



## Village of Arlington Heights earns Metropolitan Planning Council's 2008 Burnham Award for Excellence in Planning

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### Metropolitan Planning Council

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Metropolitan Planning Council awarded the 21st Annual 2008 Burnham Award for Excellence in Planning to the Village of Arlington Heights for the Timber Court Condominium Development.



Arlington Heights Mayor Arlene J. Mulder with Joseph Gregoire of National City

Timber Court proves to communities across the region working to maintain a mixed and high-quality housing stock that it can be done. The 108-unit development includes 20 percent – or 21 total – condominiums priced to be affordable for a family of four earning at or below \$60,300, or 80 percent of area median income. Arlington Heights set an important precedent by requiring those 21 units remain affordable in perpetuity through a deed restriction.



The village's approval of the development is, in part, a response to the region's shortage of homes affordable to the local workforce. In Arlington Heights, 32.8 percent of homeowners and 45.3 percent of renters spend more than 30 percent of their income on housing, exceeding what experts recommend as the limit.



The village creatively negotiated the inclusion of affordable housing in the development in exchange for granting the developer's rezoning request from light industrial to residential. The village also supported a departure from its zoning regulation to allow the developer, Tandem Realty Corp., to build to 52 feet, rather than the code's maximum height of 40 feet. This decision allowed for a taller building, which meant the developer could provide a parking garage on the first level of the building, preserve more of the nearby trees, and provide more green space.

MPC presented the award at its Annual Luncheon on Sept. 8, at the Hyatt Regency Chicago. National City Bank sponsored the award.

"Arlington Heights and Tandem Realty Corp., were able to address community concerns about affordable housing with good information, creative solutions, and, ultimately, a beautiful product that didn't cost taxpayers a bundle," said Joseph Gregoire, president and CEO, Illinois Banking, National City Bank; and member, MPC Board of Governors. "Not only is Timber Court an asset to Arlington Heights, but the 21 affordable condominiums help to counter-balance the region's overall shortage of affordable homes near jobs, and serve as a model for communities across metropolitan Chicago."

Arlington Heights deserves special recognition for joining the City of Chicago as the only Burnham Award winners to receive the honor more than once. In 1999, Arlington Heights won the Burnham Award for its Downtown Plan.

[Read the press release.](#)