

MEMORANDUM

TO: Kent Street, Village Manager

FROM: Jeff Ryckaert, Principal Planner

DATE: September 8, 2008

RE: Strategies/Tools to Promote Workforce (Affordable) Housing in Deerfield

Earlier this summer, the Board of Trustees held a Committee of the Whole meeting to discuss tools available to encourage workforce housing, including the concept of an inter-agency coalition to pool resources to create and preserve workforce housing in the communities of Deerfield, Highland Park, Lake Forest and Northbrook. A number of strategies/tools to promote workforce (affordable) housing in the Village of Deerfield, along with the advantages and drawbacks of each, are discussed below. These strategies (either separately or in combination) are some options for Deerfield to consider in order to promote moderately priced workforce housing in the Village. Currently, with the slower housing market and slower economy, there is less residential development taking place. Because of this, the creation of more workforce housing units will also probably be slower.

1. Inclusionary Zoning Program

Inclusionary zoning is a tool that helps create housing opportunities for people at a variety of income levels. It requires developers to include a certain percentage of affordable units alongside the market price units in new housing developments. Inclusionary zoning may also allow a developer to pay a fee into an affordable housing fund, in lieu of providing the required lower cost housing on-site. Inclusionary zoning is a tool that can be used in both growing communities and "built-out" communities. An inclusionary zoning program works with the market engine that drives private residential development to create more affordable units. Built-out communities can use an inclusionary zoning program to ensure that future private residential development will create some housing affordable to low- and moderate-income households. Inclusionary zoning uses development cost offsets (density bonuses, reduced parking requirements, expedited permitting, etc.) and uses the power of the marketplace to produce less costly workforce housing and apartments.

Advantages:

- Inclusionary zoning is a market-based tool that does not, by and large, require the use of municipal, Federal, or State tax dollars to create moderately priced workforce housing.

Drawbacks:

- A slow residential market will result in fewer opportunities to create workforce housing units.
- Requires the Village to enforce the covenants on the workforce housing units, so that when they are sold in the future, they remain less costly.
- The limited amount of vacant property in the Village extends the time required to provide units.

Example: Inclusionary Zoning Regulations

In Highland Park, the inclusionary zoning regulations apply to residential developments – new construction, renovations, and conversions – that result in 5 or more units. Developments covered by the ordinance are required to set aside 20 percent as affordable units (for example, a new 15 unit residential development would be required to provide 3 affordable housing units). While the city of Highland Park prefers that affordable housing units be constructed on-site, developers of smaller single family projects of less than 20 units may opt out by making a cash payment of \$100,000 per affordable unit to a housing trust fund.

In for-sale projects, at least half of the affordable housing units must be sold at a price affordable to households whose incomes do not exceed 80 percent of the area median income (AMI), (e.g., \$56,500 for a household of 4). Any remaining affordable housing units may be sold at a price affordable to households whose incomes do not exceed 120 percent of AMI. In rental projects, at least one-third of the affordable units must be leased at rents affordable to households whose incomes do not exceed 50 percent of AMI (e.g., \$37,700 for a household of 4); at least one-third must be leased to those whose incomes are between 51 percent and 80 percent of AMI; and no more than one-third may be leased to those with incomes from 81 percent to 120 percent of AMI.

Attached is a copy of Highland Park's inclusionary zoning regulations adopted in 2003. In addition to the 20 percent affordable requirement, Highland Park's inclusionary zoning regulations ordinance covers the conversion of existing rental apartments to condominium property (page 4 of Highland Park inclusionary zoning attachment). The ordinance also requires that the affordable housing units be disbursed throughout the development (page 7); the exterior appearance of the affordable housing units must be visually compatible with the market rate units in the development (page 7). A component of Highland Park's inclusionary zoning regulations is density bonuses and development cost off-sets (page 6). Density bonuses and development cost off-sets are discussed below. Highland Park's inclusionary zoning regulations have produced about 3.75 affordable units per year in scattered locations throughout the city.

2. Density Bonuses and Other Zoning Incentives

Density bonuses (the ability to construct additional market rate units for providing affordable units), and other incentives regarding zoning requirements for developers

who provide affordable housing, such as reduced parking, lot size, setback or lot coverage requirements.

Advantages:

- Does not require a large financial investment by the Village.
- Provides the developer with the incentive of allowing a bonus market rate housing unit for each required affordable housing unit.

Drawbacks:

- Density bonuses can be controversial, and there could be significant opposition to density increases. Often, this controversy stems from an opposition to building heights and traffic generation rates that may not fit in with the town's character.
- Claims that moderately priced unit owners do not pay property taxes relative to the public services the unit receives.

Example: Highland Park Density Bonus

Highland Park's Zoning Ordinance outlines the city's density bonus requirements (page 6 of Highland Park inclusionary zoning attachment). For all developments covered under this article, a density bonus is provided equal to one (1) market rate unit for each affordable housing unit required. In Planned Unit Developments which provide affordable housing units on the site of the covered development, the developer may, as part of the PUD process, seek an additional density bonus up to 0.5 market rate units for each required affordable housing unit.

3. Fee Reduction or Fee Waivers/Development Cost Off Sets

Local governments, in the process of approving construction and development projects, charge various fees. These fees add to the cost of housing and sometimes inhibit affordability. However, these fees can be used to achieve specific public goals, and can be waived for workforce housing projects. The fee waiver strategy can include fee reductions or waivers for those providing workforce housing for the following: reduced or waived building permit fees, plan review fees, sewer and water tap-on fees, and inspection fees for affordable units. Also, expedited processing of applications for those proposing to provide affordable housing can be considered.

Advantages:

- Can help lower the cost of construction and speed up the time to build, making it more affordable.

Drawbacks:

- The Village does not recover all or part of the costs associated with such things as performing plan review, processing the building permit, building inspections, sewer and water tap-on, etc.

4. Demolition Fee for a Tear-Down

This strategy involves a fee for demolition of residential uses to help fund affordable housing initiatives. The fees collected from demolitions can be pooled in a fund where all monies are directed to support other affordable housing strategies, programs and initiatives. Lake Forest applies a \$10,000 tax for demolition of single family homes which is allocated directly to the Lake Forest housing trust fund, and that fund provides financial support for affordable housing activities of the city.

Advantages:

- Creates a revenue source for affordable housing activities.

Drawbacks:

- An additional cost for a developer who will pass the cost onto the homeowner.

5. Affordable (Workforce) Housing Trust Fund

Trust funds are primarily used to subsidize new construction and rehabilitation of affordable housing. Trust funds provide the financing needed for affordable housing projects and provide resources to promote various affordable housing strategies. A trust fund is supported by on-going revenue sources such as developer fees, real estate transfer taxes, and public and private grants. In most cases, a trust fund takes about two to three years to organize, and requires knowledgeable staff for its administration, and it establishes criteria for who receives subsidies.

Advantages:

- Adaptable to the affordable housing needs of the jurisdiction.
- Sustained financing from on-going revenue source supplements outside funding sources (Federal, State, and non-profit).

Drawbacks:

- Usually requires a constant funding source in the form of taxes or fees
- Long start-up time.
- Requires knowledgeable, trained staff for its organization and administration.

Example: Highland Park Affordable Housing Trust Fund

Highland Park created an affordable housing trust fund in 2002 to provide financial support of affordable housing activities that address the needs of low- and moderate-income people who live or work in Highland Park. The housing trust fund is operated and managed by the city (Highland Park has a full time housing planner) and is part of the city's affordable housing plan. The housing trust fund was designed to fund affordable housing development activities including new construction, rehabilitation of existing housing, construction or rehabilitation of mixed-use buildings, and acquisition of property. Housing may be either single-family or multi-family and may be either owned or rented. Recently, the Highland Park Housing Trust Fund has created a matching fund for local Highland Park

employers whose employees purchase in Highland Park through an employer assisted housing benefit (much like the State's Illinois Housing Development Authority (IHDA) matching fund).

6. Waiving Development Impact Fees

The Village of Deerfield imposes development impact fees on new residential developments in the Village. These fees are intended to provide additional resources to offset the cost of additional demands on public services caused by the addition of new units and households. The school districts, the library, the Park District, the fire protection district, and the Village share revenues from development impact fees. Waiving these fees for affordable housing developments will help promote the development of workforce housing in the Village of Deerfield.

Advantages:

- The developer is able to provide housing at a lower cost, which makes it easier to provide workforce housing units.

Drawbacks:

- The owners of the affordable housing units are not paying for their share of increased burden on public services.

7. Inter-Jurisdictional Housing Initiative

A regional housing initiative is being facilitated by the Metropolitan Planning Council (MPC) regarding workforce housing. The Metropolitan Planning Council is a non-profit, nonpartisan group of businesses and civic leaders committed to serving the public interest through the promotion and implementation of planning and development policies for a competitive Chicago region. The regional housing initiative has resulted in a proposed inter-jurisdictional housing arrangement between the participating municipalities of Deerfield, Northbrook, Lake Forest, Highland Park and Highwood. At the June 2, 2008 Committee of the Whole meeting, the Deerfield Board of Trustees was open to the idea of an inter-jurisdictional regional housing initiative, but wanted further information on the various strategies/tools available to promote affordable housing and their possible impact on Deerfield prior to further consideration of formally endorsing the coalition.

Attached is a letter of intent/memorandum of understanding on the MPC regarding the proposed inter-jurisdictional regional housing initiative. The goals of the inter-jurisdictional regional housing initiative are: pool technical resources; develop and implement housing policies and programs; provide technical assistance; provide information and data on local and regional housing issues; allocate public resources to attract private and non-profit investment into expansion of workforce housing options; work together utilizing both community resources and employer resources. As a longer term goal, the MPC proposes to launch a sub-regional trust fund that

taps the resources of the participating communities as well as those area employers and other interested foundations or governmental agencies.

Advantages:

- Deerfield has limited locations for affordable housing within its corporate borders, so the inter-jurisdictional regional housing initiative will allow a built-out community such as Deerfield to participate in providing affordable housing in reasonable proximity regardless of land opportunities within its borders.
- Provides the opportunity to work on workforce housing issues with other surrounding communities and with a regional non-profit organization.
- Metropolitan Planning Council (MPC) staff will help guide the process.

Drawbacks:

- See attached email dated 9/4/08 where staff has posed questions to MPC staff regarding potential funding issues.

8. Employer Assisted Housing

Employer Assisted Housing (EAH) refers to a variety of programs that employers use to help their employees find and finance housing closer to the workplace. It can include counseling about home buying, direct financial help with a down payment, closing costs, and mortgage payments, rental assistance or some combination of these. EAH can also include agreements between employers and banks for favorable mortgage financing, employer-sponsored down payment loans, and mortgage write-downs with employer purchased bonds.

Advantages:

- Encourages a jobs/housing balance.
- Can effectively buy down the costs of existing homes, which is less expensive and controversial than new construction.

Drawbacks:

- Requires adequate staff to coordinate initiatives between employers and public agencies.
- Usually benefits only moderate-income households, not low-income households.

9. Land Trust

A land trust preserves existing affordable housing stock and can also be used as a tool to construct new affordable housing units. The land trust purchases properties on the market, retains ownership of the land, and sells the residences at affordable prices to income-qualified buyers while leasing them the land for a nominal fee. Resale restrictions require that homes be sold back to the land trust or to an income-qualified buyer at a formula price that keeps the homes affordable.

By holding land for the benefit of the community, the land trust counters increasing housing costs that are driven by rapidly appreciating land values. In addition, by preserving existing housing stock, the land trust helps preserve the character of existing neighborhoods by reducing the number of teardowns. Finally, through the resale restrictions the land trust maximizes the cost-effectiveness of the public and private investment used to make land trust homes affordable to the first buyer, providing a fair return to the homeowner while ensuring continued affordability for succeeding buyers.

Example: Highland Park Hyacinth Place

The Highland Park Illinois Community Land Trust (HPICLT) is a non-profit organization established by the City of Highland Park to develop high-quality affordable housing. The City of Highland Park donated the land on which the Hyacinth Place development now sits. Hyacinth Place consists of ten townhomes and four rental apartment units. The townhome units have 3 bedrooms, 2.5 bathrooms and are about 1,550 square feet in area. The development also received fee waivers, grants from the city, special reduced interest rates from National City Bank, exemption from Private Mortgage Insurance (PMI), a tax credit for first time homebuyers, and matching funds from Highland Park for any employer who contributes as part of an employer assisted housing program, all of which help make the units affordable. The HPICLT owns the land beneath Hyacinth Place and is selling the units as affordable to households earning up to 120 percent of the AMI at a price of \$239,000. These units are also “eco-friendly” with various sustainable features. The target buyers are Highland Park’s school, police, fire, library and parks workers. Once purchased for an affordable price, the purchaser agrees to, in the future, resell the unit at an affordable price.

Advantages:

- Useful in an area with little vacant land to create new affordable housing units.
- Effective method of maintaining affordability in appreciating markets.
- Once purchased by the land trust, the property remains affordable without additional subsidies.

Drawbacks:

- Requires large initial investment to purchase land and buildings.
- Requires knowledgeable, trained staff for its organization and administration.

10. Homeownership Subsidies

Currently, Deerfield has a senior subsidy program where residents who are 62 years and older, and meet income limits may be eligible for financial assistance under the Village’s Senior Housing Subsidy. Also, the Affordable Housing Corporation of Lake County offers mortgage assistance and other programs to those qualifying to help home buyers purchase a home and the Illinois Housing Development Authority (IHDA) offers home ownership programs (mortgage down payments, down payment

assistance, and closing costs). People who inquire with the Village about affordable housing programs are provided with these agencies' contact information.

Arlington Heights' and Morton Grove's First Time Homebuyers Programs

The Village of Arlington Heights offers a first time homebuyers program that is supported by the IHDA's homebuyer assistance program. Arlington Heights' program provides down payment and closing cost assistance loans to qualified low- and moderate-income first time homebuyers. Arlington Heights also provides an assist program that grants first time pre-qualified low- and moderate-income homebuyers 4.25 percent of the purchase price of their home; 3 percent is used toward the down payment and the other 1.25 percent is paid to the lender as an origination fee. The Village of Morton Grove provides a loan mortgage program through IHDA which provides qualified first time homebuyers with a 30 year fixed rate mortgage with interest rates approximately ½ percent below market rates. In some cases, Morton Grove also offers options for assistance with closing costs.

Advantages:

- Uses existing housing stock instead of building new structures.
- Requires a relatively short time frame for implementation.

Drawbacks:

- Staff time to implement program.
- Replication of Lake County and IDHA first time homebuyers program.

Conclusions

The following groups of people are in need of workforce (affordable) housing in Deerfield:

- Workers employed in Deerfield who cannot afford to live in the Village of Deerfield.
- Seniors living on fixed or limited incomes.
- Single-parent families that are struggling due to a drop in income because of divorce or loss of a spouse.
- Young households, some of which grew up in the community, seeking starter homes.
- Persons with disabilities who need affordable housing.

Attached is a map of the possible locations for affordable housing in the Village which was developed by staff a couple years ago.

The high price of homes has made it more difficult for individuals and families of moderate-incomes and low-incomes to remain in, or move to Deerfield. The limited housing options for such households also threatens Deerfield's ability to maintain and promote economic diversity within the community and its endeavor to increase its variety of housing stock as stated in the Comprehensive Plan. It is apparent that no

single strategy is going to solve the spectrum of workforce housing issues. It is more likely that a number of strategies and recommendations will need to be employed.

Affordable (Workforce) Housing Plan

At the present time, the Village of Deerfield doesn't have an affordable housing plan. The Village's Comprehensive Plan endorses the idea of affordable housing when opportunities present themselves. Other surrounding communities such as Highland Park, Northbrook, Kenilworth, Lake Forest, and Lake Bluff, and Wilmette have adopted workforce (affordable) housing plans for their communities (see attached examples). Deerfield should consider adopting a workforce housing plan that will further define Deerfield's workforce housing goals and include strategies to attain the goals, and provide a way to measure the Village's progress.

HIGHLAND PARK – INCLUSIONARY ZONING REGULATIONS, PAGES 1 - 12

**AN ORDINANCE AMENDING "THE HIGHLAND PARK ZONING CODE OF 1997,"
AS AMENDED, TO ADOPT INCLUSIONARY
ZONING REGULATIONS FOR AFFORDABLE HOUSING**

WHEREAS, the City strives to achieve a diverse and balanced community with housing available for households of all income levels; and

WHEREAS, the diversity of the City's housing stock has declined as a result of increasing property values and housing costs and a reduction in the availability of affordable housing; and

WHEREAS, based upon the review and consideration of reports and analyses of the housing situation in the City it is apparent that, with the exception of housing developed in partnership with the City or its Housing Commission, the privately developed new residential housing being built in the City generally is not affordable to low- and moderate-income households; and

WHEREAS, the City recognizes the need to provide affordable housing to low- and moderate-income households in the City in order maintain a diverse population and to provide housing for those who live or work in the City; and

WHEREAS, the trend of increasing housing prices will, without intervention, result in an inadequate supply of affordable housing for City residents and local employees, which will have a negative impact upon the ability of local employers to maintain an adequate local work force and will otherwise be detrimental to the public health, safety, and welfare of the City and its residents; and

WHEREAS, since the remaining land appropriate for new residential development within the City is limited, it is essential that a reasonable proportion of such land be developed into housing units affordable to low- and moderate-income households and working families; and

WHEREAS, demolition of certain existing dwellings has led to a reduction in the diversity of the City's housing stock and affordable housing opportunities and subsequent redevelopment has in many cases contributed to property value increases that further the difficulty of providing affordable housing in the City; and

WHEREAS, at its January 27, 2003 meeting, the City Council directed the City's Corporation Counsel to prepare this Ordinance amending "The Highland Park Zoning Code of 1997," as amended ("**Zoning Code**") for review and consideration by the Plan Commission and the City Council; and

WHEREAS, a public hearing on zoning amendments for the implementation of an inclusionary zoning program for affordable housing was duly advertised on February 3, 2003, in the *Highland Park News* and was held at the Plan Commission's regular meeting on February 18, March 4, March 18, and April 8, 2003; and

WHEREAS, the Plan Commission determined that the proposed amendments as generally set forth in this Ordinance comply with the standards set forth in Subsection 150.1505(B) of the Zoning Code; and

WHEREAS, the Plan Commission provided its formal recommendation in favor of the text amendments at its regular meeting on April 8, 2003 (Public Hearing No. 03-02-ZTA-002); and

WHEREAS, the City Council has determined that the adoption of the text amendments to the Zoning Code set forth in this Ordinance is in the best interests of the City and its residents and preserves the public health, safety, and welfare of the City;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated herein as the findings of the City Council.

SECTION TWO: DEFINITIONS. Section 150.202, entitled "Definitions," of Article II, entitled "Interpretation and Definitions," of the Zoning Code shall be, and it is hereby, amended to incorporate the following new definitions into the existing definitions in Section 150.202, and each definition shall be placed in proper alphabetical order:

"AFFORDABLE HOUSING TRUST FUND: The fund created by the City pursuant to Subsection 33.1133(C) of this Code.

AFFORDABLE HOUSING UNITS: Residential dwelling units that are required under this Article to be "affordable housing," as that term is defined in Subsection 33.1133(A) of this Code.

AREA MEDIAN INCOME: The median income level for the Chicago area, as established and defined in the annual schedule published by the Secretary of the Department of Housing and Urban Development, and adjusted for household size.

CONVERSION: A change in a residential or mixed-use rental development to individual-owner residential condominium units.

COVERED DEVELOPMENT PROJECT: Any development project in the City that is required to provide affordable housing units under the provisions of this Code. Projects at one location undertaken in phases, stages, or otherwise developed in distinct sections shall be considered a single covered development project.

ELIGIBLE HOUSEHOLD: For purposes of Article XXI of this Code, a household of low- or moderate-income.

HOUSING EXPENSES: (1) For rental housing -- rent and utilities; (2) for home ownership -- principal, interest, property taxes, condominium or homeowners' association fees, if applicable, and insurance.

LOW INCOME HOUSEHOLDS: Households that have incomes that do not exceed 80 percent of the area median income.

MARKET RATE UNITS: Residential dwelling units that are not required to be affordable housing units under the requirements of this Code.

MODERATE INCOME HOUSEHOLDS: Households that have incomes that do not exceed 120 percent of the area median income, or such higher income limit as may be established for a local, county, state, or federal housing program.

RENOVATION: Physical improvement that adds to the value of the real property. Painting, ordinary repairs, and other normal maintenance do not constitute a renovation."

SECTION THREE: The Zoning Code shall be, and it is hereby, amended to add a new Article XXI, which new Article XXI shall hereafter be and read as follows:

"ARTICLE XXI. INCLUSIONARY HOUSING

Sec. 150.2100 Policy.

The purpose of this Article is to promote the public health, safety, and welfare by promoting housing of high quality located in neighborhoods throughout the community for households of all income levels, ages and sizes in order to meet the City's goal of preserving and promoting a culturally and economically diverse population in the City. Based upon the review and consideration of reports and analyses of the housing situation in the City, it is apparent that the diversity of the City's housing stock has declined as a result of increasing property values and housing costs and a reduction in the availability of affordable housing; that demolition of certain existing dwellings has led to a reduction in the diversity of the City's housing stock and affordable housing opportunities, and that subsequent redevelopment has in many cases contributed to property value increases that further the difficulty of providing affordable housing in the City; and that, with the exception of housing developed in partnership with the City or its Housing Commission, the privately developed new residential housing that is being built in the City generally is not affordable to low- and moderate-income households. The City recognizes the need to provide affordable housing to low- and moderate-income households in order to maintain a diverse population and to provide housing for those who live or work in the City. Without intervention, the trend toward increasing housing prices will result in an inadequate supply of affordable housing for City residents and local employees, which will have a negative impact upon the ability of local employers to maintain an adequate local work force and will otherwise be detrimental to the public health, safety, and welfare of the City and its residents. Since the remaining land appropriate for new residential development within the City is limited, it is essential that a reasonable proportion of such land be developed into housing units affordable to low- and moderate-income households and working families.

