

Ordinance 2019-43

An Ordinance Amending the Comprehensive Plan of the Village of Northbrook Regarding the Northbrook Court Shopping Mall Property

Passed by the Board of Trustees, 6/11/2019
Printed and Published 6/12/2019

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 2019-43

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 Comprehensive Plan of the Village of Northbrook Regarding the Northbrook Court Shopping Mall Property

shall be, and is hereby, adopted as follows:

Section 1. **BACKGROUND**

Northbrook Anchor Acquisition, LLC ("NAA") and Westcoast Estates ("Westcoast") collectively hold title to the majority of the parcels commonly known as Northbrook Court Shopping Center ("Mall") located at 1315-1825 Lake Cook Road ("Mall Property"). NAA and Westcoast (collectively, the "Applicants") have submitted an application (Plan Commission Docket PCD-18-16) requesting relief to redevelop portions the Mall Property as a high-density mixed-use residential and commercial development.

On June 11, 2019, the President and the Board of Trustees of the Village ("Corporate Authorities") adopted Ordinance No. 2019-45 Approving a Redevelopment and Economic Incentive Agreement ("Redevelopment Agreement") with the Applicant and NBC Resi JV 1 LLC, a Delaware limited liability company ("Operator") (collectively with the Applicants, the "Developer Parties") and Authorizing the Issuance of TIF and Sales Tax Incentive Notes in support of the proposed redevelopment project.

The Mall Property is currently designated for "Major Retail Use" in the Village of Northbrook Comprehensive Plan (2010), as amended ("Comprehensive Plan"), and the Applicants have requested, amongst other relief, an amendment to the Comprehensive Plan to re-designate the Mall Property as appropriate for "Major Corridor Multi-Use" ("Comprehensive Plan Amendment"). The "Major Corridor Multi-Use" designation will allow for the development of high-density multi-family housing on the Mall Property, a use that is not permitted under the "Major Retail Use" designation.

The President and Board of Trustees hereby find that it is in the best interest of the Village and the public to adopt the Amendment in accordance with the Northbrook Zoning Code (1988), as amended ("Zoning Code"), and pursuant to the Village's home rule powers.

Section 2. PUBLIC HEARING

A public hearing was duly advertised in *The Northbrook Star* on February 14, 2019 and held at the Plan Commission's regular meeting on March 5, 2019. The public hearing was subsequently continued to the April 4 and May 7, 2019 Plan Commission meetings. On May 21, 2019, the Plan Commission recommended, by Plan Commission Resolution No. 19-PC-06, that the President and the Board of Trustees approve the Comprehensive Plan Amendment.

Section 3. AMENDMENT OF THE COMPREHENSIVE PLAN

The Comprehensive Plan shall be, and is hereby, amended by re-designating the Mall Property as appropriate for "Major Corridor Multi-Use," as depicted in **Exhibit A**, and as legally described in **Exhibit B**, attached to and by this reference incorporated into this Ordinance, in accordance with Paragraph 11-201 E3 of the Zoning Code and pursuant to the home rule powers of the Village of Northbrook.

Section 4. CERTIFICATE OF NOTICE

The Village Manager is hereby authorized and directed to file a Certificate of Notice of Adoption of this Amendment to the Comprehensive Plan with the Office of the Cook County Recorder in accordance with and pursuant to Paragraph 11-201 E4 of the Zoning Code.

Section 5. EFFECTIVE DATE.

This Ordinance shall be in full force and effect only upon the occurrence of all of the following events:

- A. passage by the Board of Trustees by a majority vote in the manner required by law;
- B. publication in pamphlet form in the manner required by law; and
- C. the recordation of the Final Northbrook Court Plat of Subdivision as required by the Redevelopment Agreement.

Adopted: 6/11/2019

RESULT:	ADOPTED [5 TO 2]
MOVER:	Sandra Frum, Kathryn Ciesla
SECONDER:	Bob Israel, Trustee
AYES:	Frum, Ciesla, Israel, Collison, Hebl
NAYS:	Jason Han, Heather Ross

ATTEST:

/s/ Sandra E. Frum
Village President
/s/ Debra J. Ford
Village Clerk

EXHIBIT A
Comprehensive Plan Amendment

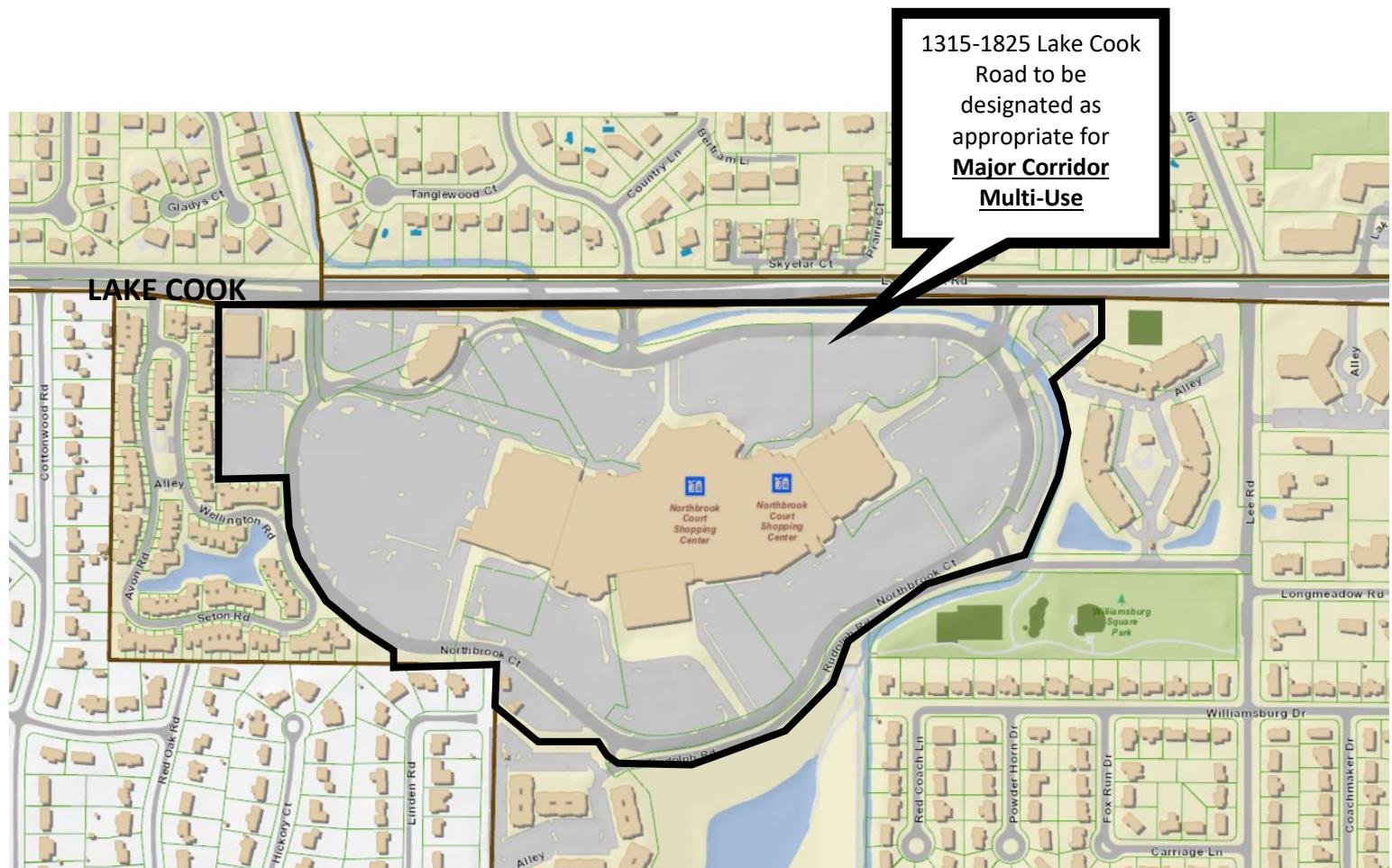


EXHIBIT B

LEGAL DESCRIPTIONS

Commonly known as 1315, 1415, 1455, 1515, 1525, 1555, 1775 1819, and 1825 Lake Cook Road.

P.I.N.s: 04-03-101-010
 04-03-101-011
 04-03-101-012
 04-03-101-015
 04-03-101-016
 04-03-101-018
 04-03-101-126
 04-03-101-127
 04-03-101-128
 04-03-200-007
 04-03-200-010
 04-03-200-011
 04-03-200-014
 04-03-200-019
 04-03-200-020
 04-03-200-027
 04-03-200-028
 04-03-200-030
 04-03-200-088