

Ordinance 2020-50

An Ordinance Amending the Northbrook Comprehensive Plan (2010), Regarding Affordable Housing

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.

/s/ Debra J. Ford
Village Clerk

Ordinance 2020-50

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 Comprehensive Plan (2010), Regarding Affordable Housing

shall be, and is hereby, adopted as follows:

Section 1. **BACKGROUND**

In 2010, the President and the Board of Trustees of the Village of Northbrook adopted a new comprehensive plan for the Village pursuant to Ordinance No. 10-62 to serve as a guiding document for land use, transportation, housing, economic development and public services throughout the Village of Northbrook (“**Comprehensive Plan**”).

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, Municipal

Code, the Affordable Housing Plan, and well as the Comprehensive Plan to actively support the development and preservation of affordable housing in the Village. Village staff has determined that amending the Comprehensive Plane to emphasize the importance of affordable housing ("Amendments") would further these efforts.

The President and Board of Trustees hereby find that it is in the best interest of the Village and the public to adopt the Amendments in accordance with Section 11-201 E of 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 Daily Herald* on August 28, 2020 and held at the Plan Commission's regular meeting on September 15, 2020 and continued to October 20, 2020. On November 17, 2020 the Plan Commission recommended, in Plan Commission Resolution No. 20-PC-12, that the President and the Board of Trustees approve the Amendments.

Section 3. AMENDMENT OF THE COMPREHENSIVE PLAN

The Comprehensive Plan shall be, and is hereby, amended as set forth in **Exhibit A** attached to, and by this reference made a part of, this Ordinance, all 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 following is passage by the Board of Trustees by a majority vote and publication in pamphlet form in the manner required by law.

Adopted: 12/8/2020

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

ATTEST:

/s/ Sandra E. Frum
Village President

/s/ Debra J. Ford
Village Clerk

EXHIBIT A

Comprehensive Plan Amendment

Amendments to the text of the Northbrook Comprehensive Plan (*New text shown as double underlined and bold*. *Deleted text is shown with a strikethrough*).

Element One: Overall Community Goals.

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.
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, *particularly in the provision of affordable housing opportunities.*
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.
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.
5. **Celebrate the Community's Diversity.** The Village of Northbrook will celebrate its cultural, religious and social diversity, maintain *expand* its diverse housing stock, and recognize the responsibility we have to improve the community for future generations.
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".
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.
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.
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.

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.

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.

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 Four: Neighborhoods, Housing & Community Diversity.

The Neighborhoods, Housing and Community Diversity Element of the 2010 Comprehensive Plan focuses specifically on the Village's housing needs and the desire to maintain quality neighborhoods. Many of the six (6) goals established in this Element (each having a NH preface) deal directly or indirectly with housing. Each goal is followed by a series of specific strategies intended to help achieve the specific goal are also enumerated. All of the goals and strategies for this Element are listed below. The proposed amendments are also shown.

NH 1. *Provide housing that meets the needs of the entire population of Northbrook*

- a. Review and refine as needed the specific recommendations of the Village's 2005 Affordable Housing Plan.
- b. Review and amend as needed the Comprehensive Plan, land use zoning and development regulations, Capital Improvement Plan and Annual Budget to implement the goals of the Village's Affordable Housing Plan.
- c. Work cooperatively with agencies, private developers and non-profit organizations to locate housing in Northbrook intended to serve Northbrook's special needs populations.
- d. ***Examine opportunities to establish funding sources to help implement the affordable housing programs of the Village.***
- e. Promote zoning regulations which allow a variety of residential densities and housing types with appropriate setbacks, height restrictions and related development standards.
- f. Consider options for development of new and innovative housing styles and other creative responses to Northbrook's housing needs for affordability, variety, and housing that is appropriate for different ages and family types.
- g. Monitor other housing "indicators" such as average sales prices of housing units, percentage of owner-occupied units, homeownership rates, demographic data, foreclosure activity, and property maintenance and zoning violations in order to help

monitor the quality of life and affordability of housing in Northbrook and address emerging problems before they have a detrimental impact on any neighborhood.

NH 2. *Support on-going property maintenance efforts to sustain neighborhood vitality, value, and overall sense of community pride.*

- a. Continue an active property maintenance inspection and code enforcement program in partnership with the community to maintain our high-quality neighborhoods.
- b. Regularly review Village Zoning and Municipal Code requirements to ensure that they properly address emerging issues associated with the protection of public and private property and the health, safety and welfare of Northbrook residents, businesses and visitors.
- c. **Establish programs to preserve and protect our existing supply of affordable housing in the community.**

NH 3. *Encourage an increase in the supply of housing in the vicinity of shopping and mass transit opportunities.*

- a. Encourage property owners to develop mixed-use developments with a residential component in the Downtown area.
- b. Consider the merits of encouraging Transit-Oriented Development in the vicinity of the downtown and Lake Cook Road stations.
- c. Review development standards to ensure they that allow appropriate levels of new housing units, while protecting the character of adjacent neighborhoods.

NH 4. *Examine the Village Codes to remove any unnecessary obstacles to the improvement of our supply of safe and affordable existing housing stock.*

- a. Recognize that most of the future housing development that occurs in the Village will be "infill" in nature. New development should not detract from the quality and character of surrounding neighborhoods.
- b. Ensure that the Zoning Code and other land development regulations allow existing residential areas to evolve and revitalize in accordance with community needs, while maintaining the character of the community.
- c. **Establish standards for increasing the supply of affordable housing in new development.**

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.*

- a. Consider amendments to the Zoning Code and other land development regulations that promote high quality site designs that also protect important natural features and are compatible with nearby established neighborhoods.
- b. Protect existing neighborhoods from the encroachment of incompatible land uses and public facilities.
- c. Maintain a mix of housing options for Northbrook residents in a manner that blends with the character of the surrounding community.

- d. Ensure that new development is consistent with Village and applicable neighborhood goals and policies, including but not limited to site standards, landscaping requirements, building design guidelines, and affordability.

NH 6. *Maintain an ongoing commitment to promoting an understanding of, and appreciation for the cultural, religious and racial diversity of Northbrook.*

- a. Cooperate with community organizations in offering events and activities that actively involve and bring together diverse groups of residents and create a strong sense of community identity.
- b. Continue to sponsor and promote events and activities that celebrate cultural diversity within Northbrook.
- c. *Ensure that Fair Housing standards are enforced so that Northbrook remains a community that is home to residents of all of religious, ethnic and socio-economic groups, as well as those with disabilities.*