Park District; and
- The Village President

The CPAC and Village staff held a series of "Issue Briefings" to help familiarize the Committee with a wide range of complex issues that needed to be addressed to formulate a truly "comprehensive" planning document. Many of the issues to be discussed were identified during the community open houses held over the spring and summer months of 2006. Others were identified after interviewing Village staff.

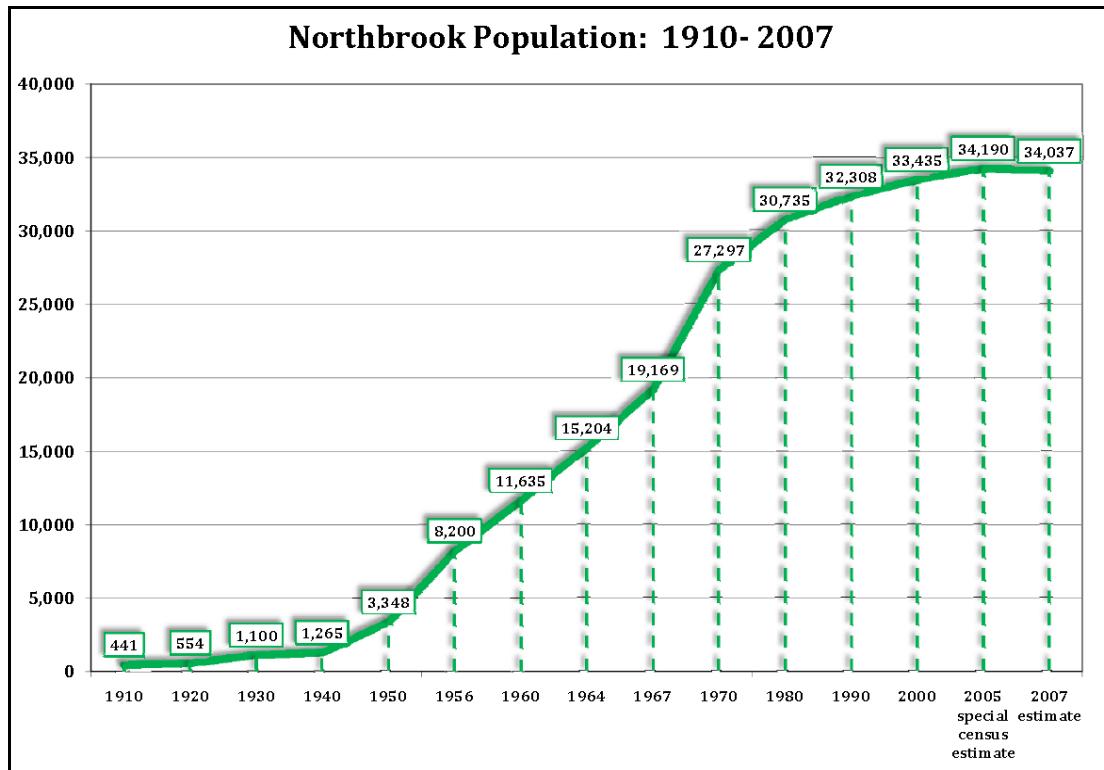
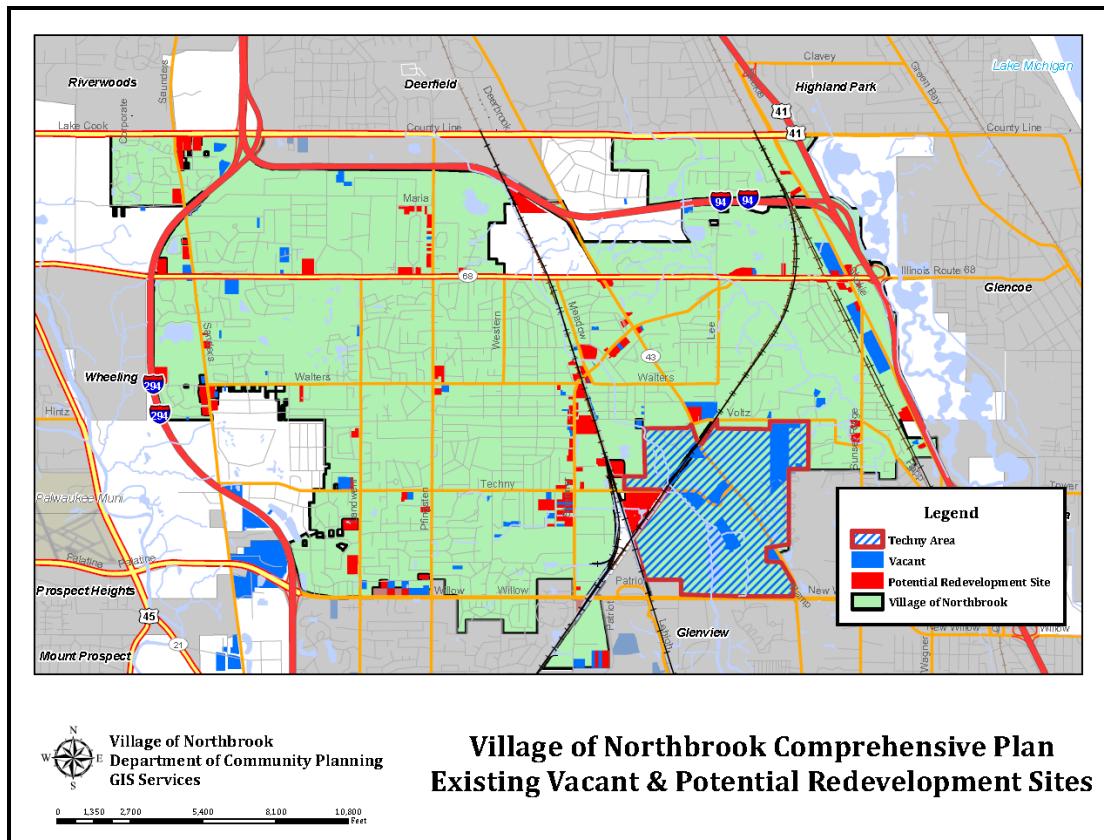
The image displays six presentation slides arranged in a 2x3 grid, each representing a different issue briefing held by the CPAC. The slides are as follows:

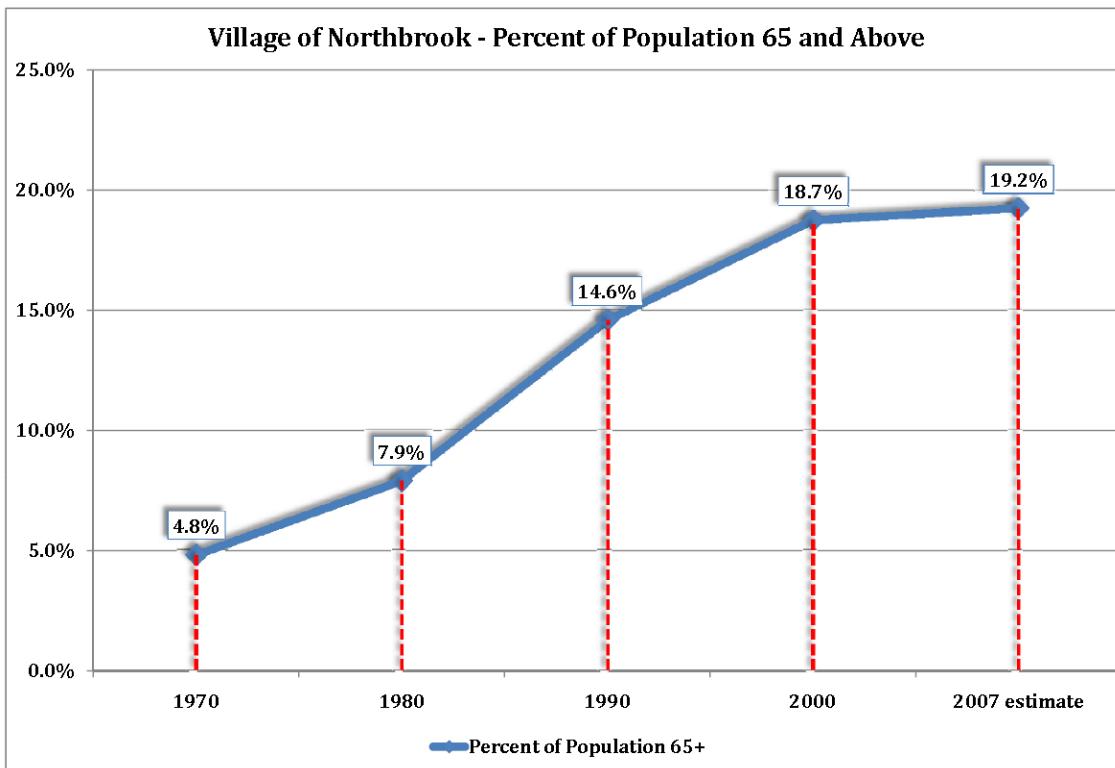
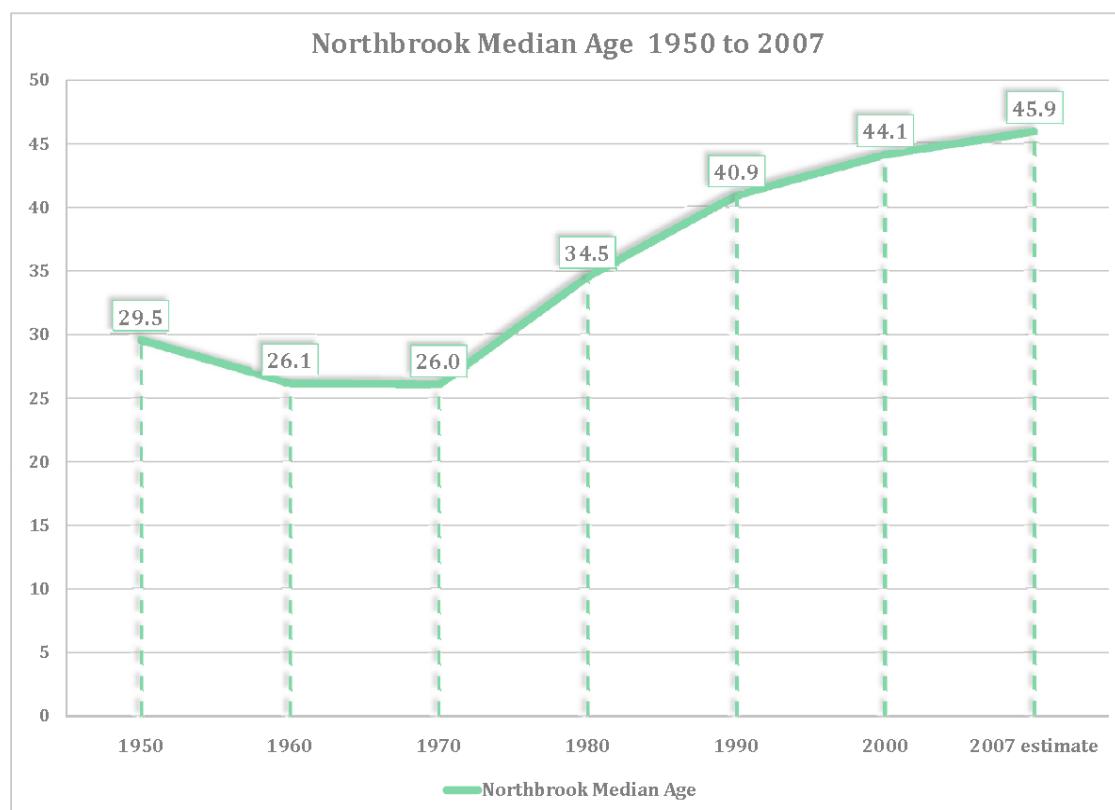
- Planning Issues and Opportunities in Northbrook's Central Business Area**: A presentation to the Comprehensive Plan Advisory Committee (CPAC) on November 15, 2006.
- Environmental Protection Issues & Opportunities**: A presentation to the Comprehensive Plan Advisory Committee on January 10, 2007.
- Briefing on Residential Zoning Districts & Issues**: A presentation to the Comprehensive Plan Advisory Committee (October 18, 2006).
- Public Facilities & Services**: A Presentation to the Comprehensive Plan Advisory Committee on January 10, 2007.
- Transportation Planning for Northbrook**: A presentation to the Comprehensive Plan Advisory Committee (CPAC) on December 11, 2006.
- Economic Development Issues & Initiatives**: A presentation to the Comprehensive Plan Advisory Committee (October 5, 2006).

The CPAC was also briefed on some of the major demographic shifts that have been occurring in the community. Most notably that the Village's population is aging, that our population growth is



slowing (due primarily to a decreasing inventory of vacant land) and that home prices are increasing at a much higher rate than incomes.





An understanding of these trends and issued proved invaluable as the CPAC and staff were working to address the long-term needs of the community.

How was the public involved in the planning process?

Northbrook!

Special Edition May 2006

Help Us Create a New "Comprehensive Plan" for Northbrook

What is a Comprehensive Plan?

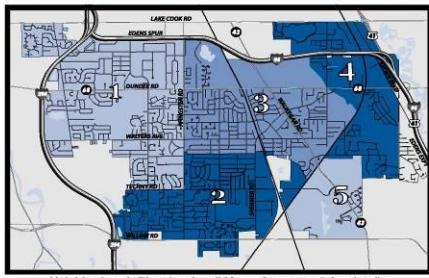
A Comprehensive Plan is a community's official guide for land use, physical improvement and development. The Plan provides a foundation for decision-making that is based on community consensus and an understanding of existing conditions and anticipated future opportunities and issues. A Comprehensive Plan will serve as the Village's "road map" for 10 to 15 years into the future, protecting and enhancing the unique and established character of our community. The new Comprehensive Plan will also guide our day-to-day decision making to ensure a community is achieving its long-term objectives.

The Comprehensive Plan for Northbrook will address land use and development issues facing the community. Importantly, it will also make certain that our other Village policies and programs, including those related to housing, transportation, economic development, community facilities and services, environmental features and open space, and community character and design are all properly coordinated. A Comprehensive Plan will establish a community vision of the future and outline specific implementation and funding recommendations to achieve that vision.

How Will We Create a New Comprehensive Plan for Northbrook?

Over the next twelve months, the Village will start a planning process designed to invite community participation and involvement, analyze existing conditions, establish a vision, and create planning and implementation recommendations. It is anticipated that the process will take approximately 12-14 months to complete. A Comprehensive Plan Advisory Committee (CPAC) has been formed to assist with the development of the Plan. The CPAC consists of elected and appointed Village officials, residents, and representatives from the Chamber of Commerce, Northbrook Park District and School Districts.

