

**June 21, 2021**  
**Inclusionary Zoning City Council Workshop**  
**Comments and Position Statements**

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**D1-Inclusionary Zoning Ordinance**

**COMMENT**

Kristen Tang - The Accessibility and Inclusion Ministry at DuPage Unitarian Universalist Church in Naperville

Thank you to the City Council for continuing to study and consider ways to bring more affordable housing to Naperville. Whatever you decide on Inclusionary Zoning, please remember the goal is to have a more welcoming and inclusive Naperville where essential workers, seniors, and people with disabilities can find affordable and accessible places to live.

Marilyn Schweitzer

I agree Naperville has extremely unbalanced housing, but much of this has been caused by ignoring the needs of those who work and live in Naperville already. I want change, but not just to satisfy a legal metric and developers. • Residents, I believe, want certainty too. Certainty that they can find the housing they need and want without having to move out of Naperville. They also want certainty in what will be built in their neighborhood. Yet, the IZO presentation material sets the stage to leave neighborhood concerns out of the equation. Yes, they'll be able to speak up at a HAC, PZC or CC meeting, but their concerns will be ignored because the IZO will have been crafted to please the City Council, Staff, and Developers. • I wholeheartedly agree with the statement that the best practice is for affordable units should reflect the community's needs, but a community needs is not simply a statistical analysis of affordability. And Community needs include providing environmentally sustainable homes and healthy life styles. For example, physically density must include sufficient adjacent green buffers, complete streets, and ensuring all residents have ample (not overloaded or unusable) park space within 1/2 mile of their home. • If there is an IZO, how will its effectiveness be measured? The past practice of attracting people to move to Naperville without regard for whether residents can remain in Naperville or whether people who work in Naperville can afford to live here should cease. For example, I don't recall any survey's asking what barriers, if any, current residents or current workers, feel regarding finding housing in Naperville. • Density bonuses should only be offered for including more affordable housing and should not be granted without considering the neighborhood character, adjacent green buffers (permeable area), common space, and neighborhood park space. Unfortunately for years staff, the PZC, and CC have let developers make the affordable housing problem worse by granting variances for high end market rate housing even when that housing could have been built without variances. This never should have happened given we have known we've had a housing problem for at least 12 years. Density bonuses should not allow even greater variances for affordable units than have been granted thus far for high-end market housing. • Density bonuses should encourage smaller units to not more units. Where are the statistics for square footage per resident compared to other communities in the USA and other countries? For example, from 1973 to 2016 the living space per US resident has nearly doubled and homes are 1000 square feet larger. • Landowners do not deserve to absorb the financial impact of an IZO. How can this be prevented? Who is looking out for their interests? • What is a "prototypical development" and who determines it? Should there be more than one depending on the character of the neighborhood being impacted? • There are mechanisms to "offset the financial impacts of IZO" on developers, but what about mechanisms to get

neighborhood and community buy-in? • Should council decide they want an IZO, how will this be coordinated with the comprehensive plan? I believe a new version of the comprehensive plan is supposed to go before the PZC this summer. This is especially important if the IZO is targeted to specific areas.