While this Article provides specific alternatives to the production of on-site affordable housing units, the intent and preference of this Article is for the provision of

permanently affordable housing units constructed on-site and privately produced, owned, and managed.

Sec. 150.2101 Covered Development Projects.

The provisions of this Article shall apply to all developments that result in or contain five or more residential dwelling units. The types of development subject to the provisions of this Article include, without limitation, the following:

(A) A development that is new residential construction or new mixed-use construction with a residential component.

(B) A development that is the renovation or reconstruction of an existing multiple family residential structure that increases the number of residential units from the number of units in the original structure.

(C) A development that will change the use of an existing building from non-residential to residential.

(D) A development that includes the conversion of rental property to condominium property.

Sec. 150.2102 Percentage of Affordable Housing Units Required.

(A) General Requirement. Except as otherwise specifically provided in Subsection (C) below and Section 150.2108 of this Article, 20 percent of the total number of residential units within any covered development shall be affordable housing units and shall be located on the site of the covered development.

(B) Calculation. To calculate the number of affordable housing units required in a covered development, the total number of proposed units shall be multiplied by 20 percent. If the product includes a fraction, a fraction of .5 or more shall be rounded up, and a fraction of less than .5 shall be rounded down.

(C) Cash Payment In-Lieu of Housing Units.

(1) General Applicability. The applicant may make a cash payment in lieu of constructing some or all of the required affordable housing units if, and only if, the covered development is a single-family detached development that has no more than nineteen units

(2) Amount and Use of Cash in Lieu. The per unit payment amount shall be determined by the City Council and set forth in the City's annual fee resolution. The per unit amount shall be based on an estimate of the cost of providing an affordable housing unit and shall be reviewed and modified periodically by the City Council. All cash payments received pursuant to this Article shall be deposited directly into the Affordable Housing Trust Fund for purposes authorized under Section 33.1133 of this Code.

(3) Calculation. For purposes of determining the total in lieu payment amount, the per unit amount established by the City pursuant to Paragraph (C)(2) of this Section shall be multiplied by 20 percent of the number of units proposed in the covered development. For purposes of such calculation, if 20 percent of the number of proposed

units results in a fraction, the fraction shall not be rounded up or down. If the cash payment is in lieu of providing one or more but not all of the required units, the calculation shall be prorated as appropriate.

Sec. 150.2103 Application and Inclusionary Housing Plan.

(A) Application. For all covered developments, the Applicant shall file an application for approval on a form provided and required by the City. The application shall require, and the Applicant shall provide, among other things, general information about the nature and scope of the covered development, as well as such other documents and information as the Director of the City's Department of Community Development, or his or her designee ("**Director**"), may require. The Director shall also have the authority to require, as part of the application submittal, such portions of the inclusionary housing plan required under Subsection (B) of this Section as the Director shall deem necessary to properly evaluate the proposed covered development under the requirements and provisions of this Article.

(B) Inclusionary Housing Plan. As part of the approval of a covered development project, the Applicant shall present to the City an inclusionary housing plan that outlines and specifies the covered development's compliance with each of the applicable requirements of this Article. The plan shall be subject to approval by the City and shall be incorporated into the development agreement between the Applicant and the City as required pursuant to Section 150.2104 of this Article. The plan shall specifically contain, at a minimum, the following information regarding the covered development;

(1) A general description of the development, including whether the development will contain rental units or individually owned units, or both.

(2) The total number of market rate units and affordable units in the development.

(3) The number of bedrooms in each market rate unit and each affordable unit.

(4) The square footage of each market rate unit and each affordable unit.

(5) The location within any multiple-family residential structure and any single-family residential development of each market rate unit and each affordable unit.

(6) The pricing for each market rate unit and each affordable housing unit.

(7) The phasing and construction schedule for each market rate unit and each affordable unit.

(8) Documentation and plans regarding the exterior and interior appearances, materials, and finishes of the development and each of its individual units.

(9) A description of the marketing plan that the applicant proposes to utilize and implement to promote the sale or rental of the affordable units within the development.

(10) A description of the specific efforts that the applicant will undertake to provide affordable housing units to households pursuant to the priorities set forth in Section 150.2110 of this Article.

Sec. 150.2104 Development Agreement and Other Documents.

Prior to issuance of a building permit for any covered development, the applicant shall have entered into a development agreement with the City regarding the specific requirements and restrictions regarding affordable housing and the covered development. The applicant shall execute any and all documents deemed necessary by the City, including without limitation, restrictive covenants and other related instruments, to ensure the continued affordability of the affordable housing units in accordance with this Article. The development agreement shall set forth the commitments and obligations of the City and the applicant and shall incorporate, among other things, the inclusionary housing plan. The development agreement shall also contain the agreements and decisions regarding the applicability of any one or more of the alternatives to the provision of on-site affordable housing units as set forth in Section 150.2108 of this Article.

Sec. 150.2105 Development Cost Off-Sets.

An applicant that fully complies with the requirements of this Article shall, upon written request, receive from the City, with regard to the affordable housing units in the covered development, a waiver of all of the otherwise applicable application fees, building permit fees, plan review fees, inspection fees, sewer and water tap-on fees, demolition permit fees, the demolition tax, and such other development fees and costs which may be imposed by the City. To the extent that there are impact fees attributable to the affordable housing units, those impact fees shall be paid from funds in the Affordable Housing Trust Fund.

Sec. 150.2106 Density Bonuses.

(A) By-Right. For all covered developments under this Article, a density bonus shall be provided equal to one market rate unit for each affordable housing unit required under this Article.

(B) PUD Discretionary Bonus. If an applicant is required or chooses to utilize the Planned Unit Development process as outlined in Article V of this Code and provides affordable housing units on the site of the covered development in accordance with this Article, then the applicant may, as part of the Planned Unit Development process, seek a density bonus in addition to the density bonus authorized under Subsection (A) of this Section. The additional density bonus under this Subsection may be authorized up to 0.5 market rate units for each affordable housing unit required under this Article.

Sec. 150.2107 Integration of Affordable Housing Units.

(A) Location of Affordable Housing Units. Affordable housing units shall be dispersed among the market rate units throughout the covered development.

(B) Phasing of Construction. The inclusionary housing plan and the development agreement shall include a phasing plan that provides for the timely and integrated development of the affordable housing units as the covered development project is built out. The phasing plan shall provide for the development of the affordable housing units concurrently with the market rate units. Building permits shall be issued for the covered development project based upon the phasing plan. The phasing plan may be adjusted by the Director when necessary in order to account for the different financing and funding environments, economies of scale, and infrastructure needs applicable to development of the market rate and the affordable housing units. The phasing plan shall also provide that the affordable housing units shall not be the last units to be built in any covered development.

(C) Exterior Appearance. The exterior appearance of the affordable housing units in any covered development shall be visually compatible with the market rate units in the development. External building materials and finishes shall be substantially the same in type and quality for affordable housing units as for market rate units.

(D) Interior Appearance and Finishes. Affordable housing units may differ from market rate units with regard to interior finishes and gross floor area, provided that:

(1) The bedroom mix of affordable units shall be in equal proportion to the bedroom mix of the market rate units.

(2) The differences between the affordable housing units and the market rate units shall not include improvements related to energy efficiency, including mechanical equipment and plumbing, insulation, windows, and heating and cooling systems.

(4) The gross floor area for the affordable housing units shall be no less than the lesser of (a) 75 percent of the gross floor area of market rate units with a comparable number of bedrooms or (b) the minimum size requirements outlined in the table below.

Number of Bedrooms	Unit Type	
	Attached	Detached Single Family
Studio	450 square feet	--
1	625 square feet	--
2	825 square feet	1,000 square feet
3	1,175 square feet	1,350 square feet
4	1,350 square feet	1,475 square feet

Sec. 150.2108 Alternatives to On-Site Affordable Housing Units.

(A) Applicability. In lieu of the provision of affordable housing on the site of the covered development as otherwise required by Section 150.2102 of this Article, the City Council, following consideration by and a recommendation from the Housing Commission, may approve one or more of the three alternatives for affordable housing as set forth in Subsection B of this Section. Utilization and the requirements of the provisions of this Section shall be specifically set forth in the affordable housing development agreement for the covered development. This Section shall not be utilized unless the applicant demonstrates to the satisfaction of the City Council that the alternate means of compliance will further affordable housing opportunities in the City to an equal or greater extent than compliance with the otherwise applicable on site requirements of this Article.

(B) Any one or more of the following affordable housing alternatives may be utilized in lieu of all or part of the otherwise applicable on site requirements of Section 150.2102 of this Article:

(1) A cash payment to be deposited directly into the Affordable Housing Trust Fund for purposes authorized under Section 33.1133 of this Code. The per unit amount may not be less than the per unit payment established pursuant to Section 150.2102(C)(2) of this Article.

(2) A dedication of land to the Highland Park Housing Commission or the Commission's not-for-profit designee.

(3) The provision of affordable housing units at another site within the City.

Sec. 150.2109 Target Income Levels for Affordable Housing Units.

(A) For-Sale Affordable Housing Units. In covered development projects that contain for-sale units, at least one affordable housing unit and no less than 50 percent of the affordable housing units shall be sold to low-income households at a price, as determined pursuant to Subsection (C) of this Section, that, on average, is affordable to a household with an annual income that is 65 percent of area median income. Any remaining affordable units shall be sold to moderate-income households at a price, as determined pursuant to Subsection (C) of this Section, that, on average, is affordable to a household with an annual income that is 100 percent of area median income. The owner shall execute and record any documents required by Section 150.2104 of this Article to ensure compliance with this Subsection.

(B) Rental of Affordable Housing Units. In covered development projects that contain rental units, (i) no less than 33 percent of the affordable housing units shall be rented or leased to households with gross incomes from zero percent to 50 percent of the Chicago area median income at a price, as determined pursuant to Subsection (C) of this Section, that, on average, is affordable to a household with an annual income that is 45 percent of area median income; no less than 33 percent of the affordable housing units shall be rented or leased to households with gross incomes between 51 percent and 80 percent of the Chicago area median income at a price, as determined pursuant to Subsection (C) of

this Section, that, on average, is affordable to a household with an annual income that is 65 percent of area median income; and (iii) no more than 33 percent of the affordable housing units shall be rented or leased to households with gross incomes between 81 percent and 120 percent of the Chicago area median income at a price, as determined pursuant to Subsection (C) of this Section, that, on average, is affordable to a household with an annual income that is 100 percent of area median income. If fewer than three affordable units will be provided, such units shall be rented or leased to low-income households at a price, as determined pursuant to Subsection (C) of this Section, that does not exceed what is affordable to a household with an annual income that is 65 percent of area median income.

(C) Pricing Schedule. The City, through the Director, shall publish a pricing schedule of rental and sales prices for affordable housing units in accordance with the following provisions, which schedule shall be updated at least annually:

(i) In calculating the rental and sales prices of inclusionary units, the following relationship between unit size and household size shall apply:

Efficiency units:	1-person household
One-bedroom units:	2-person household
Two-bedroom units:	3-person household
Three-bedroom units:	4-person households
Four-bedroom and larger units:	5-person households

(ii) With respect to affordable units offered for sale, prices will be calculated on the basis of:

- (a) An available fixed-rate thirty-year mortgage, consistent with the average rate published from time to time by Freddie Mac;
- (b) A down payment of no more than 5 percent of the purchase price;
- (c) A calculation of property taxes;
- (d) A calculation of homeowner insurance; and
- (e) A calculation of condominium or homeowner association fees.

(iii) With respect to affordable units offered for rent, rental prices will be calculated on the basis of 30 percent of gross monthly income, adjusted for household size, minus a utility allowance.

Sec. 150.2110 Eligibility of Households.

(A) For-Sale Affordable Housing Units. Only eligible households shall be permitted to purchase an affordable housing unit for purposes of this Article. Priority will be given first to households who live in Highland Park or households in which the head of the household or the spouse or domestic partner works in Highland Park as part of employment by the City of Highland Park, the Highland Park Library District, the Park District of Highland Park, the Lake County Forest Preserve District, the County of Lake, Moraine Township, West Deerfield Township, School Districts 112 or 113, the Northern Suburban Special Education District, the North Shore Sanitary District, or the South Lake

County Mosquito Abatement District, and then to households in which the head of the household or the spouse or domestic partner works in Highland Park for any other employer. At the applicant's request, the City or its not-for-profit designee shall select eligible households for the affordable housing units at an additional charge to the applicant at an amount to be determined by the City. If the gross income of the eligible household increases above the eligible income levels, provided in Section 150.2109, the eligible household may continue to own the affordable housing unit. Subleasing an affordable unit shall not be permitted without the express written consent of the Director. The owner shall execute and record any documents required by Section 150.2104 of this Article to ensure compliance with this Subsection.

(B) Rental Affordable Housing Units. Only eligible households shall be permitted to rent an affordable housing unit for purpose of this Article. Priority will be given first to households who live in Highland Park or households in which the head of the household or the spouse or domestic partner works in Highland Park as part of employment by the City of Highland Park, the Highland Park Library District, the Park District of Highland Park, the Lake County Forest Preserve District, the County of Lake, Moraine Township, West Deerfield Township, School Districts 112 or 113, the Northern Suburban Special Education District, or the South Lake County Mosquito Abatement District, and then to households in which the head of the household or the spouse or domestic partner works in Highland Park for any other employer. At the applicant's request, the City or its not-for-profit designee shall select eligible households for the affordable housing units at an additional charge to the applicant at an amount to be determined by the City. If the gross income of the eligible household increases above the eligible income levels, provided in Section 150.2109, during the lease period, the eligible household may continue to lease the unit and may renew the lease as well. The owner shall execute and record any documents required by Section 150.2104 of this Article to ensure compliance with this Subsection.

Sec. 150.2111 Marketing of the Affordable Housing Units.

At the applicant's request, the City shall assist the applicant in marketing the affordable housing units to eligible households for an additional charge to be determined by the City.

Sec. 150.2112 Period of Affordability.

(A) Sale of Affordable Housing Units. In covered developments that contain for-sale units, affordable housing units shall be resold to low- and moderate -income households in perpetuity or as long as permissible by law. The owner shall execute and record any documents required by Section 150.2104 of this Article to ensure compliance with this Subsection.

(B) Rental of Affordable Housing Units. In developments that contain rental units, affordable housing units shall be rented to low- and moderate -income households in accordance with Section 150.2110 of this Article for 25 years from the date of the issuance of the certificate of occupancy for the respective unit. The owner shall execute and record any documents required by Section 150.2104 of this Article to ensure compliance with this Subsection.

(1) In the event that the owner of a covered rental development sells the development before the end of the 25-year affordability period, the new owner shall be required to continue to provide the affordable housing units in accordance with Section 150.2110 of this Article for the remainder of the 25-year period.

(2) If the owner of a covered rental development converts the development to condominiums, the development shall be subject to the for-sale development requirements of Subsection 150.2109(A) of this Article.

(3) The Housing Commission or its designee shall have the right, but not the obligation, to purchase any for-sale affordable housing units in the development pursuant to Section 150.2113 of this Article.

Sec. 150. 2113 Affordability Controls.

(A) For-Sale Affordable Housing Units.

(1) Housing Commission Purchases. The Housing Commission, or a not-for-profit agency designated by the Housing Commission, shall have the pre-emptive option and right, but not an obligation, to purchase each of the for-sale affordable housing units prior to any sale of any such unit. If the City, or the designated not-for-profit, exercises the option and purchases the affordable housing unit, the affordable housing unit shall be subject to such documents deemed necessary by the City, including without limitation, restrictive covenants and other related instruments, to ensure the continued affordability of the affordable housing units in accordance with this Article.

(2) Private Party Purchases. In all other sales of for-sale affordable housing units, the parties to the transaction shall execute and record such documentation as required by Section 150.2104 of this Article to ensure the provision and continuous maintenance of the affordable housing units. Such documentation shall include the provisions of this Article and shall provide, at a minimum, each of the following:

(a) The affordable housing unit shall be sold to and occupied by an eligible household.

(b) The affordable housing unit shall be conveyed subject to restrictions that shall permanently maintain the affordability of such affordable housing units for eligible households.

(B) Rental Affordable Housing Units. For covered rental developments that contain affordable housing units, the owner of the development shall execute and record such documentation as required by Section 150.2104 of this Article to ensure the provision and continuous maintenance of the affordable housing units. Such documentation shall include the provisions of this Article and shall provide, at a minimum, each of the following:

(1) The affordable housing units must be leased and occupied by eligible households.

(2) The affordable housing units must be leased at rent levels affordable to eligible households for a period of 25 years from the date of the initial certificate of occupancy.

(3) Preference for the affordable housing units shall be given to eligible households pursuant to the priorities set forth in Section 150.2110 of this Article.

(4) Subleasing of affordable units shall not be permitted without the express written consent of the Housing Commission.

SECTION FOUR: SEVERABLE. In the event any part or parts of this Ordinance shall be found to be unlawful or unconstitutional by a court of competent jurisdiction, such unlawfulness or unconstitutionality shall not affect the validity of the remaining parts of this Ordinance.

SECTION FIVE: PUBLICATION. The City Clerk shall be, and is hereby, directed to publish this Ordinance in pamphlet form pursuant to the Statutes of the State of Illinois.

SECTION SIX: EFFECTIVE DATE. Following its passage, approval, and publication in the manner provided by law, this Ordinance shall take full force and effect on October 1, 2003.

AYES: Mayor Belsky, Councilmen Silberman, Mandel, Kirsch, Brenner,
Councilwoman Barnes and Councilman Levenfeld

NAYS: None

ABSENT: None

PASSED: August 25, 2003

APPROVED: August 25, 2003

PUBLISHED IN PAMPHLET FORM: August 26, 2003

ORDINANCE NO. 52-03

Michael D. Belsky, Mayor

ATTEST:

Shirley Fitzgerald, City Clerk

CHI1 #205514 v8

DRAFT LETTER OF INTENT FROM METROPOLITAN PLANNING COUNCIL

Inter-jurisdictional Housing Initiative Letter of Intent/Memorandum of Understanding

In recent months, the cities of Highland Park, Highwood and Lake Forest, and the villages of Deerfield and Northbrook have coordinated outreach to employers to (a) educate private sector leaders about local workforce housing shortages, (b) introduce them to proven employer-assisted housing strategies, and (c) explore their interest in becoming more involved in addressing workforce housing solutions through increased leadership and investment.

The success of these discussions, and the appreciation employers and housing professionals have expressed regarding our coordinated efforts, has encouraged us to pursue additional opportunities to address current market realities. In particular, housing prices in our sub-region have increased such that many traditional members of our communities, including local and municipal employees and young families, are not able to find homes or apartments in which to live. The current mortgage crisis in our nation further speaks to the need for creative public private solutions.

Looking forward, **we intend to join together to create an inter-jurisdictional housing organization**, which will pool resources (financial, administrative and land-based) to create and preserve workforce housing opportunities in our sub-region, defined as the incorporated land of Deerfield, Highland Park, Highwood, Lake Forest and Northbrook.

The goals of this organization will be to ensure housing options for a range of income levels, as well as to maintain a balance of housing types, including rental and ownership opportunities, that meet the demands of our population, specifically targeting our workforce. To accomplish these goals, the organization will:

- Coordinate and allocate public resources to attract private and non-profit investment into the preservation and expansion of affordable, workforce housing options;
- Pool technical resources between jurisdictions to develop and implement housing policies and programs;
- Provide expert assistance to local organizations interested in becoming active in affordable housing provision; and,
- Provide information and data on local and regional housing issues

The housing organization will support housing that meets the goals identified in the Metropolitan Mayors Caucus' Housing Endorsement Criteria (attached): that housing be well-designed and well-managed, accessible to transportation and employment, and affordable to people with a range of incomes. The work of this organization will also help us to ensure that we continue to meet the requirements of the Illinois Affordable Housing Planning and Appeal Act, which mandates that at least 10 percent of every community's housing stock be affordable. Furthermore, the housing organization will allow us to share resources and create an economy of scale, so that the administration of housing policies, programs and developments is not being replicated in each of our communities, but rather shared across them.

Our goal, over the next year, is to build awareness and consensus about this proposed initiative with our colleagues – both staff and elected officials – while continuing our efforts to engage business leaders as well. We've already leveraged private sector incentives for local employers to provide downpayment assistance to workers who buy in our communities. As a longer term goal, we further propose to launch a subregional trust fund that taps our own resources, as well as those of area employers and other interested foundations or government agencies.

As the founders, we will shape this organization's mission and its subsequent efforts in order to make certain that it meets the needs of our communities. We welcome the participation of neighboring jurisdictions, should they share our vision, but are intent on moving forward with or without such participation.

From: Kathleen G. Von Ohlen [mailto:kvonohlen@deerfield-il.org]
Sent: Thursday, September 04, 2008 2:21 PM
To: Joanna Trotter; Robin Snyderman
Cc: Jeffery S. Ryckaert
Subject: Affordable (Workforce) Housing Questions

Joanna & Robin,

The Village of Deerfield will be discussing the inter-jurisdictional housing initiative and other affordable (workforce) housing strategies at another Committee of the Whole meeting in September or October. The Village of Deerfield would like to gain a better understanding of how the funding would work for the MPC's regional housing trust fund. Below are some questions the Village has.

1. It might be hard to justify a regional housing fund to the Board of Trustees as the Village will be trying to fund its own housing initiatives while paying into a regional fund.
2. If affordable housing is put into one of the participating communities, would Deerfield get credit for it to apply toward the 10 percent the State wants? Could you explain how this might work? When Mr. Sullivan discussed the ARCH program at an MPC meeting in 2007, I believe he indicated a community gets credit for funding affordable housing in another town.

Any input you have on these two issues, and any other general comments you might have on this subject would be appreciated.

Sincerely,

Kathy

Kathy Von Ohlen
Village of Deerfield
Community Development, Planning Division
850 Waukegan Road, Deerfield, IL 60015
Phone (847) 719-7480, Fax (847) 945-0287



"Joanna Trotter"
<jtrotter@metroplanning.org>

09/04/2008 02:30 PM

To "Kathleen G. Von Ohlen" <kvonohlen@deerfield-il.org>,
"Robin Snyderman" <rsnyderman@metroplanning.org>
cc "Jeffery S. Ryckaert" <jryckaert@deerfield-il.org>

bcc

Subject RE: Affordable (Workforce) Housing Questions

Kathleen,

We'd be happy to come back out to address these questions.

