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**Introduction**

*Homes for a Changing Region* enables municipal leaders to understand demand and supply dynamics for housing in their communities and develop long-term housing policy plans based on sound research and input from their residents. The municipal and subregional recommendations made in these plans aim to create a balanced mix of housing, serve current and future populations, and enhance livability. This recommendations guide allows any municipality to quickly and easily consult policy-driven strategies from past *Homes* plans in order to address some of their most pressing housing challenges. Keeping in mind that the metropolitan region is home to a diverse set of communities, the guide pulled municipal and subregional recommendations from all completed plans to create a quick reference guide for communities that are asking important housing questions like the ones found below. The guide also includes links to relevant case studies from *Home Grown* that more comprehensively explain the development and implementation of specific policy strategies to address a wide range of community housing issues.
What are some sustainable, cost-effective strategies for housing rehab?

- Create structure for large-scale rehab by establishing an entity that can play a manager role, share administration, and take advantage of experienced staff.
  - Municipal Recommendations
    - East Dundee
    - Park Forest
    - Bellwood
  - Subregional Recommendations
    - West Cook County Housing Collaborative
    - Carpentersville, East Dundee, Elgin, & West Dundee

- Institute design standards or form-based code.
  - Municipal Recommendations
    - Batavia
    - Libertyville
    - Oak Park
  - Case Studies
    - Mundelein Downtown Design Guidelines
    - Glenview Downtown Development Code

- Provide reconstruction subsidies or low-interest loans.
  - Municipal Recommendations
    - Oak Park
    - Gurnee
  - Case Studies
    - Evanston Multifamily Rehabilitation Loan Program
    - Oak Park Single-Family Rehabilitation Loan Program
    - Elgin Residential Rehabilitation Grants

- Create neighborhood overlay rehab district to streamline permitting needed for rehab activities.
  - Municipal Recommendations
    - Berwyn
How do we ensure our rental stock is well-maintained and continues to be an asset in our community?

- Create or expand building code inspection, registration, and licensing programs.
  - Municipal Recommendations
    - [Carpentersville](#)
    - [Batavia](#)
    - [Geneva](#)
  - Subregional Recommendations
    - [West Cook County Housing Collaborative](#)
  - Case Studies
    - [Mount Prospect Inspection Program](#)
    - [Hanover Park Rental Licensing Program](#)
    - [Addison Residential Rental License Program](#)

- Institute landlord education programs.
  - Municipal Recommendations
    - [Berwyn](#)
    - [Maywood](#)
    - [Arlington Heights](#)

How should we approach the development of our Downtown? What policies can help to facilitate a more compact, pedestrian-friendly, and livable Downtown?

- Promote transit-oriented development.
  - Municipal Recommendations
    - [Elgin](#)
    - [West Dundee](#)
    - [Arlington Heights](#)
  - Case Studies
    - [Chicago Transit-Oriented Development Ordinance](#)

- Promote location efficient mortgages.
  - Municipal Recommendations
    - [Aurora](#)

- Explore opportunities for higher density housing.
  - Municipal Recommendations
    - [West Dundee](#)
    - [Elgin](#)
    - [Aurora](#)
• Create mixed-use development/revising zoning to allow for more mixed-use development.
  o Municipal Recommendations
    ▪ Gurnee
    ▪ St. Charles
    ▪ Palatine

• Reduce parking requirements.
  o Municipal Recommendations
    ▪ St. Charles
    ▪ West Dundee
    ▪ Libertyville
  o Case Studies
    ▪ Libertyville Payment in Lieu of Required Parking

• Reduce minimum housing unit and lot size.
  o Municipal Recommendations
    ▪ St. Charles
    ▪ Libertyville
    ▪ Lansing

How do we provide housing options for seniors and increase opportunities for multigenerational living?

