

## Ordinance 2023-6

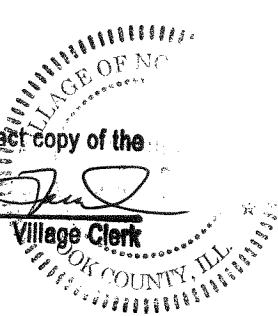
### **An Ordinance Amending the Northbrook Zoning Code to Increase the Permitted Maximum Height for Planned Developments within the VGRC Village Green Residential & Commercial District (1657 Shermer Road) (Plan Commission Docket No. PCD-22-08)**

Passed by the Board of Trustees, 1/25/2023  
Printed and Published 1/25/2023

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

I hereby certify this to be a true and exact copy of the  
Original. 2-2-2023 Debra J. Ford  
Date Village Clerk  
The seal is circular with the text "VILLAGE OF NORTHBROOK" around the top and "COOK COUNTY, ILLINOIS" around the bottom. In the center, there is a stylized graphic element.

## **Ordinance 2023-6**

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 Increase the Permitted Maximum Height for Planned Developments within the VGRC Village Green Residential & Commercial District (1657 Shermer Road) (Plan Commission Docket No. PCD-22-08)**

shall be, and is hereby, adopted as follows:

#### Section 1. **BACKGROUND.**

QMC Northbrook Holdings, LLC (“**QMC**”) is the contract purchaser of the property commonly known as 1657 Shermer Road (“**Property**”), which is owned by the Village of Northbrook (“**Village**”). Housing Opportunity Development Corporation (“**HODC**”) is the co-applicant for the zoning relief requested herein (QMC and HODC are hereinafter referred to collectively as “**Applicant**”).

The Applicant, with consent of the Village, has requested a text amendment to the Northbrook Zoning Code (1988), as amended (“**Zoning Code**”), to increase the maximum permitted height for Planned Developments within the VGRC Village Green Residential & Commercial District (“**VGRC District**”) from 45’ and four stories to 64’ and five stories (“**Amendment**”).

The Village 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 as specifically provided in this Ordinance. The Amendment 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 September 29, 2022 in the *Northbrook Herald* and a public hearing was held at the Plan Commission's regular meetings on October 18, 2022 and November 1, 2022. On November 15, 2022, the Plan Commission formally adopted Resolution No. 22-PC-12 recommending denial of the Amendment.

Section 3. AMENDMENT TO SUBSECTION 8-711 OF THE ZONING CODE.

Subsection 8-711 A of the Zoning Code, entitled "Bulk, Space and Yard Requirements, Maximum Height (whichever is less)" shall be, and is hereby, amended as follows [Added text **bold and double underlined**; deleted text struck through]:

**"8-711 BULK, SPACE AND YARD REQUIREMENTS**

\* \* \* \* \*

BULK, SPACE AND YARD REQUIREMENTS	MFRC	RLC	VGRC
<b>A. Maximum Height (whichever is less)</b>			
1. Feet			
a. Single Family Detached Dwelling	N/A	65	30
b. Townhouse Dwelling	50	65	45
c. Multiple Family Residential	55	65	45
d. Planned Developments	50	65	<b>45 64</b>
e. Other Uses	50	65	45
2. Stories			
a. Single Family Detached Dwelling	N/A	4	2
b. Townhouse Dwelling	3	4	4
c. Multiple Family Residential	4	4	4
d. Planned Development	4	4	<b>4 5</b>
e. Other Uses	3	4	4

\* \* \* \* \*

Section 4. 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 Village President and 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 effective date of that certain Ordinance Granting Approval of Special Permits, Development Concept Plan, Variations, Exceptions, Waiver, Site Plan, Tentative Plat, a Development Agreement, and a First Amendment to Purchase and Sale Agreement (1657 Shermer Road) (Plan Commission Docket No. PCD-22-08) for the Property approved by the Village President and Board of Trustees.

Adopted: 1/25/2023

**RESULT:** **ADOPTED [UNANIMOUS]**  
**MOVER:** Bob Israel, Trustee  
**SECONDER:** Johannah Hebl, Trustee  
**AYES:** Ciesla, Israel, Collison, Ross, Hebl, Pepoon, Ebhomielien

ATTEST:

/s/ Kathryn L Ciesla  
Village President

/s/ Debra J. Ford  
Village Clerk