In the meantime, regarding the first question, this has been brought up by other communities. While we fully understand that resources are limited and that Deerfield would want to use their local funds for local initiatives, we also know that developing affordable housing, especially in a high cost area like the northshore, is very expensive and that its very difficult for one community to fully support these efforts on their own. That is the benefit of this model. There is not a lot of developable land out there and opportunities don't come by all the time, so by pooling resources, the five participating communities (or more if others are interested and the existing communities want to bring more areas on board) will be able to leverage each other's resources to support a development at a greater level. Even Highland Park, who has their own resources, recognizes that they just don't have enough opportunities to fully utilize what they have every year. So, this partnership would definitely not preclude Deerfield from setting up its own program. In fact, the trust fund model is designed to support projects financially, but also support all participating communities with staff that can administer all local housing programs. This creates the efficiencies, economies of scale, the the relationship building with the development community necessary to build and preserve workforce housing in the area. Finally, MPC has been working to identify outside resources that can also be pooled to support these efforts. We are finding that there is interest in supporting inter-jurisdictional collaborations. More recently, we've been talking with the Ford Foundation who is looking to financially support replicable models like this that can be "brought to scale". As such, we believe that participating communities will be better able to leverage new resources by working together than by competing individually from the same funders.

Regarding the second question, the Affordable Housing Planning and Appeals Act was ammended to give communities credit for supporting affordable housing developments in other communities. What our homework entails, once the communities have decided they want to go down this road of exploring a structure that works for them, is that MPC work with the Illinois Housing Development Authority to make sure that mechanisms are put in place where it is easy for each town to get credit for the developments they've supported. So, on paper, yes you get credit. We just need to make sure its easy and efficient for you to do so.

I hope that helps.

Thanks for reaching out!









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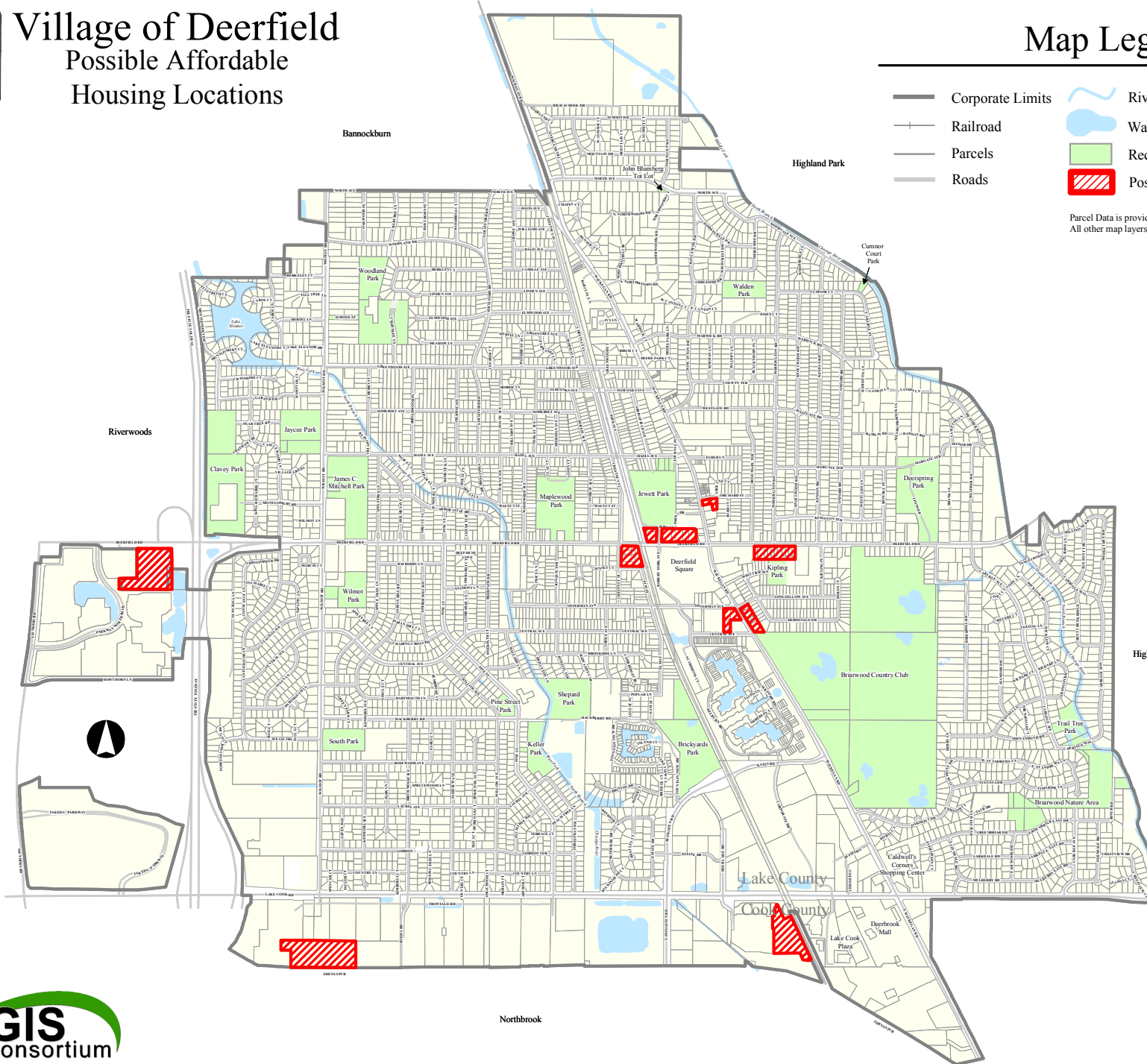
Village of Deerfield

Possible Affordable Housing Locations

Map Legend

-  Corporate Limits
-  Railroad
-  Parcels
-  Roads
-  River and Stream Features
-  Water Body Features
-  Recreational Areas
-  Possible Affordable Housing Locations

Parcel Data is provided by Lake and Cook Counties.
All other map layers have been developed by the Village of Deerfield.





**THE CITY OF LAKE FOREST
AFFORDABLE HOUSING PLAN**

THE CITY OF LAKE FOREST AFFORDABLE HOUSING PLAN

The City of Lake Forest desires to promote healthy, stable, and vibrant neighborhoods through policies and programs that provide for a variety of housing opportunities. Throughout its history, the City has offered a diverse housing stock that permitted families of varying income levels and with various housing needs to own homes in the community. In recent years, property values have escalated to the point of discouraging a diverse housing stock. The average sale price for a home in Lake Forest in 2003 was \$1,061,570, which is a 65.5% increase from 1994 and an 11% increase from 2002. A certain percentage of residents who currently live and work in Lake Forest are unable to meet or maintain the household income level necessary to support home ownership and, therefore, must look to other communities for housing. These residents include people and families that greatly add to the fabric of daily life in Lake Forest, including long time senior residents, young families, college professors, and public employees such as teachers, police officers and firefighters.

The City Council sees great value to the community in providing affordable and diverse housing opportunities to meet the needs of Lake Forest residents. To achieve this goal, an Ad Hoc Housing Committee was established in August 2003, to plan for, examine, promote and encourage appropriate affordable housing. The Ad Hoc Housing Committee held 15 public meetings between August 2003 and March 2005, and presents this document as the City of Lake Forest's Affordable Housing Plan.

Ad Hoc Housing Committee Members: Mayor Jack Preschlack, Chairman; Alderman Michael Burns; Alderman Roger Mohr; Alderman Timm Reynolds

Approved by the City Council on March 21, 2005

PLAN OUTLINE

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I. AUTHORITY AND BACKGROUND

In 2003, the Illinois General Assembly adopted Public Act 093-0595, the Affordable Housing Planning and Appeals Act, which became effective January 1, 2004. Amendments to Public Act 093-0595 were approved on June 28, 2004. Public Act 093-0595 and its amendments are codified at 310 ILCS 67/1 *et seq.* According to the Act, its purpose is to encourage counties and municipalities to incorporate affordable housing within their housing stock sufficient to meet the needs of their county or community. In addition, the Act provides a forum for affordable housing developers who believe they have been unfairly treated to seek relief from local ordinances and regulations.

The Act contains three major provisions: (1) the Illinois Housing Development Authority (“*IHDA*”) has been charged with determining those local governments that must prepare an affordable housing plan and those that are exempt; (2) the Act requires all non-exempt local governments to prepare affordable housing plans and adopt those plans prior to April 1, 2005; and (3) the Act provides an appeal procedure for aggrieved developers of affordable housing.

On August 10, 2004, IHDA sent a letter to the City of Lake Forest informing the City that it was a non-exempt community and, in accordance with the Act, that the City must prepare and approve an affordable housing plan prior to April 1, 2005.

On November 2, 2004, residents of Lake Forest overwhelmingly approved Home Rule status for the City of Lake Forest. Based on the recognized methods of preemption authorized under the Illinois Constitution and Illinois Supreme Court cases, the Affordable Housing Act does not preempt Home Rule authority and thus does not apply to Home Rule units of local government. Therefore, the City of Lake Forest, being a Home Rule unit of local government, is not subject to the Act. Nevertheless, because the City of Lake Forest desires to promote healthy, stable, and vibrant neighborhoods through policies and programs that provide for a variety of housing opportunities, the City has set targets for affordable housing consistent with the spirit of the Act. The following plan, approved by the Lake Forest City Council, is filed not as an acknowledgement of the Act’s applicability, but merely for information.¹

Simply developing and filing a plan will not sustain and increase the availability of affordable housing in Lake Forest. The City Council agrees that such housing is both desirable and necessary for the City. Moreover, the City of Lake Forest has always had a strong, diverse housing stock and population and seeks to maintain that diversity – a goal expressed in the City’s Comprehensive Plan adopted in 1998. However, maintaining diversity of housing stock has become increasingly difficult as market forces have pushed housing and land values upward in Lake Forest and throughout the region, and land for new development along the North Shore has become increasingly scarce.

II. INTENT

In identifying lands and structures that are most appropriate for affordable housing and incentives that may be available to attract affordable housing developments, the City of Lake Forest has carefully considered the character and environment of the City. In addition, consideration has been given to the City’s Comprehensive Plan, Zoning Code, and other applicable Code provisions, ordinances and

¹ In preparing this Plan, the City has referred to and relied on various representations set forth in materials issued by the IHDA.

regulations.² The City of Lake Forest desires to establish a plan that will encourage and attract affordable housing developments that are consistent with the character and environment of the City and which can be provided with quality services such as adequate public safety services, schools, and infrastructure. Therefore, while the City of Lake Forest recognizes the importance of providing affordable housing throughout the State of Illinois, affordable housing must be provided in a way that does not compromise the public health or safety or destroy the environment and character that defines the City of Lake Forest.

It is the intention of the City of Lake Forest to set targets for affordable housing units consistent with the spirit of the Act. The challenge in doing so is significant without substantial subsidization because of the existing character and environment of the City. Specifically, the environment of Lake Forest is a forested, nearly fully built-out community of predominately detached single-family residences. In addition, large expanses of open space, parks, and recreational lands comprise a critical element of the City whose preservation define and enhance the City's character and environment. There are limited areas of multi-family housing, a modest central business district centered on historic Market Square, and a secondary neighborhood business district along Waukegan Road. The developed portions of the City are relatively low profile buildings when compared to the existing tree canopy found throughout much of the City.

The City's infrastructure has historically developed in a manner consistent with the community. In particular, streets, water lines, sanitary sewers, and storm water management facilities have been designed and maintained to accommodate the relatively low-density development in the City. Similarly, the City's public works and public safety services and equipment have been developed, acquired, and maintained to address the public health and safety needs of the low density, primarily residential community. Establishing affordable housing in a manner inconsistent with this character would not be in the long-term best interest of the City and could threaten the community's character, property value, and quality of life.

It is within this context that the City has prepared this Plan. The overall objective of the City and this Plan is to identify locations for, and to undertake steps to promote affordable housing in a manner that preserves the character and environment of Lake Forest and protects the public health and safety of the community.

III. AFFORDABLE HOUSING PLAN

A. 10% AFFORDABLE HOUSING

According to the Multiple Listing Service of Northern Illinois (MLSNI), the average sales price of a single-family home in Lake Forest during the fourth quarter of 2004 (Oct. 1 – Dec. 31) was \$1,490,368.³ The average sales price was based on 89 properties ranging from \$372,000 to \$13,250,000. According to the MLSNI, the average sales price of a condominium unit in Lake Forest during the fourth quarter of 2004 was \$485,307. The above figures indicate that most of the existing housing stock does not include affordable housing as defined by the Affordable

² Although the City is not subject to review by the State Housing Appeals Board to be created under the Act, this focus on compliance with the public health and safety standards set forth in the City's codes is consistent with IHDA's statement that the State Housing Appeals Board to be created under the Act is not expected to "override local zoning ordinances or building codes." *Affordable Housing Planning and Appeals Act (310 ILCS 67/): Recommended Procedural Guidelines for Compliance at 24 (IHDA, 11/23/04) (the "IHDA Guidelines")*.

³ The 13.25 million-dollar sale above skews the average home price for single-family homes. If it is not included the average single-family home price is \$1,341,491.

Housing Planning and Appeals Act. In 2004, 121 building permits were issued in the City for new housing units: 101 for housing units built on newly created zoning lots, 20 for homes replacing razed homes.⁴ The average cost of construction for all new housing units was \$649,495.⁵ There were also 123 permits issued for additions to existing residences. The average construction cost of all additions was \$173,456.

The Act seeks a goal of 10% of all units being affordable. However, IHDA has determined from the 2000 Census figures that only 5.10% of owner-occupied and renter-occupied housing in Lake Forest is affordable as calculated under Section 20(b) of the Act. Under IHDA's calculations, of the 6,681 housing units in the City for which affordability could be determined, only 339 units were affordable.⁶ To meet the 10 percent goal, 329 additional units of affordable housing should be available.⁷

B. IDENTIFICATION OF LANDS AND STRUCTURES MOST APPROPRIATE FOR AFFORDABLE HOUSING

In identifying properties and structures that are most appropriate for affordable housing, it is important to note that "appropriate" does not simply translate to those properties or structures that are vacant and undeveloped. The character and environment of the City of Lake Forest is defined by its well-established single-family residential development patterns and its public and private open space with minimal amounts of developable land remaining.⁸ Based on that, the following areas have been identified as the most appropriate for affordable housing developments:⁹

- Land currently located in and around the City's business districts (B-1, B-2, B-3, B-4, O-1)
- Land located in the multiple-family residential districts (GR-1, GR-2)
- Land associated with Lake Forest College Campus
- Land associated with Barat Campus of DePaul University
- Land associated with Lake Forest Hospital Campus

⁴ 57 units were detached Single-Family residences; 64 units were attached Single-Family residences.

⁵ The average construction cost for just new detached Single-Family residences was \$965,000.

⁶ Under Section 15, the Act defines "affordable housing" as housing whose sale or rental price is within the means of a household that may occupy moderate-income housing (affordable to households with income that is greater than 50% but does not exceed 80% of the area median household income) or low-income housing (affordable to households with income that does not exceed 50% of the area median household income). IHDA calculated the number of affordable units pursuant to Section 20(b) of the Act.

⁷ It is unclear from the Act how a municipality determines the total housing stock in calculating the 10 percent affordable housing number. As the number of total units in the City changes, so too would the target for affordable units. Additionally, through market forces, changes in occupancy of current affordable units could transform them to units that do not qualify as "affordable housing" without any intervention of the City. Because it is impossible to predict how housing will be developed in the City in the future and how market forces may affect existing affordable units, for purposes of complying with the Act the City has (a) used the total housing unit number reported by IHDA to calculate the 10 percent affordable housing unit number, and (b) set its goal based on the assumption that existing affordable units will continue to serve as "affordable housing" as defined in the Act.

⁸ As a built-up community, there is little undeveloped land in Lake Forest other than parks and similar public spaces. Because the maintenance of adequate open space and recreational land is integral to protecting the character and environment of Lake Forest, such public and semi-public lands may not be appropriate for conversion to development for affordable housing or other purposes, which is consistent with the IHDA Guidelines. See IHDA Guidelines at 24.

⁹ The City's identification of properties or structures most appropriate for affordable housing development does not ensure that these properties will be developed with affordable housing, nor does it create any entitlement. Conversely, such identification is not intended to affect the existing development rights currently vested in such properties.

Even within those areas, any sites that are used for new construction or adaptation of existing units must:

- Provide compatibility with established land-use patterns, surrounding land uses and the City's Comprehensive Plan;
- Be mixed-use developments (for multi-unit structures);
- Disperse affordable housing units with market rate housing; and
- Be located where there is adequate infrastructure and services to support such housing developments, including but not limited to access to public transportation, shopping, the library and parks.

C. AFFORDABLE HOUSING POLICIES AND INCENTIVES

The City of Lake Forest may, after a careful review to ensure that the public safety and health and the character and environment of the City will be protected and preserved, consider adopting and implementing, or otherwise facilitating, the following policies and incentives to encourage the development of affordable housing in the City:

- An Inclusionary Housing Ordinance;
- A Housing Commission;
- An Affordable Housing Trust Fund;
- A Demolition Tax, with revenues going to an Affordable Housing Trust Fund;
- Amendments to the City's Zoning Code to allow reuse of existing caretaker residences, coach houses, and garage apartments as affordable units;
- Expedited or reduced costs of permitting fees for affordable units;
- Support county initiatives that lower taxes on affordable housing units;
- Reduced rates for water billing;¹⁰
- Cooperation with a developer attempting to use IHDA Housing Trust Funds (matching funds);
- Employer-assisted housing

D. GOALS

In the event there is a determination that the Act applies to the City of Lake Forest as a Home Rule Unit, the City of Lake Forest has identified the following target for the development of affordable housing in the City:¹¹

¹⁰ This may be impacted by any bond covenants that the City may have in place from time-to-time.

¹¹ Although the City of Lake Forest, as a Home Rule unit of local government, is not subject to the Act, the City desires to promote healthy, stable, and vibrant neighborhoods through policies and programs that address the fundamental need for a variety of housing opportunities. Therefore, the City has set targets for affordable housing consistent with the Act. These targets have been established in accordance with the assumptions set forth in this Plan, and particular in footnote 7 of this Plan.

- 15% of all new development or redevelopment in the City will be affordable;¹² or
- 3% increase in affordable housing units in the City over the number of affordable units calculated by IHDA.

The City of Lake Forest has already initiated the following steps toward the goal of providing affordable housing in the City:

- A. On June 21, 2001, the City Council approved amendments to the City's Zoning Code to encourage and attract long-term affordable senior housing developments in the form of "Cottage-style" residences that are consistent with the character and environment of the City and meet a demonstrated need in the community.
- B. On June 21, 2001, the City Council approved the first affordable Senior Cottage Development, completed in 2003 and located on the north side of Conway Road at the north end of Telegraph Road, a 5-unit housing development that is a first step in responding to the community's need for affordable senior housing for Lake Forest residents.
- C. In August 2003, the City Council created an Ad Hoc Housing Committee that has convened on a monthly basis to plan for, examine, promote, and encourage appropriate Affordable Housing in Lake Forest. The Ad Hoc Housing Committee has begun the following tasks:
 - i. Prioritize those persons eligible for Affordable Housing and evaluate the associated demand;
 - ii. Define and determine the types of Affordable Housing that is consistent with the public health, safety, character, and environment of the City;
 - iii. Inventory City property for possible use for Affordable Housing; and
 - iv. Coordinate with the local College and Hospital campuses to ascertain the viability of Affordable Housing on those sites.
- D. On December 1, 2003, the City Council of the City of Lake Forest adopted Resolution 03-19, which states the City Council's commitment to support and encourage the development of Affordable Housing that meets the needs of residents and those vested in the community.

In furtherance of reaching these targets, the City of Lake Forest establishes the following goals for its Affordable Housing Plan

1. Within six months of approval of the Affordable Housing Plan, the Plan Commission shall undertake a review for the purpose of recommending to the City Council possible amendments to the Lake Forest Comprehensive Plan to encourage and attract Affordable Housing in the City while protecting the public health and safety and in a manner consistent with the character and environment of Lake Forest.
2. Within six months of approval of the Affordable Housing Plan, the Plan Commission shall undertake a review for the purpose of recommending to the City Council possible amendments to the Lake Forest Zoning Code to encourage and attract Affordable Housing in the City consistent with the public health, safety, character, and environment of the City,

¹² This target is established based on the definition of "development" and "redevelopment" as defined in the *IHDA Guidelines* (pp. 12-13).

including without limitation, an Inclusionary Housing Ordinance, and other amendments to encourage and promote affordable housing that meets the demands of Lake Forest residents.

3. Within one year of approval of the Affordable Housing Plan, the City Council shall appoint a standing Housing Committee to coordinate and plan for possible Affordable Housing projects within the community and administer an Affordable Housing Trust Fund.
4. Not less than every three years following approval of the Affordable Housing Plan, the City shall review and update the Affordable Housing Plan.

Obviously, the City cannot control market forces that affect the affordability of land and housing within Lake Forest, nor the income levels of households that serve as the benchmark for determining affordability. This is particularly true given the small size of the City in relation to the larger area against which it is measured for establishing affordable housing targets. Because of these unknowns, as well as the overall uncertainty of the real estate development industry and the changing regulatory environment in which such development occurs, it is not and cannot practically be a goal of this Plan to meet the target levels of affordable housing units stated above in any specific time frame. Rather, it is the objective of this Plan that, by continuing the activities already commenced to encourage affordable housing and pursuing and achieving the goals set forth as 1 through 4 above, the City will have taken steps to create conditions amenable to ultimately achieving the stated affordable housing targets in Lake Forest consistent with the spirit of the Act and in a manner that will not impact the health and safety capabilities of the City and will protect and preserve the character, environment, and property values of the Lake Forest community. Such achievements will represent the full implementation and satisfaction of the goals of this Plan.

