

## HOUSING - IMPLEMENTATION

### A. PRESERVE AND SUPPORT NEW HOMEOWNERSHIP OPPORTUNITIES.

#### A.1. Promote preservation and rehabilitation of existing housing.

Lead:	CP&D, City management and elected officials
First Steps:	Determine the viability, support, and administration/operation of a housing fund
Resources/Funding:	Staff time; teardown fee (if implemented); external grants
Time Horizon/Complexity	Long/complex

#### A.2. Control the bulk and character of new housing so that it fits into unique neighborhood contexts.

Lead:	CP&D, Planning & Zoning Commission
First Steps:	Study zoning changes and propose amendments
Resources/Funding:	Staff and commission time
Time Horizon/Complexity:	Short/complex

### B. ENSURE NEW HOUSING DEVELOPMENT IS WELL DESIGNED AND INCORPORATES SUSTAINABILITY.

#### B.1. Consider instances where the design review process can be streamlined.

Lead:	CP&D, Appearance Commission, Planning & Zoning Commission
First Steps:	Amend Building Code and Zoning Ordinance to change processes
Resources/Funding:	Staff and commission time
Time Horizon/Complexity:	Short/complex

#### B.2. Promote sustainable design.

Lead:	CP&D, Public Works
First Steps:	Explore Zoning or regulatory incentives to install site-scale green infrastructure
Resources/Funding:	Staff time
Time Horizon/Complexity:	Short/complex

### C. SUPPORT A RANGE OF HOUSING TYPES AND PRICE POINTS FOR CURRENT AND NEW HOUSEHOLDS.

#### C.1. Increase the number of units that would not lead to cost burden for a wide range of potential residents.

Lead:	CP&D, external housing agencies and organizations
Next Steps:	Submit plan to IHDA and demonstrate commitment to implementation
Resources/Funding:	Staff time, Housing Fund
Time Horizon/Complexity:	Short/complex

## **C.2. Establish an accessory dwelling unit policy and standards.**

Lead: CP&D, Planning & Zoning Commission, Appearance Commission  
First Steps: Identify necessary zoning amendments and settle on desired parameters  
Resources/Funding: Staff and commission time  
Time Horizon/Complexity: Short/complex

## **C.3. Promote adaptive reuse and live-work.**

Lead: CP&D, Planning & Zoning Commission  
First Steps: Pursue required zoning text and map amendments  
Resources/Funding: Staff and commission time  
Time Horizon/Complexity: Long/complex

## **D. FOSTER STRONG TIES BETWEEN CITY, SCHOOL DISTRICTS, AND PARK DISTRICT**

### **D.1. Maintain communication regarding development proposals, planning studies, and zoning changes.**

Lead: CP&D, School Districts  
First Steps: Forward comprehensive plan to school district personnel  
Resources/Funding: Staff time  
Time Horizon/Complexity: Short/routine

### **D.2. Require student generation studies for large developments.**

Lead: CP&D  
First Steps: Incorporate requirement when taking in future applications  
Resources/Funding: Staff time  
Time Horizon/Complexity: Short/routine

## **E. EXPAND TWO-UNIT, THREE-UNIT, AND MULTIFAMILY HOUSING IN TARGET AREAS**

### **E1. Enhance Park Ridge's commercial areas through residential and mixed-use developments.**

Lead: CP&D, Planning & Zoning Commission, private development  
First Steps: Propose zoning map and text amendments  
Resources/Funding: Staff and commission time  
Time Horizon/Complexity: Long/complex

## **F. CREATE MORE HOUSING OPPORTUNITIES FOR HOUSEHOLDS AGES 25 TO 34.**

### **F1. Identify locations that are appropriate for new-construction multi-family housing.**

Lead: CP&D, Planning & Zoning Commission

First Steps: Propose zoning map amendments if necessary

Resources/Funding: Staff and commission time

Time Horizon/Complexity: Long/complex

### **F2. Market Park Ridge to younger households.**

Lead: CP&D, Administration, Chamber of Commerce, realtors

First Steps: Include housing options in citywide marketing campaign for economic development

Resources/Funding: Staff and partner time

Time Horizon/Complexity: Short/complex

## **G. PROVIDE A RANGE OF OPTIONS FOR SENIORS.**

### **G1. Expand opportunities for non age-restricted housing.**

Lead: CP&D, Planning & Zoning Commission

First Steps: Review development, if/when proposed, with this goal in mind

Resources/Funding: Staff and commission time

Time Horizon/Complexity: Short/complex

### **G2. Monitor for assisted living, memory care, and other senior housing options**

Lead: CP&D, Planning & Zoning Commission, other commissions

First Steps: Schedule a regular scan of community demographic data as part of plan implementation progress checks

Resources/Funding: Staff and commission time

Time Horizon/Complexity: Long/routine