

VILLAGE OF DEERFIELD

ORDINANCE NO. 2023- O-23-16

**AN ORDINANCE APPROVING AMENDMENTS TO SECTION 4.8 (THE SUBAREA SOUTH OF LAKE COOK ROAD) AND THE FUTURE LAND USE PLAN OF THE COMPREHENSIVE PLAN OF THE VILLAGE OF DEERFIELD**

**WHEREAS**, the Village of Deerfield is a home rule municipal corporation in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

**WHEREAS**, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs; and

**WHEREAS**, Article 3 of the “The Deerfield Zoning Ordinance 1978,” as amended (“**Zoning Ordinance**”), establishes, among other things, zoning districts for land within the Village, and sets forth use and other regulations in each zoning district; and

**WHEREAS**, the Village desires to create a new C-4 Entertainment and Limited Retail Business District (“**C-4 District**”) to be located south of Lake Cook Road, and zoning regulations to apply in the C-4 District, to foster redevelopment of the area and to provide entertainment and certain other services to Village residents (collectively, “**Proposed Zoning Amendments**”); and

**WHEREAS**, the Village desires to rezone the properties commonly known as 0, 1411, 1415, 1417, 1419, 1425, 1435 and 1445 Lake Cook Road in the Village, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Ordinance (collectively, “**Properties**”) to the C-4 District; and

**WHEREAS**, to fulfill the Village’s planning goals, and to keep the Proposed Zoning Amendments consistent with the Comprehensive Plan of the Village of Deerfield (“**Comprehensive Plan**”), the Village desires to amend Section 4.8, addressing the subarea south of Lake Cook Road, and the Future Land Use Plan of the Comprehensive Plan (“**Proposed Comprehensive Plan Amendments**”); and

**WHEREAS**, a public hearing by the Plan Commission to consider the Proposed Comprehensive Plan Amendments to the Comprehensive Plan was duly advertised on April 5, 2023 in the *Deerfield Review*, and was held on April 20, 2023; and

**WHEREAS**, on May 11, 2023, the Plan Commission approved findings of fact in support of the Proposed Comprehensive Plan Amendments and voted to recommend approval of the Proposed Comprehensive Plan Amendments 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 Comprehensive Plan Amendments 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: AMENDMENT TO SECTION 4.8 OF THE COMPREHENSIVE PLAN.** Section 4.8 of the Comprehensive Plan, titled “South of Lake Cook Road,” is hereby amended and shall read as follows:

**“4.8 SOUTH OF LAKE COOK ROAD**

\* \* \*

Specifically, the following objectives have been established for this area to supplement other applicable recommendations included in the Comprehensive Plan.

1. *Limited Uses.* The location of this property between a regional arterial and an expressway, bounded by a stormwater management facility and the Tollway, limits its development potential to those uses compatible with such physical barriers. These would include the following:

- Corporate offices
- Institutional uses
- Professional offices
- Light industrial uses
- Retail uses
- Restaurant uses
- Entertainment uses
- Institutional and non-traditional residential uses that are not expected to generate a significant number of school children and which are otherwise found to be compatible with surrounding uses as indicated in Section 4.3 above this Comprehensive Plan.

2. *Undesirable Uses.* ~~The Village strongly desires to contain and strengthen the existing business districts and to prevent strip commercial development from occurring along Lake Cook Road. To protect the residential uses to the north, commercial or retail uses are not recommended.~~ **To protect the residential uses to the north, future retail, restaurant, and entertainment uses will be**

carefully and critically reviewed and evaluated so they do not adversely impact the surrounding residential areas to the north of Lake Cook Road and the Village as a whole.

\* \* \*

**SECTION THREE: AMENDMENT TO FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN.** The classification of the Properties in the Future Land Use Map of the Comprehensive Plan is hereby amended to designate the Property “Retail Services.”

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

**SECTION FIVE: 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, Berg, Jacoby, Metts-Childers, Oppenheim, Seiden

NAYS: None

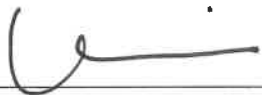
ABSTAIN: None

ABSENT: None

PASSED: July 5, 2023

APPROVED: July 5, 2023

ORDINANCE NO. O-23-16

  
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Daniel C. Shapiro, Mayor

ATTEST:  
  
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Kent S. Street, Village Clerk

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTIES**

THAT PART OF THE NORTH HALF OF SECTION 5 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 4 IN TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 IN ARBORLAKE CENTRE SUBDIVISION AS RECORDED MARCH 14, 1985 AS DOCUMENT NO. 27475383;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 IN ARBORLAKE CENTRE SUBDIVISION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 1 IN THE PPF AMLI LAKE COOK ROAD SUBDIVISION AS RECORDED DECEMBER 13, 2013 AS DOCUMENT NUMBER 133475383;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 IN THE PPF AMLI LAKE COOK ROAD SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE CENTERLINE LAKE COOK ROAD, SAID CENTERLINE ALSO BEING THE NORTHERN LIMITS OF COOK COUNTY;

THENCE EAST ALONG SAID CENTERLINE OF LAKE COOK ROAD TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 4 IN LAKE COOK OFFICE CENTRE RESUBDIVISION AS RECORDED FEBRUARY 18, 1982 AS DOCUMENT NUMBER 26147953;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 4 IN LAKE COOK OFFICE CENTRE RESUBDIVISION TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY (AKA EDENS SPUR);

THENCE WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE ILLINOIS STATE TOLL HIGHWAY TO THE POINT OF BEGINNING.

PINs: 04-05-101-012-0000, 04-05-101-009-0000, 04-05-101-013-0000, 04-05-101-011-0000, 04-05-101-006-0000, 04-05-100-006-0000, 04-05-100-005-0000, and 04-05-100-010-0000.

The properties are commonly known as: 0,1411, 1415, 1417,1419, 1425, 1435, and 1445 Lake Cook Road, in Deerfield, Illinois.