VILLAGE OF LAKE BLUFF

AFFORDABLE HOUSING PLAN

I. AUTHORITY

In 2003, the Illinois General Assembly adopted Public Act 093-0595, the Affordable Housing Planning and Appeals Act, which became effective January 1, 2004. Amendments to Public Act 093-0595 were approved on June 28, 2004. Public Act 093-0595 and its amendments are codified at 310 ILCS 67/1 *et seq.* ("**Act**"). According to the Act, its purpose is to encourage counties and municipalities to incorporate affordable housing within their housing stock sufficient to meet the needs of their county or community. In addition, the Act provides a forum for affordable housing developers who believe they have been unfairly treated, to seek relief from local ordinances and regulations. 310 ILCS 67/10.

The Act contains three major provisions: (1) the Illinois Housing Development Authority ("**IHDA**") has been charged with determining those local governments that must prepare an affordable housing plan and those that are exempt; (2) the Act requires all non-exempt local governments to prepare affordable housing plans and adopt those plans prior to April 1, 2005; and (3) the Act provides an appeal procedure for aggrieved developers of affordable housing.

On August 10, 2004, IHDA sent a letter to the Village of Lake Bluff informing the Village that it was a non-exempt community pursuant to Section 20(b) of the Act. Pursuant to Section 25 of the Act, therefore, the Village must prepare an affordable housing plan and approve the plan prior to April 1, 2005.

II. INTENT

Pursuant to the Act, the Village of Lake Bluff, a non-exempt community as determined by IHDA, is required to adopt an affordable housing plan prior to April 1, 2005. In identifying lands and structures that are most appropriate for affordable housing and incentives that may be available to attract affordable housing developments in the Village, the Village of Lake Bluff has carefully considered the character and environment of the Village, as set forth in the Village of Lake Bluff Comprehensive Plan, Lake Bluff Zoning Regulations, Lake Bluff Village Code, and other ordinances and regulations of the Village. The Village of Lake Bluff desires to establish a plan that will encourage and attract affordable housing developments in the Village of Lake Bluff that are consistent with the public health and safety capabilities of the Village and will protect and preserve the character and environment of the Village. Therefore, while the Village of Lake Bluff recognizes the importance of providing affordable housing throughout the State of Illinois, affordable housing must be provided in a way that does not compromise the public health or safety or destroy the environment and character that defines the Village of Lake Bluff.

It is the intention of the Village of Lake Bluff to comply with the Act. The challenge in doing so is significant without substantial subsidization because of the existing character and environment of the Village, as described in detail in the Village's Comprehensive Plan, Zoning Regulations, and Village Code. Specifically, the environment of Lake Bluff is that of a well-forested, substantially landscaped, and virtually fully built-out community predominated by detached single-family residences. In addition, the few larger expanses of open space, parks, and recreational lands comprise a critical element of the Village whose preservation define and enhance the Village's character and environment. Beyond the single-family and open space elements of Lake Bluff's character and environment, there are limited areas of commercial

development along Illinois Route 176, Illinois Route 43 and U.S. Route 41, as well as a modest downtown business district that is centrally located in the Village. The developed portions of the Village are relatively low-profile buildings when compared to the existing tree canopy found throughout much of the Village.

The Village's infrastructure has historically developed in a manner consistent with the character and environment of the Village in order to protect the health and safety of its residents. In particular, streets, water lines, sanitary sewers, and storm water management facilities have been designed and maintained to accommodate the relatively low-density development in the Village. Similarly, the Village's public works and public safety services and equipment have been developed, acquired, and maintained to address the public health and safety needs that have arisen from the aforementioned character and environment of Lake Bluff. Establishing affordable housing in a manner inconsistent with such character will be detrimental to the Village's environment and put at risk the public health and safety.

It is within this context that the Village has prepared this plan in accordance with the Act. The overall objective of the Village and this Plan is to identify locations for, and to undertake steps to promote, affordable housing in a manner that preserves the character and environment of Lake Bluff and protects the public health and safety.

III. AFFORDABLE HOUSING PLAN

A. 10% AFFORDABLE HOUSING

According to IHDA's calculations pursuant to Section 20(b) of the Act, as of 2000, the Village of Lake Bluff has 7 affordable for-sale units housing and 95 affordable rental units¹ for a total of 102 affordable housing units in the Village. Thus, IHDA has calculated that 4.70 percent of the Village's total housing units of 2,173 are affordable. In order for the Village to reach exempt status under the Act, the Village must have 10 percent of its total housing stock as affordable housing units, as defined by the Act. Assuming that the total housing unit calculation of 2,173 does not change, the Village needs a total of ~~247~~ 218 affordable housing units to be exempt under the Act.² After deducting the 102 existing affordable housing units calculated by IHDA from the total affordable housing units required to be exempt from the Act, 115 *additional* affordable housing units are needed in the Village.

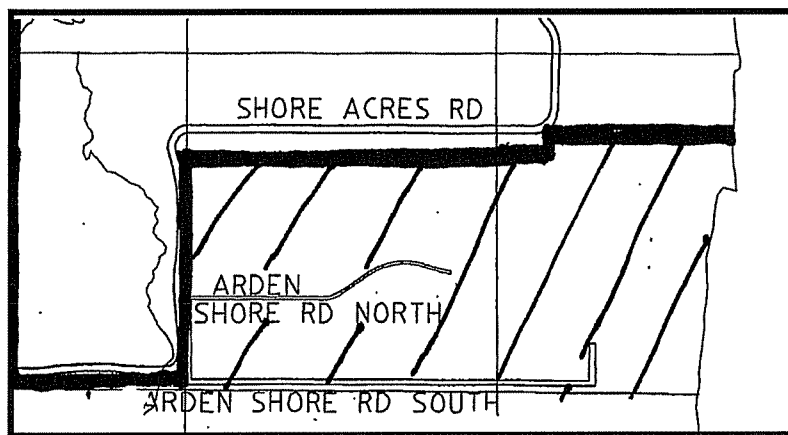
¹ Under Section 15, the Act defines "affordable housing" as that housing whose sale price (\$123,700) or rental price (\$775 per month) is within the means of a household that may occupy moderate-income housing (affordable to households with income that is greater than 50% but does not exceed 80% of the area median household income) or low-income housing (affordable to households with income that does not exceed 50% of the area median household income). IHDA calculated the number of affordable units pursuant to Section 20(b) of the Act. The goal of this Plan is to provide affordable housing as defined in the Act.

² It is unclear from the Act how a municipality determines the total housing stock in calculating the 10 percent affordable housing number. As the number of total units in the Village changes, so too would the target for affordable units. Additionally, through market forces, changes in occupancy of current affordable units could transform them to units that do not qualify as "affordable housing" without any intervention of the Village. Because it is impossible to predict how housing will be developed in the Village in the future and how market forces may affect existing affordable units, for purposes of complying with the Act the Village has (a) used the total housing unit number reported by IHDA to calculate the 10 percent affordable housing unit number, and (b) set as its target based on the assumption that existing affordable units will continue to serve as "affordable housing" as defined in the Act.

B. IDENTIFICATION OF LANDS AND STRUCTURES MOST APPROPRIATE FOR AFFORDABLE HOUSING

In identifying properties and structures that are most appropriate for affordable housing, it is important to note that appropriate does not simply translate to those properties or structures that are vacant and undeveloped. The character and environment of the Village of Lake Bluff is defined by its well-established single family residential development patterns and its public and private open space with minimal amounts of developable land remaining. In light of the existing character and environment of the community, the Village of Lake Bluff has identified that the areas most appropriate for affordable housing developments are:³

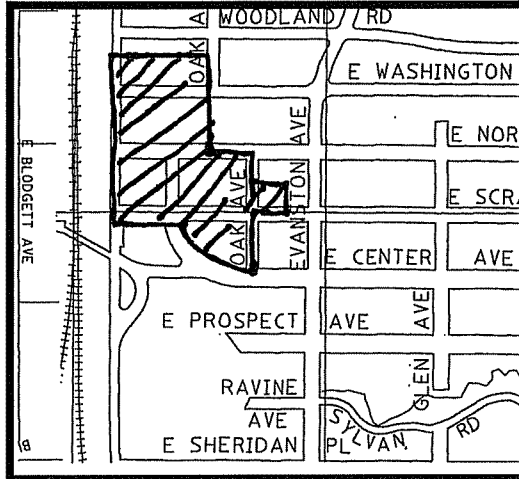
- 1. Area North of Arden Shore Road South and South of Shore Acres Country Club (Approximately 40.9 Acres).**



Lake Bluff Comprehensive Plan contemplates the orderly redevelopment of this area as a Planned Residential Development in a manner compatible with neighboring residential uses. (1997 Comprehensive Plan)

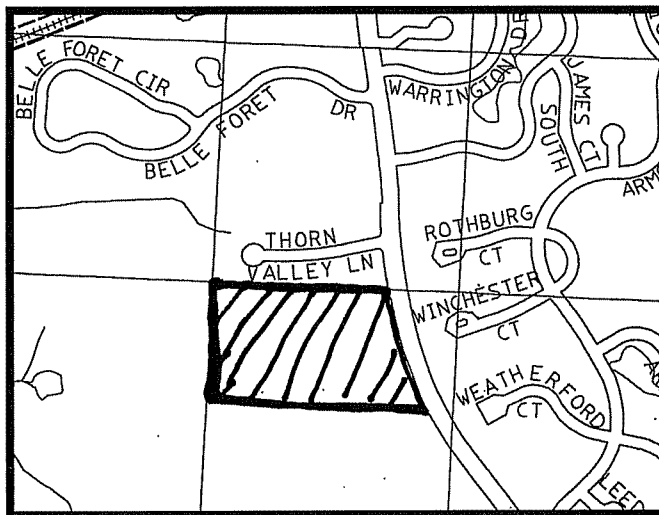
³ The Village's identification of properties or structures most appropriate for affordable housing development does not ensure that these properties will be developed with affordable housing, nor does it create any entitlement therefore. Conversely, such identification is not intended to affect the existing development rights currently vested in such properties.

2. Area East of Sheridan Road, North of East Center Avenue and South of East Woodland and West of Oak Avenue (Central Business District – Approximately 12 Acres)



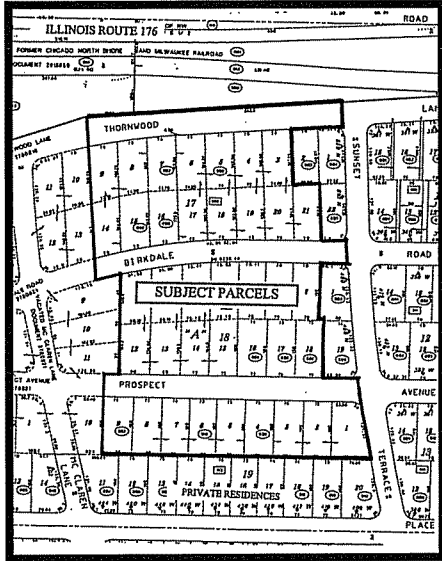
Lake Bluff Comprehensive Plan contemplates maintaining the unique residential character of the Central Business District (CBD) while maintaining the existing zoning classifications of the CBD. (1997 Comprehensive Plan)

3. Area West of Green Bay Road; East of the Golf Course; North of Central School; and South of Thorn Valley Lane (Approximately 16.2 Acres).



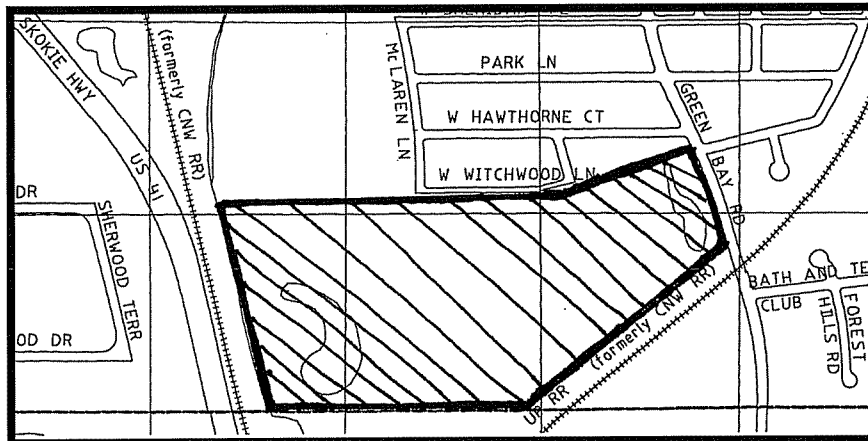
Lake Bluff Comprehensive Plan contemplates this property as higher density Planned Residential Development and the possibility for empty nester housing similar to Amour Woods. (1997 Comprehensive Plan)

4. **Area South of Route 176; West of Sunset Terrace; East of the Joint Action Water Agency; and North of West Sheridan Place (Approximately 10 Acres).**



Village owned parcel located east of JAWA and south of Route 176. Lake Bluff Comprehensive Plan contemplates this property for development as a park site first and second for relatively low density, lower cost multifamily housing if a sufficient number of housing units cannot be located elsewhere in the Village. (1997 Comprehensive Plan)

5. **Area West of Green Bay Road; North of Union Pacific Freight Line Spur; South of West Witchwood Lane; and East of Union Pacific Freight Line (Harrison Conference Center - Approximately 47 Acres).**



When a change in use is proposed for the Harrison Conference Center, the Lake Bluff Comprehensive Plan suggests considering redevelopment in a manner that services as a compatible transition between the residential area to the north and south of this property. (1997 Comprehensive Plan)

Even within those areas, any sites that are used for new construction or adaptation of existing units must:

- * Provide compatibility with established land-use patterns, surrounding land uses and the Village's Comprehensive Plan;
- * If possible, be in mixed-use developments (for multi-unit structures);
- * Not concentrate the affordable housing units; and
- * Be located where there is adequate infrastructure to support such housing developments.

C. AFFORDABLE HOUSING POLICIES AND INCENTIVES

The Village of Lake Bluff may, after a careful review to ensure that the public safety and health and the character and environment of the Village will be protected and preserved, consider adopting and implementing, or otherwise facilitating, the following policies and incentives to encourage the development of affordable housing by both for-profit and non-profit developers in the Village:⁴

- * Expedited or reduced costs of permitting fees for affordable units;
- * Municipal property tax abatements;
- * ~~Reduced rates for water billing;~~⁵
- * Cooperation with a developer attempting to use IHDA Housing Trust Funds (matching funds);
- * Preparation of development bonus policy;
- * Establishment of a Community Land Trust; and
- * Employer-assisted housing.

D. GOALS

The Village of Lake Bluff has identified the following targets for the development of affordable housing in the Village:⁶

- 15% of all new development or redevelopment in the Village will be affordable; or
- 3% increase in affordable housing units in the Village over the number of affordable units calculated by IHDA pursuant to Section 20(b) of the Act.

⁴ Unless and until the General Assembly acts to provide statutory authority to non-home rule municipalities to adopt and implement inclusionary housing requirements, the Village of Lake Bluff is not authorized to adopt or implement such policies.

⁵ ~~This may be impacted by any bond covenants that the Village may have in place from time to time.~~

⁶ - These targets have been established in accordance with the Act and the assumptions set forth in this Plan, and particular in footnote 3 of this Plan.

In furtherance of reaching these targets, the Village of Lake Bluff establishes the following goals for its Affordable Housing Plan:

1. Development of an ongoing public information program to educate residents and community groups about the Affordable Housing Plan. The Public information programs to include distribution of information in the Village newsletter, on the Village website, via the Village email list serve and directly to various community groups and organizations.
2. Within one year of its approval of the Affordable Housing Plan, the Village Board shall refer to the Plan Commission for public hearing possible amendments to the Lake Bluff Comprehensive Plan to encourage and attract Affordable Housing in the Village while protecting the public health and safety and in a manner consistent with the character and environment of Lake Bluff.
3. Within one year of its approval of the Affordable Housing Plan, the Village Board shall refer to the Zoning Board of Appeals for public hearing possible amendments to the Lake Bluff Zoning Regulations and Lake Bluff Zoning Map to encourage and attract Affordable Housing in the Village consistent with the public health, safety, character, and environment of the Village, including without limitation the following:
 - a. Density bonuses for developments that provide affordable housing units.
 - b. Text amendments to permit multiple family and senior housing developments.
 - c. Map amendments to rezone parcels identified as most appropriate for affordable housing.
4. Within eighteen months of its approval of the Affordable Housing Plan, the Village Board shall appoint a standing committee of the Village Board to study affordable housing issues.
5. Within two years of its approval of the Affordable Housing Plan, the Village Board shall request that the Finance Committee of the Village Board compile information and prepare a report regarding federal and state financial programs, including grants and other sources of funding, available to assist the Village and affordable housing developers in developing affordable housing in the Village.
6. Within three years of its approval of the Affordable Housing Plan, the Village Board shall request that the committee on affordable housing meet with non-profit affordable housing agencies and groups to discuss issues relating to affordable housing, including potential incentives.
7. Not less than every three years following approval of the Affordable Housing Plan, the Village Board shall review and update the Affordable Housing Plan.

Obviously, the Village cannot control market forces that affect the affordability of land and housing within Lake Bluff, nor the income levels of households that serve as the benchmark for determining affordability. This is particularly true given the small size of the Village vis-à-vis the larger area against which it is measured for establishing affordable housing targets.

Because of these imponderables, as well as the overall uncertainty of the real estate development industry and the changing regulatory milieu in which such development occurs, it is not and cannot practically be a goal of this Plan to meet the target levels of affordable housing units stated above in any specific time frame. Rather, it is the objective of this plan that, by pursuing the goals set forth above, the Village will have created conditions amenable to ultimately achieving the stated affordable housing targets in Lake Bluff in a manner that will not impact the health and safety capabilities of the Village and will protect and preserve the character and environment of the Lake Bluff community.

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Condos win planning award

BY KIMBERLY FORNEK
kfornek@pioneerlocal.com

A controversial condominium development that was opposed by homeowners and village officials in neighboring Buffalo Grove has won Arlington Heights a planning award.

The Metropolitan Planning Council has chosen Arlington Heights and the Timber Court Condominiums for its 2008 Burnham Award for Excellence in Planning.

Tandem Realty Corp. of Chicago has finished two of the three five-story condominium buildings the Arlington Heights Village Board approved in May 2005 for property on the west side of Old Arlington Heights Road, about a quarter-mile south of Dundee Road.

"The purpose of the award is to promote the merits of good planning and those plans that have produced good results," said Peter Skosey, the council's vice president of external relations.

The council, a nonprofit group of business and civic leaders in the Chicago region, applauded the development for the fact that the Tandem agreed to set

the price of 20 percent of the condominiums as "affordable" for a family of four earning \$60,300 or below, which is 80 percent of the area's median income, according to the Illinois Housing Development Authority. A deed restriction guarantees the price of the units will remain affordable when they are resold.

Arlington Heights village officials decided such concessions earned the project special consideration. In approving Timber Court by a split vote, the Arlington Heights Village Board allowed the buildings to be taller and with a higher density than the village code permits in that area.

Tandem originally proposed 120 units total, but lowered the number to 108 after the Arlington Heights Plan Commission did not recommend the project. However, only 80 units were allowed on the 5-acre site, per the village code.

Opponents, many of whom lived in the neighboring Mill Creek subdivision in Buffalo Grove, argued that 108 units still were too many, because new residents in the condominiums would over-

crowd schools and create traffic hazards for students walking to Buffalo Grove High School along Old Arlington Heights Road, which has no sidewalks.

The Metropolitan Planning Council praised the review process which included 15 public hearings and meetings, at least one of which was attended by about 150 people.

"The community went to great lengths to make sure all the different opinions were heard," Skosey said.

Arlington Heights officials nominated the Timber Court Condominiums for the Burnham award, named in honor of Daniel H. Burnham, creator of the 1909 Plan of Chicago. Arlington Heights won the same award in 1999 for the redevelopment of its downtown.

"It shows leadership at the municipal level can produce good results," Skosey said. Chicago is the only other community to win the award twice.

Arlington Heights officials will receive the award at a luncheon Sept. 8 at the Hyatt Regency Hotel in Chicago.

Comment: pioneerlocal.com

Reaction to Timber Court's award

Nora Boyer, Arlington Heights Housing Planner:

Getting Timber Court approved was "a long worthwhile project. There was a lot of input that enhanced the project. We feel very positive about how it turned out. It's doing what it is intended to, offering both market rate and affordable homes."

Eleven of the 14 affordably-priced units have been sold, Boyer said. Of the 11 buyers, four moved to Timber Court from elsewhere in Arlington Heights; one was living in Chicago after growing up in Arlington Heights and going away to college; two came from other Northwest suburbs; a couple who was living in unincorporated Cook County very near Arlington Heights bought an affordable unit; and three buyers came from suburbs outside the northwest suburbs. All but one of the 11 units were bought by people who had been renting, Boyer said.

To be eligible for one of the three affordable units still available, a single person cannot earn more than \$42,200. The household for two adults must be not more than \$48,250.

Jeffrey Braiman, a member of the Buffalo Grove Village Board:

(At the time Timber Court was being approved in Arlington Heights, the board had passed a resolution opposing the project.)

"I have been by it a few times. It seems to be a very nicely planned development. I personally haven't seen any negative impact."

Acknowledging Timber Court is not completely built yet and not fully occupied, Braiman said, "we hope it won't have a major impact."

"We had concerns regarding density and how it was going to interact with the neighborhood and affect traffic on Old Arlington Heights Road. The whole process, and our concerns being relayed (to Arlington Heights officials) hopefully helped earn the project the award. Whenever you do planning, it is a collaborative process. Getting input from all sorts of people and organizations makes for a better process and a better product."

David Zazove, president of Tandem Realty, which built Timber Court:

The award is "well-deserved. The village had to do a tremendous amount of work to get this approved. The leaders really stuck their neck out for this thing."

Building a condominium development that includes some affordably-priced units is "particularly difficult for a variety of reasons, but if there is a will to get it done, it can be done."

The approval process "was not easy, but it was worth it. I am tickled" with how Timber Court turned out, Zazove said. "It is gorgeous. We saved over 400 mature trees on the site."

"Any developer would prefer not to have the affordable (component), even if means the development would have to be smaller. To some extent, the affordable units are a contribution."

