

VILLAGE OF DEERFIELD

ORDINANCE NO. 2019-0-19 15

AN ORDINANCE APPROVING AN AMENDMENT TO THE FUTURE LAND USE PLAN OF THE COMPREHENSIVE PLAN OF THE VILLAGE OF DEERFIELD

WHEREAS, Gateway Fairview, Inc., a Delaware corporation ("**Applicant**"), desires to construct on the property commonly known as 10 S, 158 S, and 184 S Waukegan Road, Deerfield, Cook County, Illinois ("**Property**"): (i) one residential apartment building consisting of five stories and 186 rental units with an attached four-story parking garage; (ii) 60 rental townhome units in nine buildings of four to 10 units; (iii) a surface off-street parking lot; and (iv) two acres of greenspace, including a dog park, pool with sun deck, and multiple courtyards and garden spaces and related improvements; (collectively, the "**Proposed Development**"); and

WHEREAS, according to Future Land Use Map of the Comprehensive Plan of the Village of Deerfield ("**Comprehensive Plan**"), the Property is designated as Retail Services Land Use Category, which does not allow multi-family development; and

WHEREAS, in order to complete the Proposed Development, Applicant filed an application with the Village seeking approval of, among other things, to amend the description of the Retail Services Land Use Category in the legend of the Future Land Use Map of the Comprehensive Plan of the Village of Deerfield ("**Comprehensive Plan**") to include multi-family developments ("**Proposed Amendment**"); and

WHEREAS, a public hearing by the Plan Commission to consider the Proposed Amendment to the Comprehensive Plan was duly advertised on February 27, 2018, in the *Deerfield Review*, and was held May 24, 2018; and

WHEREAS, on May 24, 2018, the Plan Commission approved findings of fact in support of the Proposed Amendment and voted to recommend approval of the Proposed Amendment to the Comprehensive Plan by the Village Board; and

WHEREAS, the Village Board has determined that it will serve and be in the best interest of the Village to adopt of the Proposed Amendment to the Comprehensive Plan, as set forth in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE BOARD OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as findings of the Village Board.

SECTION TWO: FUTURE LAND USE MAP. The description of the Retail Services Land Use Category in the legend of the Future Land Use Map of the Comprehensive Plan is hereby amended as follows:

“Retail Services - Areas intended to accommodate consumer-oriented retail services and commercial uses. Within the Village Center this land use category may include mixed-use developments with residential above the ground floor. Within the C-2 Outlying Commercial District, for a commercial planned unit development over 40 acres in size, this land use category may include multiple-family rental apartments and townhomes.”

SECTION THREE: PUBLICATION. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION FOUR: EFFECTIVE DATE. This Ordinance will be in full force and effect from and after its passage and approval in the manner provided by law.

AYES: Benton, Jester, Oppenheim, Seiden, Shapiro, Struthers

NAYS: None

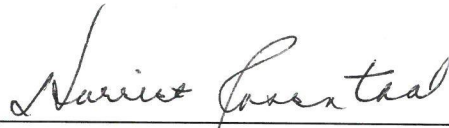
ABSTAIN: None

ABSENT: None

PASSED: June 17, 2019

APPROVED: June 18, 2019

ORDINANCE NO. 0-19-15



Harriet Rosenthal, Mayor

ATTEST:


Kent S. Street, Village Clerk