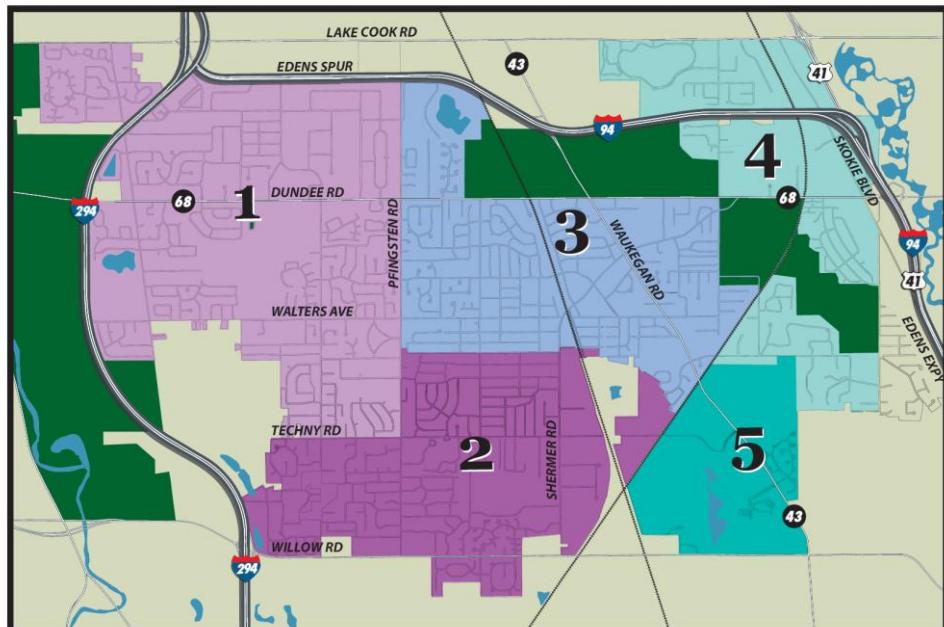
We need your help to make the best possible plan for our community. If you have any questions about the Comprehensive Plan process, please contact the Department of Community Planning at 847 272-5050 ext. 248 or visit our website at www.northbrook.il.us



Neighborhood "Planning Area" Map - See page 2 for details

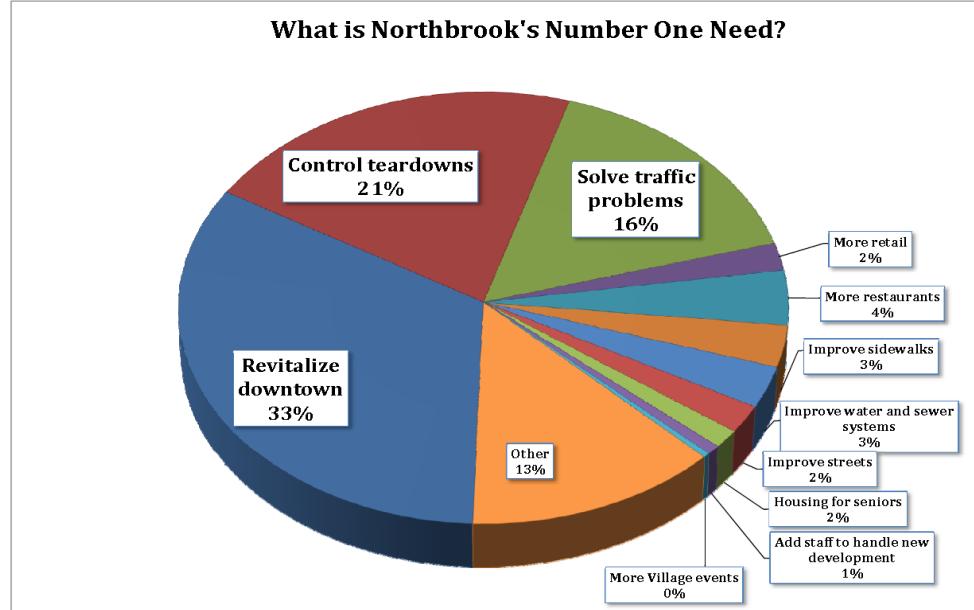
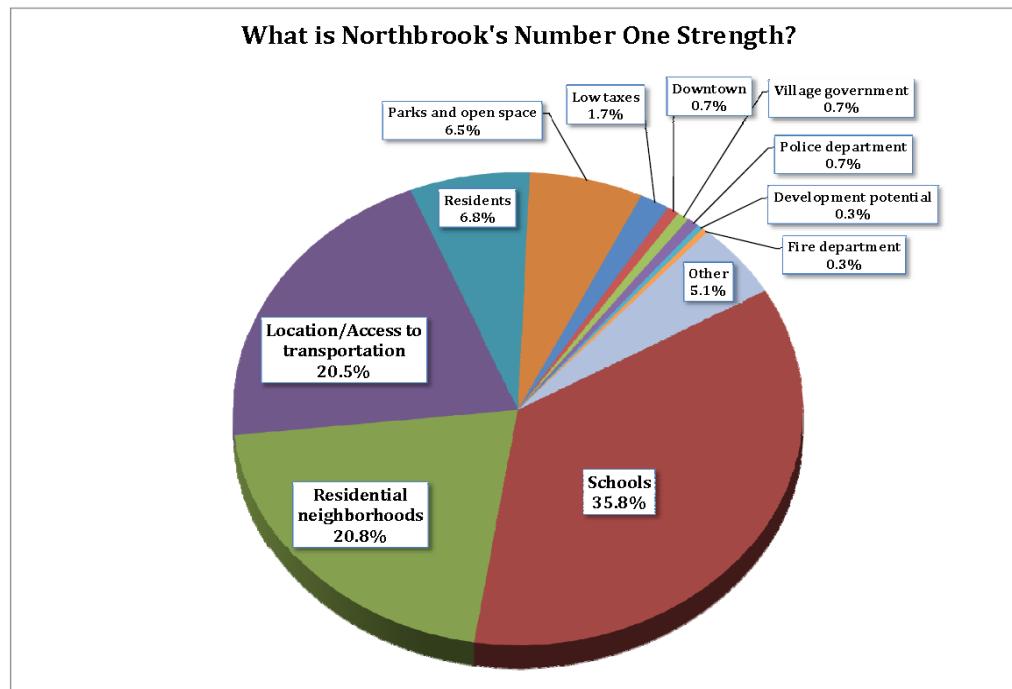
One of the first steps taken by the Village to involve residents and businesses was to conduct a series of Focus Group Workshops, based on where they live. The outreach program was intended to ensure that residents from across the community were actively involved in the plan formulation process. A special edition of the Village's Newsletter, mailed to each postal address in the community, was prepared to publicize the workshops and encourage participation.

A Project Website was also created for the Comprehensive Plan that allowed residents to monitor the Plan's progress, stay informed of upcoming meetings, review preliminary plans and reports, and provide feedback.



In May and June of 2006, the Village also sought citizen input by posting a questionnaire on the Village's web site. The questionnaire asked questions on a wide range of issues and opportunities facing the community. While the results were not viewed as a statistically valid survey, the

comments from over 300 residents were very helpful in reinforcing what most believed to be true – that our schools and neighborhoods are the community's greatest assets and that improving the downtown is an important community need. This input was critical in forming a sound foundation for the basic planning principles established in the Comprehensive Plan.

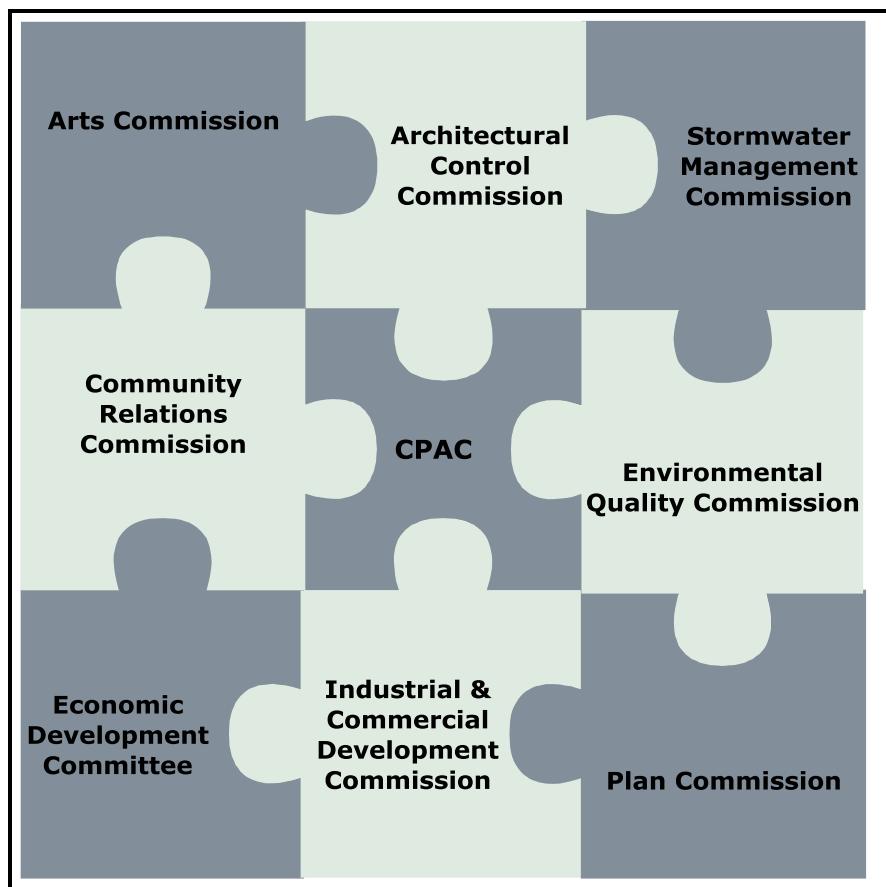


Results of June 2006 Resident Questionnaire

As the CPAC was completing its work on the Comprehensive Plan, another series of public workshops were held. Four general public outreach meetings were held in February 2010. In general, the feedback on the plan has been very positive. Many commented that the document was very informative and identified issues that they had not been aware of prior to the meeting.



The Village also utilized most of its commissions as a “sounding board” for obtaining additional feedback on the Comprehensive Plan.



The most common topics raised by the Commissions during the review of planning issues were:

- How to improve the central business area;
- How to maintain a balanced mix of land uses that are responsive to the evolving needs of the Village, while protecting the high-quality, single-family character of the community.

- How to control traffic speeds in residential areas (sometimes referred to as “traffic calming”);
- How to promote a stronger tax base through economic development initiatives;
- How to pay for reinvestment in the community infrastructure;
- How to update the Village’s development regulations to more properly deal with “infill” and redevelopment activity.
- The need to deliver a full range of effective and efficient community services to Village residents, businesses, and visitors.

In addition to these targeted outreach efforts, the Village Plan Commission held a series of public hearings on the Comprehensive plan during the summer of 2010. The Board of the Trustees also held its own public hearing on October 12, 2010. As a result of the Board public hearing, some minor refinements were made to the document recommended by the Plan Commission and CPAC.

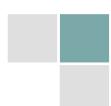
The Plan that was recommended by the CPAC, reviewed by the Plan Commission and adopted by the Board of Trustees is a document that truly reflects the viewpoints of the community. It is a policy document that will help guide decision making in the community for the next ten to twenty years.

Plan Overview

The Comprehensive Plan includes a series of “elements” or chapters that focus on a broad range of topics.

- Element One: Overall Community Goals
- Element Two: Community Involvement & Governance
- Element Three: Environmental Quality & Natural Resource Protection
- Element Four: Neighborhoods, Housing & Community Diversity
- Element Five: Community Character, Culture & Design
- Element Six: Transportation Choices
- Element Seven: Public Services, Facilities & Infrastructure
- Element Eight: Economic Vitality
- Element Nine: Land Use & Annexation
- Element Ten: Implementation

The Comprehensive Plan also includes a Future Land Use Map, representing desired patterns of growth.



Element One: Overall Community Goals

The goals in this Plan represent the ideals of the Village and are to be used as a guide in local decision-making. They should not be viewed as a mandate that limits the policy options available to the community in the future.

These goals guide the development of the future land use map, as well as the policies and implementation strategies in every element of the Plan. As the foundation of the Comprehensive Plan, these overall community goals will help direct future policy decisions, land use decisions and planning efforts for many years to come.

A total of twelve overall community goals were developed by the Village's Comprehensive Plan Advisory Committee (CPAC) following a series of orientation sessions on community issues presented by Village staff. The twelve community goals are listed below, in no particular order:

- OG 1. Continue Collaborative Decision-Making Practices**. Northbrook will maintain and improve its communication measures and interactions with the residents, businesses and other local taxing bodies (schools, parks and library) to promote a collaborative decision-making process in those matters that have broad policy implications.
- OG 2. Continue Efforts to Improve the Downtown**. The Village's downtown will evolve into a unique gathering place and transportation hub that is the symbolic center of the community. Enhancing the downtown by means of public-private partnerships will be a high priority of the Village.
- OG 3. Promote Sustainable Development**. Citizens and decision makers for the Village will recognize their shared responsibility to be conscientious stewards of our natural, manmade and social resources so they will be available for future generations.
- OG 4. Maintain the Character of Our Neighborhoods**. Northbrook will continue to be a community comprised of attractive, safe and active residential neighborhoods. Recognizing that Northbrook is largely a "built-up" community, the Village will continue to monitor the effectiveness of its zoning, building and property maintenance standards.
- OG 5. Celebrate the Community's Diversity**. The Village of Northbrook will celebrate its cultural, religious and social diversity, maintain its diverse housing stock, and recognize the responsibility we have to improve the community for future generations.
- OG 6. Maintain the "Uniqueness" of Northbrook**. Northbrook will continue to be a high quality suburban community that continues to have its own unique sense of place and identity as reflected in our architecture, landscape, arts and culture. The Village's uniqueness distinguishes it from surrounding municipalities resulting in a place that residents and businesses alike are proud to call "home".
- OG 7. Continue to Invest in Critical Village Infrastructure**. The roads, water lines, sanitary sewer lines, storm drainage systems and other public infrastructure will be properly maintained, and a strategic approach to financing will be used in order to minimize the risk of having the investment create an undue financial burden to current or future taxpayers in the community.
- OG 8. Deliver Quality Public Services in a Cost-Effective Manner**. Northbrook will continue to be known for the outstanding public and private schools, parks, library and other public services

that are critical to the quality of life and strong property values of the Village. The Village will strive to maintain high value and cost-effective municipal services.

OG 9. Maintain our Economic Diversity and Vitality. The Village will continue to be a major employment and retail center for the northern suburbs of the Chicago region. We will strive to maintain a strong and diverse tax base by actively working with the business community to retain existing businesses and attract new businesses that are consistent with the character of the community.

OG 10. Encourage Redevelopment of Key Areas in the Village. Northbrook will continue to grow modestly over time with changes occurring in selected redevelopment areas. This redevelopment will be in concert with the overall vision of the Comprehensive Plan which encourages a compatible, logical and efficient land use pattern that has adequate public facilities to support new growth.

OG 11. Promote Transportation Choices. The Village will work towards establishing and maintaining a multi-modal transportation system that enables residents, employees and regional traffic to move safely and efficiently though and around the Village without undue levels of congestion while still maintaining the character of the community.

OG 12. Formulate Regional Solutions to Regional Issues. Northbrook will continue to be a leader in promoting regional solutions to problems that affect the greater Northbrook area such as air and water pollution, affordable housing, storm drainage and major transportation system components by fostering regional coordination and partnerships.

Element Two: Community Involvement & Governance

Public participation is an important component of successful planning, community building and governing. Members of the Northbrook community (residents, business people, and property owners) should be provided with ongoing communication regarding projects and issues that affect their community. While we recognize that a Village as complex and diverse as Northbrook will rarely be able to reach complete consensus on critical issues, we are committed to a participatory public review and comment process. Public participation and dialogue helps bring about a more complete understanding of complex issues and results in an improved decision making process. Because of the Village's rich history of civic participation, citizens expect to be informed of public issues and to have an opportunity to be heard.

Northbrook will continue to promote open government processes that are accessible, responsive, and fair to all of its citizen participants. Village processes, as they have always been, will be characterized by deliberation, respectful dialogue, and thoughtful collaboration to facilitate informed decisions and creative solutions. Northbrook will be a community where constructive dialogue involving individuals, the business community, organizations, institutions, and government is the cornerstone of successful planning, decision making, and community building. We will always consider new ways to promote community involvement recognizing the diversity and unique elements of our community and its citizens.