The affordable units, which cost \$135,000, have one bedroom and a total of 784 square feet.

Zazove said he is surprised three of the 14 affordably-priced units still are available.

The other condominiums range in size from

1,032 to 1,633 square feet, and range in price from \$215,000 to \$367,000.

Sales of the other condominiums have been "a little slow, like the rest of the market."

New owners were able to move into the first building last November. The second building was finished in February. Although the exact number of condominiums bought was not provided, Timber Court representatives estimated 70 percent of the 36 units in the first building and about 30 percent in the second building have been sold.

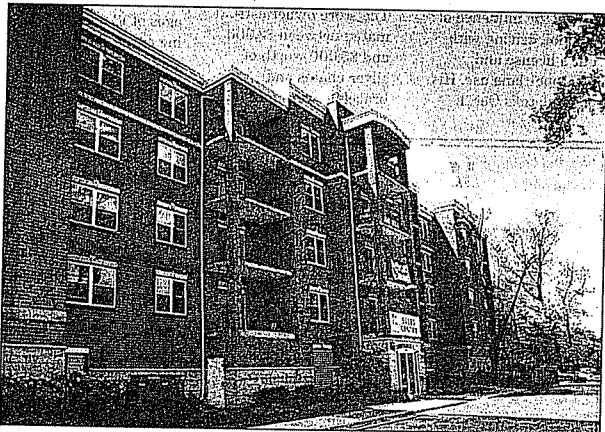
The Tandem Challenge Group

Representatives of the Tandem Challenge Group, who persistently argued against the development through the approval process, noted the planning council failed to mention that the Buffalo Grove Village Board, the community which borders Timber Court to the east, passed two resolutions opposing the project.

The Tandem Challenge Group also believes that although the planning council applauded the inclusion of affordable housing units in the condominium complex, there was no rationale for it. At the time the project was being reviewed, the percentage of affordably-priced homes in Arlington Heights exceeded the state goal of 10 percent of a community's housing stock.

The group questioned why, if providing affordable housing was so important to village officials, Arlington Heights did not fight to get it included in other residential developments, such as the Pountains on Rand.

Staff Writer Kimberly Fornek



DAN LUEDERT/STAFF PHOTOGRAPHER

Arlington Heights recently won the Burnham Award for planning for the condominium complex Timber Court, located along Old Arlington Heights Road.

From the December 2001 issue of New Urban News

At June COW,
Board did not
seem in favor of
this strategy.

Granny flats add flexibility and affordability

In several new urban communities, accessory dwelling units are strong sellers and offer benefits to both home owners and developers.

Accessory dwelling units (ADUs) appear under many aliases — granny flats, garage apartments, carriage houses, ancillary units — and they almost invariably show up on a checklist of what sets new urban communities apart from conventional subdivisions. They are by no means ubiquitous, but developers from diverse projects report that granny flats have become a popular amenity and an important selling point.

For some home owners, the most attractive aspect of ADUs is the potential for extra income from renting out the unit. Other home owners view the extra space as a flexible addition that can be used as a home office, as lodging for teenage children or elderly family members, or as a guest room with great privacy.

From a developer's perspective, ADUs provide an extra tier of housing options — affordable units that can attract people from diverse age and income groups. Another benefit is safer and more lively alleys. With more "eyes on the street," children and adults are more likely to use the alley for play and socialization.

Higher density

Moreover, "accessory units are an easy way to get more people in the same area and therefore support low vehicle miles traveled and all of the good environmental outcomes from density," says developer Bob Chapman. "Accessory units offer density without making the street appear overbuilt." In the infill project Trinity Heights, which Chapman is developing with architect Milton Grenfell, garage apartments have been added to 15 of the 24 single homes. Because Chapman and Grenfell want to encourage builders — who generally have no experience with granny flats — to construct ADUs, they offer a financial incentive. Instead of charging builders a per lot fee, the developers ask for 17 percent of the home sale price. For the ADU upgrade, however, builders are assessed only 6 percent of the sales revenue.

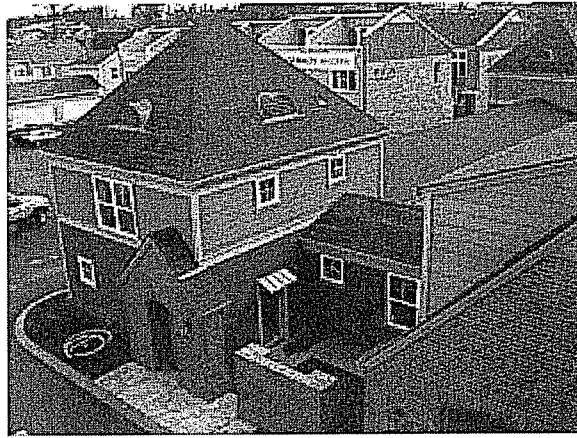


Photo courtesy of Kiki Wallace

Examples of the great variety of accessory dwelling units being built in new urban communities. Top, a garage apartment in Prospect in Longmont, Colorado, and below, a granny flat attached to a live/work building in Fairview Village in Fairview, Oregon.

Photo courtesy of Holt & Haugh

Regulations vary on ADUs, but there are a few ground rules that apply in most cases. The unit must be under the same ownership as the principal building, and there is typically a requirement for at least one extra off-street parking space. In most projects, the units are considered part of the main house and do not count toward the overall density. “We were very serious about this during permitting,” says Joel Embry, developer of Amelia Park in Fernandina Beach, Florida.



“To count a garage apartment as a separate dwelling unit raises the public’s impression of the density in a way that it is not actually occurring.” In most projects, ADUs are restricted to specific lots or housing types, but these rules vary considerably.

ADUs are generally not counted toward maximum density requirements, and Chapman explains why. “The developer will always choose to make \$20,000 on a house rather than \$4,000 on a garage apartment. So you kill any chance of them being built if they are included.”

The Prospect example

One exception to the rule is Prospect, a project in Longmont, Colorado. According to developer Kiki Wallace, the city can collect extra impact fees by counting the garage apartments as independent dwellings. The typical impact fee for a home in Prospect is \$18,000, and an ADU can put in another \$6,000 in city coffers. “It works out just fine, because I have 570 density units for 80 acres and I am not going to use them all,” Wallace says.

While he had no problems getting permission to build ADUs, the city has struggled with keeping track of the extra units and therefore discourage other developers from including them in new projects. “It was painful for the city to begin with,” Wallace says, but it now has a system that prevents ADUs, and the impact fees, from falling through the cracks.

Despite high impact fees, ADUs have been very successful in Prospect — out of the approximately 110 homes completed, 40 have finished garage apartments. Builders usually include an unfinished shell above the garage, and charge about \$50,000 for the average upgrade. Most units are in the 650 sq. ft. range, but one 950 sq. ft. unit has been built over a three-car garage.

With an average rent of \$1,000, the income potential has become a major driver for the ADUs, Wallace says. “Most people have the idea that they are going to use it for a home office. About half build it for that reason, but I’d say that all of them end up renting it out.”

Some public agencies that seek to encourage granny flats, but do not wish to give an open-ended permission, have simply capped their construction at a certain percentage of home sites. Such restrictions are placed on Fairview Village, Highlands Garden Village, and Hometown Oswego.

Help with the mortgage

The benefit to the home owner can be substantial. In Courtside Village, a neighborhood in Santa Rosa, California, garage apartments are included with every single-family home located on an alley. To date, 50 units have been completed, and developer and designer Alan Cohen estimates that half the 600 sq. ft., one-bedroom apartments are rented out at a rate of \$850 to \$900. The alley homes currently sell for \$390,000, including the ADU. Assuming a 15 percent down payment and a 30-year mortgage at 7 percent, Cohen calculates the monthly mortgage to be \$2,205. A rental fee of \$900 covers 41 percent of the mortgage. Cohen adds that conventional developers in the area have noticed the success of Courtside's ADUs, and have begun to build them in other subdivisions.

However, the calculation of more interest might be whether the rental covers the extra cost of the upgrade. In Trinity Heights, the addition of a garage and an apartment costs from \$37,000 to \$43,000 (the price of the garage alone is about \$15,000). Since the apartments rent out for \$700/month, the home owner can recoup about double the mortgage on the ADU while paying for the two-car garage simultaneously — one reason for the units' popularity. The upgrade cost in Trinity Heights is at the lower end, however. Typically, the price of the garage is included in the price of the primary structure, and upgrades range from \$40,000 to \$65,000. Nevertheless, rental fees typically cover the extra monthly mortgage for the ADU, and then some.

Developers are also seeing examples of home owners who move into the garage apartment and rent out the principal building. This strategy works as a holding pattern for people who plan to retire to Amelia Park, for example. The garage apartment becomes a weekend home, while the principal townhouse is a steady source of income until retirement.

Access and amenities

Developers and builders use a variety of strategies for access to ADUs. In Orenco Station (Hillsboro, Oregon) the choice of exterior stairs allows for the addition of a small porch in front of the first-floor entrance to the unit. Some entrances face the side yard of the home, while those at the end of blocks face the street. "These are better for a home office or a rental," says Mike Mehaffy of PacTrust, the developer.

In Courtside Village, the stairs are internal, and the entrance faces the extra parking pad off the alley. This offers homeowners and tenants the greatest degree of privacy. An unusual approach is used in the largest units in Amelia Park, those built over attached, three-car garages. They come with a separate entrance within the garage, where one of the parking spaces is reserved for the tenant.

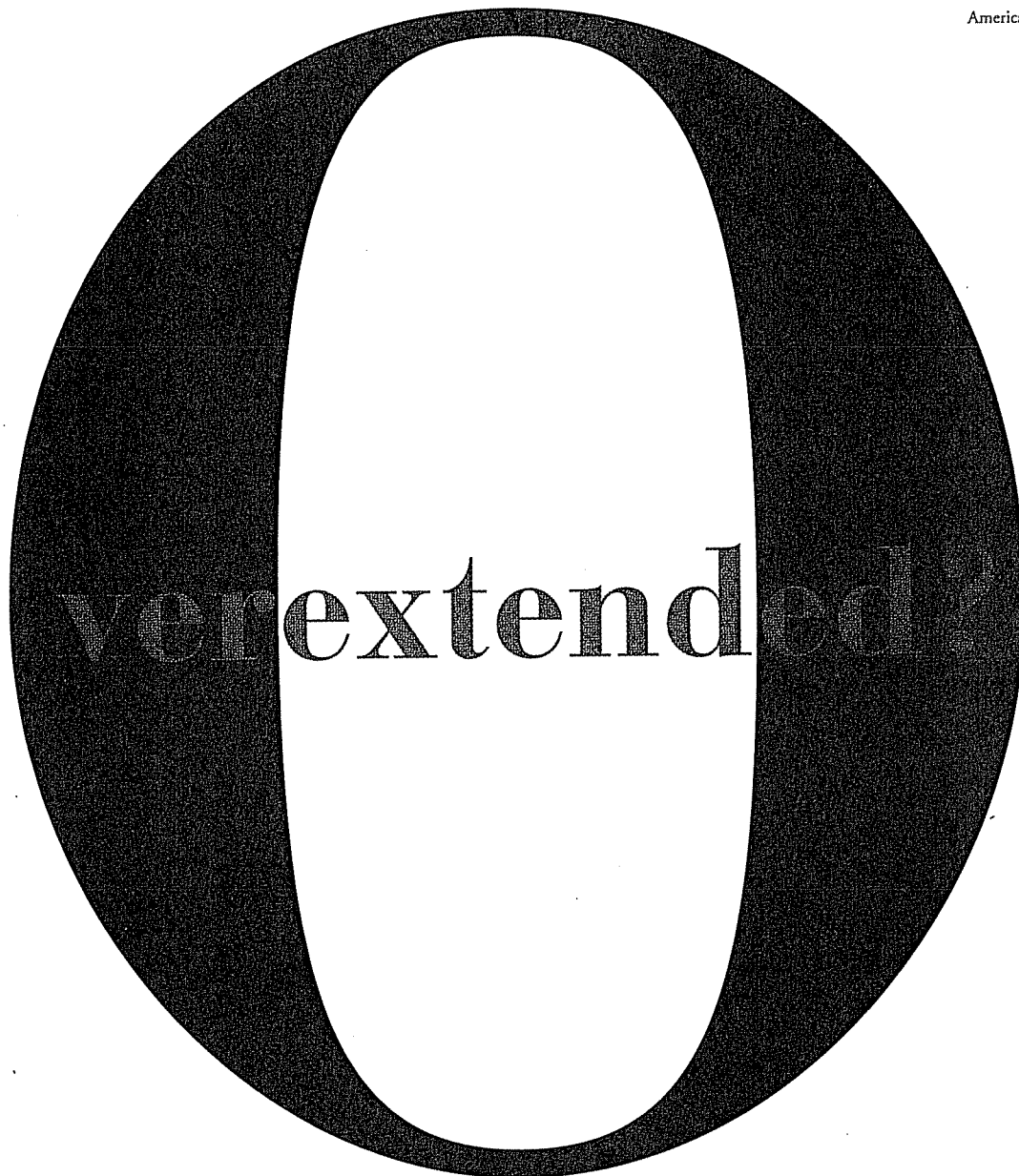
The basic amenities in most ADUs include a bedroom, a bath, and a small kitchen. Many developers offer a range of options, from loft units to more highly finished versions with separate rooms. Hometown Oswego in Illinois has a few 500 sq. ft. units that feature a kitchen, separate living rooms and bedrooms, and walk-in closets. "People love them," says developer Perry Bigelow, "it's the most efficient use of space we offer."

Municipal regulations are a potential hurdle for developers. Even though Trinity Heights is an infill project in the City of Durham, the city charter had to be amended to allow accessory units to be built. Even with this amendment, the local law stated that the units could not be within 15 feet of the property line, even at the back alley. This shifted the units toward the middle of the lot, reducing usable yard space. (Fortunately, Trinity Heights lots are 140 feet deep).

In Portland, on the other hand, the regional planning authority now allows ADUs in all area jurisdictions. “It is expected to help with the supply of affordable residences and to contribute to a more resource-efficient development pattern,” Mehaffy explains.

Tucked away behind homes, ADUs tend to fly under the radar, but in the projects where they have taken hold, developers are uniformly positive about their impact. “They are one of our real success stories,” says Rick Holt, one of the developers of Fairview Village near Portland, Oregon. “We’ve added them to rowhouses as well as single-family homes and they have introduced a greater blend of people in our community.” Ninety percent of the ADUs in Fairview Village are rented out.

“In Amelia Park, we are discovering that when people live in the garage apartments, the alley thrives as a civic location,” Embry says. “Also, we are achieving the mix of affordability that we want on an inclusionary basis, rather than through the pods of the conventional subdivision. It’s a practical way of achieving one of the more elusive goals of the New Urbanism.”



By Isabelle Groc

Granny flats and other options are filling the need for multigenerational housing.

Seven years ago, when Carmen and Juan Miranda bought their home in the Beacon Hill neighborhood of Seattle, they thought the place would be big enough to house them, two of their children, five grandchildren, a dog, and a cat. The 900-square-foot house came equipped with two bedrooms, and the Mirandas converted part of the living room and a den into two extra bedrooms to accommodate nine family members.

“It was a little crowded, but at that point the kids were all small and comfortable,” says Juan Miranda, age 57. Then the kids grew up and more relatives moved in. “We were used to living in small spaces, so when we saw this house it looked big, but we grew bigger,” says Carmen Miranda, 56.

That’s when things got squeezed. Folding tables, outdoor furniture, and stools have replaced sofas and the dining table. Family belongings such as clothes and toys are stored in a tent and a van in the front yard, shower times are carefully coordinated, and kids have assigned chores such as recycling, cleaning, and laundry.

Fourteen family members lived in the household at one point. Now there are seven: the Mirandas and five grandchildren, ages 11 to 18. To Carmen Miranda, who works for the nonprofit group El Centro de La Raza, one of the most difficult

tasks is learning to live with multiple generations. "We had all ages and they all have different needs and wants. Being able to nourish that was really hard," she says.

A growing trend

The Mirandas' multigenerational household is one of 3.9 million such households counted in the 2000 U.S. Census, nearly four percent of all households in the nation. And the trend is growing, partly because of high housing costs. Factors such as substance abuse, incarceration, mental illness, poverty, and even military deployment are also obliging older adults to raise grandchildren when parents cannot do so.

Yet finding affordable housing can be a significant challenge for multigenerational families. Four years ago, when Nancy Sharifi, a housing and community development program manager for Orange County, Florida, searched for a new home for herself, her husband, two children, and her in-laws, she had very few options.

"It was very difficult to find a home that could accommodate so many generations under one roof. A house that had everything we needed was going to be extremely costly," Sharifi says. The couple, ages 46 and 52, ended up building a 4,300-square-foot house in Seminole County. "We wanted to give everybody privacy so they could enjoy the house and not be in the way of grandma cooking. Everybody can find a place where they can do their own things," Sharifi says.

While her present living arrangement works well, Sharifi would have preferred to house her older relatives in an accessory dwelling unit, also called a "mother-in-law unit" or "granny flat." This is an additional living unit that has separate cooking, sleeping, and bathroom facilities, attached or detached from the primary residential unit. When Sharifi built her home, local zoning restrictions prevented her from adding an accessory dwelling unit on her single-family lot.

Such restrictions are common across the U.S. The concept of accessory dwelling units is not new in single-family neighborhoods. However, this type of housing fell out of favor after World War II, when housing and tax policies began to promote owner-occupied, single-family detached houses for nuclear families in the suburbs.

"We have gone overboard prizing independence. We don't realize how interdependent we are, not understanding the richness of the relationship that develops when a child and a grandparent are able to live close to each other," says Donna Butts, executive director of Generations United, a Washington-based group that

focuses on intergenerational programs.

To protect the integrity and homogeneity of neighborhoods, local zoning codes have made it increasingly difficult to add second units on single-family lots. Some of the restrictions require minimum lot size, mandate a certain number of parking spaces, and impose public hearings.

These restrictions often are popular with local residents, who may object to accessory dwelling units because they allegedly disrupt neighborhood character, lower property values, and create parking problems.

In Seattle, where the Mirandas live, accessory dwelling units are allowed in all single-family zones as long as they are attached to or within the existing main house. However, detached units are allowed only in Southeast Seattle. "We hoped to have them throughout the city, but we got pushback from single-family neighborhoods citywide," says Diane Sugimura, director of Seattle's Department of Planning and Development.

One city steps forward

According to the 2000 U.S. Census, California (at 5.6 percent) and Hawaii (8.2 percent) have the highest proportion of multigenerational households in the nation. Yet in 2001, when David Foster tried to build an accessory dwelling unit for his aging parents on the West Side of Santa Cruz, California, he faced community opposition and zoning restrictions. "The city had so many restrictions for ADUs that it was not a viable option," Foster says.

Determined to find a solution, Foster created a group called Affordable Housing Advocates to push for a revision to the city's zoning ordinance. The city came to understand that ADUs could provide affordable housing and help home owners afford mortgages because they would be able to earn rental income from a second unit.

In 2002, the city council passed an ADU zoning ordinance amendment that eliminated the covered parking requirements that limited space for ADU development and had resulted in many illegal garage conversions. The next year, the state of California passed a bill to prevent local governments from blocking the development of ADUs on single-family lots when they met the local or the state's default development standards. Permit applications for ADUs were to be approved without discretionary review or hearing.

As a result, the city of Santa Cruz amended its ordinance a second time to allow ADUs to be approved by right as long as they met the city's requirements. These changes effectively removed barriers to the building of accessory

units in the city. An average of 10 ADU permits were issued annually before the zoning amendments, according to city sources, whereas the average now is 40 to 50 permits a year.

The city also hosted a series of workshops focusing on impacts and benefits, including housing affordability, support for multigenerational living, and community stabilization. "ADUs help people stay in the community they were raised in," says Carol Berg, Santa Cruz's housing and community development manager. "They provide for everything and they do so in the least intrusive way. Neighborhoods are not destroyed by ADUs."

In addition, the city developed a technical assistance program to help home owners build accessory units. Seven architects were hired to create a range of ADU prototypes that any home owner could use, thereby saving money in design and approval permit fees. A step-by-step ADU manual was developed that includes information on how to plan for a neighborhood-compatible unit, get a building permit, and select a contractor. Finally, the city set up a loan program and a development fee waiver program.

With the new changes in place, David Foster built a 640-square-foot granny flat behind his 1,600-square-foot house for a cost of \$150,000. His parents moved into the secondary unit in January 2006. Foster, his wife, and two children, ages 15 and 19, live in the primary house, which his parents originally bought in 1957. To Foster, this arrangement is ideal because it allows him to monitor his parents while giving them privacy and the opportunity to remain in a familiar neighborhood.

"Our next-door neighbor has a five-year-old child and he visits my parents every day," Foster says. Living there is also particularly important to his father, who has Alzheimer's disease. "All the plants and trees on the property were ones he planted earlier, so he is very familiar with the place," Foster adds.

Flexibility counts

Developers are also starting to offer more housing choices to meet the changing needs of the baby boomer generation. In Spokane, Washington, developer Jim Greenup built two projects that include accessory dwelling units. The smaller unit has a separate entrance and garage, as well as a handicapped accessible bathroom with a roll bar in the shower. The two units are connected by a shared courtyard. "It was a concept that I really believe works for where I see our culture moving," Greenup says.

The projects were completed in September 2007 with prices ranging from \$425,000 to \$530,000, but none of the units has sold yet.



Greenup Homes in Spokane, Washington, is building single-family houses with accessory units (left) in the rear, joined by a shared courtyard.

The cost of adding a second unit to a property often discourages home owners from making the investment. To address cost concerns, Santa Cruz-based architect Mark Primack designed a prototype for garage conversions. He converted a 400-square-foot garage into a studio for \$38,000. “The cheapness of converting a garage allows generosity and altruism back in the community,” Primack says. “You can rent the unit to help out a college kid, a retiree, a person who is disabled. You can afford to be generous.”

Flexibility is a key component of ADU design for multigenerational households. Amenities such as wheelchair accessibility, easy-to-reach shelves and appliances, options for adding an extra bedroom for a live-in caretaker, and spaces shared with family members who live on the property can all facilitate multigenerational living.

