



Long-Range Housing Planning *Homes for a Changing Region* Fact Sheet

Prepared by the Department of Planning and Community Development
July 9, 2012

The Village of Arlington Heights along with its neighboring communities of Buffalo Grove, Mount Prospect, Palatine, and Rolling Meadows, as members of the Northwest Suburban Housing Collaborative, received a technical assistance grant from the Chicago Metropolitan Agency for Planning (CMAP) to be the latest awardees of a *Homes for a Changing Region (Homes)* research project. *Homes* is a project of the CMAP's Local Technical Assistance (LTA) program. CMAP conducts *Homes* studies in partnership with the subject communities, the Metropolitan Mayors Caucus (MMC) and with the support of the Metropolitan Planning Council (MPC). *Homes* provides technical assistance for municipal leaders to chart future demand and supply trends for housing in communities and develop long-term housing policy plans. These plans are aimed at creating a balanced mix of housing types to serve current and future residents and workers, and to enhance the livability of participating communities.

What Communities are and have been studied through the *Homes* program?

At the request of the communities, nine municipalities (Woodstock, Plainfield, Blue Island, Gurnee, Montgomery, Northlake, Aurora, Libertyville, Oak Forest) have been the subject of *Homes* studies. In the past two years, *Homes* studies have been provided for groups of communities including collaborations in the south suburbs (Hazel Crest, Lansing, Olympia Fields and Park Forest), the west suburbs (Oak Park, Bellwood, Berwyn, Forest Park, and Maywood) and the northwest suburbs (Arlington Heights, Mount Prospect, Buffalo Grove, Palatine and Rolling Meadows). Reports of study areas published to date are available at www.cmap.illinois.gov/homes.

What is the outcome of the *Homes* study?

Through the *Homes* process, a report will be developed that will include:

- An analysis of each community's existing housing supply.
- An analysis of the collaborative area's housing supply and possible gaps.
- An analysis of the match between key employment sectors and existing housing stock.
- A market segmentation analysis to determine the housing preferences of current and future segments of the population.
- The results of a public workshop held in each community.
- Policy recommendations consistent with research outcomes and community goals and preferences.
- A visualization of a possible redevelopment/focus area illustrating outcomes of the policies if implemented.

What does the *Homes* study not include?

The *Homes* process assists communities in planning for projected changes in their populations, such as the aging of the baby boomer population, over the next 30 years. The *Homes* process is not an implementation process and does not include specific development proposals for any particular type of housing or segment of the population.

How much does the *Homes* study cost each local community?

CMAP’s work is free of charge to the local community. The value of the *Homes* study for each community is \$32,500. The total estimated value for the northwest suburban study is \$162,500.

What was the Purpose of the Public Workshop Component of the *Homes* process?

The purpose of the public workshop was to inform the public regarding preliminary analysis of the data that has been gathered concerning the current balance of housing in the community, population changes that may occur in the Village in the next 30 years, and to receive conceptual public input on how members of the community would like to see the Village develop in the future.

For the northwest suburban collaborative, public workshops were held on the following dates:

June 6, 2012	Rolling Meadows
June 12, 2012	Mount Prospect
June 19, 2012	Arlington Heights
June 20, 2012	Buffalo Grove
June 28, 2012	Palatine

What was the purpose of looking at the focus area (Arlington Heights Road between Sigwalt and Park St.) as part of the mapping exercise?

Under its long-range planning program, the Village analyzes and develops long-range plans for areas of the Village that may revitalize in the future. A lack of long-range planning results in deterioration and redevelopment that lacks cohesiveness. The focus area is an area that may potentially redevelop in the next thirty years, is familiar to the community since it is on a well-traveled street, is a gateway to Downtown, and includes a combination of business and residential uses allowed under the current Zoning Code.

What did the mapping exercise involve?

At the public workshop, residents brainstormed “big ideas” for the development of the Village over the next 30 years. They marked areas for preservation and revitalization. Residents placed stickers representing various housing types (from condos to townhomes to large lot single family neighborhoods) on the map. The number of stickers represented the projected household growth from 2010 to 2040.

The second exercise asked for resident input on a focus area. Focus areas are areas that the Village thought would benefit from public input and planning. Residents were able to draw from “chips” symbolizing different kinds of development, from parks to retail and a myriad of residential development types.

After completing the mapping exercises, each table shared its vision with the entire group.

The workshop concluded with a visual preference survey. Residents were shown pictures of various residential types and were asked whether they would:

- a) would like to see that building in their neighborhood;
- b) would not like to see that building in their neighborhood but would like to see it in another part of the Village; or
- c) do not think that building would fit anywhere in Arlington Heights.

Is there a plan to locate subsidized housing in the focus area on Arlington Heights Road and is there a plan to widen this section of Arlington Heights Road?

No. There is no basis for either rumor. There is no proposed or approved plan to locate subsidized housing on Arlington Heights Road or to widen Arlington Heights Road. Arlington Heights Road is a State of Illinois roadway and the Village has no knowledge of any State plans to widen the road.

What happens next?

In October, the Village officials expect to receive a draft of the *Homes for a Changing Region* report for review.

Residents may stay current on the *Homes for a Changing Region* process by doing one or all of the following:

- Check the Village website www.vah.com;
- “Like” the Village of Arlington Heights - Planning and Community Development Facebook page; and/or;
- Contact Nora Boyer, Housing Planner (847) 368-5214 or nboyer@vah.com with comments or questions.