• Develop accessory dwelling units (granny flats).
  o Municipal Recommendations
    ▪ Elgin
    ▪ Carpentersville
  o Subregional Recommendations
    ▪ Northwest Suburban Housing Collaborative

• Provide housing options for seniors to downsize into homes that require less upkeep and maintenance, including condos, townhomes, and apartments.
  o Municipal Recommendations
    ▪ Carpentersville
    ▪ Buffalo Grove
    ▪ Olympia Fields
  o Subregional Recommendations
    ▪ Northwest Suburban Housing Collaborative
  o Case Studies
    ▪ Senior Handyman Program
• Develop marketing plans to attract development specifically for seniors.
  o Subregional Recommendations
    ▪ Batavia, Geneva, North Aurora & St. Charles

• Think strategically about how seniors can best age in place, including locating development in close proximity to transit, medical facilities and shopping areas.
  o Municipal Recommendations
    ▪ Mount Prospect
    ▪ Elgin
  o Subregional Recommendations
    ▪ Batavia, Geneva, North Aurora & St. Charles
    ▪ Northwest Suburban Housing Collaborative

How do we encourage and facilitate development in our community?

• Expedite permitting.
  o Municipal Recommendations
    ▪ Oak Forest
  o Case Studies
    ▪ Elgin Expedited Permitting Process

• Offer density bonuses.
  o Municipal Recommendations
    ▪ Batavia
  o Case Studies
    ▪ Plainfield Smaller Lots and Density Bonuses

• Reduce parking requirements.
  o Municipal Recommendations
    ▪ Batavia
    ▪ Libertyville
    ▪ Northlake
  o Case Studies
    ▪ Libertyville Payment in Lieu of Required Parking

How can we encourage and/or increase energy efficiency projects in our community?

• Streamline permitting processes for green building/infrastructure.
  o Municipal Recommendations
    ▪ Aurora
• Allow some flexibility in building codes to accommodate new building technologies.
  o Municipal Recommendations
    ▪ Aurora

• Approve designs that maximize passive solar gain.
  o Municipal Recommendations
    ▪ Montgomery

• Promote energy efficiency retrofits.
  o Municipal Recommendations
    ▪ Maywood
    ▪ Hazel Crest
  o Subregional Recommendations
    ▪ Batavia, Geneva, North Aurora & St. Charles
    ▪ Northwest Suburban Housing Collaborative

• Market programs and initiatives for retrofitting and green building to landlords and homeowners.
  o Subregional Recommendations
    ▪ Batavia, Geneva, North Aurora & St. Charles
  o Case Studies
    ▪ Oak Park Energy Efficiency Programs

How can we encourage affordable housing development and/or preservation?

• Adjust zoning ordinances to allow for more compact development and higher density housing.
  o Municipal Recommendations
    ▪ Geneva
    ▪ Plainfield
    ▪ Libertyville

• Develop an inclusionary zoning ordinance.
  o Municipal Recommendations
    ▪ Geneva
    ▪ Libertyville
    ▪ Oak Forest
  o Case Studies
    ▪ Highland Park Inclusionary Zoning Ordinance
    ▪ Lake Forest Inclusionary Housing Ordinance
    ▪ St Charles Inclusionary Zoning Ordinance
• Establish a community land trust.
  o Municipal Recommendations
    ▪ Libertyville
  o Subregional Recommendations
    ▪ Batavia, Geneva, North Aurora & St. Charles
    ▪ Northwest Suburban Housing Collaborative
  o Case Studies
    ▪ Community Partners for Affordable Housing

• Establish an affordable housing trust fund.
  o Municipal Recommendations
    ▪ Aurora
    ▪ Arlington Heights
  o Case Studies
    ▪ Highland Park Affordable Housing Trust Fund
    ▪ Chicago Low-Income Housing Trust Fund

• Comply with the Affordable Housing Planning and Appeal Act (AHPAA).
  o IHDA’s Affordable Housing Planning and Appeal Act (AHPAA)
    ▪ Municipal Recommendations
      ▪ Geneva

How can we spur market-rate housing development in our community?

• Create mixed-use zoning in appropriate single-use areas.
  o Municipal Recommendations
    ▪ Libertyville

• Think about context sensitive design as it relates to transportation improvements.
  o Municipal Recommendations
    ▪ Northlake
    ▪ Libertyville
    ▪ Montgomery

How can our community combat crime that occurs in residential areas?

