

Ordinance 2020-51

An Ordinance Amending the Northbrook Municipal Code (1988), as Amended to Establish an Affordable Housing Trust Fund and Impose a Demolition Tax

Passed by the Board of Trustees, 12/8/2020
Printed and Published 12/9/2020

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.

Village Clerk

Ordinance 2020-51

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 Municipal Code (1988), as Amended to Establish an Affordable Housing Trust Fund and Impose a Demolition Tax

shall be, and is hereby, adopted as follows:

Section 1. **BACKGROUND.**

The Village of Northbrook recognizes the need to provide affordable housing to low-to-middle income households in order to increase housing opportunities for a diverse population and to provide housing for those who live or work in the Village. Without intervention, the trend toward increased housing prices will result in an inadequate supply of affordable housing, which will have a negative impact upon the ability of local employers within the Village to maintain an adequate local work force and will otherwise be detrimental to the public health, safety, and welfare of the Village and its residents. Since the remaining land appropriate for new residential development within the Village is limited, it is essential that a reasonable proportion of such land be developed into housing units affordable for low-to-middle income households and working families.

On March 22, 2005, the Village Board of Trustees adopted Resolution 05-R-21, approving the Village of Northbrook Affordable Housing Plan ("**Affordable Housing Plan**"). Since that time, the Village has taken many steps to actively promote an increase in the supply of affordable housing in the community in accordance with the Affordable Housing Plan.

The President and the Village Board of Trustees have determined that it is in the best interest of the Village and its residents to adopt updates and amendments to its Zoning Code, Comprehensive Plan, the Affordable Housing Plan, and well as the Northbrook Municipal Code (1988), as amended ("**Village Code**") to actively support the development and preservation of affordable housing in the Village. Village staff has determined that amending the Village Code to establish an affordable housing trust fund and impose a tax on the demolition of existing residential dwelling units within the Village (collectively, "**Amendments**") would further these efforts.

The President and Board of Trustees have determined that it will be in the best interest of the Village and its residents to adopt the Amendments in the form set forth in this Ordinance:

Section 2. **ESTABLISHMENT OF AN AFFORDABLE HOUSING TRUST FUND.**

Chapter 19, entitled "Planning and Development," of the Village Code is hereby amended to re-designate the previously reserved Article VII as "Affordable Housing Trust Fund," which article shall consist of new Sections 19-135 through 19-137, which sections shall be as set forth in **Exhibit A**, attached to, and by this reference made a part of, this Ordinance.

Section 3. IMPOSITION OF A DEMOLITION TAX.

A new Article IX, entitled "Demolition Tax" shall be added to Chapter 23, entitled "Taxation," of the Village Code, which new article shall be as set forth in ***Exhibit B***, attached to, and by this reference made a part of, this Ordinance.

Section 4. EFFECTIVE DATE.

This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Adopted: 12/8/2020

RESULT:	ADOPTED [UNANIMOUS]
MOVED:	Heather Ross, Trustee
SECONDER:	Muriel Collison, Trustee
AYES:	Frum, Ciesla, Israel, Collison, Ross, Hebl, Pepoon

ATTEST:

Village President

Village Clerk