Community Involvement & Governance Goals

Five general goals related to community involvement and governance have been established in the Comprehensive Plan. Each goal has its own set of strategies. The goals are listed below.

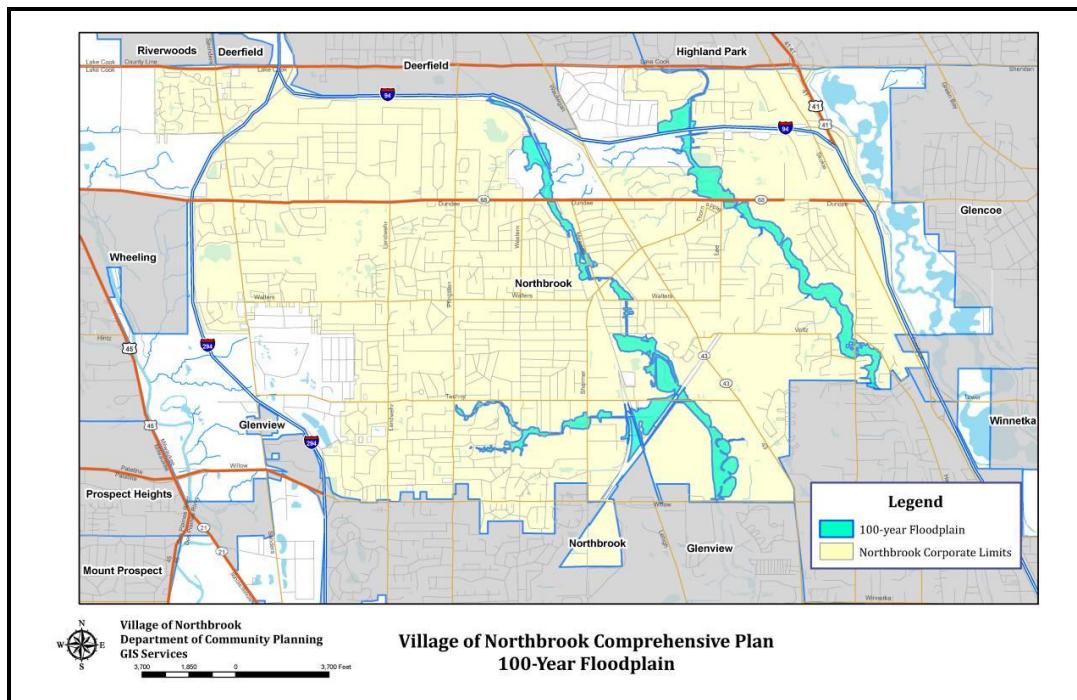
- CI 1. *Encourage and support programs and activities that actively involve the citizens of Northbrook in actions that will affect their quality of life.*
- CI 2. *Maintain an open and inclusive public decision-making process.*
- CI 3. *Constantly improve the Village's public information mechanisms so they are easily available and lead to equitable decision-making.*
- CI 4. *Maintain effective opportunities for public participation in local government.*
- CI 5. *Support active participation of the Village Board of Trustees, other Village leaders, and Village staff in the resolution of regional issues that are relevant to Northbrook.*

Element Three: Environmental Quality & Natural Resource Protection

The quality of life in Northbrook is often cited as one of the primary reasons for living and working in the community. The term quality of life can take on a variety of meanings, depending upon one's own personal preferences. Environmental quality and the wise use of natural resources are increasingly important to Northbrook residents' and businesses' perception of quality of life. Preserving Northbrook's natural features and areas will help to maintain Northbrook's identity and desirability as a place to work and live.

The Environmental Quality & Natural Resource Protection Element contains the policies and actions that will allow for the Village of Northbrook to continue meeting ongoing challenges as well as improving the long-term health of local residents and regional ecological systems.

The rivers that run through the Village are among the community's most prominent features. They represent a tremendous asset that must be protected. The floodwaters associated with the rivers also pose a hazard to life and property. Land uses and infrastructure in the community must be designed in a manner that recognizes the floodplains and other critical environmental features. A map depicting the limits of the 100-year floodplain is shown below.



Environmental Quality & Natural Resource Protection Goals

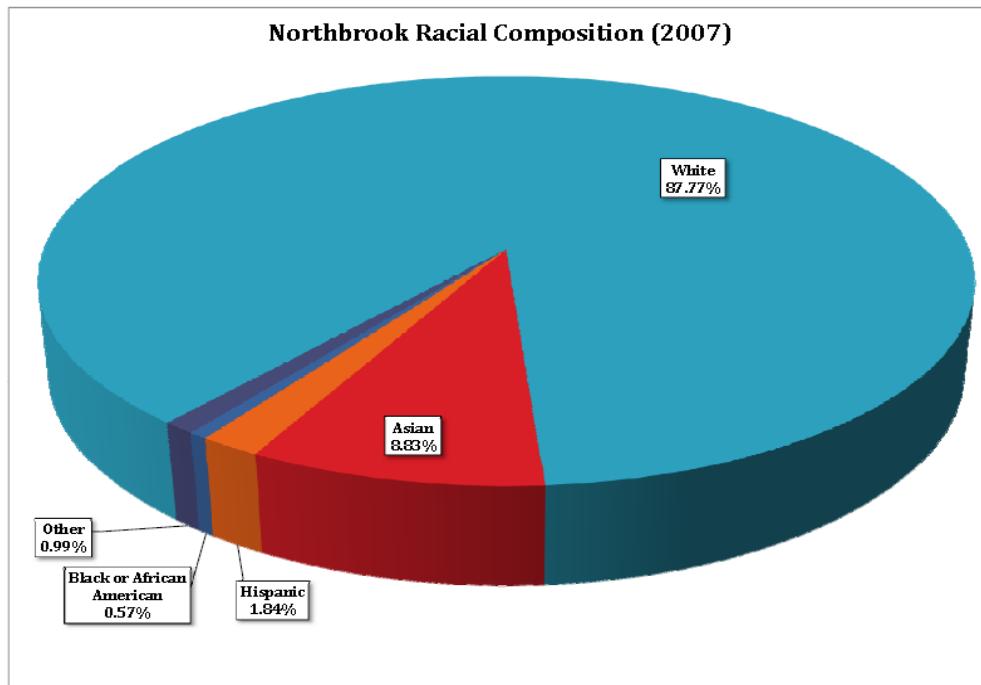
Seven general goals related to environmental quality and natural resource protection have been established in the Comprehensive Plan. Each goal has its own set of strategies. The goals are listed below.

- EP 1. *Improve and maintain the Village's stormwater system to protect Village property owners from unnecessary property damage.*
- EP 2. *Integrate sustainable storm water management solutions into the community's infrastructure*
- EP 3. *Preserve the capacity of the floodplains, wetlands and natural watercourses..*
- EP 4. *Review opportunities for using rainwater and "gray water" to reduce demand for mechanically treated potable water. Enhance the quality of life in Northbrook by safeguarding the natural environment.*
- EP 5. *Preserve and protect our local tree resources for air quality, wildlife habitat and aesthetic benefits.*
- EP 6. *Integrate recreational facilities into the natural environment.*
- EP 7. *Evaluate opportunities for utilizing sustainable building and development practices.*

Element Four: Neighborhoods, Housing & Community Diversity

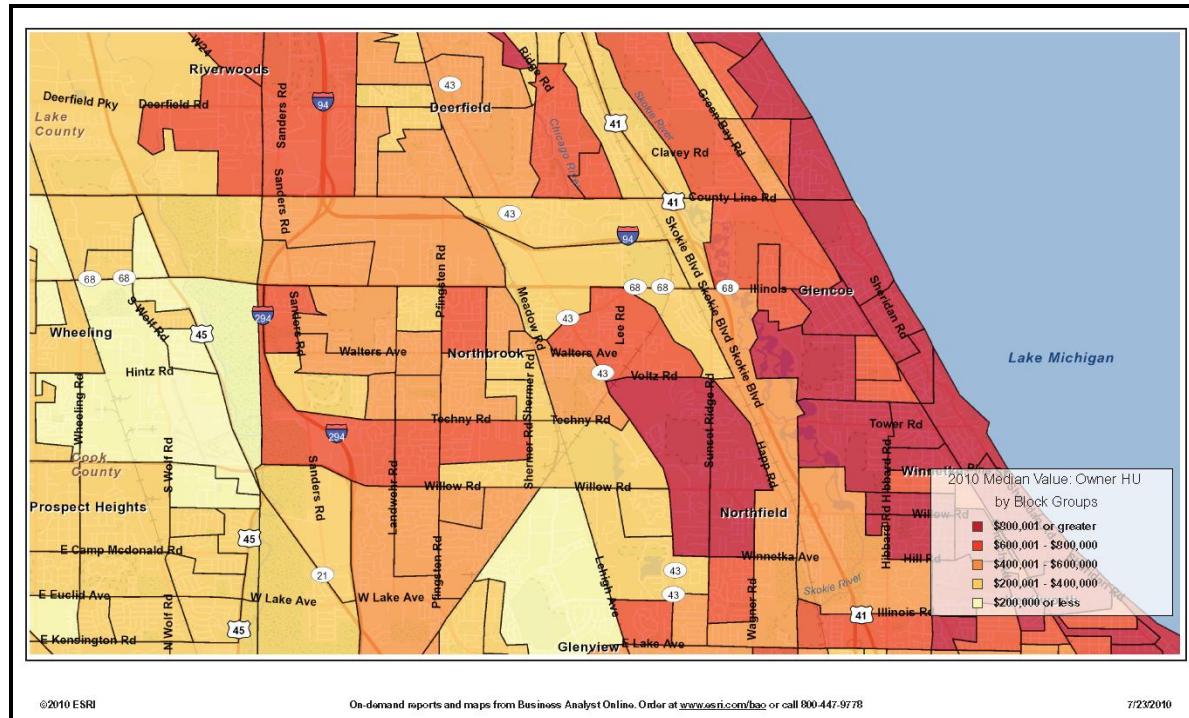
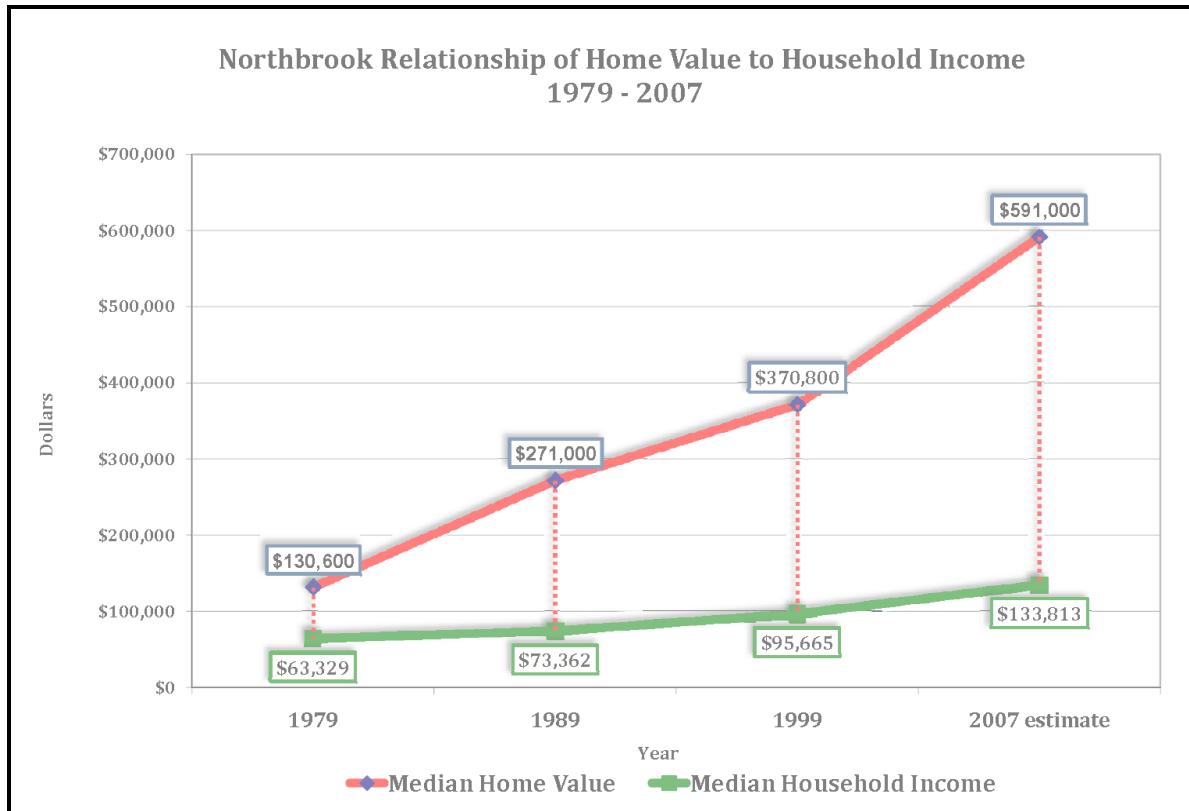
Quality neighborhoods, well-maintained homes and a diverse but engaged citizenry all serve as the foundation of what makes Northbrook a great place to live and work. The Neighborhoods, Housing & Community Diversity Element of the Northbrook Comprehensive plan is intended to provide a policy framework that will allow the Village to protect our most valuable assets – our citizens and our neighborhoods.

The introductory section of the Executive Summary noted some of the key demographic trends that the Village has witnessed, including:



- The community continues to grow more diverse in terms of racial composition, but remains predominantly white.
- The median age in the Village continues to increase.
- Home prices have increased at a much faster rate than have incomes.

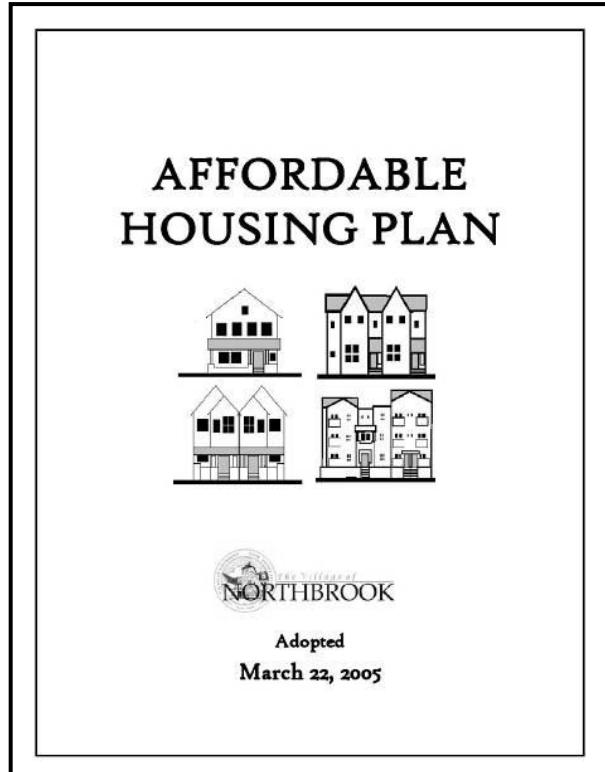
Northbrook is and will remain a suburban community comprised predominantly of quality neighborhoods of single family homes. Neighborhood schools and parks are also fundamental building blocks of the community fabric. Protecting existing neighborhoods and in turn the property values in the community is a primary goal of the Village. The map on the following page depicts the median value of homes within the various Census Block Group in the area. Property values generally are slightly higher than found in communities to the west of Northbrook, but slightly lower than values in the lakefront communities to our east.



