



Housing Supply and Affordability

Northwest Municipal Conference
1600 East Golf Road, Suite 0700
Des Plaines, IL 60016
847-296-9200
www.nwmc-cog.org

Both the state and local governments are working to address housing supply issues throughout the state and northeastern Illinois. Lawmakers must give time for enacted zoning reform and property tax incentives to affect local markets.

Local Control Produces Local Solutions

- Municipalities are uniquely positioned to address complex and diverse housing challenges in a thoughtful and democratic manner that aligns with the specific needs of their communities.
- By implementing comprehensive planning, transit-oriented development, and age-in-place initiatives, local governments are systematically formulating housing strategies that respond to community needs while coordinating with existing government services.

Housing supply and affordability goes beyond zoning and density

- Statewide preemption, implemented from a top-down approach, often fails to account for local market conditions and distinct community attributes. In certain NWMC municipalities, increased density requirements could reduce available housing options and potentially compromise affordability.
- Municipalities lack influence over a wide variety of private real estate market forces and economics that impact overall housing in the Chicago region.
- Eliminating municipal zoning authority may result in unintended impacts, including but not limited to an oversupply of high-end housing, insufficient controls on impervious surfaces, diminished floodplain and public safety protections, strain on water, sewer, and school capacities, and challenges related to neighborhood street parking.

A wide range of tools is necessary to support housing development and affordability goals

- State lawmakers can enhance tools for incentivizing housing, like expanding the new residential construction homestead exemption.
- The state should look to opportunities to address financing gaps.
- Lawmakers should consider regional and subregional housing metrics in the Affordable Housing Planning and Appeal Act (AHPAA). Affordable housing requirements have the potential to disincentivize new housing supply that fails to conform with narrow affordable housing goals.
- Avoid legislation that adds costs or time to projects struggling for financial viability.



In Skokie, Plans for the transformational two-phase redevelopment of Westfield Old Orchard include the construction of more than 600 apartment homes.



In Schaumburg, the Quin was completed in 2024 and includes 373 units. Multiple 1-story office buildings on this property were demolished to make way for this apartment complex.



Where and How Local Governments are Addressing Housing

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Elk Grove Village

- The Village took the lead with purchasing multiple end of use/life facilities at the corner of Arlington Heights Road and E Higgins Road. Historically, a zoned for business use only, the Village worked with a developer to create a mixed-use development which includes the construction of a 5-story residential structure featuring 271 units (1 to 3-bedroom layouts) and 16 rental townhomes. The Village adjusted the zoning and created a planned development within a TIF to offer more housing options to offset the lack of developer interest to invest.
- Former professional office building was demolished and rezoned to permit the construction of a thirty (30) unit affordable senior housing establishment. Zoning entitlements have been approved however the development is still awaiting state financing and funding.
- Vacant, unincorporated parcel between Business Zoning District (Walmart Shopping Center) and SFR Zoning District (Single Family Homes) was annexed into the Village and permitted to construct 29 townhomes.
- In April 2025, the Village Board approved Envision Elk Grove: Community Revitalization Master Plan 2025 which among many things included the identification of redevelopment sites throughout the community. Multiple sites included the incorporation of housing stock options such as apartments, townhomes, and single-family homes. The purpose is to promote additional homeownership opportunities by encouraging multifamily formats.

Schaumburg

- The Village designated 3 properties previously zoned as office as for multifamily residential. The land use change began in 2014 and since then all 3 properties have received approvals for development. The first was North 680, which includes 180 units. The Quin was completed in 2024 and includes 373 units. The multiple 1-story office buildings on this property were demolished and this apartment complex constructed.
- The redevelopment of the former Motorola Solutions property includes new housing. The former corporate campus is being redeveloped as a mixed-use area. Developers constructed 260 townhomes (Northgate at Veridian) and is now constructing an additional phase on a nearby parcel that includes 66 rowhomes (also part of the former MSI campus).
- Also at the former Motorola campus is Element Apartments, which includes 260 units finished in 2020.
- The Village created an overlay district called The Woodfield HUB in the area surrounding the Pace Northwest Transportation Center. This district allows for development of high-density housing and seeks to encourage both infill and adaptive reuse of existing office buildings.
- The former YMCA site was approved in late 2024 for development of 68 townhomes.

Streamwood

- The Village's Comprehensive Plan (adopted in 2018) calls for the development of higher density rental to encourage traditional rental. Streamwood is willing to offer variations for developments that make sense (adjustment of Village impact fees, parking ratios, tree reservation/reforestation requirements, etc.).

Skokie

- Plans for the transformational two-phase redevelopment of Westfield Old Orchard include the construction of more than 600 apartment homes, street-level retail and restaurant space, a new public common area and event space, a 200-key hotel or additional residential units, a parking garage and more.
- The project is not subject to the Village's Inclusionary Housing Ordinance. However, on-site affordable housing will be included as part of the project. A portion of both Phase 1 and Phase 2 housing will be offered as affordable units.

Evanston

- In January, Evanston adopted a new Comprehensive Plan, which includes the goal of increasing housing supply and affordability (updating zoning, expanding by-right residential development, etc.).

Morton Grove

- The Village established an Affordable Housing Trust Fund in July 2022 to provide financial resources to address the affordable housing needs of low-to-middle income individuals and families who live or work in the Village.
- In January, the Village established a Long-time Homeowner Home Improvement Program to provide resources for seniors to make improvements to their homes to maintain a high-quality living environment. Examples of eligible projects include roof repair/replacement, electrical repairs, lead paint abatement, plumbing repairs, and accessibility improvements.
- The Village is in the middle of a long-term planning process to create the Dempster Street Corridor Plan and preliminary recommendations include establishing a zoning overlay district to support more intense mixed-use development.
- The Village has purchased troubled properties within various TIF districts and used TIF incentives to facilitate dense residential development in strategic locations. Where affordable housing units have not been provided in such developments, a fee-in-lieu has been collected to build the Affordable Housing Trust Fund.
- The Village is in the process of engaging a developer to construct a mixed-use project that includes 60 residential units on a site across from its new Metra Station.