“What is really important is the opportunity for privacy,” says Donna Butts. “If you build a home to accommodate the youngest and the oldest, it has to be accessible to everybody, strollers and wheelchairs.”

When considering designs for multigenerational homes, it is important to account for the fact that families change over time and spaces must be adaptable. “I am interested in houses that can shrink or divide up in different ways,” says Primack. “I think about how houses can adapt over time and how the ADU can grow larger and the house can grow smaller to accommodate the evolution of multigenerational families.”

When David Foster built his accessory unit

for his parents in Santa Cruz, he made sure the unit was fully wheelchair accessible. The unit also has an attic space that can be converted into a second bedroom for a live-in helper. Flexibility was important. “My children are getting to the age where they want their own place. They enviously look at the granny unit and say when do I get to live there?” says Foster.

Despite the benefits of accessory units, municipalities do not always promote the concept effectively. “This is an opportunity that simply is not understood by local municipalities and average citizens,” says John Peterson, a San Francisco-based architect who worked on ADU design with the city of Santa Cruz.

Accessory dwelling units also have limitations. “The obvious flaw is that there is so much duplication with two kitchens. If it is truly a multigenerational household that shares most things, including cooking and eating together, why would you need two kitchens?” asks Peterson.

Inner city options

Suburban communities often have house lots large enough to accommodate two units, but multigenerational households may have fewer options in inner city neighborhoods. One exception can be found in New York City, where the GrandParent Family Apartments project opened in June 2005 to provide affordable housing for grandparents raising their grandchildren.

The project was built by Presbyterian Senior Services and the West Side Federation for Senior

and Supportive Housing on property located in the South Bronx that was leased from the New York City Housing Authority. It was the first project of its kind to be built in New York State and may be the first new construction project of its kind in the U.S., according to Presbyterian Senior Services.

The \$12.8 million development includes 40 two-bedroom apartments and 10 three-bedroom apartments as well as a variety of on-site support services, including counseling and after-school programs. Typical tenants are low-income grandparents over 62 years old who look after children without parents. For many of these grandparents, appropriate housing types did not exist.

“Many were living in one-bedroom apartments, others in buildings for seniors where it is illegal to have children. It means your grandchild is going to be on the street, homeless, or up for adoption,” says David Taylor, Presbyterian Senior Services executive director.

Today 53 grandparents live in the building. Most of them are grandmothers between the ages of 62 and 86 who are raising a total of 92 grandchildren ranging in age from one year to 19 years old.

The building was specifically designed to accommodate the needs of different generations living together. Units have emergency pull cords in the bedrooms and bathrooms so that help can be summoned, and there is 24-hour front desk coverage and laundry facilities on every floor so that older adults do not have to go up and down elevators with heavy loads of laundry.

But according to David Taylor, the main challenge of different generations living together is one of communication, a challenge that cannot be addressed through physical design and amenities but by providing support services to the older adults and their grandchildren. “We have counseling to bridge the gap between the older adults and the younger ones,” says Taylor. “Most of them have lived in the building for two years now, and we found that the communication between the grandchild and the grandparents is much better, much more meaningful, and their listening skills are better.”

Communication is easy in the Miranda household. The grandparents may sometimes struggle with the lack of space to fit in multiple generations, but they take pride in maintaining a strong sense of family unity. “We can all live together under one roof in an organized way. It is crowded, but we have done it,” says Carmen Miranda. “We talk to each other. We help each other. That’s what it is all about—family.”

Isabelle Groc is a writer and photographer based in Vancouver, British Columbia.

Resources

Online. Generations United offers fact sheets and resources on housing for intergenerational families. See www.gu.org/Housi4251577.asp. The city of Santa Cruz’s Accessory Dwelling Unit Program has published an ADU manual and ADU prototypes. See www.ci.santa-cruz.ca.us/pl/hcd/ADU/adu.html.

Reading. Sharon Graham Niederhaus and John Graham are the authors of a guide to multigenerational housing, *Together Again: A Creative Guide to Successful Multigenerational Living*; www.togetheragainbook.com.

POTENTIAL BUILD OUT ANALYSIS FOR DEERFIELD

MEMORANDUM

TO: James Bernahl, Assistant Village Engineer

FROM: Jeff Ryckaert, Principal Planner

DATE: February 19, 2008

RE: The Design of the New Wastewater Treatment Plant, Potential Build Out for the Village of Deerfield

You have requested information regarding the potential build out for the Village of Deerfield so when the Village's consultant starts to design the wastewater treatment plant, they can take into account the Village's future growth. Deerfield is almost totally developed. Little vacant land remains within the Village limits. Tear downs are occurring in some of the older sections of Deerfield where structures have reached the stage in their economic lives where total replacement is financially feasible.

This memorandum will outline the anticipated build out for the Village of Deerfield, taking into account additional residential and commercial development. In terms of planning for community services such as the sewage treatment capacity and water supply, I believe it is worthwhile to calculate the maximum conceivable population of the service area. It has been my understanding that the Village's wastewater reclamation facility was designed to serve a residential population of 25,000 according to the 1979 Comprehensive Plan of the Village (see attached).

The following information indicates sources for population growth within the Village. Using the 2000 Census density of 2.91 persons per dwelling unit for occupied units and the build out assumption in this memo, a total population of 23,300 could be achieved at full build out. It should be noted that changes in the Village's boundaries, in family size, and in housing type ultimately constructed could affect the projected population. The total number of dwelling units, the potential growth areas, and the average population per household were seen to be the most important factors in determining the population of the Village of Deerfield at saturation.

I. POPULATION UPDATE

Total Population 2000 Census 18,420

Total number of Dwelling Units:
6,518 (6,420 Occupied, 98 Vacant)
(Deerfield's housing stock consists of approximately
80 percent single family residential and 20 percent
multiple family which includes townhomes, condos
and apartments).

Population of occupied Dwelling Units 18,063
Population in non-households (nursing homes
and group homes) 357
Persons per occupied Dwelling Units 2.91

If all Dwelling Units are occupied:
 $6,518 \times 2.91 =$ 18,968

Total if all Dwelling Units occupied &
non-households:
 $18,968 + 357 =$ 19,325

Additional Dwelling Units built since 2000 Census

South Commons Development (rowhomes,
townhomes, and condos) 153
Deerfield Centre (apartments) 56
New single family residential 50

Total Dwelling Units as of 2/19/08 6,777

Resultant Population (assuming all occupied) 19,721
 $6,777 \times 2.91 =$

Non-household population 357

Total Population 2/19/08 20,078

II. PROJECTED POPULATION SOURCES/PROJECTED DEVELOPMENT

1. Briarwood County Club

The Comprehensive Plan indicates the Village strongly supports the continued use of this property as a golf course. If the property is to be developed the Comprehensive Plan indicates it should be low density residential.

Briarwood Country Club is approximately 150 acres and it is located in three (3) single family residential zoning districts. The majority of the property is in the R-1 Single Family District and the R-2 Single Family District, and the property along Waukegan Road (approximately 250 feet deep) is located in the R-3 Single Family District.

Assuming that 15% of the area of the property is taken out for right-of-way, and 25% is taken out for the storm water facilities and open space, the property could be developed with approximately 245 single family lots, assuming each lot is 16,000 square feet in area (16,000 results as the average of the R-1 and R-2 lot size. R-1 minimum lot size is 20,000 square feet and R-2 minimum lot size is 12,000 square feet). The 245 lots were determined as follows: 150 acres x 43,560 (square feet in an acre) = 6,534,000 x .60 (15% for the right-of-way and 25% for stormwater and open space has been subtracted leaving 60% of the land) = 3,920,400 square feet / 16,000 square feet lot size = 245 lots. If all of the property were developed with a smaller lot size of 12,000 square feet, which is the minimum lot size in the R-2 District, a total of 327 lots could be developed, determined as follows: 150 acres x 43,560 = 6,534,000 x .60 = 3,920,000 / 12,000 square foot lot size = 327 lots (dwelling units).

327 units x 2.91 = 952 persons

Note: The development of the Briarwood property could be at a higher density or some of it could be developed commercially if the Village agreed to change the Comprehensive Plan and change the current single family residential zoning.

2. Weinberg Center (1551, 1601, and 1627 Lake Cook Road)

Phase I of the expansion of the Weinberg Center to the east and the north of their current campus for an additional 246 independent living residences in a 7 story building including a new community center for community based programming; 72 beds in a new health care center (rehab beds, Alzheimer's care and skilled care beds). Phase II of the development is 96 units of age restricted, age targeted multifamily housing on the east side of the site in 3 buildings and a club house in the center of the buildings.

Phase I: 246 units x 1.35 persons per unit = 332

Health care center: 72 persons

Phase II: 96 units x 1.5 persons per unit = 44

Total: 548 persons

3. Potential/not approved development opportunities in the Village Center (downtown Deerfield):

Southeast corner of Waukegan and Osterman Ave, with multiple family could result in a net gain of 10 dwelling units if the properties were redeveloped.

Southwest corner of Waukegan and Osterman Ave, with multiple family could result in 20 dwelling units if the properties were redeveloped.

The property in the 500 block of Deerfield Road between the West Deerfield Township office and School District 109 Administration Building, with multiple family could result in a net gain of 20 dwelling units if the properties were redeveloped.

Possible redevelopment of the northwest quadrant of the Village Center with multiple family could result in 80 dwelling units if the properties were to be redeveloped.

Possible redevelopment of the northeast quadrant of the Village Center could result in 80 dwelling units if the properties were to be redeveloped.

Total in Village Center: 210 units x 2.91 = 611 persons

4. Platted lots unbuilt

10 lots (dwelling units) x 2.91 = 29 persons

5. Approved development, but not recorded = 0

6. Existing Residential Areas That Could Be Annexed to Deerfield

The ability to annex additional vacant land to be developed residentially is almost non-existent. There is the possibility that the Village of Deerfield could annex certain areas already developed residentially. These areas include the area north of Lake Eleanor, the Glenbrook Countryside Estates subdivision (a residential area at the southeast corner of Lake Cook and Waukegan Road), and the Picardy East Townhouse Development (located to the south of Glenbrook Countryside Estates). According to the Comprehensive Plan and/or the Boundary Agreement with Northbrook these areas could be annexed to Deerfield, but I believe the possibility of annexing these properties is remote. However, if annexation of these areas were to occur, approximately 372 houses could be added to the Village's housing stock (281 houses in Glenbrook Countryside Estates, 51 units in the Picardy East Townhouse Development, and 40 houses north of Lake Eleanor).

372 units x 2.91 = 1,082 persons

SUMMARY:

Estimated population as of 1/22/08	20,078
Projected Development/Population Sources	
Briarwood Country Club	952
Weinberg Center Expansion	548
Village Center (downtown)	611
Platted Unbuilt Lots	29
Annexation of Existing Residential Areas	1,082
Total	23,300

Population Analysis by Regional Planning Agency

The Northeastern Illinois Planning Commission (now known as CMAP) provided the Village with the U.S. Census Bureau July 1, 2004 population estimates that indicated that Deerfield's July 1, 2004 population was 19,426 persons (see attached). CMAP has also provided the Village of Deerfield with a 2030 population, household and

employment forecast. The Village received this information in July 2006. The forecasts for Deerfield indicate 20,391 persons and 7,615 households, with an employment of 30,764 persons in 2030. Also attached is the methodology that NIPC/CMAP used in their long-range forecasting (documents dated July 24, 2003 and August 9, 2004 explain the methodology used in the development of the regional planning agency's forecast).

Remaining Commercial And Institutional Land in Deerfield That Could Be Developed:

1. Textura property (former Teradyne property) at 1405 Lake Cook Road – a future 54,000 square foot office building has been approved, but not constructed in this development.
2. The Parkway North Center – a future 240,000 square foot office building has been approved but not constructed in this development.
3. Takeda Property – Takeda site plan will be developed in phases resulting in 1,284,500 square feet of space. Phase I has been constructed and it includes two 5 story office buildings of approximately 318,167 square feet. Additional construction phases will consist of three additional offices of 6 stories each and possibly a hotel and a packaging facility, all not to exceed 1,284,500 square feet.
4. The Chicagoland Jewish High School – Phase II, consisting of approximately 56,000 square feet for a future auditorium and additional classrooms.
5. The Hellenic American Academy (Greek School) – Phase II consisting of approximately 11,500 square feet for a future gymnasium.
6. The area south of Deerfield Road, west of the Tollway is an area that the Comprehensive Plan indicates could be annexed. If this property (approximately 8 acres) were to be redeveloped with office, approximately 140,000 square feet of office space could be developed using a ratio of .4 FAR (floor area ratio).
7. The Walgreens campus along Wilmot Road has approval for the construction of another office building in this campus of approximately 215,245 square feet.
8. The Baxter property on Saunders Road has the potential for annexation to Deerfield and additional development on the property of approximately 577,000 square feet using a ratio of .4 FAR. The Baxter property is 101 acres and is developed with approximately 683,000 square feet of office space and approximately 500,000 square feet of garage space for a total of 1,183,000 square feet developed on the Baxter property. $101 \text{ acres} \times 43,560 \text{ square feet} = 4,399,560 \text{ square feet}$. $4,399,560 \text{ square feet} \times .4 \text{ FAR} = 1,760,000 \text{ square feet}$ that could be developed on the property using .4 FAR. Approximately 1,183,000 square feet has been developed, leaving the potential for approximately 577,000 square feet of space to be developed using the .4 FAR (if there is capacity as allowed in the Thorngate system agreement).

Note: The Parkway North Center and the Takeda property are located in the Lake County Special Service Area #5, which provides for their sanitary service. I assume that the Baxter property and the area south of Deerfield Road & west of the Tollway are probably in this same special service area, but that will need to be verified.

Note: The Textura (former Teredyne) property, Weinberg Community Center, Chicagoland Jewish High School, and the Greek School are on the south side of Lake Cook Road in the Cook County and are located in the Metropolitan Water Reclamation District (MWRD).

Land Use Within the Village of Deerfield

The area within the Village of Deerfield is currently about 5.4 square miles. The land use in the Village of Deerfield is broken down as follows (approximate):

<u>Acreage Distribution in Deerfield</u>	<u>Acres:</u>	<u>Sq. Miles:</u>	<u>%</u>
<u>Residential</u>			
Single Family	1560.2	2.44	45%
Duplex	14.7	0.02	.42%
Multi-Family	110.6	0.17	3.2%
<u>Government</u>	64.2	0.10	1.86%
<u>Schools/Recreation</u>	284.4	0.44	8.23%
<u>Cemetery</u>	0.9	0.001	.002%
<u>Semi-Public (churches & synagogues, and private schools)</u>	70.5	0.11	2.04%
<u>Private Recreation</u> (includes Briarwood)	193.1	0.30	5.59%
<u>Commercial</u>			
Retail, Service, Shopping Centers	142.1	0.22	4.11%
Hotel	35.2	0.06	1.01%
<u>Industrial/Manufacturing</u>	67.7	0.11	1.96%
<u>Office & Research</u>	241.6	0.38	7.0%
<u>Trans, Comm, Utility</u>	59.2	0.09	1.71%
<u>Right-of-Way</u>	536.7	0.84	15.5%
<u>Vacant</u>	71.5	0.11	2.07%
<u>Total Village Area</u>	3,452.5	5.39	100%

1979 COMPREHENSIVE PLAN

GROWTH GOALS

GOAL: THE VILLAGE SHOULD GUIDE FUTURE RESIDENTIAL GROWTH WITHIN ITS PLANNING AREA SO THAT PUBLIC FACILITIES AND AMENITIES CAN BE EFFECTIVELY AND ECONOMICALLY PROVIDED.

Deerfield today is almost totally developed. There is little remaining vacant land within the Village limits. In addition, some of the older areas of Deerfield are reaching the stage in their economic lives where their possible redevelopment is being considered. The Village, through its Comprehensive Plan, is expected to achieve a safe, beautiful and livable environment. In order to do this, future residential development must be guided into those areas most suitable for residential use by reason of their being effectively and economically provided with sanitary sewer, storm sewer and water services. By setting a maximum design population, it is possible to plan for the needed public facilities.

The following table indicates that the total population of the Village planning area would be 22,088 using a present estimated population density of 3.48 persons per dwelling unit. If the 1970 Census density figure of 3.87 persons per dwelling unit was used, the maximum population would be 24,563. It is important to note that the newly constructed wastewater treatment plant is designed to serve a residential population of 25,000.

Using this base information, it appears that if dwelling units were constructed on those lots which are presently platted but as yet vacant, on those lots which could be platted under existing zoning standards, on those lots that would result from rezoning, and on those lots in proposed annexation areas, the wastewater treatment plant residential design population of 25,000 would not be exceeded.

COMPREHENSIVE PLAN - BRIARWOOD COUNTRY CLUB SUB AREA

4.6 BRIARWOOD COUNTRY CLUB

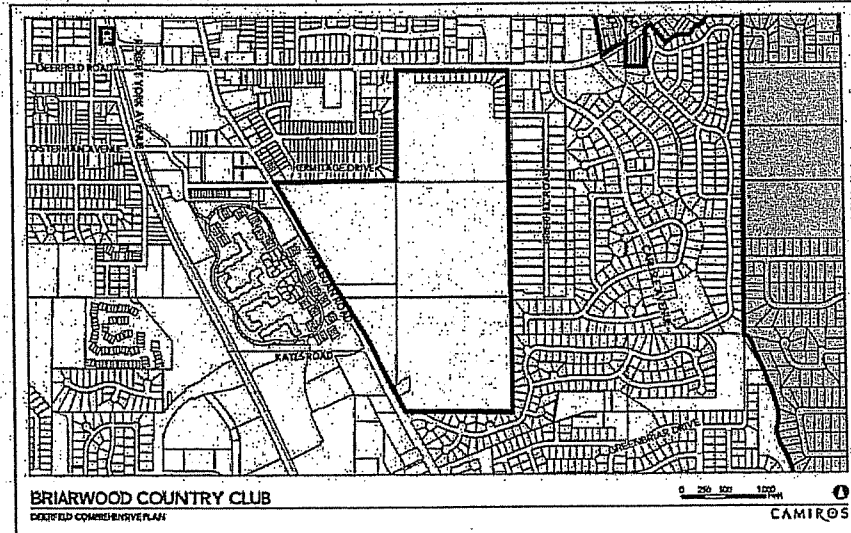


Figure 4.6: Briarwood Country Club

The Village strongly supports the continued use of this property as a golf course. Development proposals will be considered which are consistent with the following and all other applicable recommendations included in the Plan.

1. ***Limited Uses.*** Commercial, office or industrial use of any portion of this property is not recommended. Residential use of the property is strongly preferred due to the nature of the site, its location among several residential areas and the low impact that residential development would have on Waukegan and Deerfield Roads. Land required for schools, recreation areas or other public uses should be reserved.
2. ***Low Impact Development.*** The overall development should be of a low density. The design and planning of the development should be consistent with the nature of the site and the small scale of existing development in the Village.
3. ***Environmental Sensitivity.*** The existing topography, forestation and ponds should be retained and increased in as many areas as possible. This is particularly true with respect to the lines of trees and shrubbery along Waukegan and Deerfield Roads, which have a high aesthetic value for the entire

community and also effectively buffer the interior areas of this property from the noise, pollution, and visual effects of those roads.

4. Circulation. Access should be provided to both Waukegan Road and Deerfield Road. Efforts should be made to provide as many connections as possible to adjacent residential developments in this quadrant of the Village including pedestrian and bicycle path connections, where appropriate.
5. Sidewalks and Bikeways. The existing sidewalk along the northern boundary of this property is narrow. There is little or no separation for pedestrians from vehicles on one side and the often over-grown bushes on the other. This makes conditions very difficult for bicyclists who are not permitted on Deerfield Road. There is no sidewalk at all along the Waukegan Road frontage. Regardless of whether or not the Briarwood Country Club property is ever redeveloped, the Village should endeavor to secure sufficient additional right-of-way to allow the installation of sidewalks of appropriate widths along Deerfield and Waukegan Roads.
6. Creative Development. The Village strongly encourages innovative and creative development of this property.

LAKE COOK CORRIDOR AGREEMENT WITH NORTHBROOK

AND

COMPREHENSIVE PLAN SECTION REGARDING ANNEXATION

LAKE-COOK ROAD CORRIDOR AGREEMENT

25th THIS INTERGOVERNMENTAL AGREEMENT is made and entered into as of the July day of July, 1995, by and between the VILLAGE OF NORTHBROOK, an Illinois home rule municipal corporation ("Northbrook"), and the VILLAGE OF DEERFIELD, an Illinois home rule municipal corporation ("Deerfield").

IN CONSIDERATION OF the recitals and mutual covenants and agreements set forth herein, the receipt and sufficiency of which is hereby acknowledged and agreed to by Northbrook and Deerfield, the parties hereto agree as follows:

SECTION 1. RECITALS.

A. Northbrook and Deerfield are home rule units of local government by virtue of the provisions of the Illinois Constitution of 1970.

B. Northbrook and Deerfield desire to establish certain municipal jurisdiction boundaries and to provide for responsible and compatible land use planning and administration within the area generally known as the Lake-Cook Road Corridor.

C. Northbrook and Deerfield desire to resolve outstanding matters and provide comprehensive solutions to issues concerning annexation, zoning, and land use management standards for the Lake-Cook Road Corridor.

D. Northbrook and Deerfield desire to limit and mitigate the potential adverse impacts of the development or redevelopment of certain parcels, hereinafter described, along the Lake-Cook Road Corridor on local roads and traffic.

E. Northbrook and Deerfield desire to establish a foundation for ongoing communication, cooperation, and consultation on matters of mutual interest.

F. In furtherance of the aforesaid objectives, Northbrook and Deerfield have reviewed, considered, and agreed to adopt jointly a Local Land Resource Management Plan containing certain annexation, land resource management, and zoning standards to be enforced within the Lake-Cook Road Corridor that form a necessary basis for the proper development or redevelopment of the Lake-Cook Road Corridor and the public facilities that will be affected and impacted thereby.

