

FRED BUCHOLZ

DUPAGE COUNTY RECORDER

APR. 17, 2009

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OTHER

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RESOLUTION 95-09

**RESOLUTION OF OBJECTION TO A REQUEST FOR TEXT
AMENDMENTS TO THE DUPAGE COUNTY ZONING
ORDINANCE CHAPTER 37 RELATIVE TO WORKFORCE
DEVELOPMENT HOUSING**

Return To:

**Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**

RESOLUTION NO. 95-09

**A RESOLUTION OF OBJECTION
TO A REQUEST FOR TEXT AMENDMENTS TO THE DUPAGE COUNTY ZONING
ORDINANCE, CHAPTER 37, RELATIVE TO WORKFORCE DEVELOPMENT
HOUSING**

WHEREAS, the Corporate Authorities of the Village of Lombard have been advised that DuPage County is considering text amendments to the DuPage County Zoning Ordinance, Chapter 37, relative to Workforce Development Housing, Docket Number T-1-09; and,

WHEREAS, the proposed amendments impact unincorporated properties within the Village of Lombard's planning jurisdiction and within its ultimate municipal boundaries; and,

WHEREAS, the following concerns have been raised regarding the request:

1. The proposed text amendments would permit the construction of workforce housing attached single-family residences (townhouses) within the DuPage County Zoning Districts of R-3 and R-4 Single-Family Residence Districts. Townhouses are not currently permitted within these zoning districts. The physical characteristics of such development is not compatible with the existing character of surrounding neighborhoods in the Village of Lombard.
2. Within the DuPage County Zoning Districts of 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. The Village of Lombard is concerned because 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 DuPage County Zoning Districts of 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'. The Village of Lombard is concerned that that reductions in setbacks could alter the character of established neighborhoods.
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 obtained.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the DuPage County Board be and hereby is notified of the opposition of the Corporate Authorities of the Village of Lombard to the granting of action requested in ZBA Case T-1-09.

Adopted this 16th day of April, 2009.

Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

Nays: None

Absent: None

Approved this 16th, day of April, 2009.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

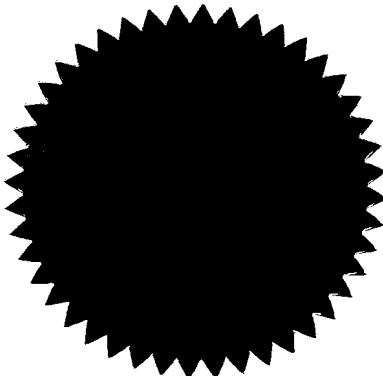


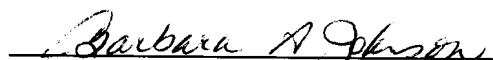
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a
copy of RESOLUTION 95-09
A RESOLUTION OF OBJECTION
TO A REQUEST FOR TEXT AMENDMENTS TO THE
DUPAGE COUNTY ZONING ORDINANCE,
CHAPTER 37
RELATIVE TO
WORKFORCE DEVELOPMENT HOUSING

of the said Village as it appears from the official records
of said Village duly approved April 16, 2009.

In Witness Whereof, I have hereunto affixed my official signature and
the Corporate Seal of said **Village of Lombard**, Du Page County,
Illinois this 17th day of April, 2009.




Barbara A. Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois