Ordinance 2019-61

An Ordinance Amending the Northbrook Zoning Code to Allow Funeral Directors as a Special Use in the I-1 District

Passed by the Board of Trustees, 9/24/2019
Printed and Published 9/25/2019

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees
VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

I hereby certify that this document was properly published on the date stated above.

/s/ Debra J. Ford
Village Clerk
Ordinance 2019-61

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

An Ordinance Amending the Northbrook Zoning Code to Allow Funeral Directors as a Special Use in the I-1 District

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Mural Funeral Group, LLC (“Applicant”) is lessee of suite 801 located in a portion of the property commonly known as 3100 Dundee Road (“Subject Property”), which is owned by Korman/Lederer Management Co. (“Owner”).

The Applicant has requested a text amendment to the Northbrook Zoning Code (1988), as amended (“Zoning Code”), to allow “Funeral Director” as a special permit use in the I-1 Restricted Industrial District (“Amendment”). Upon review of the Amendment, the Plan Commission has determined that the land use impacts of a funeral director facility are compatible with the I-1 District as a special permit use when subject to specific conditions.

The President and Board of Trustees have determined that it is in the best interests of the Village and the public health, safety, and welfare, to amend the Zoning Code in the manner recommended by the Plan Commission and as specifically provided in this Ordinance. The Amendments is hereby adopted in accordance with the Zoning Code and pursuant to the Village's home rule powers.

Section 2. PUBLIC HEARINGS.

A public notice for the Amendment was duly published on August 15, 2019 in the Northbrook Star and a public hearing was held at the Plan Commission’s regular meeting on September
3, 2019. On September 17, 2019, the Plan Commission formally adopted Resolution No. 19-PC-15 recommending approval of the Amendment.

Section 3. **AMENDMENT TO SUBSECTION 7-102 I OF THE ZONING CODE.**

Subsection 7-102 I of the Zoning Code, entitled "Services" shall be, and is hereby, amended to add Village S.I.C. No. “7261.02: Funeral Director” as a special permit use in the I-1 District.

Section 4. **AMENDMENT TO APPENDIX B OF THE ZONING CODE.**

The Master Use Table contained in Appendix B of the Zoning Code shall be, and is hereby, amended to amend the descriptive text and add the following as a special permit use in the I-1 District:

<table>
<thead>
<tr>
<th>Village SIC Code</th>
<th>Descriptive Text</th>
<th>C1</th>
<th>C2</th>
<th>C3</th>
<th>C4</th>
<th>C5</th>
<th>Q1</th>
<th>Q2</th>
<th>Q3</th>
<th>Q4</th>
<th>Q5</th>
<th>ICS</th>
<th>IL</th>
<th>IB</th>
<th>MFRC</th>
<th>RLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>7261.02</td>
<td>Funeral Director</td>
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</tbody>
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**Section 6. EFFECTIVE DATE.**

This Ordinance shall be in full force and effect ten days after its passage, approval, and publication in pamphlet form in the manner provided by law.

Adopted: 9/24/2019

**RESULT:** ADOPTED BY CONSENT VOTE [6 TO 0]

**MOVER:** Bob Israel, Trustee

**SECONDER:** Jason Han, Trustee

**AYES:** Ciesla, Israel, Collison, Han, Ross, Hebl

**ABSTAIN:** Sandra Frum

ATTEST:

/s/ Sandra E. Frum  
Village President

/s/ Debra J. Ford  
Village Clerk