G. Northbrook and Deerfield intend that this Agreement, including the Exhibits incorporated herein and any ordinances and resolutions adopted, and agreements executed, pursuant to this Agreement shall constitute a Local Land Resource Management Plan containing, and providing for enforcement of, annexation and land resource management and zoning standards applicable to the Lake-Cook Road Corridor.

H. Northbrook and Deerfield have the power and authority to enter into this Agreement pursuant to their respective home rule powers; the provisions of Article VII, Section 10 of the Illinois Constitution of 1970; the Local Land Resource Management Planning Act, 50 ILCS 805/1 *et seq.*; and the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*

This document prepared by *(and return to):*

STEVEN M. ELROD
55 WEST MONROE ST.
SUITE 800

I. After full consideration of all annexation, planning and intergovernmental issues affecting this matter, Northbrook has determined that it is in the best interests of the public welfare of Northbrook in general and the property owners and residents in and around the Lake-Cook Road Corridor in particular to enter into this Agreement.

J. After full consideration of all annexation, planning and intergovernmental issues affecting this matter, Deerfield has determined that it is in the best interests of the public welfare of Deerfield in general and the property owners and residents in and around the Lake-Cook Road Corridor in particular to enter into this Agreement.

SECTION 2. DEFINITIONS.

Whenever used in this Agreement, the following terms shall have the following meanings unless a different meaning is required by the context:

"Baxter North Parcel": The unincorporated developed real estate located generally east of Sanders Road, west of the I-294 Tri-State Tollway, and north of the Baxter South Parcel, as depicted on Exhibit A.

"Baxter South Parcel": The unincorporated undeveloped real estate located generally east of Sanders Road, west of the I-294 Tri-State Tollway, north of Lake-Cook Road, and south of the Baxter North Parcel, as depicted on Exhibit A.

"Brookside Shopping Center/Hanekamp Funeral Home Parcels": The unincorporated developed real estate located generally east of Waukegan Road, west of the Picardy East Townhouse Development Parcel, north of the I-94 Tollway Spur, and south of the Glenbrook Countryside Estates Parcel, as depicted on Exhibit A.

"Deerfield Zoning Ordinance": The Deerfield Zoning Ordinance, 1978, as the same has been and may, from time to time hereafter, be amended.

X **"Glenbrook Countryside Estates Parcel"**: The unincorporated developed real estate located generally east of Waukegan Road, west of the Courts of Northbrook Residential Development, north of the I-94 Tollway Spur, and south of Lake-Cook Road, as depicted on Exhibit A.

"LaSalle and Surrounding Parcels": The unincorporated undeveloped parcels of real estate located generally east of the office building located at the southeast corner of Lake-Cook Road and Sanders Road, west of the I-294 Tri-State Tollway, and south of Lake-Cook Road, as depicted on Exhibit A.

"Municipal Services": Services provided by municipalities for the benefit of real estate and the occupants thereof that are in the nature of public utilities, including, without limitation, such services as water supply, storm sewer, sanitary sewer, cable television, and residential refuse collection, but not including police, fire, and emergency medical and paramedic services.

"Northbrook Zoning Code": The Village of Northbrook Zoning Code, 1988, as the same has been and may, from time to time hereafter, be amended.

X "Picardy East Townhouse Development Parcel": The unincorporated developed real estate located generally east of the Brookside Shopping Center/Hanekamp Funeral Home Parcels, north of the I-94 Tollway Spur, and south of the Glenbrook Countryside Estates Parcel, as depicted on Exhibit A.

"Red Roof Inn Agreement": That certain Agreement dated January 28, 1987, by and between Northbrook and Red Roof Inn, Inc. and attached hereto as Exhibit B.

"Red Roof Inn Parcel": The unincorporated developed real estate and located generally north of the I-94 Tollway Spur and west of Waukegan Road, as depicted on Exhibit A.

"Waukegan Road Triangle Parcel": The unincorporated undeveloped triangular-shaped real estate located generally east of the Chicago, Milwaukee, St. Paul, and Pacific Railroad line, south of the I-94 Tollway Spur, west of Waukegan Road, and north of that certain property owned by the Cook County Forest Preserve District, as depicted on Exhibit A.

SECTION 3. UNINCORPORATED TERRITORY IN THE LAKE-COOK ROAD CORRIDOR

X A. Glenbrook Countryside Estates Parcel.

1. Annexation. Northbrook shall not object to the voluntary or involuntary annexation by Deerfield of all or any portion of the Glenbrook Countryside Estates Parcel. Deerfield shall not object to the voluntary or involuntary annexation by Northbrook of all or any portion of the Glenbrook Countryside Estates Parcel.

2. Development Upon Annexation by Northbrook or Deerfield. Neither Northbrook nor Deerfield shall, upon annexation, permit any use, development, or redevelopment of all or any portion of the Glenbrook Countryside Estates Parcel that is inconsistent with, or that would allow for an increase in the number of, the single family detached dwelling units allowed pursuant to the Cook County Zoning Ordinance regulations applicable to the Glenbrook Countryside Estates Parcel as of the Effective Date of this Agreement.

3. Development in Other Circumstances. In the event that an owner or other party with an interest in all or any portion of the Glenbrook Countryside Estate Parcel seeks to use, develop, redevelop, or expand all or any portion of such Parcel in unincorporated Cook County or in a municipality other than Northbrook or Deerfield in a manner inconsistent with the terms and conditions set forth in Paragraph 3A2 of this Agreement, Northbrook and Deerfield shall take all necessary actions to register objections to such use, development, redevelopment, or expansion with the governmental agencies and officials with jurisdiction thereof and shall cooperate with each other in pursuing such objections. Neither Northbrook nor Deerfield shall, directly or indirectly, take any action, including specifically, but without limitation, the provision of Municipal Services to all or any portion of the Glenbrook Countryside Estates Parcel, to support or allow any use, development,

redevelopment, or expansion of the Glenbrook Countryside Estates Parcel that is in any manner inconsistent with the terms and conditions set forth in Paragraph 3A2 of this Agreement.

B. Picardy East Townhouse Development Parcel.

1. Annexation. Northbrook shall not object to the voluntary or involuntary annexation by Deerfield of all or any portion of Picardy East Townhouse Development Parcel. Deerfield shall not object to the voluntary or involuntary annexation by Northbrook of all or any portion of Picardy East Townhouse Development Parcel.

2. Development Upon Annexation by Northbrook or Deerfield. Neither Northbrook nor Deerfield shall, upon annexation, permit any use, development, or redevelopment of all or any portion of the Picardy East Townhouse Development Parcel that is inconsistent with, or that would allow for an increase in the number of, the residential townhouse dwelling units that exist on the Picardy East Townhouse Development Parcel as of the Effective Date of this Agreement.

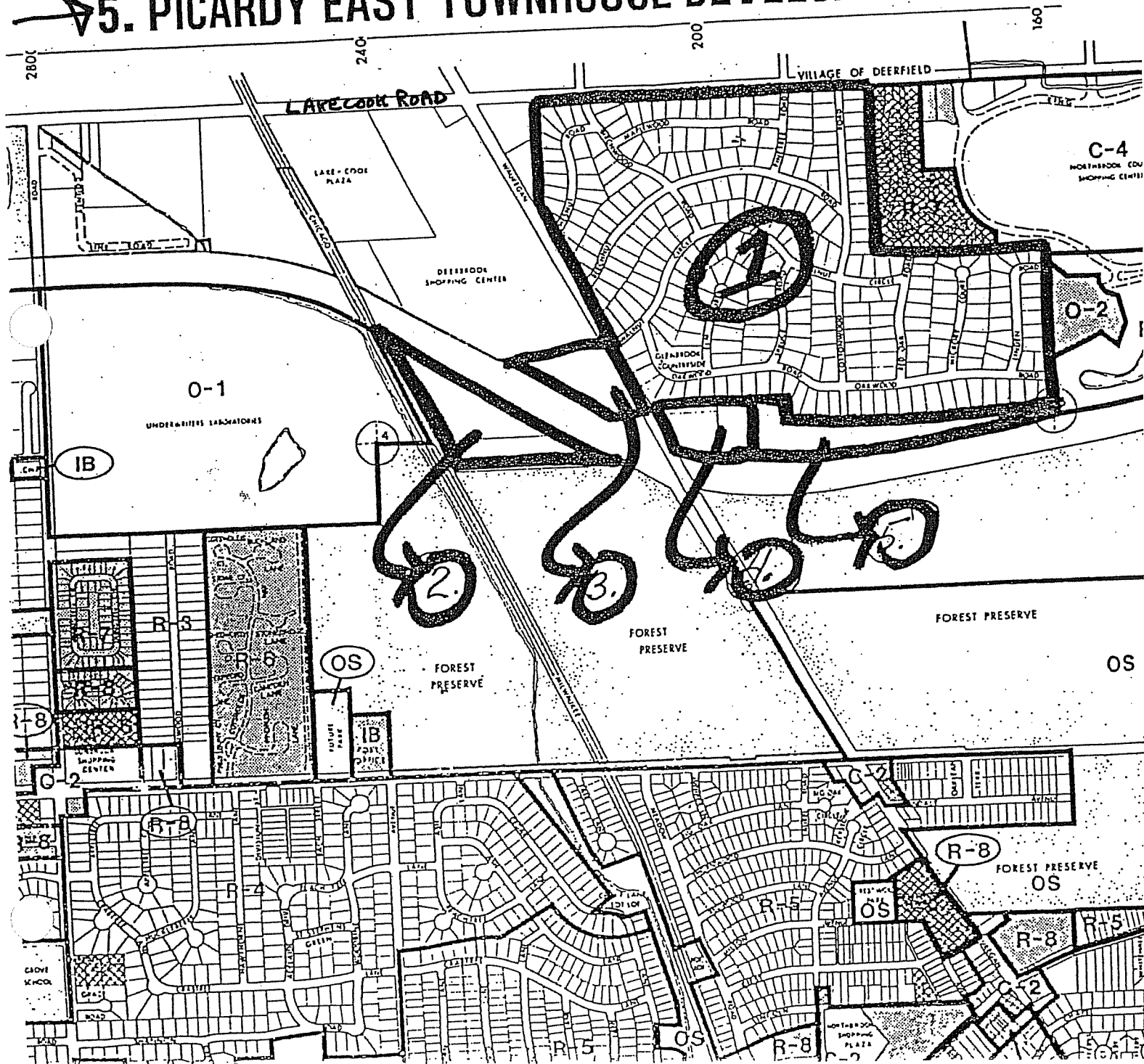
3. Development in Other Circumstances. In the event that an owner or other party with an interest in all or any portion of the Picardy East Townhouse Development Parcel seeks to use, develop, redevelop, or expand all or any portion of such Parcel in unincorporated Cook County or in a municipality other than Northbrook or Deerfield in a manner inconsistent with the terms and conditions set forth in Paragraph 3B2 of this Agreement, Northbrook and Deerfield shall take all necessary actions to register objections to such use, development, redevelopment, or expansion with the governmental agencies and officials with jurisdiction thereof and shall cooperate with each other in pursuing such objections. Neither Northbrook nor Deerfield shall, either directly or indirectly, take any action, including specifically, but without limitation, the provision of Municipal Services to all or any portion of the Picardy East Townhouse Development Parcel, to support or allow any use, development, redevelopment, or expansion of the Picardy East Townhouse Development Parcel that is in any manner inconsistent with the terms and conditions set forth in Paragraph 3B2 of this Agreement.

C. Brookside Shopping Center/Hanekamp Funeral Home Parcels.

1. Annexation. Deerfield shall not object to the voluntary or involuntary annexation by Northbrook of all or any portion of the Brookside Shopping Center/Hanekamp Funeral Home Parcels. Deerfield shall neither voluntarily nor involuntarily annex all or any portion of the Brookside Shopping Center/Hanekamp Funeral Home Parcels, nor shall Deerfield provide, or offer to provide, Municipal Services to all or any portion of the Brookside Shopping Center/Hanekamp Funeral Home Parcels.

2. Development Upon Annexation by Northbrook. Upon annexation, Northbrook shall not permit any use, development, or redevelopment of all or any portion of the Brookside Shopping Center/Hanekamp Funeral Home Parcels other than general retail and business uses of the type and intensity existing on the Brookside Shopping Center/Hanekamp Funeral Home Parcels as of the Effective Date of this Agreement. Notwithstanding the foregoing, Northbrook may approve a plan for a new or different use, development, or redevelopment of the Brookside Shopping Center/Hanekamp Funeral Home Parcels, if, and only if (a) such plan is

- 1. GLENBROOK COUNTRYSIDE ESTATES
- 2. WAUKEGAN ROAD TRIANGLE
- 3. RED ROOF INN
- 4. BROOKSIDE SHOPPING CENTER / HANEKAMP FUNERAL HOME
- 5. PICARDY EAST TOWNHOUSE DEVELOPMENT



Unincorporated Areas within Deerfield's Planning Jurisdiction

There are some areas that are outside the Village's corporate boundaries but are within one and one-half miles of the Village and are presently unincorporated. Some of these areas are now vacant, but most are partially developed to some degree. It is the Village's desire that these areas be developed or redeveloped consistent with those uses so designated on *Figure 3.1: Future Land Use Plan*.

The Village of Deerfield and the Village of Northbrook have entered into a boundary agreement in order to provide for responsible and compatible land use planning for certain properties along or near Lake Cook Road and Waukegan Road. This agreement reflects the desire of each community to limit and mitigate the potential adverse impacts of the development or redevelopment of those properties. The Village also has a boundary agreement with the Village of Riverwoods that sets Saunders Road as the boundary between the two communities. There is no unincorporated land between the Village of Deerfield and the City of Highland Park.

The locations and identification of these unincorporated areas that are within Deerfield's Planning Jurisdiction and that could be annexed into the Village of Deerfield are shown in *Figure 3.2: Annexation Policy Plan*, along with the Village's relative interest in future annexation.

Goal: Influence development in those unincorporated areas within one and one-half miles of the Village limits.

Objective	Policies
<p>Limit and mitigate the potential adverse impacts of development or redevelopment of unincorporated property within Deerfield's planning jurisdiction.</p>	<p>Encourage continued residential use of Glenbrook Countryside Estates.</p> <p>Encourage continued residential use of the Picardy East Townhouse Development Parcel.</p> <p>Encourage continued commercial use of the Brookside shopping center/Hanekamp funeral home parcels.</p> <p>Encourage limited industrial development of the Waukegan Road triangle parcel.</p> <p>Encourage residential, institutional and/or office development of the LaSalle and surrounding parcels.</p> <p>Encourage continued office use of the Baxter North parcel.</p> <p>Consider residential, institutional or office uses for the Takeda (Baxter South) parcel.</p> <p>Encourage continued single-family residential use, with provision for limited institutional use of the area north of Lake Eleanor and west of Wilmot Road.</p>

ANNEXATION

The annexation of lands surrounding a municipality is seen as a means to augment the tax base and control the development and use of the land. Wherever possible, the lands annexed to the Village should simultaneously be annexed to the Deerfield Park District.

To further the Annexation goal, the Village is stating its desire to annex the following properties and extend the Village boundaries to those shown on *Figure 3.2: Annexation Policy Plan* if the benefits of control and tax revenue are not outweighed by the cost of service to the properties:

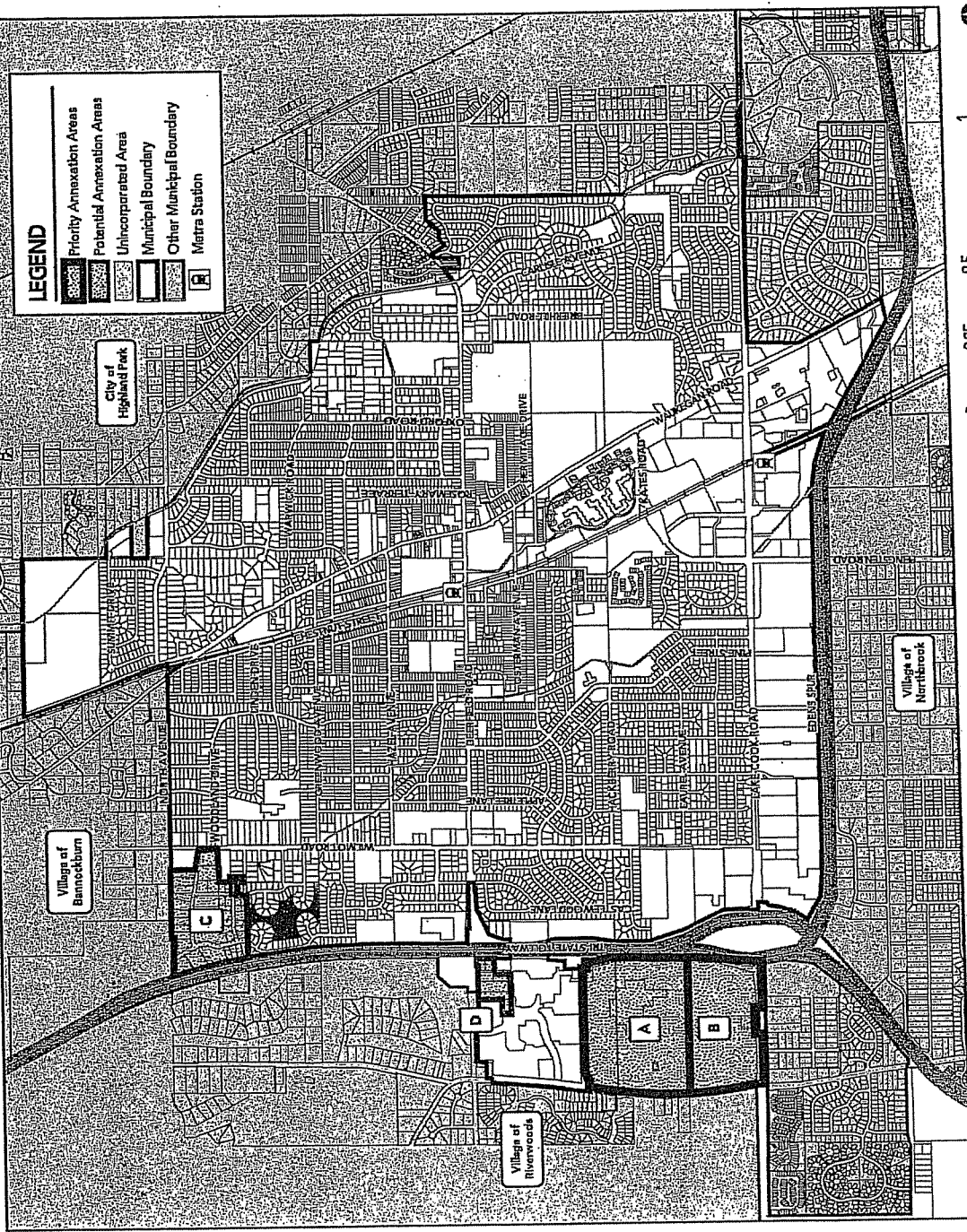


FIGURE 3.2: ANNEXATION POLICY PLAN
DEERFIELD COMPREHENSIVE PLAN

PRIORITY ANNEXATION AREAS

- A Unincorporated Baxter Property
- B Takeda Pharmaceuticals (Baxter South)

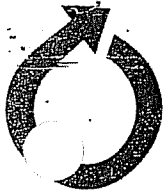
POTENTIAL ANNEXATION AREAS

- C Unincorporated area North of Lake Eleanor
- D Unincorporated property west of the Tri-State Tollway and south of Deerfield Road

POPULATION ANALYSIS BY REGIONAL PLANNING AGENCY

2006

2004



J. Rychlaert

northeastern illinois planning commission

233 South Wacker Drive • Suite 800, Sears Tower • Chicago, Illinois 60606 • (312) 454-0400 • Fax (312) 454-0411 • www.nipc.org

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Ronald L. Thomas, AICP
Executive Director

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Joseph F. Ugas
Edward W. Paesel
Mark Ruby
Leslie A. Williams
Appointed by the Mayor of Chicago

John A. Pope, Alderman
10th Ward, Chicago

Ed H. Smith, Alderman
28th Ward, Chicago

Mary Ann Smith, Alderman
48th Ward, Chicago

Appointment Pending

Appointment Pending

Elected by the Assembly of Mayors

Thomas G. Adams, Mayor
Village of Green Oaks

Alan L. Bennett, Trustee
Village of Elmwood Park

Bruce A. Bennett, Trustee
Village of Johnsburg

Kenneth P. Johnson, Mayor
City of Wood Dale

Al Larson, President
Village of Schaumburg

Michael K. Smith, Mayor
Village of New Lenox

James Willey, Mayor
Village of Elmhurst

Edward J. Zabrocki, Mayor
Village of Tinley Park

Appointed by the County Board

Chairman

Jerry Butler, Member
Cook County Board of Commissioners

Elizabeth Goman, Member
Cook County Board of Commissioners

Joan P. Murphy, Member
Cook County Board of Commissioners

James D. Healy, Member
DuPage County Board

Jackie Treadup, Member
Kane County Board

Ann Gilman, Member
McHenry County Board

James Bliotta, Member
Will County Board

Appointment Pending

Lake County Board

Appointed by the Board of the
Regional Transportation Authority

Fred T. L. Norris
Appointed by the Board of the
Chicago Transit Authority

Appointment Pending

Appointed by the Board of Metra

Carole R. Davis
Appointed by the Board of Pace

Richard A. Kwasneski
Appointed by the Board of the
Illinois Water Reclamation
District of Greater Chicago

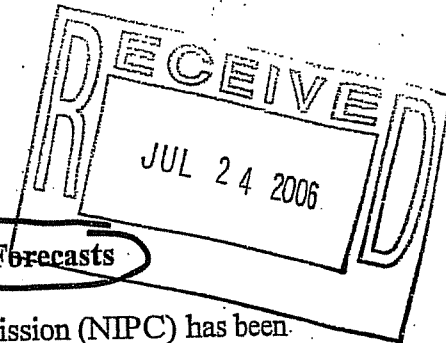
Patricia Young
Appointed by the Board of the
Illinois Association of
Park Districts

Judy Beck
Appointed by the Board of the
Chicago Park District

Bob Pickens
Appointed by the Board of the
Illinois Association of

To: Mayors and Village Presidents

From: Randy Blankenhorn, Executive Director
Ron Thomas, Deputy Executive Director
Ed Paesel, Chair, NIPC Planning Committee



RE: 2030 Population, Household, and Employment Forecasts

As you know, the Northeastern Illinois Planning Commission (NIPC) has been merged with the Chicago Area Transportation Study (CATS) to form a new organization: The Chicago Metropolitan Agency for Planning, or "CMAP." The agency is the product of the Regional Planning Act, passed unanimously by the Illinois General Assembly and signed into law by Governor Blagojevich in 2005. It is responsible for the integrated planning of transportation and land use in a seven-county region that includes the six counties that comprised NIPC, plus Kendall County.