Neighborhoods, Housing & Community Diversity Goals

Six general goals related to neighborhoods, housing and community diversity have been established in the Comprehensive Plan. Each goal has its own set of strategies. The goals are listed below.

- NH 1. *Provide housing that meets the needs of the entire population of Northbrook***
- NH 2. *Support ongoing property maintenance efforts to sustain neighborhood vitality, value, and overall sense of community pride.***
- NH 3. *Encourage an increase in the supply of housing in the vicinity of shopping and mass transit opportunities.***
- NH 4. *Examine the Village Codes to remove any unnecessary obstacles to the improvement of our existing housing stock.***
- NH 5. *Encourage land development patterns and site/landscape designs to ensure that infill development does not detract from the quality and character of surrounding neighborhoods.***
- NH 6. *Maintain an ongoing commitment to promoting an understanding of, and appreciation for the cultural, religious and racial diversity of Northbrook.***



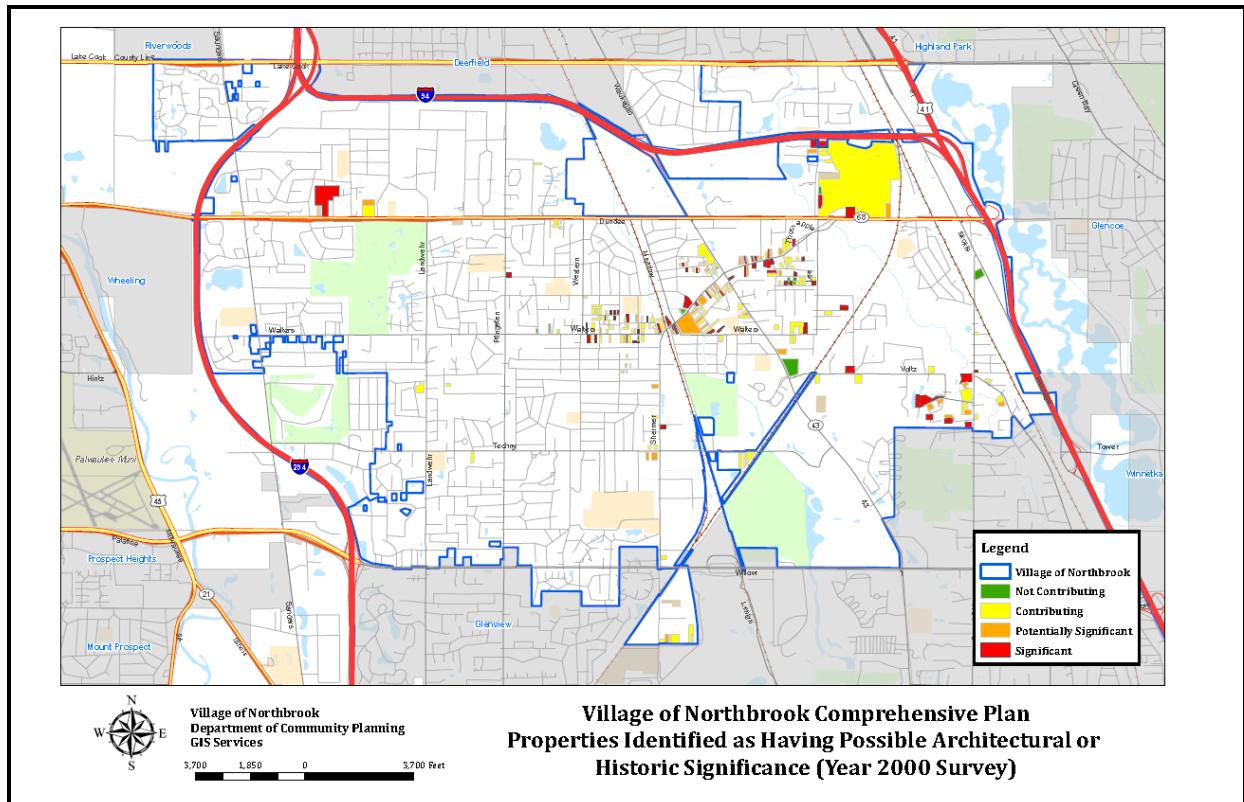
In addition to the Comprehensive Plan, the Village has adopted an Affordable Housing Plan and will continue to refine over time to help address the long-term problem of ensuring that the community has an appropriate mix of housing choices for its residents. Changes to the Affordable Housing Plan do not require an amendment to the Comprehensive Plan

Element Five: Community Character, Culture & Design

Northbrook has maintained its distinctive character over the years. Its identity makes it different from the surrounding suburban Chicago communities. The quality design of new development is a reflection of the value Northbrook citizens place on the community's appearance. Care has also been taken to employ special treatments on identified streets and pathways, and to enhance the comfort, safety, and usability of public places. Entryways and major street corridors have been identified, preserved, and enhanced. The Village's historic roots are still apparent through preservation of special sites, structures, and buildings.

The Community Character, Culture & Design Element provides a design framework for new development activity as well as a policy foundation related to the promotion of art and cultural activities. The Element is meant to address the goals of retaining Northbrook's distinct character and to create gathering places and cultural opportunities. It addresses Northbrook's desire to

maintain a successful business climate and to foster innovative thinking. It addresses the vision of respect for the natural features and its heritage. It is also intended to help carry out the vision of keeping Northbrook safe, friendly, and attractive.



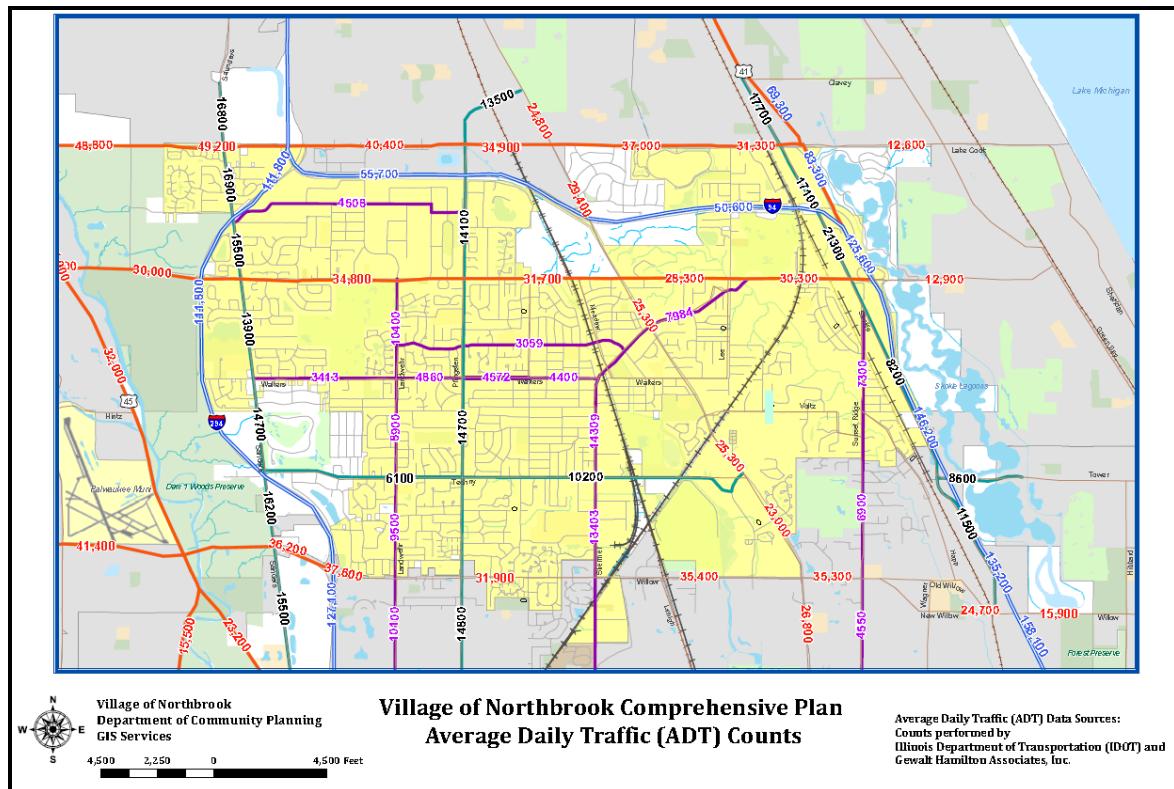
Community Character, Culture & Design Goals

Five general goals related to community character, culture and design have been established in the Comprehensive Plan. Each goal has its own set of strategies. The goals are listed below.

- CC 1. *Maintain the high quality and appearance of the Village's commercial areas and mixed use areas.***
- CC 2. *Maintain and enhance the attractiveness and livability of the Village's residential neighborhoods.***
- CC 3. *Improve and maintain the appearance of the Village's high profile commercial corridors and areas.***
- CC 4. *Make design an integral part of the planning process for Village facilities and roadways.***
- CC 5. *Encourage the visual and performing arts in the Village as a means of promoting civic involvement pride and stature.***

Element Six: Transportation Choices

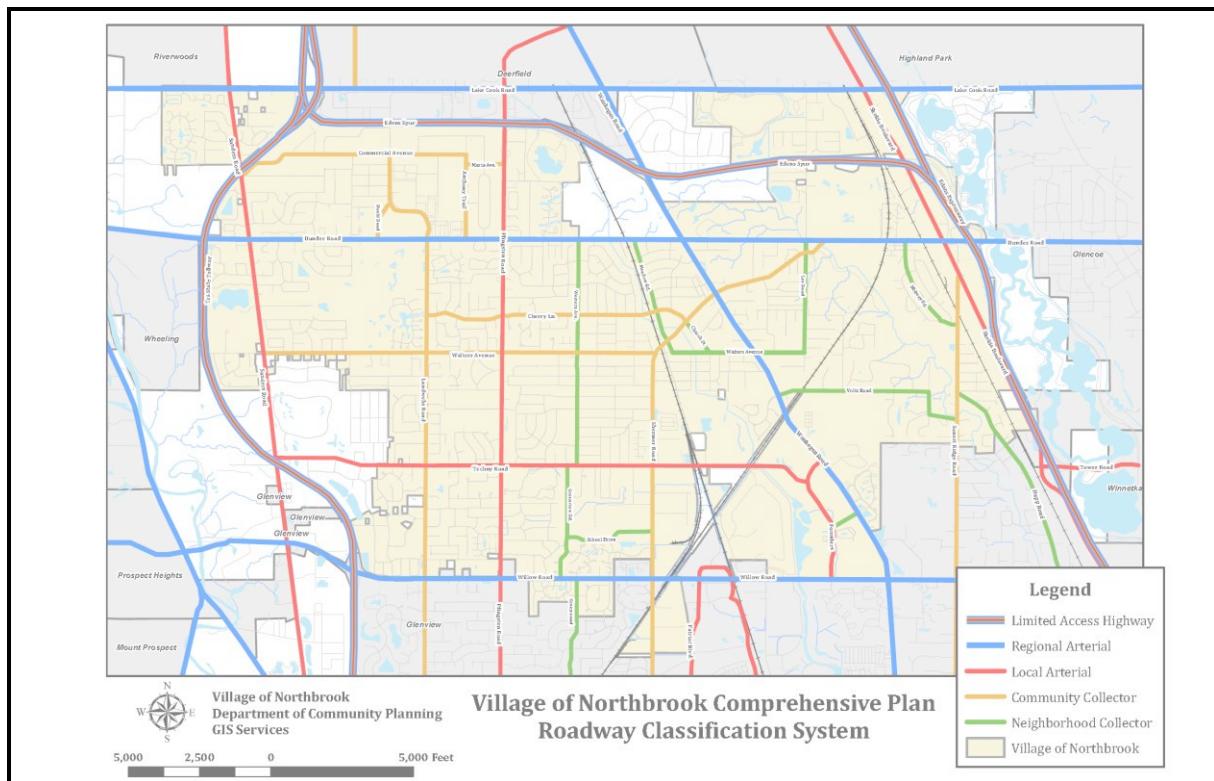
The Village's transportation system includes a surface road network, commuter rail and bus lines, and a bike path/sidewalk network. Northbrook is served by two major expressways, a major commuter rail line, and is in close proximity to O'Hare International Airport. Issues including the cost of energy, traffic congestion on surface roads, and environmental impacts will continue to affect transportation in the Village and region. As traffic congestion and energy costs increase, rail, bus and bicycles will become increasingly important as transportation options for the community.



The existing and projected traffic volumes on the roadways are used as a guide to establish a hierarchy of streets in the Village. The hierarchy is referred to as the Functional Street Classification System

1. Limited Access Highways:
2. Regional Arterials.
3. Local Arterials.
4. Community Collectors.
5. Local Streets:

The map on the following page depicts the Village's Functional Street Classification Network. The Functional Street Classification system is also used to help program locations for traffic signals, intersection improvements, parking restrictions and speed limits. A properly designed transportation system should take into account the wide range of transportation opportunities that are available. The viability of Northbrook's transportation system is also important in protecting and enhancing the Village's quality of life.



