

**VILLAGE OF GLENCOE**

**RESOLUTION NO. R-04-2009**

**A RESOLUTION REFERRING THE ZONING COMMISSION TO CONSIDER POSSIBLE AMENDMENTS TO THE ZONING CODE RELATING TO AFFORDABLE HOUSING**

**WHEREAS**, in 2005 the Village of Glencoe adopted its Affordable Housing Plan pursuant to, and in accordance with, the Affordable Housing Planning and Appeals Act, 310 ILCS 67/10; and

**WHEREAS**, since the adoption of the Plan, the Village has pursued the various goals set forth in the Plan, including without limitation: (i) the review and amendment of the Village's Comprehensive Plan to encourage affordable housing consistent with the public health, safety, character, and environment of the Village; (ii) establishment of an Affordable Housing Committee of the Village Board that has been studying affordable housing issues; (iii) compiling information regarding sources of funding for assisting the development of affordable housing; and (iv) meeting with agencies and groups regarding affordable housing issues; and

**WHEREAS**, in response to a referral from the Village Board, members of the Affordable Housing Committee met on January 20, 2009 to determine whether any amendments to the Zoning Code would be appropriate to encourage and attract affordable housing in Glencoe consistent with the public health, safety, character, and environment of the Village; and

**WHEREAS**, during the course of their meeting on January 20, 2009, members of the Affordable Housing Committee noted the following:

- (i) Glencoe's Affordable Housing Plan, specifically Section III (C), entitled *Affordable Housing Policies and Incentives*, identifies "*Preparation of density bonus policy*" (fifth asterisk) as an incentive to consider in encouraging the development of affordable housing; and
- (ii) Subsection 3-103 (D) of the Zoning Code, entitled *Housing for Senior Citizens and Handicapped Persons*, allows for the following when such housing is

developed in the R-D Single/Multiple Family Residential District pursuant to the Village Board's approval of a special use permit:

- (a) Reduced dwelling unit sizes below the minimum allowable;
- (b) Increased building height from 31 feet up to 40 feet, but not to exceed three stories;
- (c) Waiver of lot area requirements; and
- (d) Reduction in number of required parking spaces; and

**WHEREAS**, the Affordable Housing Committee found that the Zoning Code presently provides an incentive, via increased density, for a specific housing type (senior/handicap) and felt a similar provision would be appropriate for encouraging affordable housing. To that end, the Affordable Housing Committee recommended that the Village Board considers an amendment to the Glencoe Zoning Code allowing for development that includes affordable housing units in the R-D Single/Multiple Family Residential District to be permitted the following in excess of current zoning restrictions:

- (i) Increased building height from 31 feet up to 40 feet, but not to exceed three stories; and
- (ii) Increased impervious coverage on the site; and

**WHEREAS**, at its March 19, 2009 meeting the Village Board considered the recommendations of the Affordable Housing Committee and believed they merited additional review and warranted a public hearing and recommendation for possible amendment by the Glencoe Zoning Commission;

**NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLENCOE, COUNTY OF COOK, STATE OF ILLINOIS**, as follows:

**SECTION ONE: RECITALS.** The foregoing recitals are incorporated in, and made a part of, this Resolution by this reference as findings of the Village Board of Trustees of the Village of Glencoe.

**SECTION TWO: REFERRAL TO ZONING COMMISSION.** Consistent with the foregoing recitals, the President and Board of Trustees hereby authorize and direct the Zoning Commission to conduct a public hearing and thereafter to make a recommendation on the possible amendments to the Zoning Code referred to in the foregoing recitals related to affordable housing.

**SECTION THREE: ACTION TIMETABLE.** The Zoning Commission shall conduct the public hearing on possible amendments to the Zoning Code related to affordable housing at its earliest opportunity and shall deliver its recommendation to the Village Board no later than August 6, 2009.

**SECTION FOUR: EFFECTIVE DATE.** This Resolution shall be in full force and effect upon its passage and approval in the manner provided by law.

PASSED THIS 16<sup>th</sup> DAY OF APRIL 2009.

AYES: Cowans, Debb, Keefe, Shubart and Solomon (5)

NAYS: None (0)

ABSENT: Melamed (1)

APPROVED THIS 16<sup>th</sup> DAY OF APRIL 2009.

/s/ Scott M. Feldman  
Village President

ATTEST:

/s/ David A. Clark  
Deputy Village Clerk