

MEMORANDUM

TO: David A. Hulseberg, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development

DATE: April 16, 2009

SUBJECT: DuPage County ZBA Case T-1-09 – Resolution of Objection

DuPage County is proposing text amendments to the County Zoning Ordinance related to Workforce Development Housing (proposed amendments are attached). The intent of the text amendments are to provide zoning incentives for developers to include a minimum of 20% workforce housing units, as defined by a household income at or below 80% of the area median income, into their development plans. All of the remaining unincorporated residential properties within Lombard's ultimate jurisdiction are zoned within the DuPage County R-3 and R-4 single family residential districts. The proposed amendments would allow by right higher densities, attached single family (townhome) housing in the County's R-3 and R-4 districts, reduced setbacks and the removal of the connection requirements to public utilities.

While staff does not have a concern with establishing workforce housing provisions, the practical application of the regulations is of concern. Staff previously submitted the attached letter to DuPage County in its public hearing process outlining a number of concerns and issues with the proposed amendments, as they have the potential to adversely impact existing neighborhoods and diminish the quality of the workforce housing. Those concerns include:

1. The proposed text amendments would permit the construction of workforce housing attached single-family residences (townhouses) within the unincorporated R-3 and R-4 Single-Family Residence Districts. Townhouses are not currently permitted within these zoning districts. There is concern that the physical characteristics of such development may not be compatible with the existing character of surrounding neighborhoods in our community and others.
2. Within the unincorporated R-3 and R-4 Single-Family Residence Districts, required lot sizes for detached single-family residences currently range from 40,000 to 10,000 square feet depending upon water and sewer services. The proposed amendments would permit reduced lot sizes as small as 6,000 square feet for detached single-family residences and 3,000 square feet for attached single-family residences without consideration of water and sewer services. Hypothetically, this would allow a series of townhouses in the R-4 District to be built on 3,000 square foot lots which are serviced by septic and well.
3. Within the R-3 and R-4 Single-Family Residence Districts, the proposed amendments would reduce the required front and corner side yard setbacks from 30' to 20' for both detached and attached single-family housing. Rear yard setbacks would be reduced from 25' to 15'. Staff is concerned that this reduction in setback requirements could alter the character of established

neighborhoods and the reduction in of itself would not advance the workforce housing component.

4. The proposed amendments permit the establishment of workforce housing within 500 feet of streets having more than 1,000 ADT. However, the proposed amendments do not provide any direction on how this information is to be established.

RECOMENDATION

Based upon the concerns noted above, staff recommends that the Village Board adopt a Resolution of Objection for DuPage County ZBA Case T-1-09. Should the resolution be adopted by the Village Board, a copy of the resolution will be filed in the DuPage County Clerk's Office and a super-majority of the County Board (3/4ths of all County Board members) shall be required to approve the proposed amendments.