



## Legislation Text

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File #: 2023-0856, Version: 1

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Title/Name/Summary

Land Development Code - Substantive Amendment: Remove Net Buildable Acres From Density Requirement

History

### **AMENDMENT SUMMARY**

#### **SECTION 2-102**

Amend regulations to remove net buildable acres from the Land Development Code (LDC).

### **AMENDMENT EXPLANATION**

The goal of this amendment is to change the calculation method for density with an objective of eliminating unnecessary obstacles to residential development.

Currently, density is calculated based on net buildable acres, which deducts certain areas like utility easements, parks, and wetlands from a subject site's overall density. This method makes it cumbersome for developers dealing with limited available land and additional land use restrictions to understand the development potential prior to spending thousands of dollars preparing a proposal package and petitioning the village for an entitlement approval.

This amendment is proposed because of an increase in rainfall data and MWRD requirements has resulted in stricter stormwater mitigation standards. Conceptual plans for developments, particularly those with stormwater management needs or on-site wetlands, are consistently rejected for being too dense after a significant amount of time and money have already been invested in a project.

Such plans would meet LDC standards if the density definition did not include the detention pond or wetland area in the density calculation. This change can help reduce the number of requested variances and modifications to our code in relating to setbacks and density.

The proposed shift to a gross density calculation involves considering the total land area of a subject site without deducting these elements, offering a practical and straightforward solution which also supports investment. This adjustment optimizes land use while adhering to code requirements and accommodating evolving housing preferences, such as an increasing demand for single-family attached homes.

This agenda item is being considered by the Committee of the Whole and the Village Board of Trustees on the same night.

**Recommended Action/Motion**

I move to recommend to the Village Board to approve the Plan Commission recommended action for case number 2023-0856, also known as Substantive Amendment: Remove Net Buildable Acres from Density Requirements.

**THIS PART IS FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)**

I move to recommend to the Village Board to approve the Land Development Code Amendments for Section 2-102 as presented in the attached amendment report titled "11/07/23 Land Development Code Amendments" dated November 3, 2023.