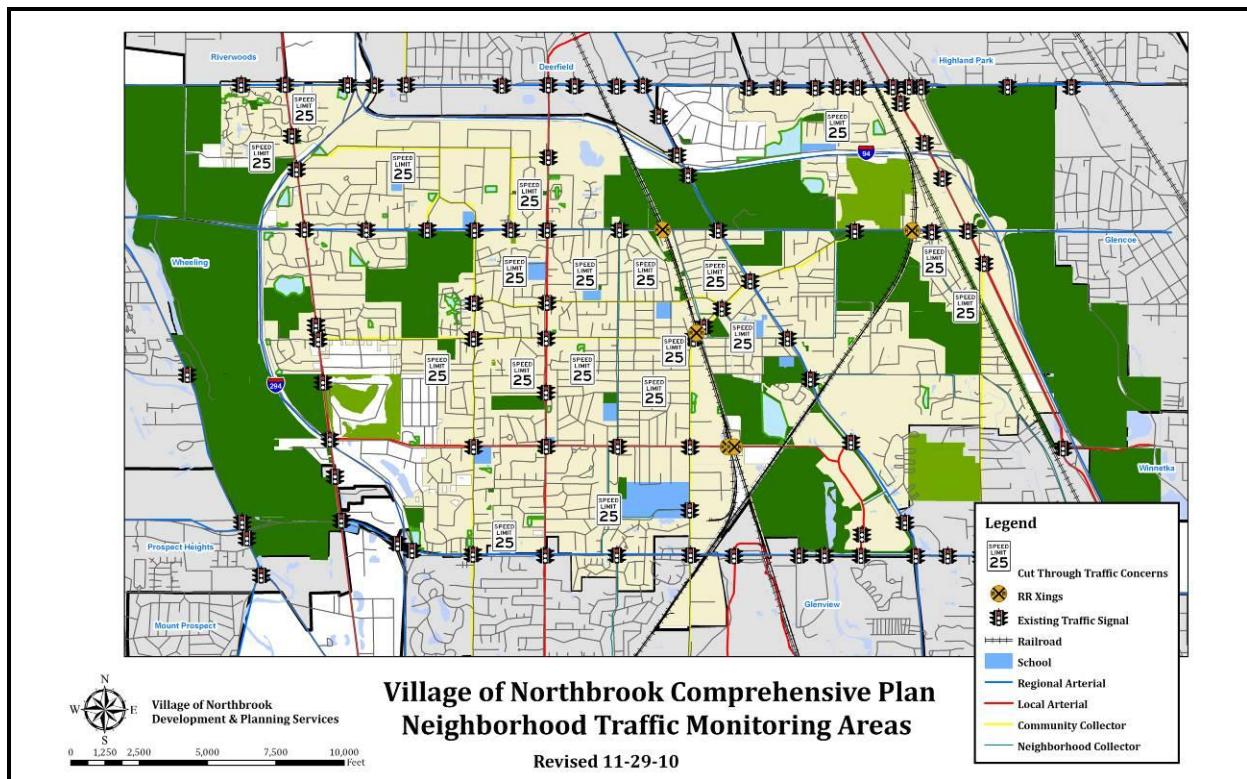
Transportation Goals

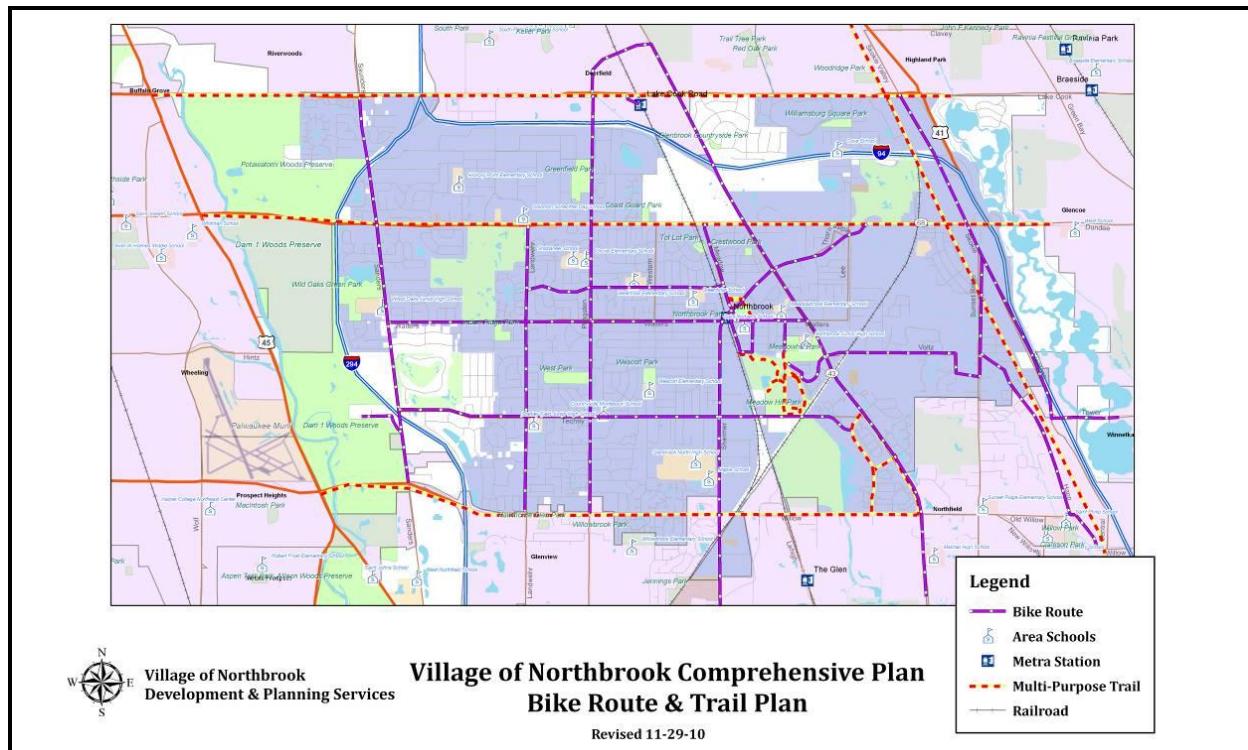
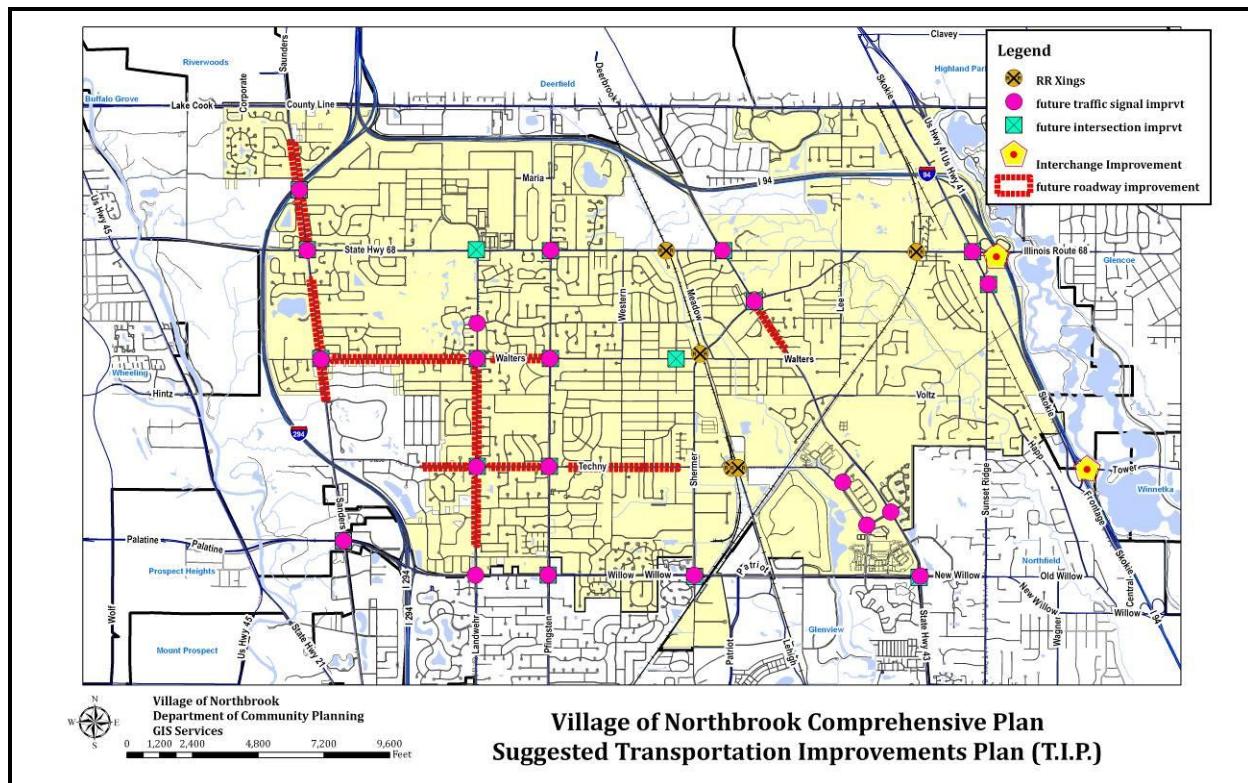
Seven general goals related to transportation have been established in the Comprehensive Plan. Each goal has its own set of strategies. In addition, the Transportation Element includes several key maps to help guide future traffic decisions:

- Neighborhood Traffic Monitoring Map
- Potential Road Connections Plan and
- Future Transportation Improvements Plan (T.I.P.).

The Transportation Element also references the Village's Bicycle Plan, which is Copies of those maps are provided after the goals, which are listed below.

- TC 1. *Accommodate all modes of transportation in the Village transportation system.*
- TC 2. *Protect existing and planned neighborhoods from undue cut through street traffic.*
- TC 3. *Work in concert with regional transportation agencies to maintain and enhance mass transit options for Northbrook residents, visitors and businesses.*
- TC 4. *Maximize the capacity of the existing roadways in the community while protecting the community's high quality of life.*
- TC 5. *Regularly monitor road and other transportation conditions to determine if the long-range transportation improvements shown on the suggested Transportation Improvements Plan (TIP) are being met.*
- TC 6. *Encourage biking and walking as a viable means of travel around the community.*
- TC 7. *Work in concert with state, county and regional transportation agencies to improve access to transportation for people with special transportation needs such as people with disabilities, the elderly, and the young.*

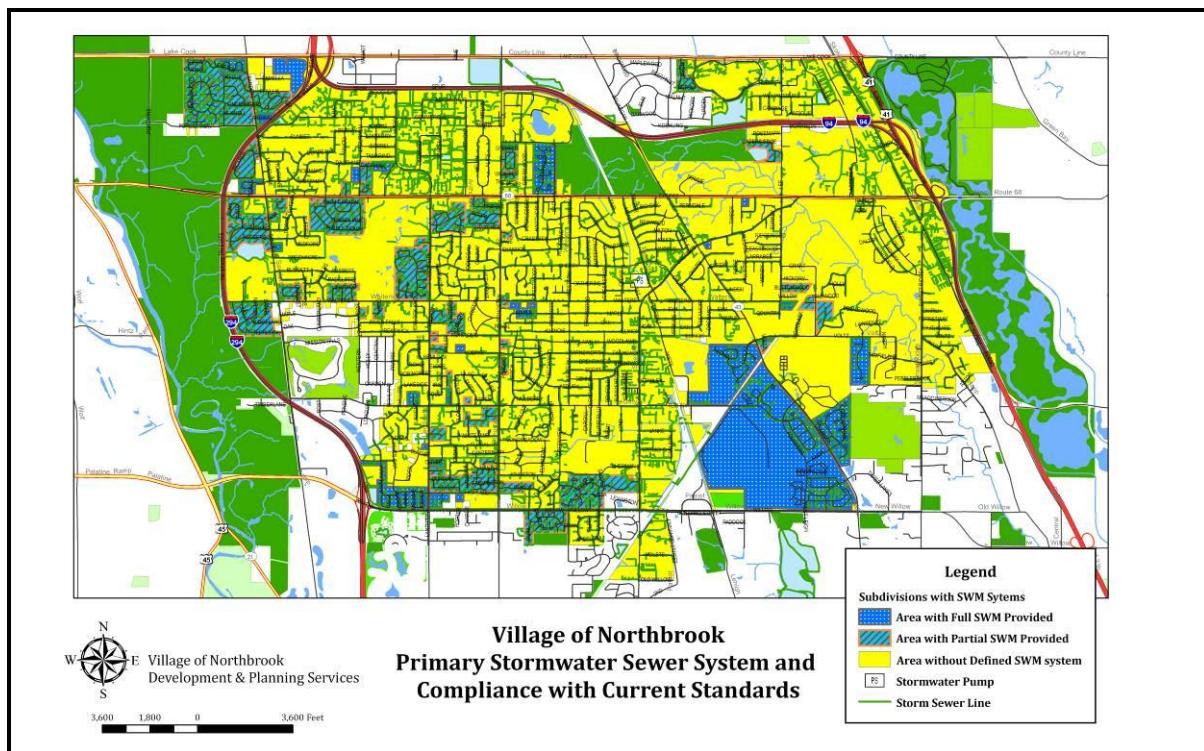




Element Seven: Public Services, Facilities & Infrastructure

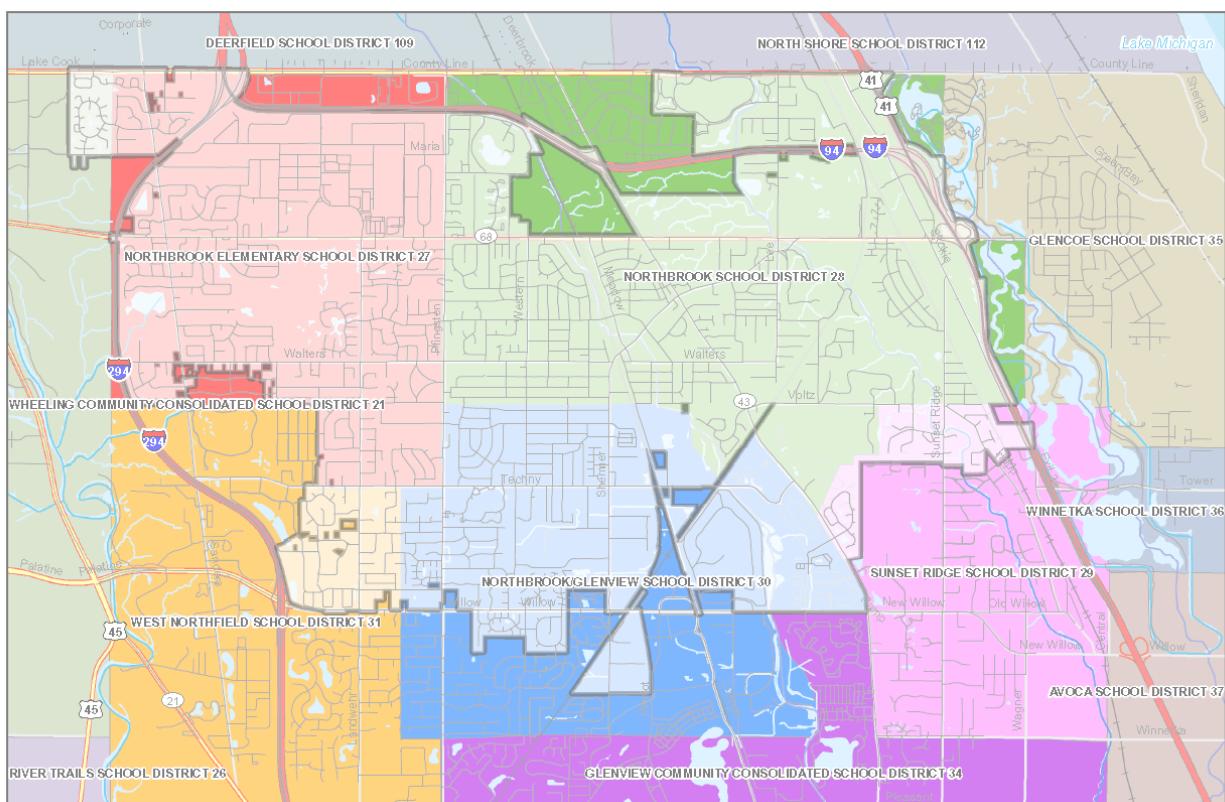
The Public Facilities, Services and Infrastructure Element addresses several types of public facilities and services (police and fire) and infrastructure systems (water, sanitary sewer and stormwater) provided by the Village of Northbrook. It is intended to address those utilities, buildings, equipment and personnel needed to support the uses identified in the Land Use Element of the Comprehensive Plan. The Element establishes general policies for services provided by the Village and other public agencies within the planning area. The Element also looks at important utilities and services provided by other governmental agencies (schools, parks and library) as well as private corporations (electricity, telecommunications and solid waste removal).

A major priority of the Village in the years ahead is to address storm drainage problems in residential neighborhoods associated with heavy rains. These drainage problems are not directly related with the 100-year floodplain. Instead, they are problems associated with overburdened storm sewer pipes and drainage systems. The map below illustrates the areas in the community that have storm drainage systems and to what extent they comply with current Village engineering standards. In a community that is large “built out”, it is particularly challenging to find cost effective means of resolving drainage problems in established neighborhoods.



The Village has adopted a stormwater master plan that will continue to be refined to establish an ongoing strategy for addressing serious drainage problems in the community.

The school and park systems that serve Northbrook citizens are a tremendous asset. The Village works closely with the local school districts, the Northbrook Park district and the Northbrook Library to maintain world class public facilities. The goals and strategies in the Comprehensive Plan are intended to maintain the ongoing spirit of cooperation to deliver excellent services in a cost effective manner.



Village of Northbrook
Department of Community Planning
GIS Services

Village of Northbrook Comprehensive Plan Existing Public Elementary School District Boundaries

Public Services, Facilities & Infrastructure Goals & Strategies

STORMWATER MASTER PLAN



Three general goals related to public services, facilities and infrastructure have been established in the Comprehensive Plan. Each goal has its own set of strategies. The goals are listed below.

