

CITY OF HIGHLAND PARK

ORDINANCE NO. O60-2023

**AN ORDINANCE AMENDING THE “CITY OF HIGHLAND PARK ZONING
ORDINANCE OF 1997,” AS AMENDED REGARDING SPECIAL ASSESSMENTS FOR
INCLUSIONARY HOUSING UNITS**

WHEREAS, Article XXI of the “City of Highland Park Zoning Ordinance of 1997,” as amended (“**Zoning Code**”), sets forth regulations for inclusionary housing within the City; and

WHEREAS, Section 15 of the Illinois Affordable Housing Planning and Appeal Act, 310 ILCS 67/15, defines “affordable housing” in part with respect to condominium and association fees that are charged against affordable housing units; and

WHEREAS, in order to preserve the affordability of inclusionary housing units within the City, the City Council desires to amend Section 150.2150 of the Zoning Code to limit special assessments imposed upon inclusionary housing units to expenses related to necessary maintenance and repair of structural improvements or parking areas (“**Proposed Amendment**”); and

WHEREAS, a public hearing by the City Plan and Design Commission (“**PDC**”) to consider the Proposed Amendment to the Zoning Code was duly advertised in the Lake County News-Sun News on August 21, 2023 and held on September 5, 2023 and findings of fact, in support of the Proposed Amendment were approved by the PDC on September 5, 2023, in accordance with and pursuant to Section 150.1506 of the Zoning Code; and

WHEREAS, the City Council has considered the Proposed Amendment and the recommendation of the PDC, and has determined that adoption of the Proposed Amendment, as set forth in this Ordinance, will serve and be in the best interest of the City and its residents;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

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

SECTION TWO: INTEGRATION OF AFFORDABLE UNITS. Section 150.2150, titled "Integration of Affordable Housing Units," of Article XXI, titled "Inclusionary Housing," of the Zoning Code is hereby amended further to read as follows:

"Sec. 150.2150. - Integration of Affordable Housing Units.

* * *

(F) Special Assessments. No special assessment may be imposed against any inclusionary housing unit except in connection with necessary maintenance of, and repairs to, structural improvements, parking areas, or common areas, and only for maintenance and repairs that are consistent with the approved inclusionary housing plan and other zoning plans for the property and for which the City has issued all required building permits.

(G) Property Taxes. The developer of a for-sale affordable housing unit must take all practicable steps to cause the Lake County Assessor to assign a unique property identification number to the affordable housing unit prior to issuance by the City of a certificate of occupancy for any portion of the property.

SECTION THREE: PUBLICATION. The City 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, approval, and publication in the manner provided by law.

AYES: Mayor Rotering, Councilmembers Ross, Hoobler, Tapia, Lidawer, Stone, Blumberg

NAYS: None

PASSED: November 13, 2023

ADOPTED: November 13, 2023

PUBLISHED IN PAMPHLET FORM: November 14, 2023

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Nancy R. Rotering, Mayor

ATTEST:

Ghida S. Neukirch, City Clerk