

Ordinance 2023-7

An Ordinance Rezoning the Property Located at 1657 Shermer Road and Amending the District Zoning Map (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 
Date Village Clerk
VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

Ordinance 2023-7

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 Rezoning the Property Located at 1657 Shermer Road and Amending the District Zoning Map (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 Property is currently zoned partially in the I-1 Restricted Industrial District and partially in the R-5 Single Family Residential District, and the Applicant has requested an amendment to the District Zoning Map to rezone the Property from the I-1 Restricted Industrial District and R-5 Single Family Residential District to the VGRC Village Green Residential & Commercial District (“*Amendment*”).

The Village 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 MEETINGS & 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 THE DISTRICT ZONING MAP.**

The District Zoning Map shall be, and is hereby, amended to rezone the Property, as legally described in *Exhibit A* and depicted in *Exhibit B*, attached to and, by this reference, made a part of this

Ordinance, from the I-1 Restricted Industrial District and R-5 Single Family Residential District to the VGRC Village Green Residential & Commercial District, in accordance with Section 11-601 of the Zoning Code and pursuant to the Village's home rule powers.

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: 1/24/2023

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| 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