- PF 1. *Provide public utilities and support the provision of private utilities that meet and exceed the basic needs of residential, commercial, and industrial customers.***
- PF 2. *Provide a safe and healthy environment for all residents, businesses, and visitors.***
- PF 3. *Coordinate the provision of public services with other local taxing districts so as to provide the highest quality of services in the most cost effective manner.***

As noted earlier, the Village has a Stormwater Master Plan will continue to refine it over time to help address drainage issues in a cost effective manner.

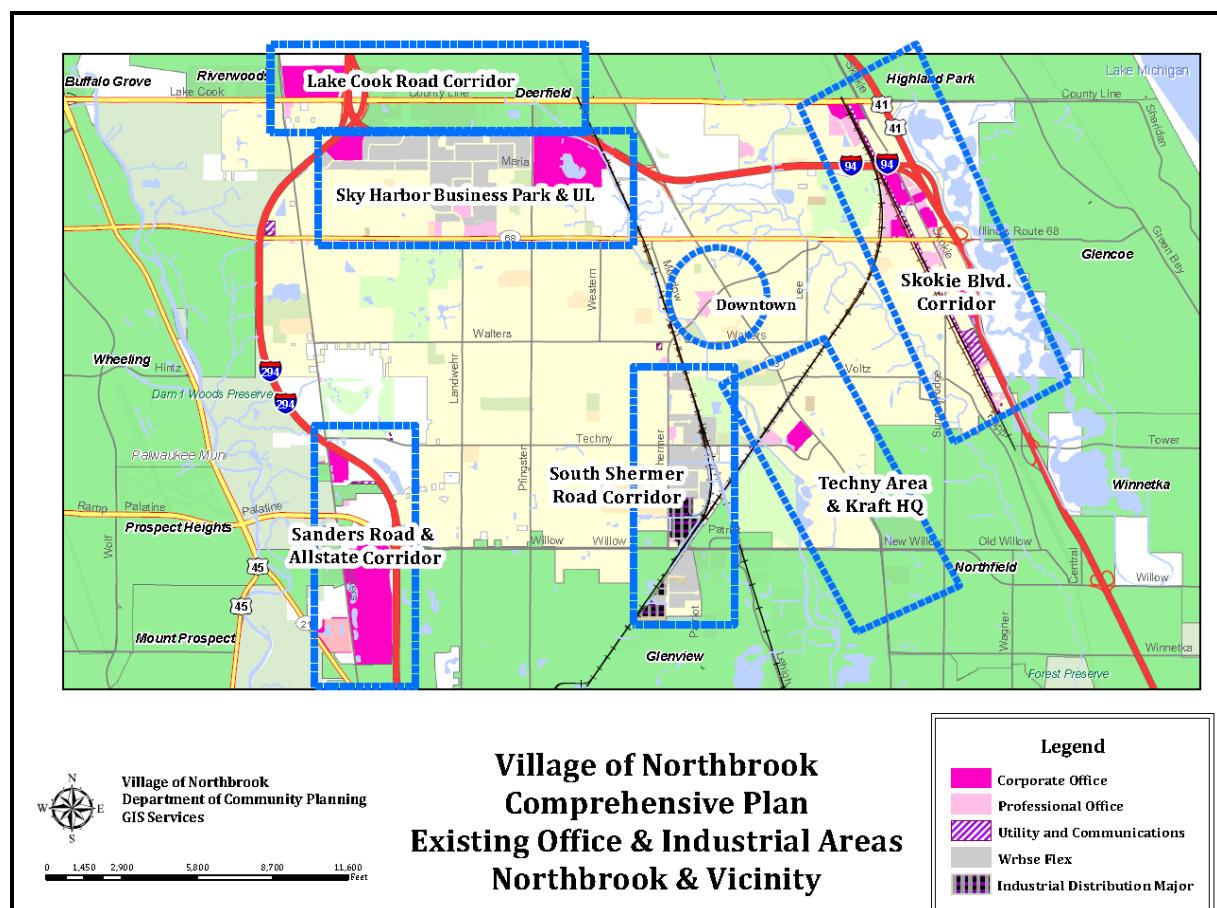


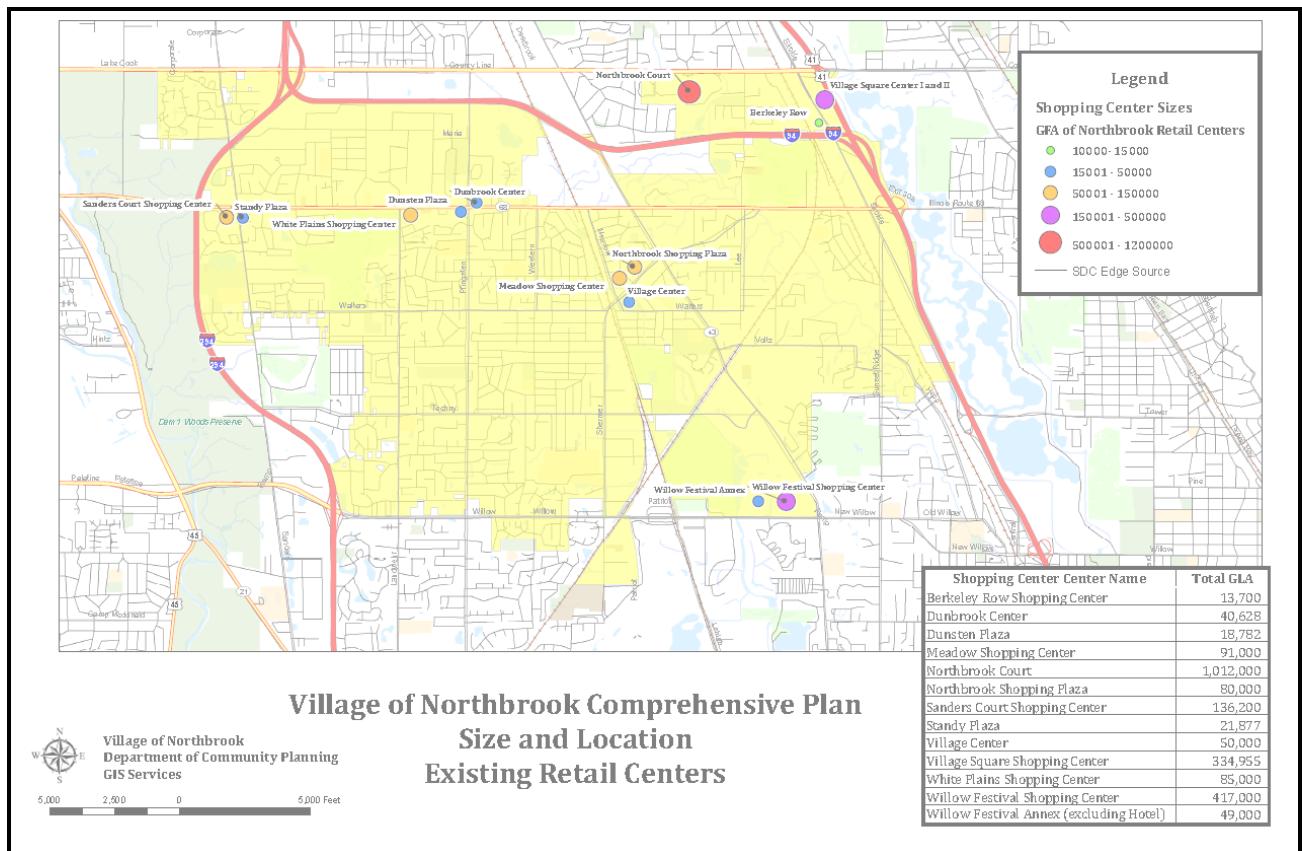
Element Eight: Economic Vitality

Northbrook is unique among communities on the Northern Suburbs due its strong economic base. As the series of graphs that follow depict, Northbrook has a large number of businesses compared to surrounding communities. Northbrook also has a large employment base. The number of jobs in Northbrook exceeds the community's population.

Northbrook has a strong and diverse economic base that helps keep property taxes relatively low by spreading the tax burden between residential and non-residential properties. Though thought of as a suburban residential community, over 40% of the taxable property values in the community are from retail, office, and industrial properties. In addition, while many suburban communities are heavily dependent upon property taxes, 30% of the Village's general fund revenues are from sales taxes collected by Northbrook retailers.

Northbrook has an impressive inventory of retail centers and free-standing stores located throughout the community. Retail offerings range from the high end stores of the 1+ million square foot Northbrook Court to big box retailers such as Lowes, Marshall's, and Best Buy and to locally owned retail stores and restaurants. In addition to Northbrook Court, the community contains smaller shopping centers along several commercial arteries such as Dundee Road, Skokie Boulevard, and Willow Road, as well as shops, services and restaurants in the downtown area. As of November 2009, Northbrook has a total of approximately 2.4 million square feet of retail space which is 89% leased.





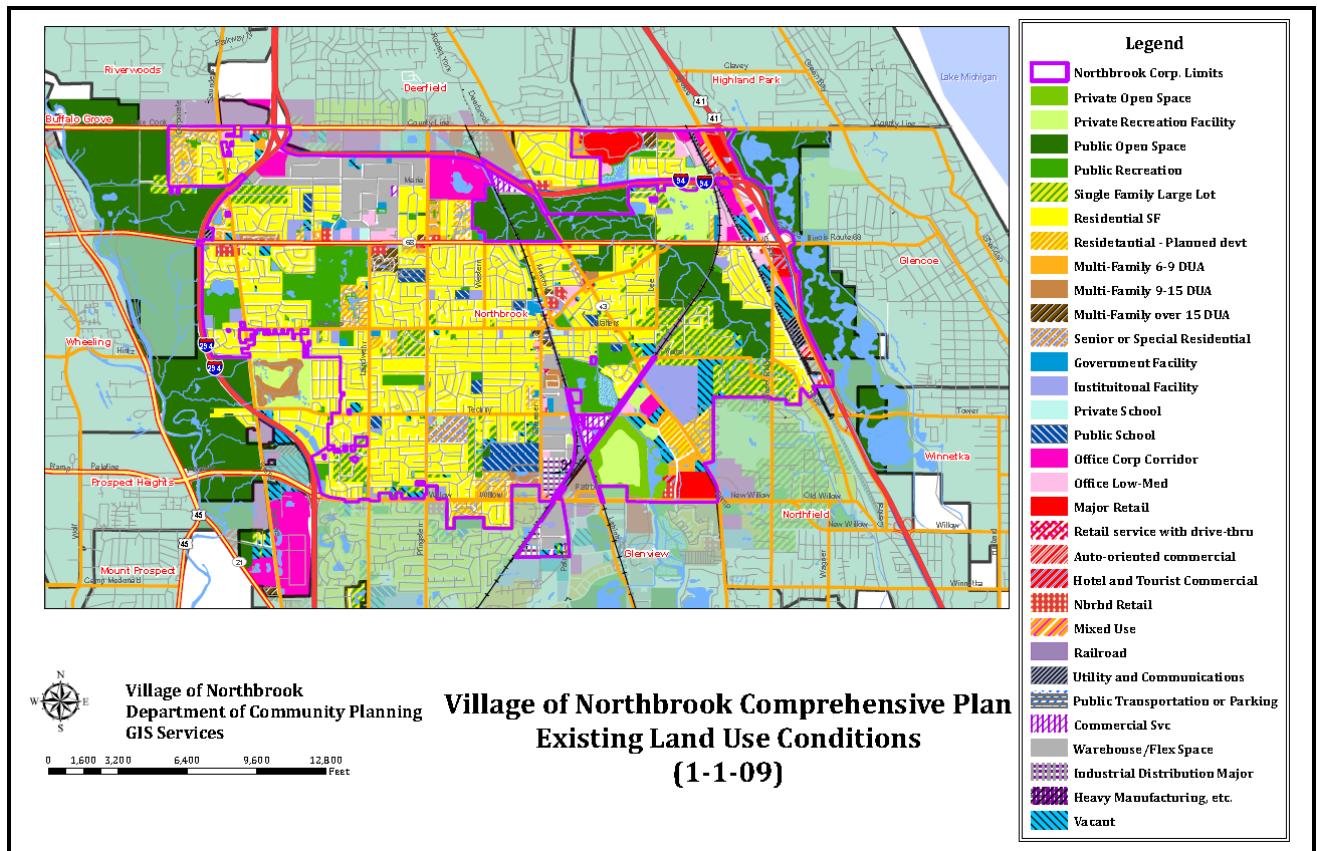
Economic Vitality Goals & Strategies

Seven general goals related to economic vitality have been established in the Comprehensive Plan. Each goal has its own set of strategies. The goals are listed below.