As the functions of NIPC become absorbed into CMAP, the agency is entering the final stages of revising its 2030 forecasts of population, households, and employment in support of the federally-mandated update of the Regional Transportation Plan (RTP). During this revision cycle we were looking for compelling evidence to alter an existing forecast, recognizing that current information or revised plans could warrant a change.

In the summer of 2005, we sent preliminary forecasts to all of the region's municipalities. For all but a few municipalities, we used the existing forecasts that were endorsed in late 2003 as a starting point. Several municipalities contacted us, and revisions were made where justified. We have retained your previous 2030 forecasts and look forward to your assistance and participation in the next cycle of the process, which will result in the generation of forecasts for the year 2040.

Enclosed are the revised 2030 forecasts of population, households, and employment for all municipalities and counties in the 6-county Chicago Region. These forecasts use the 2000 Census as a base, with currently proposed RTP assumptions in place. We anticipate endorsement of the revised forecasts in September 2006.

The 2030 RTP update and the revised forecasts will be the subject of a public meeting to be held at CMAP on August 9, 2006 from 3-7 pm. We are located in the Sears Tower, at 233 South Wacker Drive, Suite 800, in downtown Chicago.

As CMAP forges ahead with its mission, the forecasts will continue to play an important supporting role. If you have any comments or questions regarding your 2030 forecasts, please direct them to Jack Pfingston at 312/ 386-8617 or Marc Thomas at 312/ 386-8615.

**Northeastern Illinois Planning Commission 2030 Forecasts
of Population, Households and Employment
by County and Municipality
(as revised July 19, 2006)**

Areaname	Population		Households		Employment	
	2000	2030	2000	2030	2000	2030
Channahon(Will Only)	7,235	22,231	2,249	6,832	2,384	6,531
Chicago*	2,896,016	3,260,897	1,061,928	1,221,163	<u>1,496,636</u>	1,743,276
Chicago Heights	32,776	36,282	10,703	12,769	14,636	18,504
Chicago Ridge	14,127	13,715	5,739	5,739	7,428	7,970
Cicero	85,616	76,857	23,115	23,267	18,845	19,056
Clarendon Hills	7,610	8,782	2,836	3,581	2,083	2,898
Coal City(Will Only)	0	2	0	1	0	0
Country Club Hills	16,169	19,139	5,297	6,416	1,995	3,366
Countryside	5,991	6,286	2,661	2,805	6,446	7,044
Crest Hill	13,329	22,047	4,478	7,100	2,891	5,346
Crestwood	11,251	12,801	4,685	4,840	9,064	9,278
Crete*	<u>7,712</u>	38,985	<u>2,870</u>	13,037	2,733	13,005
Crystal Lake	38,000	44,363	13,070	15,573	25,549	37,161
Darien	22,860	23,717	8,735	9,269	8,701	11,035
Deerfield	18,420	20,391	6,420	7,615	23,935	30,764
Deer Park	3,102	3,846	989	1,311	172	2,780
Des Plaines	58,720	60,343	22,362	23,576	60,359	62,167
Diamond	10	49	4	19	5	29
Dixmoor	3,934	4,174	1,372	1,507	526	898
Dolton	25,614	24,433	8,512	9,067	5,536	6,607
Downers Grove	48,724	60,153	18,979	23,515	38,534	59,459
East Dundee	2,955	7,888	1,228	2,706	2,818	4,361
East Hazel Crest	1,607	1,698	590	628	1,826	2,329
Elburn	2,756	21,126	1,038	6,120	748	2,449
Elgin*	94,487	167,375	31,543	57,743	54,020	90,030
Elk Grove Village	34,727	36,948	13,278	14,030	61,121	97,974
Elmhurst*	42,762	43,752	15,627	16,114	41,429	41,572
Elmwood Park*	25,405	25,196	9,858	10,151	2,527	2,538
Elwood*	1,620	19,188	637	5,952	12	17,795
Evanston	74,239	80,224	29,651	30,796	42,660	42,681
Evergreen Park	20,821	19,742	7,471	7,609	8,566	9,475
Flossmoor	9,301	9,949	3,331	3,546	1,833	2,072
Ford Heights	3,456	6,441	984	1,830	2,252	3,226
Forest Park	15,688	15,736	7,632	8,252	15,586	17,084
Forest View	778	796	302	309	738	912
Fox Lake	9,178	12,589	4,046	5,459	1,432	2,469
Fox River Grove	4,862	5,542	1,677	2,045	991	1,286
Frankfort*	10,391	55,797	3,418	16,363	11,548	27,554
Franklin Park*	19,434	20,073	6,484	7,545	27,474	27,873
Geneva	19,515	25,480	6,718	8,985	13,862	18,287
Gilberts*	1,279	14,045	394	4,467	959	8,078
Glencoe	8,762	8,957	3,072	3,140	2,039	2,328
Glendale Heights	31,765	35,059	10,791	11,661	12,164	13,584
Glen Ellyn	26,999	32,291	10,207	12,303	9,527	10,609
Glenview	41,847	54,368	15,464	20,914	23,064	46,687
Glenwood	9,000	11,367	3,373	4,232	3,014	9,232
Godley (Will only)*	594	594	200	219	52	52
Golf	451	445	156	157	182	182

*Indicates municipality with changes to the 2000 base or 2030 forecast since the Sept. 2003 Commission-endorsed forecast was issued. Underlined numbers are corrected 2000 base figures, while boldface numbers are new 2030 forecast figures.

**Northeastern Illinois Planning Commission 2030 Forecasts
of Population, Households and Employment for Counties and Municipalities
Preliminary for Purposes of Public Hearing Only**

The Northeastern Illinois Planning Commission (NIPC), through agreements with the State of Illinois and the transportation planning community in the six county northeastern Illinois area, is responsible for the development of long range population, household and employment forecasts in support of the Regional Transportation Plan. Updated every three years, these forecasts are intended to portray a most likely future given market forces and the impacts of expected public policy.

The attached results are provided for evaluation and adjustment up to and including the Regional Transportation Plan public hearings scheduled for the end of August 2003. NIPC will formally endorse the final results on September 30, 2003.

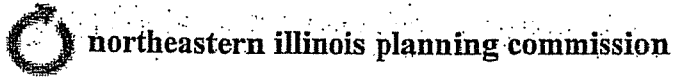
There were three steps in the development of the forecasts. The first was the generation of region wide totals for population, households and employment. The employment forecast was derived from results prepared by the Regional Economics Application Laboratory (a joint program of the University of Illinois at Urbana-Champaign and the Chicago Federal Reserve Bank) in the spring of 2002. Population results were generated with migration assumptions derived from the employment forecast.

The second step was the compilation of expected local land use patterns through meetings with local governments. Supported by an interactive mapping tool, called *Paint the Town*, NIPC staff attempted to meet with each of the region's 272 municipalities to determine 2030 municipal boundaries and expected land development and redevelopment within each jurisdiction. Thus far, 210 communities, representing 94% of the region's current population, participated in the process. Preliminary forecast totals for the remaining 62 municipalities were developed from prior forecasts and forecasted boundaries adjusted to account for acres sought by adjacent participating municipalities. Forecasts for unincorporated areas were derived with a similar approach unless specific guidance was provided by a county.

The final step was adjustment for overlapping jurisdictions, translation of land use results to transportation zones, and reconciliation to the regional totals produced in step 1. In cases where 2030 boundaries overlapped across substantial areas, the overlap was split with each of the overlapping communities assigned a share. When the overlaps were small, the area was designated to remain unincorporated. Reconciliation to the regional totals was simple for population since the sum of all requests barely exceeded the independently derived regional total. Requested employment growth, however, was double the growth forecast for the region as a whole. As a result, significant adjustments were applied.

The base numbers for 2000 are from the 2000 Census for population and households and from the version of NIPC's estimates of employment available in summer 2002.

July 24, 2003



**U.S. Census Bureau Issues July 1, 2004 Population Estimates
for Municipalities Located in Northeastern Illinois (6-30-05)**

<p align="center"><u>2004 Population Estimates for 272 Northeastern Illinois Municipalities:</u> <u>HTML</u> <u>XLS file</u> <u>PDF file</u></p>	<p align="center">Illinois Municipalities with Populations of 10,000 or More Ranked by Rate of Growth: <u>XLS file</u> <u>PDF file</u></p>	<p align="center">Illinois Municipalities with Populations of 10,000 or More Ranked by Numerical Population Change: <u>XLS file</u> <u>PDF file</u></p>
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Two Northeastern Illinois municipalities - Joliet and Aurora - rank among the 20 fastest growing cities in the United States, of the 251 cities with populations of 100,000 or more, according to new 2004 population estimates released by the U.S. Census Bureau today. Joliet and Aurora, both located about 40 miles west and southwest of downtown Chicago, are estimated to have grown 21.4 percent and 16.4 percent, respectively, between Census Day 2000 and July 1, 2004, ranking 15th and 20th in rate of growth nationally. Another nearby city - Naperville - ranked 44th, growing by 8.9 percent. These municipalities are among the six places (three in Illinois, two in Kansas, and one in South Dakota) in the list of the 50 fastest-growing large U.S. cities that are not in either the southern or western United States.

In addition to cities of 100,000 or more, the Census Bureau also released July 1, 2004 population estimates for all municipalities in the U.S. In Illinois, looking at municipalities with populations of 10,000 or more, 19 of the 20 cities and towns growing at least 20% were located in the six counties of Northeastern Illinois, and the other one (Oswego) was at the region's edge. At the top of the list were the villages of Huntley and Round Lake, both located about 50 miles from downtown Chicago, and both having growth rates that more than doubled their populations from April 2000 to July 2004. Montgomery followed next, continuing its march into Kendall County. Of the next eight fastest growing places, seven of them (Plainfield, Romeoville, Channahon, Shorewood, Frankfort, Lockport, and Crest Hill) were in red-hot Will County, interrupted only by Kendall County's Oswego at number six.

Among Northeastern Illinois places with populations under 10,000 as of July 1, 2004, growth in the village of Gilberts, sandwiched between Elgin and Huntley in Kane County, led the way, ballooning 234% in the four-year period reported by the Census Bureau.

Northeastern Illinois Municipalities Estimated to Have Gained 4,000 or More People from April 1, 2000 to July 1, 2004					Northeastern Illinois Municipalities Estimated to Have Grown 50 Percent from April 1, 2000 to July 1, 2004				
Rank	Geographic Area	Population estimates		Number Change, April 1, 2000 to July 1, 2004	Rank	Geographic Area	Population estimates		C
		July 1, 2004	April 2000 Estimates Base				July 1, 2004	April 2000 Estimates Base	
1	Aurora	166,614	143,150	23,464	1	Gilberts	4,269	1,279	
2	Joliet	129,519	106,672	22,847	2	Huntley	15,065	5,729	
3	Romeoville	35,020	21,170	13,850	3	Indian Creek	461	194	
4	Naperville	140,106	128,629	11,477	4	Round Lake	12,166	5,863	
5	Plainfield	24,647	13,238	11,409	5	Sugar Grove	7,541	3,950	
6	Bolingbrook	66,206	56,378	9,828	6	Montgomery	10,459	5,495	
7	Huntley	15,065	5,729	9,336	7	Plainfield	24,647	13,238	
8	Tinley Park	56,274	48,695	7,579	8	Hainesville	3,775	2,077	
9	Round Lake	12,166	5,863	6,303	9	Round Lake Heights	2,380	1,328	
10	Carpentersville	35,980	30,594	5,386	10	Prairie Grove	1,631	960	

11	Lockport	20,587	15,245	5,342	11	Lakemoor	4,790	2,828
12	Lake in the Hills	28,220	23,156	5,064	12	Romeoville	35,020	21,170
13	Montgomery	10,459	5,495	4,964	13	Port Barrington	1,329	804
14	Algonquin	28,223	23,291	4,932	14	Minooka	6,365	3,983
15	New Lenox	22,528	17,828	4,700	15	Richmond	1,833	1,195
16	South Elgin	20,746	16,129	4,617	16	Monee	4,469	2,959
17	Crest Hill	18,025	13,475	4,550				
18	Frankfort	14,667	10,405	4,262				
19	St. Charles	32,134	27,931	4,203				

Source: U.S. Census Bureau, Population Estimates Division.

Source: U.S. Census Bureau, Population Estimates Division, 6/30/05.

Annual Estimates of the Population for Incorporated Places in Northeastern Illinois: April 1, 2000 to July 1, 2004

Geographic Area	Population estimates					April 1, 2000		Change, 2000 base to 7-1-04	
	July 1, 2004	July 1, 2003	July 1, 2002	July 1, 2001	July 1, 2000	Estimates base	Census	Number	Percen
Addison	37,040	36,895	36,414	36,364	36,261	36,212	35,914	828	2.3%
Algonquin	28,223	27,615	26,352	24,681	23,569	23,291	23,276	4,932	21.2%
Alsip	19,239	19,391	19,502	19,613	19,705	19,725	19,725	-486	-2.5%
Antioch	11,223	10,527	9,881	9,402	8,931	8,803	8,788	2,420	27.5%
Arlington Heights	75,181	75,761	76,311	76,873	76,528	76,429	76,031	-1,248	-1.6%
Aurora	166,614	162,394	156,646	150,448	144,446	143,150	142,990	23,464	16.4%
Bannockburn	1,601	1,588	1,583	1,493	1,433	1,429	1,429	172	12.0%
Barrington	10,170	10,208	10,245	10,261	10,197	10,174	10,168	-4	0.0%
Barrington Hills	4,216	4,179	4,067	4,034	3,949	3,930	3,915	286	7.3%
Bartlett	37,773	37,539	37,170	37,061	36,814	36,734	36,706	1,039	2.8%
Batavia	26,901	26,397	25,711	25,129	24,371	24,226	23,866	2,675	11.0%
Beach Park	12,104	11,084	10,292	10,220	10,113	10,072	10,072	2,032	20.2%
Bedford Park	553	560	564	569	573	574	574	-21	-3.7%
Beecher	2,592	2,445	2,308	2,162	2,101	2,086	2,033	506	24.3%
Bellwood	19,754	19,980	20,199	20,392	20,509	20,535	20,535	-781	-3.8%
Bensenville	20,594	20,595	20,700	20,783	20,728	20,701	20,703	-107	-0.5%
Berkeley	5,063	5,110	5,158	5,207	5,238	5,245	5,245	-182	-3.5%
Berwyn	52,000	52,618	53,218	53,738	53,967	54,016	54,016	-2,016	-3.7%
Big Rock	705	693	681	669	660	658	(X)	47	7.1%
Bloomington	21,903	21,836	21,885	21,919	21,803	21,761	21,675	142	0.7%
Blue Island	23,010	23,205	23,298	23,441	23,462	23,463	23,463	-453	-1.9%
Bolingbrook	66,206	62,866	60,901	59,277	56,961	56,378	56,321	9,828	17.4%
Braidwood	5,965	5,765	5,592	5,397	5,242	5,203	5,203	762	14.6%
Bridgeview	15,061	15,138	15,260	15,343	15,339	15,335	15,335	-274	-1.8%
Broadview	7,951	8,039	8,127	8,204	8,253	8,264	8,264	-313	-3.8%
Brookfield	18,678	18,879	18,809	18,987	19,068	19,085	19,085	-407	-2.1%
Buffalo Grove	43,152	43,278	43,271	43,267	43,085	43,000	42,909	152	0.4%
Bull Valley	746	740	734	733	726	726	726	20	2.8%
Burbank	27,741	27,823	27,858	27,954	27,916	27,902	27,902	-161	-0.6%
Burlington	486	479	473	463	453	452	452	34	7.5%
Burnham	4,102	4,122	4,145	4,167	4,170	4,170	4,170	-68	-1.6%
Burr Ridge	10,822	10,780	10,717	10,647	10,515	10,477	10,408	345	3.3%
Calumet City	38,172	38,513	38,617	38,868	39,038	39,074	39,071	-902	-2.3%
Calumet Park	8,207	8,297	8,385	8,461	8,506	8,516	8,516	-309	-3.6%

Carol Stream	40,267	40,151	40,216	40,401	40,457	40,445	40,438	-178	-0.4%
Carpentersville	35,980	34,789	34,221	32,813	30,988	30,594	30,586	5,386	17.6%
Cary	18,717	18,179	17,053	15,637	15,603	15,629	15,531	3,088	19.8%
Channahon	11,038	10,119	9,409	8,552	7,708	7,500	7,344	3,538	47.2%
Chicago	2,862,244	2,875,585	2,886,634	2,896,304	2,896,049	2,896,016	2,896,016	-33,772	-1.2%
Chicago Heights	31,688	31,990	32,305	32,588	32,756	32,793	32,776	-1,105	-3.4%
Chicago Ridge	13,728	13,808	13,935	14,048	14,113	14,127	14,127	-399	-2.8%
Cicero	83,102	83,190	84,129	84,961	85,495	85,616	85,616	-2,514	-2.9%
Clarendon Hills	8,257	8,209	8,000	7,922	7,676	7,610	7,610	647	8.5%
Coal City	4,985	4,925	4,862	4,847	4,807	4,797	4,797	188	3.9%
Country Club Hills	16,283	16,243	16,255	16,276	16,193	16,169	16,169	114	0.7%
Countryside	5,853	5,899	5,945	5,987	5,991	5,991	5,991	-138	-2.3%
Crest Hill	18,025	16,167	15,007	14,162	13,611	13,475	13,329	4,550	33.8%
Crestwood	11,255	11,275	11,300	11,283	11,259	11,251	11,251	4	0.0%
Crete	8,490	8,329	8,127	7,916	7,754	7,714	7,346	776	10.1%
Crystal Lake	40,496	40,179	39,683	39,017	38,188	38,066	38,000	2,430	6.4%
Darien	22,923	22,921	23,002	23,082	23,007	22,973	22,860	-50	-0.2%
Deer Park	3,177	3,168	3,154	3,137	3,109	3,098	3,102	79	2.6%
Deerfield	19,426	19,228	19,052	18,982	18,552	18,422	18,420	1,004	5.5%
Des Plaines	56,229	56,250	56,615	56,778	56,997	57,043	58,720	-814	-1.4%
Diamond	1,866	1,749	1,574	1,475	1,410	1,393	1,393	473	34.0%
Dixmoor	3,843	3,869	3,907	3,936	3,936	3,934	3,934	-91	-2.3%
Dolton	24,765	25,020	25,258	25,482	25,591	25,614	25,614	-849	-3.3%
Downers Grove	49,302	49,158	49,348	49,521	49,479	49,437	48,724	-135	-0.3%
East Dundee	3,156	3,159	3,148	3,121	2,977	2,947	2,955	209	7.1%
East Hazel Crest	1,573	1,575	1,586	1,600	1,606	1,607	1,607	-34	-2.1%
Elburn	3,798	3,344	3,252	3,068	2,817	2,760	2,756	1,038	37.6%
Elgin	97,761	97,393	96,637	95,657	94,688	94,567	94,487	3,194	3.4%
Elk Grove Village	34,136	34,467	34,791	34,887	34,763	34,727	34,727	-591	-1.7%
Elmhurst	44,352	44,001	43,215	43,074	42,870	42,776	42,762	1,576	3.7%
Elmwood Park	24,653	24,802	25,058	25,259	25,379	25,405	25,405	-752	-3.0%
Elwood	2,122	1,996	1,928	1,788	1,653	1,620	1,620	502	31.0%
Evanston	74,811	74,474	73,243	73,589	74,145	74,239	74,239	572	0.8%
Evergreen Park	20,086	20,306	20,497	20,683	20,796	20,821	20,821	-735	-3.5%
Flossmoor	9,389	9,396	9,386	9,396	9,337	9,321	9,301	68	0.7%
Ford Heights	3,332	3,368	3,403	3,433	3,452	3,456	3,456	-124	-3.6%
Forest Park	15,251	15,408	15,510	15,573	15,667	15,688	15,688	-437	-2.8%
Forest View	748	757	765	772	777	778	778	-30	-3.9%
Fox Lake	10,367	9,982	9,664	9,382	9,236	9,188	9,178	1,179	12.8%
Fox River Grove	5,085	5,080	5,064	5,028	4,887	4,862	4,862	223	4.6%
Frankfort	14,667	13,422	12,438	11,494	10,621	10,405	10,391	4,262	41.0%
Franklin Park	18,701	18,913	19,118	19,294	19,408	19,434	19,434	-733	-3.8%
Geneva	22,913	22,306	21,553	20,513	19,684	19,515	19,515	3,398	17.4%
Gilberts	4,269	2,786	1,384	1,294	1,280	1,279	1,279	2,990	233.8%
Glen Ellyn	27,214	27,164	27,104	27,155	27,085	27,050	26,999	164	0.6%
Glencoe	8,936	8,901	8,889	8,859	8,783	8,762	8,762	174	2.0%
Glendale Heights	32,729	32,852	32,843	32,419	31,969	31,836	31,765	893	2.8%
Glenview	44,655	44,580	43,759	42,359	41,982	41,880	41,847	2,775	6.6%
Glenwood	8,693	8,782	8,859	8,931	8,976	8,986	9,000	-293	-3.3%
Godley	687	677	651	632	602	594	594	93	15.7%
Golf	459	459	462	458	452	451	451	8	1.8%
Grayslake	20,459	20,137	20,151	19,525	18,722	18,518	18,506	1,941	10.5%
Green Oaks	3,876	3,846	3,795	3,762	3,617	3,576	3,572	300	8.4%