

CITY OF WARRENVILLE
2023
DECISION PACKAGE

COM 23.04

Title of Request : Zoning Overlay District Planning Process

Department: Community Development

Division: Planning and Economic Development

Prepared by: Ronald Mentzer/Andrew Kieffer

Request Type : Other

Request Frequency: One-time

Table with 2 columns: Request Type, Amount. Rows: Total 2023 Request (\$): 60,000; On-going Costs (\$): ; On-going Costs Period:

Table with 2 columns: Request Type, Amount. Rows: Total Estimated Revenue/Savings (\$): ; If Cost Increase over Prior FY, enter (\$): ; Savings Period

JUSTIFICATION

Complete the following questions that are applicable to your request

1. Describe the organizational need/benefit of this request:

In the modern era, the market demand for mixed-use projects with a more traditional design and orientation and containing "missing middle" housing has dramatically increased. The City's Old Town/Civic Center Subarea Plan clearly reflects the community's desire for this type of project in the City of Warrenville. The benefits of such projects are well-documented in academic literature: improved walkability, increased private investment, economic revitalization, housing stock diversification and equity, land-use optimization, fiscal and environmental sustainability, and enhanced place-identity in important city centers. These benefits are maximized when the public and private realm is designed holistically with a priority focus on humans rather than automobiles. Unfortunately, missing-middle housing and traditional mixed-use development are not effectively permitted anywhere in the City under the City's current, somewhat antiquated, auto oriented Zoning Ordinance. As a result, the City has struggled to attract and facilitate desirable private sector mixed-use and missing middle housing projects in the historical core area of the community even though there is both community and market support for the same. Staff expects this struggle to continue unless the Zoning Ordinance is updated to minimize the impediments it presents to these types of projects.

2. Describe the anticipated outcomes should this request be funded:

Hire a consultant with a proven track record of assisting communities in implementing a public planning process that culminated in the municipalities adoption of a new form-based zoning overlay district which would help the City attract desirable mixed use and missing projects. Form-based codes deemphasize "use" and density as the primary means of regulating land and instead focuses on the visual aspect of development: building height and bulk, façade treatments, the location of parking, and the relationship of the buildings to the street and to one another. This type of code typically improves the efficiency of municipal review and approval of desirable projects, effectively permits a diverse mix of uses, and results in a project form attractive to local businesses and their patrons. The recommended planning process would support traditional, pedestrian oriented mixed-use projects and missing middle housing and 2. Complete a data-based analysis to identify parcels in the community would be most suitable for this overlay district.

3. Describe the impact of not funding this request:

The value of this proposal has been recognized in in past City plans, but has never been implemented due to funding constraints, finite staffing resources, and other more pressing priorities. If no funding is provided for this request, the endeavor will only be further delayed and the City's current Zoning Ordinance will continue to impede the private sector's efforts to implement traditional mixed-use and missing middle housing housing projects in the City of Warrenville.

4. Describe the on-going costs associated with this request:

There would be no on-going expenditures associated with implementing this planning process. While staff time would be devoted on an ongoing basis to administer the proposed Zoning Ordinance overlay district, staff believes there would be a long term net savings in staff time due to the reduced need for such projects to be reviewed and approved through the City standard and time consuming PUD process.

5. Identify the relation to specific adopted plans and/or City Council priorities:

Two City plans support funding of this Decision Package. First, the Implementation Action section of the Old Town/Civic Center Subarea Plan identifies "consider Subarea-specific overlay district with form-based code elements" as a 1st, Tier policy and programmatic initiative. Additionally, "stimulate desirable mixed use redevelopment and new community gathering places in the Old Town/Civic Center Area. Is identified as a important economic development objective in the City's Strategic Plan.

6. Identify the analysis done to determine the need and cost effectiveness of the request:

City staff has consulted with two consulting planners in the Chicago metropolitan area that have experience in leading suburban communities through the development of a form based overlay zoning district and are familiar with the City of Warrenville regarding the expected scope and cost of implementing this initiative. One of the consulting planners assisted in the preparation of the City's Old Town/Civic Center Subarea Plan and is currently assisting in the preparation of the preferred preliminary site redevelopment plan for Old Town Redevelopment Site #2 (former Citgo property). These consultants have estimated the cost to properly complete this initiative will be somewhere between \$50,000 and \$80,000 depending on how extensive the public involvement component of the process would ultimately be and how large of a geographic area the desired overlay district would cover.

7. Does the request involve new technology or automation?
If yes, explain how.

no

8. Is the program/project fully or partially funded by a grant?
If yes, provide the following information:

no

Grant Funding Source:

When will Funds be Available?

Type of fund(s) or in-kind services used for match:

9. If request results in revenue or on-going savings:
Describe revenue source -
Describe savings and account # -

BUDGET IMPACT

a	Total Cost or (Total Savings)	\$	60,000
b	Grant Funding Amount		
c	Grant Match Amount		

FUND NAME	FUND	DEPT	SUB DEPT	ACCT #	LINE ITEM TITLE	PCT	2023 Amount \$	On-Going Amount \$
TIF #3	103	100	150	45400	Other Professional Services	100%	60,000	-

CITY ADMINISTRATOR'S NOTES:

City Administrator Use:

Recommended:	X
Not Recommended:	
Other:	