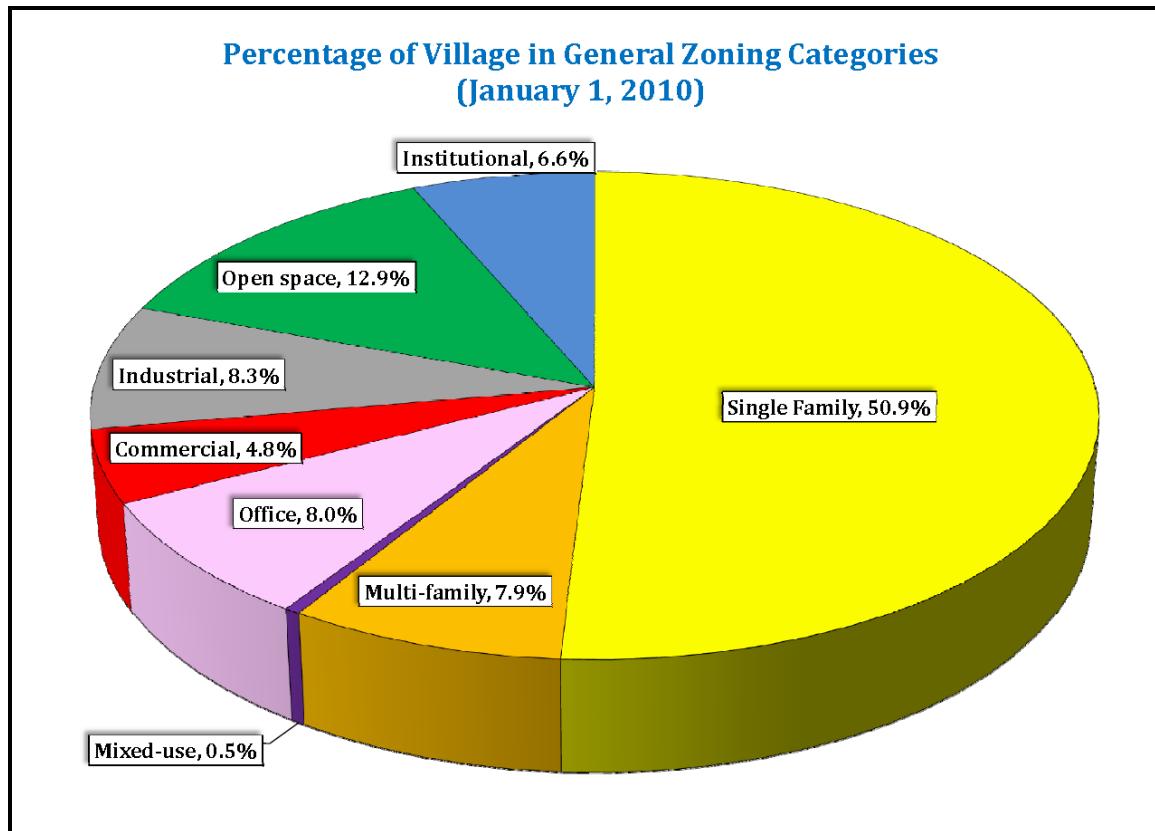
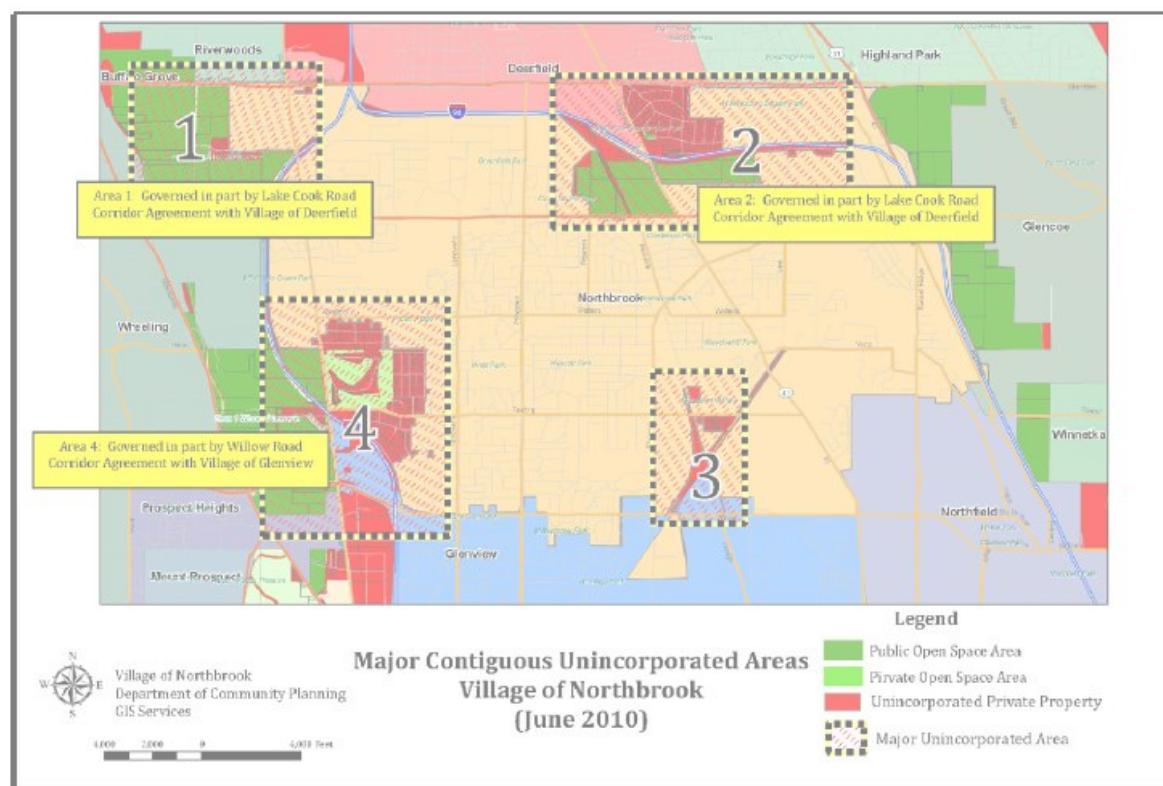
- EV 1. *Maintain a regulatory and tax environment that is responsive to the needs of the business community.***
- EV 2. *Provide an environment that retains existing businesses and attracts sustainable new businesses to the Village.***
- EV 3. *Market Northbrook to prospective businesses and consumers as an unsurpassed location for commerce.***
- EV 4. *Continue to provide a business environment in which the use of financial incentives is only necessary in limited circumstances.***
- EV 5. *Maintain and enhance key business areas of the community.***
- EV 6. *Provide adequate infrastructure to support business development.***
- EV 7. *Continue collaborative efforts at encouraging economic development in the region.***

Element Nine: Land Use and Annexation

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 below.



Each parcel in the Village designated as falling into one of 23 distinct land use categories presented below and represented on the Future Land Use Map. A map identifying areas available for annexation to the Village, given our existing intergovernmental agreements is also included.



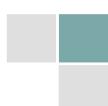
The land use classifications each provide an explanation of:

- 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 s of each classification is color coded to aid in reviewing the Future Land Use Map. A Future Land Map has been included in the Plan for each of the major land use classification group, such as single family or commercial, to help highlight where each land use is planned.

FUTURE LAND USE DESIGNATION	ABBREVIATION	PURPOSE OF LAND USE DESIGNATION
OPEN SPACE AND OUTDOOR RECREATION	OSR	The OSR classification is intended to accommodate public and private open space and outdoor recreation areas.
SINGLE FAMILY RESIDENTIAL LARGE LOT	SFL	The SFL classification is 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.
SINGLE FAMILY RESIDENTIAL STANDARD LOT	SFS	The 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.
MULTI-FAMILY RESIDENTIAL UP TO 6 DWELLING UNITS PER ACRE	MF-6	The MF-6 classification is intended to provide areas for single and two-family dwelling units and townhomes at a density no greater than 6 units per acre.
MULTI-FAMILY RESIDENTIAL: 6 - 9 UNITS PER ACRE	MF-9	The 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.

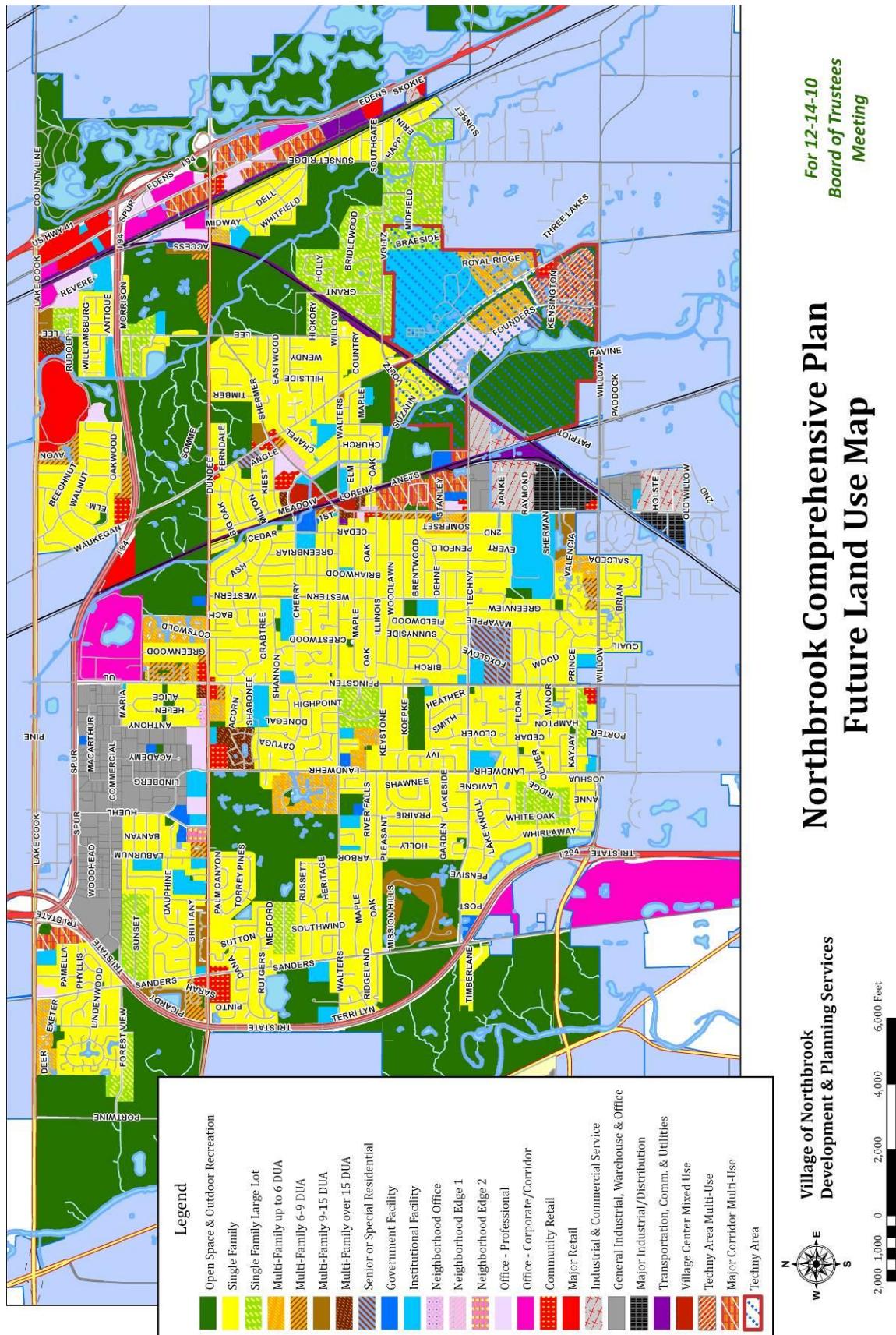
FUTURE LAND USE DESIGNATION	ABBREVIATION	PURPOSE OF LAND USE DESIGNATION
MULTI-FAMILY RESIDENTIAL: 9 - 15 UNITS PER ACRE	MF-15	The MF-15 classification is intended to provide areas for medium-rise multi-family housing at a density greater than 9 units per acre but less than 15 units.
MULTI-FAMILY RESIDENTIAL OVER 15 UNITS PER ACRE	MF-H	The MF-H classification is to provide areas for the highest density multi-family housing at a density greater than 15 units per acre.
SENIOR OR SPECIAL RESIDENTIAL	SSR	The 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.
GOVERNMENT FACILITY	GF	The GF classification is intended to provide areas to accommodate existing and future government buildings.
INSTITUTIONAL FACILITY	IF	The 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.
NEIGHBORHOOD OFFICE	ON	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.
NEIGHBORHOOD EDGE – 1	NE-1	The NE-1 classification is intended to provide areas to accommodate lower intensity land uses such as office and multi-family uses that create a buffer between lower density residential areas and higher intensity non-residential areas, particularly along major roads where single family uses are no longer deemed appropriate.
NEIGHBORHOOD EDGE - 2	NE-2	The NE-2 classification is intended to provide areas to accommodate medium intensity land uses such as office, multi-family and compatible commercial uses that create a buffer between residential areas and higher intensity non-residential areas.



FUTURE LAND USE DESIGNATION	ABBREVIATION	PURPOSE OF LAND USE DESIGNATION
PROFESSIONAL OFFICE	OP	The 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.
CORPORATE CORRIDOR OFFICE	OCC	The OCC classification is intended to provide areas to accommodate the needs of business and professional offices and related business uses requiring 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.
COMMUNITY RETAIL	CR	The 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.
MAJOR RETAIL	CM	The CM classification is intended to provide areas for major retail centers available to persons living in the metropolitan area surrounding Northbrook.
INDUSTRIAL AND COMMERCIAL SERVICES	ICS	The 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.
GENERAL INDUSTRIAL, WAREHOUSE, AND OFFICE	IWO	The 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.
MAJOR INDUSTRIAL AND DISTRIBUTION	IDM	The IDM classification is intended to provide areas to accommodate more intensive industrial, warehouse, and wholesale facilities in close proximity to regional arterials.

FUTURE LAND USE DESIGNATION	ABBREVIATION	PURPOSE OF LAND USE DESIGNATION
TRANSPORTATION, COMMUNICATIONS, AND UTILITIES	TCU	The 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.
VILLAGE CENTER MIXED USE	MU-VC	The 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.
MAJOR CORRIDOR MULTI-USE	MU-MC	The 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.
TECHNY AREA	TA	The Techny Area 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.





The Future Land Use Element also identifies a series of ten general goals and related strategies. The goals are identified below.

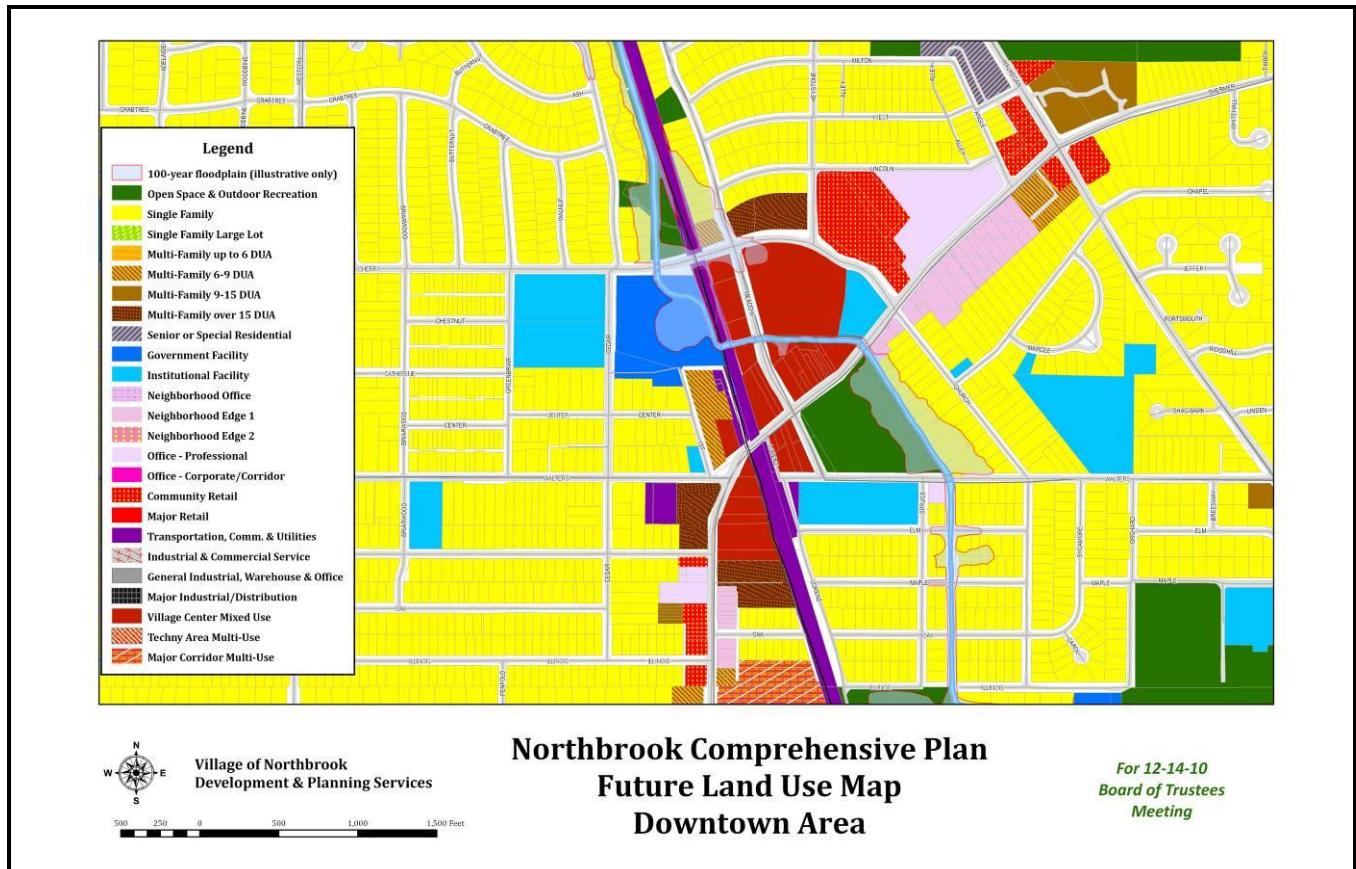
- LU 1. *General Land Use:*** Establish and maintain a balanced mix of land uses to meet the present and future demands of the community.
- LU 2. *Residential Land Uses:*** Protect and conserve the Village's single family residential neighborhoods. Carefully manage the development of vacant land and the alteration of existing structures in and adjacent to single family neighborhoods to protect low density character, preserve open space, and maintain neighborhood scale.
- LU 3. *Non-Residential Land Uses:*** Maintain and improve the existing character of the community as the employment and commercial retail center for northern Cook County.
- LU 4. *Transitional Land Uses:*** Consider the use of transitional land uses between more intense non-residential land uses and the surrounding low-density residential neighborhoods.
- LU 5. *Mixed Uses and Multi-Use:*** Use the planning and zoning process to create opportunities for new mixed use and new multi-use developments.
- LU 6. *Open Space Area:*** Promote a land use pattern that will complement the planned community greenways system.
- LU 7. *Neighborhood Conservation & Development.*** Maintain the community's high quality neighborhoods.
- LU 8. *Scale & Character of Development.*** Promote quality architecture, sign, landscape and site design that enhances Northbrook's character.
- LU 9. *Annexation and Inter-Jurisdictional Coordination.*** Strategically annex unincorporated properties to better manage development patterns outside of municipal boundaries.
- LU 10. *Coordination with Public Utilities & Service.*** Establish a land use pattern that recognizes the limitations of essential public services and facilities, including those provided by the Village, as well as our school districts, park district and library.