• Introduce the idea of crime prevention through environmental design (CPTED), which are design standards that emphasize transparency and “eyes on the streets.”
  o Municipal Recommendations
    ▪ Oak Forest
• Develop a crime free housing program.
  o Municipal Recommendations
    ▪ Forest Park
  o Case Studies
    ▪ Schaumburg Crime Free Multi-housing Program

What are best practices to address the issue of foreclosure and vacant property in our community?

• Monitor vacant land/buildings through vacant building ordinance and databases.
  o Municipal Recommendations
    ▪ Oak Park
  o Case Studies
    ▪ Park Forest Vacant Building Registration Ordinance
    ▪ Mount Prospect Vacant Structure Registration Ordinance
    ▪ South Chicago Heights Vacant Property Ordinance

• Offer homeownership counseling and foreclosure prevention services.
  o Subregional Recommendations
    ▪ Northwest Suburban Housing Collaborative
    ▪ West Cook County Housing Collaborative

• Partner with financial institutions to create opportunities for homebuyers.
  o Subregional Recommendations
    ▪ West Cook County Housing Collaborative

• Make TIF funding available for neighborhood improvement expenditures.
  o Municipal Recommendations
    ▪ Maywood
    ▪ Bellwood

• Encourage the responsible rentals of single-family homes if there is a high vacancy rate.
  o Subregional Recommendations
    ▪ West Cook County Housing Collaborative

How can our community maintain and improve the management of our condominium properties?

• Reach out to condo Association and offer education programs.
  o Municipal Recommendations
    ▪ Oak Park
Mount Prospect
- Subregional Recommendations
  - Northwest Suburban Housing Collaborative
- Case Studies
  - Oak Park Condominium Registration and Education Programs

What strategies can our community use to prepare for a growing population?

- Targeted rehab/redevelopment of existing properties.
  - Municipal Recommendations
    - East Dundee

- Allow for changes in zoning to accommodate increased density in housing stock.
  - Municipal Recommendations
    - Carpentersville

How can our community market itself as one that is inclusive and open to all populations?

- Design website and outreach materials that are friendly to immigrants, people with disabilities, seniors, and other minority populations.
  - Municipal Recommendations
    - Batavia
    - Geneva
    - West Dundee

  - Municipal Recommendations
    - North Aurora
    - East Dundee

- Adopt a visitability ordinance.
  - Municipal Recommendations
    - West Dundee
    - Elgin
    - East Dundee
  - Case Studies
    - Bolingbrook Accessibility/Visitability Requirements
How do we engage local employers in providing workforce housing?

- Encourage local businesses to take advantage of state incentives for employer-assisted housing programs.
  - Municipal Recommendations
    - St. Charles
    - Libertyville
    - Plainfield
  - Subregional Recommendations
    - Batavia, Geneva, North Aurora & St. Charles
    - West Cook County Housing Collaborative
  - Case Studies
    - Employer-Assisted Housing
    - Loyola University-Assisted Housing Program

How can our community leverage existing transportation assets to reduce the combined cost of transportation and housing?

- Create transit-oriented development.
  - Municipal Recommendations
    - St. Charles
    - Elgin
    - Olympia Fields
  - Subregional Recommendations
    - Northwest Suburban Housing Collaborative
    - West Cook County Housing Collaborative
  - Case Studies
    - Chicago Transit-Oriented Development Ordinance

- Develop a transit-supportive overlay zone.
  - Municipal Recommendations
    - Batavia
  - Subregional Recommendations
    - Batavia, Geneva, North Aurora & St. Charles

- Coordinate land use and new transportation initiatives.
  - Subregional Recommendations
    - Batavia, Geneva, North Aurora & St. Charles
    - West Cook County Housing Collaborative

- Reducing parking requirements to encourage alternative modes of transportation.
  - Municipal Recommendations
    - Hazel Crest
How can we work with our neighbors to address complex housing challenges?

- Explore the benefits of the formal interjurisdictional collaboration.
  - Metropolitan Mayors Caucus Interjurisdictional Collaboration Homepage
  - Case Studies
    - Housing Collaboratives