

VILLAGE OF DOWNERS GROVE
REPORT FOR THE VILLAGE COUNCIL WORKSHOP
APRIL 27, 2009 AGENDA

SUBJECT:	TYPE:	SUBMITTED BY:
Resolution Objecting to DuPage County Zoning Ordinance Amendment	✓ Resolution Ordinance Motion Discussion Only	David Fieldman Village Manager

SYNOPSIS

A resolution has been prepared to object to proposed amendments to the DuPage County Zoning Ordinance regarding Workforce Housing.

STRATEGIC PLAN ALIGNMENT

The Five Year Plan and Goals for 2008 -2013 identified *Preservation of Our Residential Neighborhood Character*.

FISCAL IMPACT

NA.

RECOMMENDATION

Approval on the April 27, 2009 workshop agenda under the attorney's report.

BACKGROUND

DuPage County is considering amendments to the County Zoning Ordinance. The proposed amendments would allow for and encourage the development of Workforce Housing units in certain residential zoning districts located in unincorporated DuPage County, including properties which may be annexed by Downers Grove in the future. The proposed amendments are being considered by the DuPage County Development Committee and will be considered by the County Board at a future meeting.

The proposed amendments would encourage and allow for the development of Workforce Housing units in the County R3 and R4 single family residential districts and the R5, R6 and R7 general residential districts. Workforce Housing units, dwelling units priced to meet certain affordability requirements as defined in the proposed ordinance, would be permitted by-right in these residential districts. The proposed amendments would allow for attached single family housing units in single family districts, reduce the minimum required lot size, reduce the minimum required setbacks and allow for the construction of septic systems where they may not otherwise be permitted. Provided that the development meets the criteria contained in the proposed ordinance, development of Workforce Housing units would be by-right, with no County action at the elected official level or notification to surrounding property owners required.

Staff is concerned that the ordinance would permit construction of attached single family units in single family detached zoning districts, that the ordinance does not provide for notice to potentially affected property owners and municipalities and that the septic system regulations may have negative impacts to the neighborhood. Lombard and Woodridge have recently filed formal objections to the proposed amendments.

ATTACHMENTS

Resolution

RESOLUTION NO. _____

**A RESOLUTION IN OPPOSITION TO THE
PROPOSED AMENDMENTS TO THE COUNTY ZONING ORDINANCE
REGARDING WORKFORCE HOUSING**

WHEREAS, the County of DuPage is proposing amendments to its Zoning Ordinance designed to allow and encourage Workforce Housing units in R-3 and R-4 single-family residential zoning districts located in unincorporated DuPage County; and

WHEREAS, certain residential zoning districts are located within the Village's Comprehensive Planning Boundary; and

WHEREAS, the proposed amendments may have a negative impact on surrounding property owners and municipalities by allowing attached single-family dwellings in detached single-family neighborhoods;

Whereas, the proposed amendments may diminish the character of the surrounding residential neighborhood and do not provide for notice to the affected surrounding property owners and do not provide a process for municipality review and comment and opportunity to object to a proposed development; and

NOW, THEREFORE, BE IT RESOLVED BY THE CORPORATE AUTHORITIES OF THE VILLAGE OF DOWNERS GROVE that the Village of Downers Grove is opposed to the proposed amendments allowing and encouraging Workforce Housing units in residential zoning districts and requests that the DuPage County Board deny approval of such amendments that include permitting attached single-family dwellings in the R-3 and R-4 zoning districts without requiring notification to the surrounding property owners and do not provide a process for municipality review and comment and opportunity to object to a proposed development. That the Village Clerk is hereby directed to immediately forward a certified copy of this resolution to the DuPage County Board.

Mayor

Passed:

Attest: _____

Village Clerk