In addition to general community-wide goals and strategies, the Comprehensive Plan also identifies policies and that are geared to specific geographic areas. These include:

- Downtown Area
- Skokie Boulevard Corridor
- South Shermer Road Corridor
- Techny Area

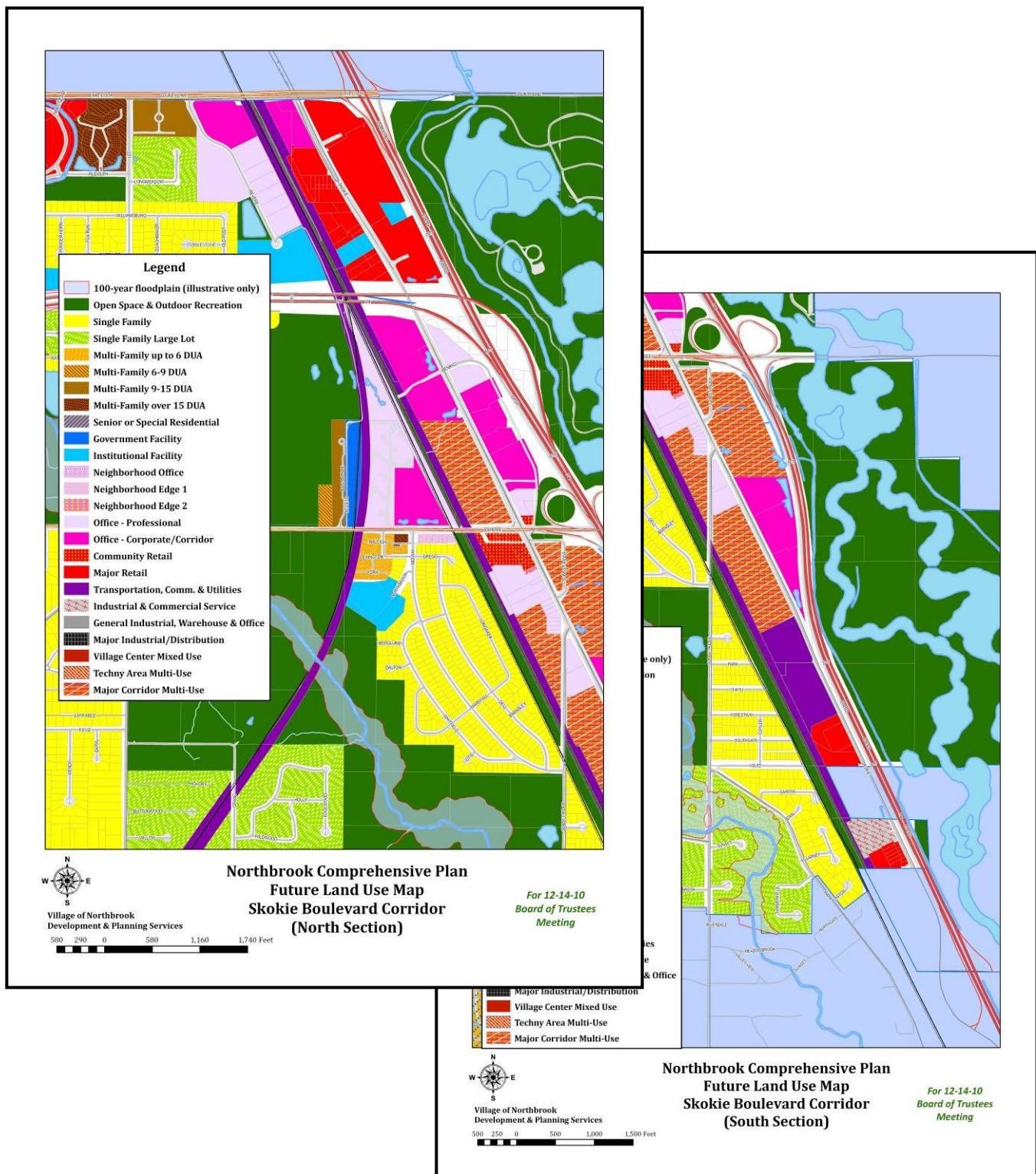
Downtown Area Policies

Improvement of the downtown area is one of the top priorities of the Northbrook Comprehensive Plan. The Downtown Area of Northbrook consists of an array of uses ranging from single family residential to retail and restaurant to governmental and cultural facilities. A series of six goals and related strategies for the downtown area were established to promote a mix of land uses that will strengthen the community center.



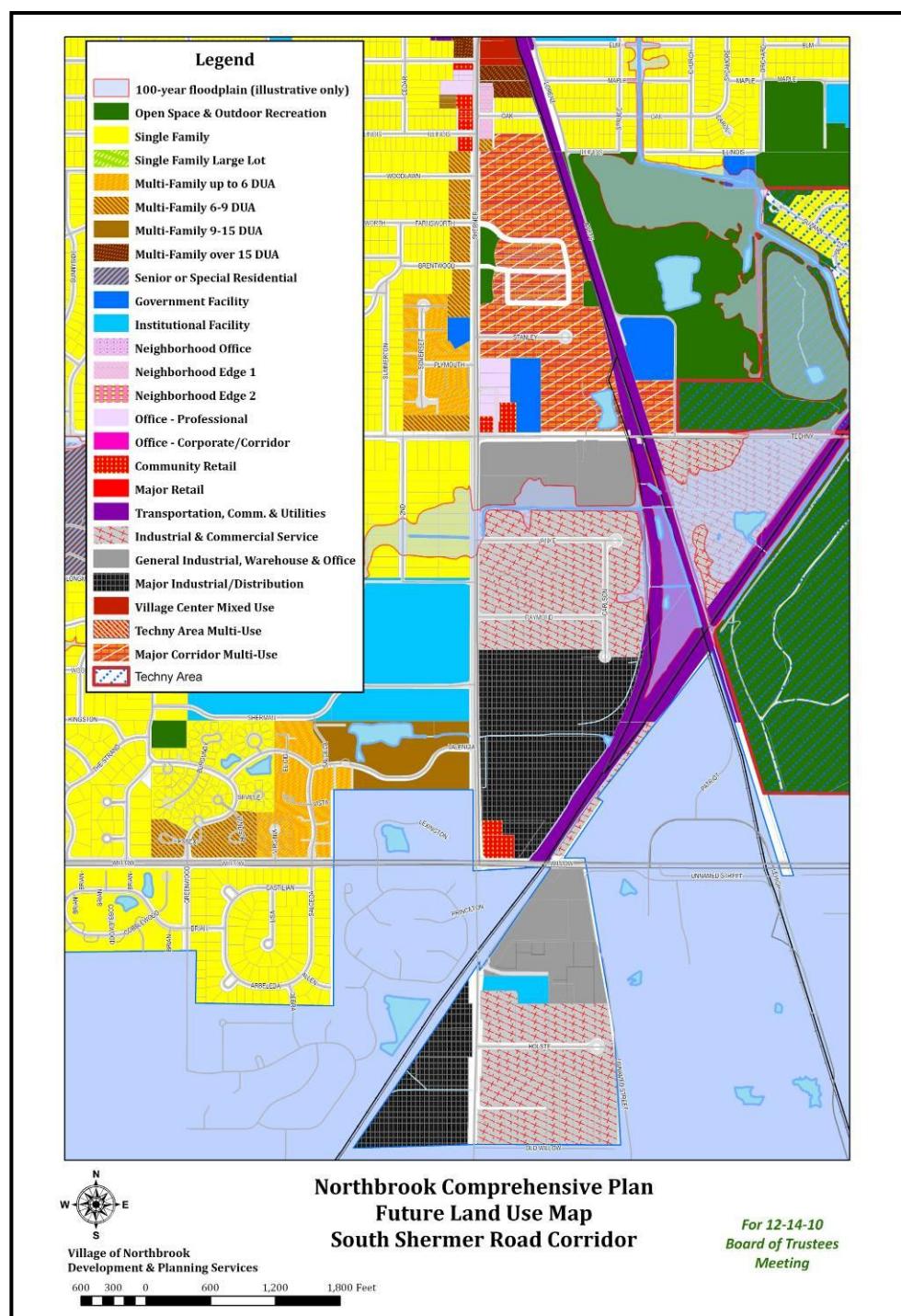
Skokie Boulevard Corridor Policies

The Skokie Boulevard Corridor is comprised of a mixture of uses including offices, retail buildings, restaurants, nursing homes as well as significant areas prime for redevelopment. The overall goal is to encourage property owners to work together in achieving a high quality commercial, office and multi-use area that has a compatible architectural, landscaping, and signage theme.



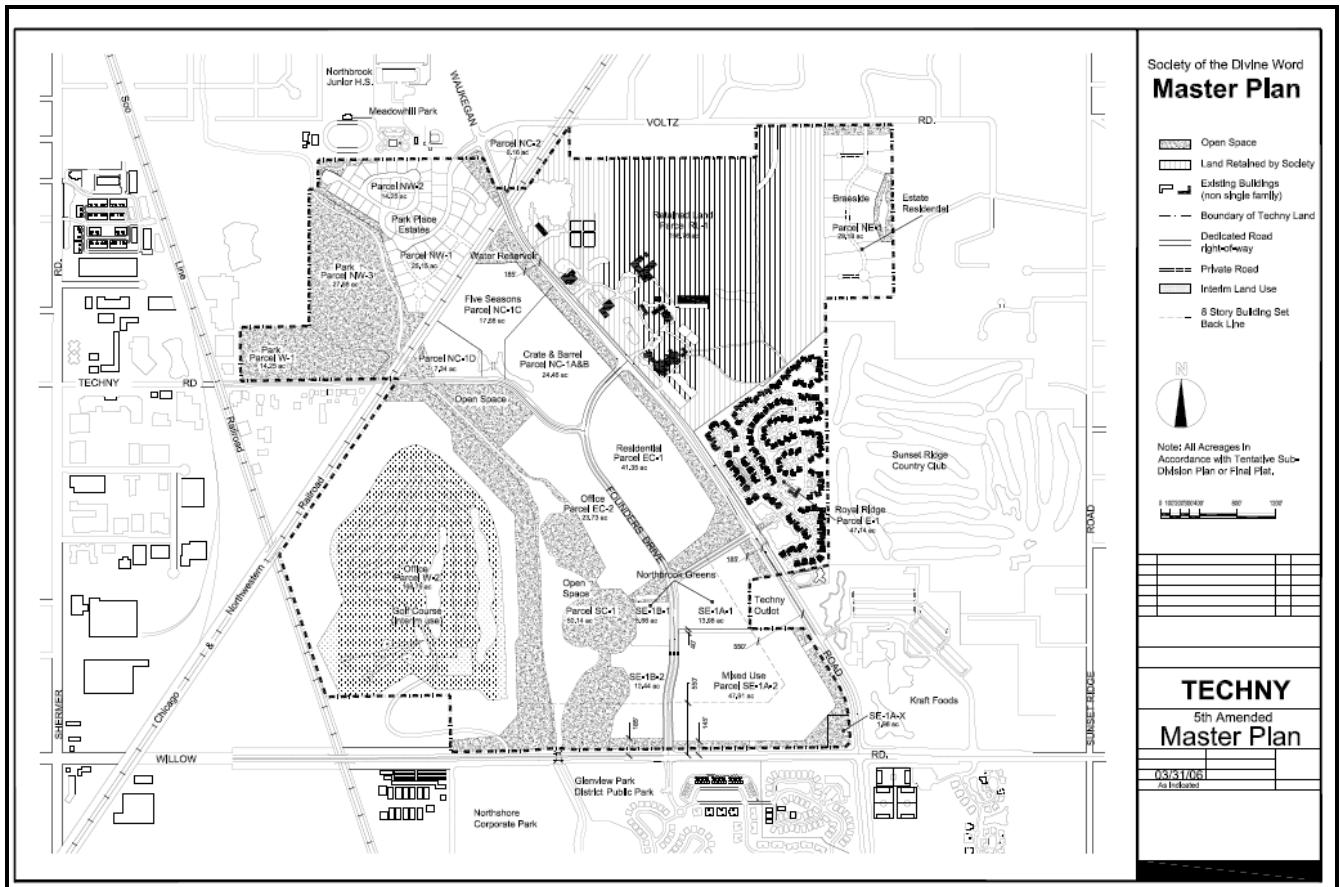
South Shermer Road Corridor Policies

The South Shermer Road Corridor is a redeveloping and changing area with a mixture of land uses that vary from significant industrial uses to single family residential homes along its western edge. Redevelopment in the northern portion of the corridor will consist of additional multi-use developments such as Shermer Place. Reuse of industrial and warehouse buildings in the southern portion of the corridor will require rezoning certain areas to a new “Industrial and Commercial Services” land use district to better accommodate the desired mix of intensive commercial uses. Given the changes that will occur along this corridor, the reuse and redevelopment of the area should be weighed carefully to mitigate any undue adverse impact along the corridor and adjacent residential neighborhoods.



Techny Area Policies

One of the most significant planning and land use decisions made by the Village of Northbrook involved the planning and annexation of the 778-acre Techny property in 1988. The Techny Annexation Agreement, which brought the entire Techny property into the Village of Northbrook, established specific land use, transportation and infrastructure development policies for the entire Techny area.



Element Ten: Implementation of the Comprehensive Plan

The Comprehensive plan includes a wide range of recommendations and action items. After the Plan is formally adopted, the Board of Trustees will be asked to work with the Village Staff and appropriate commissions and advisory bodies to establish priorities. Staff will assist the Board of Trustees in establishing which policies, goals and strategies the Board wishes to implement in the short- and medium-term, as which items should continue as on-going activities.

Each year the Comprehensive Plan will be reviewed as part of the Village's capital and operating budget review process. The annual review should be used as a tool to help set budgetary priorities. There will be times when issues will arise requiring the Board to turn to the Comprehensive Plan for guidance regarding land use or other elements set forth within. In this way, the Plan will be an integral part of the Village's overall decision-making process.

The Future Land Use Map is intended to serve as a guide for public and private development and land use deliberations. The Village Zoning Code already has a formal process for amending the Comprehensive Plan. The standards in the Code should be re-examined to determine if they should be amended. Amendments to the Land Use & Annexation Element are anticipated as growth occurs and market conditions change.

