



Homes for a Changing Region Toolkit Recommendations Guide

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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.**
 - Municipal Recommendations
 - [Gurnee](#)
 - [St. Charles](#)
 - [Palatine](#)

- **Reduce parking requirements.**
 - Municipal Recommendations
 - [St. Charles](#)
 - [West Dundee](#)
 - [Libertyville](#)
 - Case Studies
 - [Libertyville Payment in Lieu of Required Parking](#)

- **Reduce minimum housing unit and lot size.**
 - 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).**
 - Municipal Recommendations
 - [Elgin](#)
 - [Carpentersville](#)
 - 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.**
 - Municipal Recommendations
 - [Carpentersville](#)
 - [Buffalo Grove](#)
 - [Olympia Fields](#)
 - Subregional Recommendations
 - [Northwest Suburban Housing Collaborative](#)
 - Case Studies
 - [Senior Handyman Program](#)

- **Develop marketing plans to attract development specifically for seniors.**
 - 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.**
 - Municipal Recommendations
 - [Mount Prospect](#)
 - [Elgin](#)
 - Subregional Recommendations
 - [Batavia, Geneva, North Aurora & St. Charles](#)
 - [Northwest Suburban Housing Collaborative](#)

How do we encourage and facilitate development in our community?

- **Expedite permitting.**
 - Municipal Recommendations
 - [Oak Forest](#)
 - Case Studies
 - [Elgin Expedited Permitting Process](#)
- **Offer density bonuses.**
 - Municipal Recommendations
 - [Batavia](#)
 - Case Studies
 - [Plainfield Smaller Lots and Density Bonuses](#)
- **Reduce parking requirements.**
 - Municipal Recommendations
 - [Batavia](#)
 - [Libertyville](#)
 - [Northlake](#)
 - 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.**
 - Municipal Recommendations
 - [Aurora](#)

- **Allow some flexibility in building codes to accommodate new building technologies.**
 - Municipal Recommendations
 - [Aurora](#)
- **Approve designs that maximize passive solar gain.**
 - Municipal Recommendations
 - [Montgomery](#)
- **Promote energy efficiency retrofits.**
 - Municipal Recommendations
 - [Maywood](#)
 - [Hazel Crest](#)
 - 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.**
 - Subregional Recommendations
 - [Batavia, Geneva, North Aurora & St. Charles](#)
 - 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.**
 - Municipal Recommendations
 - [Geneva](#)
 - [Plainfield](#)
 - [Libertyville](#)
- **Develop an inclusionary zoning ordinance.**
 - Municipal Recommendations
 - [Geneva](#)
 - [Libertyville](#)
 - [Oak Forest](#)
 - Case Studies
 - [Highland Park Inclusionary Zoning Ordinance](#)
 - [Lake Forest Inclusionary Housing Ordinance](#)
 - [St Charles Inclusionary Zoning Ordinance](#)

- **Establish a community land trust.**
 - Municipal Recommendations
 - [Libertyville](#)
 - Subregional Recommendations
 - [Batavia, Geneva, North Aurora & St. Charles](#)
 - [Northwest Suburban Housing Collaborative](#)
 - Case Studies
 - [Community Partners for Affordable Housing](#)

- **Establish an affordable housing trust fund.**
 - Municipal Recommendations
 - [Aurora](#)
 - [Arlington Heights](#)
 - Case Studies
 - [Highland Park Affordable Housing Trust Fund](#)
 - [Chicago Low-Income Housing Trust Fund](#)

- **Comply with the Affordable Housing Planning and Appeal Act (AHPAA).**
 - [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.**
 - Municipal Recommendations
 - [Libertyville](#)

- **Think about context sensitive design as it relates to transportation improvements.**
 - 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.”**
 - Municipal Recommendations
 - [Oak Forest](#)

- **Develop a crime free housing program.**
 - Municipal Recommendations
 - [Forest Park](#)
 - 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.**
 - Municipal Recommendations
 - [Oak Park](#)
 - 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.**
 - Subregional Recommendations
 - [Northwest Suburban Housing Collaborative](#)
 - [West Cook County Housing Collaborative](#)
- **Partner with financial institutions to create opportunities for homebuyers.**
 - Subregional Recommendations
 - [West Cook County Housing Collaborative](#)
- **Make TIF funding available for neighborhood improvement expenditures.**
 - Municipal Recommendations
 - [Maywood](#)
 - [Bellwood](#)
- **Encourage the responsible rentals of single-family homes if there is a high vacancy rate.**
 - 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.**
 - 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](#)
- Ensure that housing meets design standards of the Illinois Accessibility Code and the Fair Housing Act.
 - 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](#)

- [Libertyville](#)
- Case Studies
 - [Libertyville Payment in Lieu of Required Parking](#)

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](#)



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