

Ordinance 2022-15

An Ordinance Amending the Northbrook Zoning Code For Affordable Housing Requirements for Independent Senior Living Facilities

Passed by the Board of Trustees, 4/12/2022
Printed and Published 4/13/2022

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 2022-15

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 For Affordable Housing Requirements for Independent Senior Living Facilities

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

The Village Board of Trustees initiated an application to amend the affordable housing provisions of the Northbrook Zoning Code (1988), as amended (“**Zoning Code**”), to require independent senior living facilities to comply with the requirements within the Village (“**Amendments**”).

The President and Board of Trustees hereby find that it is in the best interest of the public and the Village to amend the Zoning Code as provided in this Ordinance (“**Text Amendment**”). The Text Amendment is adopted in accordance with the Zoning Code and pursuant to the Village's home rule authority.

Section 2. PUBLIC HEARINGS.

A public notice for the Requested Relief was duly published on January 27, 2022 in *the Northbrook Herald* and a public hearing was held at the Plan Commission’s regular meeting on February 15, 2022, and the Plan Commission formally adopted Resolution No. 22-PC-03 recommending approval of the Requested Relief on March 15, 2022.

Section 3. AMENDMENT TO SUBSECTION 4-110 H OF THE ZONING CODE.

Subsection 4-110.H of the Zoning Code, entitled “Exceptions and Explanatory Notes” shall be, and is hereby, amended as follows [Added text **bold and double underlined**; deleted text struck through]:

4-110 H. Exceptions and Explanatory Notes

* * * * *

~~19. Affordable Housing Units in RS District. Not less than ten percent (10%) of all units within Independent Senior Living Facilities in the RS District shall be constructed and operated as affordable units, as defined in the special permit.~~

Section 4. AMENDMENT TO SUBSECTION 9-304 C OF THE ZONING CODE.

Subsection 9-304.C of the Zoning Code, entitled “Excluded Developments” shall be, and is hereby, amended as follows [Added text **bold and double underlined**; deleted text struck through]:

C. Excluded Developments. The requirements of this Part will not apply to the following housing types:

1. Any subdivision or development resulting in five (5) or fewer residential units;
2. The reconstruction of an individual dwelling unit that is rebuilt;
3. A non-residential development;
- ~~4. Independent senior living facilities;~~
4. Assisted living facilities; and
5. Nursing facilities.

Section 5. 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: 4/12/2022

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| RESULT: | ADOPTED BY CONSENT VOTE [5 TO 0] |
| MOVER: | Dan Pepoon, Trustee |
| SECONDER: | Bob Israel, Trustee |
| AYES: | Israel, Collison, Ross, Pepoon, Ebhomielen |
| ABSTAIN: | Kathryn Ciesla |
| ABSENT: | Johannah Hebl |

ATTEST:

/s/ Kathryn L Ciesla
Village President

/s/ Debra J. Ford
Village Clerk