



HOUSING AND NEIGHBORHOOD PLAN

INTRODUCTION

The strength of a bedroom community like Hanover Park is directly attributable to the quality of the housing stock and the stability of long-standing neighborhoods. While, the affordability and quality of the single-family housing stock and established neighborhoods are identified strengths, the Village currently faces two major issues related to the housing stock 1) property maintenance and upkeep of the housing stock, and 2) lack of housing options in the higher price ranges appealing to those seeking higher quality homes with more amenities, and “empty-nester” groups seeking high quality living without the maintenance requirements of traditional homes.

Maintaining a quality housing stock is essential for the Village. Much of the Village housing stock is 40 years or older, with little new housing development. Many of the 40+ year old homes require significant and ongoing maintenance. Property maintenance is a multi-faceted issue relating to Village code enforcement, financial capability, general economic conditions, local attitudes regarding homeownership and neighborhood community.

The second issue the Village must address is the lack of housing diversity, particularly the limitation of multi-family housing options. While there are a few multi-family housing developments located at various areas around the Village, overall Hanover Park suffers from a lack of condominium and townhouse housing options. While, this lack of housing diversity limits housing options for many populations of the society, it is particularly limiting to young professionals, empty nesters, and older families, many of which are most attracted to condominium and townhouse housing. In order to address the lack of housing diversity, the Village should assert more influence over the amount and type of housing that is attracted to and developed in Hanover Park by removing barriers and providing the appropriate zoning and other incentives. As a built-out community, Hanover Park is limited in development to new land that would allow denser housing. As such, the Village should find creative ways to insure high quality, higher density housing is allowed by encouraging the redevelopment of lower quality existing multi-family, and new development within the Village Center. Achieving high quality, high density project is also dependant upon establishing standards that address both design, materials and function of multi-family housing through the adoption of Design Guidelines that are tied to the community’s preferences as indicated in the results of the Image Preference Survey.

The purpose of the Housing and Neighborhood Plan is to provide a generalized approach to address the key housing issues and opportunities as identified in the Community Assessment, including



diversifying the Village's housing stock, and requiring adequate property maintenance. Enhancing the diversity and quality of Hanover Park's housing stock will insure that the Village remains a desirable place to live by providing different housing types to meet varying budgets and life-cycle situations, including new families and an aging population. These steps are aimed at improving the community's overall quality of life and strengthening Hanover Park's ability to be economically strong in an every increasing competitive region.

VISION, GOALS AND OBJECTIVES FOR COMMUNITY FACILITIES AND PUBLIC INFRASTRUCTURE

Vision: Hanover Park Will Develop Strong Neighborhoods that Provide a Safe, and Well-maintained Ambiance

Goal 1: Enhance the diversity of housing options to meet varying income levels, ages, and desires.

Hanover Park is a diverse community with diverse housing needs that requires a diverse housing stock. Although reinvestment in the existing housing stock is essential, there is also a significant need to increase housing options. With the thousands of people that pass through the Village to reach their place of employment everyday, Hanover Park is well positioned to capture new residents, particularly in the age of increasing gas prices and congestion on area roads, by providing new and innovative housing styles.

Objectives:

- Encourage higher density, mixed-use, residential developments, such as townhomes, apartment and condos, around the Village's Metra station and emerging Village Center, and as a component to under-performing commercial areas.
- Encourage the development of more senior housing in the Village, particularly along Lake Street, within the Village, Center, and in proximity to business districts where there is more convenient access to shopping, services, and transportation.
- Provide the necessary zoning to allow a mix of residential unit types, including traditional single-family detached homes, townhouses, condominiums, duplexes, apartments, and senior living facilities, which foster a healthy mix of residents from varying age groups and life situations.
- Encourage infill residential development on vacant properties and redevelopment of under-utilized or run-down properties in order to revitalize neighborhoods and commercial areas by integrating new housing and to encourage development that will diversify both the housing stock and enhance property values.
- Encourage the development of housing options in the higher price ranges appealing to those seeking higher quality homes with more amenities in order to provide housing opportunities for all Hanover Park residents.
- Require quality multi-family residential products through the adoption of Design Guidelines.
- Promote residential densification, particularly in and contiguous to business districts where there is more convenient access to shopping, services, and transportation.

Goal 2: Encourage the conservation and enhancement of the Village's established residential neighborhoods.

As the Village's present housing stock continues to age, the community's physical appearance alters accordingly. With appropriate property maintenance, aging structures can again contribute to



attractive and stable neighborhoods. However, neglected or sub-standard property maintenance can have an adverse impact of the community's physical appearance and quality of life. Thus it is imperative that the Village encourage and require reinvestment in neighborhoods. This includes requiring property maintenance as an expectation of individual property owners and a goal of the community.

Objectives:

- Promote housing reinvestment in established neighborhoods and eliminate substandard housing.
- Create Village programs or promote Federal, State, and County loan or grant programs that help low-to moderate income homeowners fund needed improvements. Such program can include low interest loans, minor home improvement grant, access and disability grant, lead paint abatement programs, weatherization programs, and energy efficiency upgrade programs.
- Promote neighborhood development that encourage pedestrian, bicycle, and non-vehicular travel within and to adjacent neighborhoods.
- Encourage the formation of neighborhood organizations to monitor quality-of-life issues and to establish regular communications with the Village. Establish strong relationships with planned unit development, condominium and home owners associations, and property management companies.
- Seek and implement creative ways to solve parking issues in residential neighborhoods, particularly neighborhoods with multi-family dwellings.
- Integrate the Village's transportation network (bus, pedestrian, bicycle, automobile) into neighborhood design that minimizes traffic impacts on a neighborhood by allowing alternative modes of transportation.
- Improve public safety in order to encourage reinvestment in neighborhoods.
- Promote schools, parks, gardens and other amenities as central elements where opportunities or needs exist in every neighborhood.
- Ensure that new housing construction is compatible with the pattern of the surrounding neighborhood context.
- Preserve mature trees and landscaping.
- Utilize the existing Code and Code Enforcement Officers to require the maintenance and upkeep of structures and properties.
- Create public education pamphlets to encourage property maintenance.
- Conduct periodic neighborhood inspections to identify property maintenance issues.
- Create recognition program to highlight well-maintained properties. Recognition programs should highlight all types of development including single-family, multi-family, institutional and commercial.

