










HOUSING DIVERSITY & RESIDENTIAL DEVELOPMENT

Strategic Priorities	Description	Status	Timeline	Responsible Parties	Notes/Commentary
1. Maintain a diverse housing stock and encourage responsible community growth.					
a. Inventory existing housing types and lot sizes for the purpose of identifying gaps in available products or alternatively, an overabundance of particular housing products or lot sizes.					
Laurel and Western Redevelopment	Facilitate and encourage of completion of the buildout and site work. Support leasing and sales activities through communication with leasing and marketing firms.		FY20	OCM, CD, PW, PFR	
New Residential Developments	Support buildout of approved planned preservation subdivisions which offer small, clustered lots and limited multi-family residential developments including apartments, condominiums, townhouses and duplexes.		FY19, FY20, FY21	CD	
b. Review and update the Comprehensive Plan as it relates to housing to provide a framework for future development decisions.					
Comprehensive Plan Update	Lead the update process through work with advisory groups, interested community members, the Plan Commission, City Council, consultants and staff throughout the City organization.		FY20	CD	
2. Continue the tradition of thoughtful long term planning; preserve the character of the community and quality of life.					
a. Consider opportunities to streamline review processes while at the same time assuring quality development.					
Commercial Corridor and Non-Residential Planning	Review all of the City's Business and Office Districts are part of the Comprehensive Plan Update.		FY20	CD	
Plan Review and Permit Issuance Process	Re-envision the process through opportunities offered by the new BS&A software, with the goal of Clarifying Requirements and Streamlining Processes.		Ongoing	CD	
b. Avoid following "trends of the day". Consider the impact of decisions carefully weighing short term benefits and long term impacts.					
No Projects Identified					
c. Once the Laurel and Western Avenues, and the McKinley Road Redevelopment projects are completed, take time to evaluate the absorption of the new rental and for sale products and the alignment, or lack thereof, of the unit sizes and price points with the market interests. Care should be taken to not overbuild any particular product type.					
No Projects Identified					

-  Complete
-  In Progress
-  Not Started
-  Ongoing

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3. Continue to build partnerships to provide accessible housing.					
a. Raise awareness about successes to date resulting from the City's partnership with Community Partners for Affordable Housing.					
<i>No Projects Identified</i>					
b. The Housing Trust Fund Board should explore partnerships with the College, the hospital, public and private schools and corporations in an effort to together, pursue initiatives that will make housing accessible to employees who work in the community.					
Housing Trust Board	Reestablished the Housing Trust Board to pursue initiatives that will make housing accessible to employees who work in the community.	★	FY18	CD	
Partnership with Community Partners for Affordable Housing (CPAH)	Agreement with Community Partners for Affordable Housing to expand the diversity of housing in Lake Forest.	★	FY18	CD	
c. Consider the development of campus-related housing that could offer a unique housing type mixing young and old.					
<i>No Projects Identified</i>					
d. Continue to pursue initiatives that disperse housing types throughout the community rather than concentrating a particular type of housing at a single location.					
<i>No Projects Identified</i>					
4. Encourage adaptive reuse of historically significant single family residences, out buildings and estate properties.					
a. Consider Code amendments to provide a streamlined process for review of proposed adaptive reuses of historic homes, buildings and large properties under certain conditions or limitations including, but not limited to: condominiums, inns, bed and breakfasts, office use, spas and rental units.					
<i>No Projects Identified</i>					

- ★ Complete
- ★ In Progress
- ☆ Not Started
- Ongoing