

Element Four: Neighborhoods, Housing & Community Diversity

Quality neighborhoods, well-maintained homes and a diverse but engaged citizenry all serve as the foundation of what makes Northbrook a great place to live and work. Northbrook is and will remain a suburban community comprised predominantly of quality neighborhoods of single family homes. Neighborhood schools and parks are also fundamental building blocks of the community fabric. Protecting existing neighborhoods and in turn the property values in the community is a primary goal of the Village. The map below depicts the median value of homes within the various Census Block Group in the area. Property values generally are slightly higher than found in communities to the west of Northbrook, but slightly lower than values in the lakefront communities to our east.

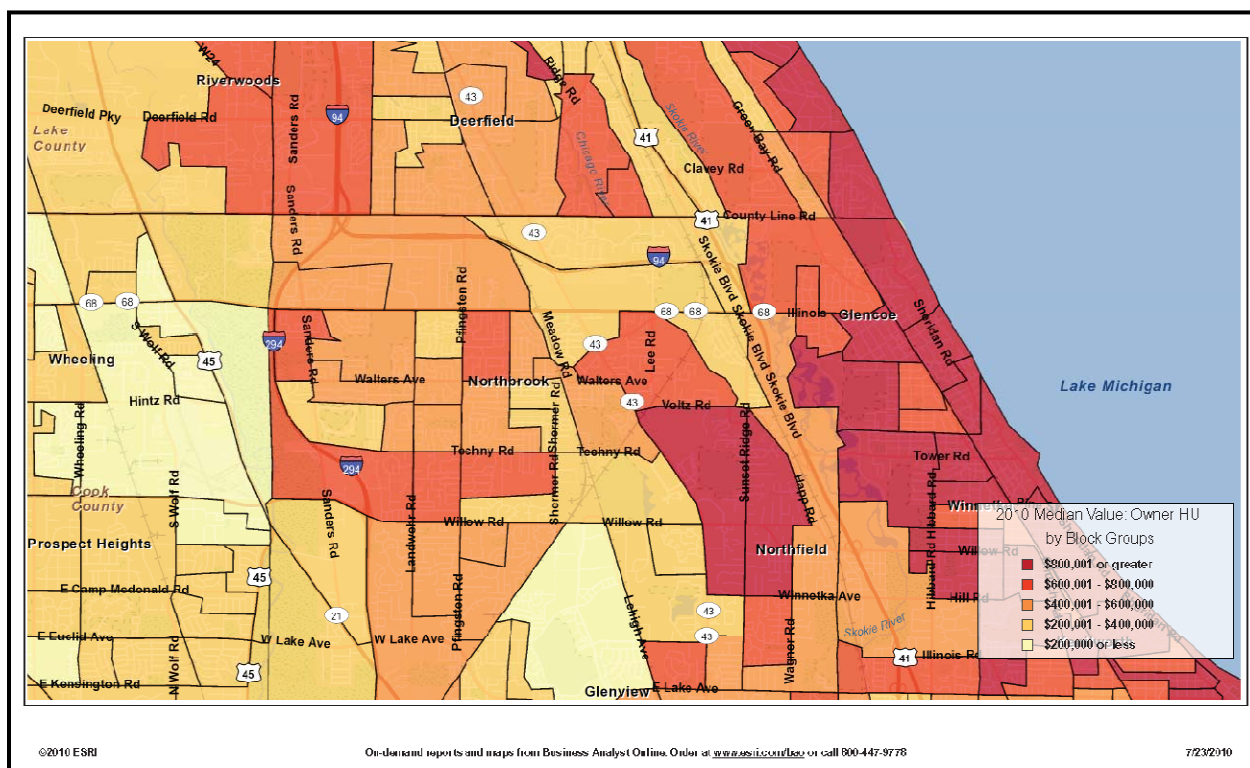


Figure 4-A: Median Value of Owner Occupied Housing Units by Census Block Group (2010)

Property values have increased significantly in Northbrook since 1979. As can be seen in the graphic below, home values increased at a much more rapid rate than did household income levels. This was a trend seen across the Chicago region and has made housing less affordable than in the past.

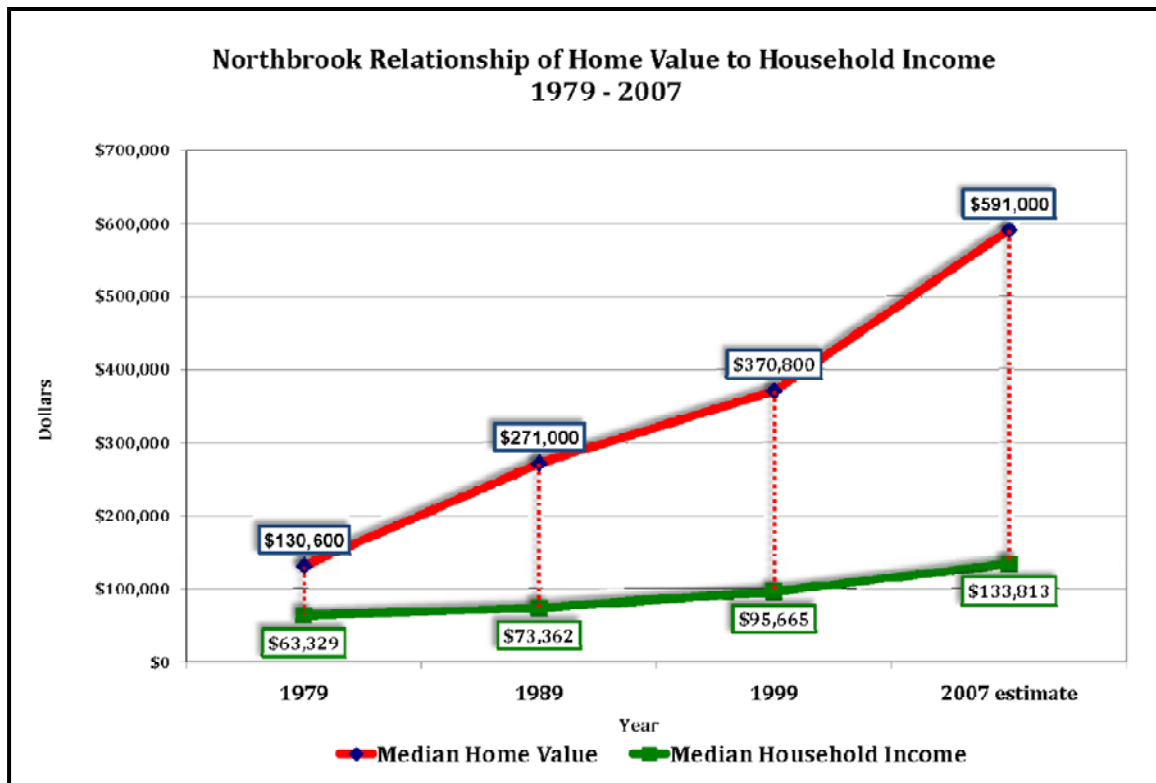


Figure 4-B: Median Home Value and Median Household Income

The median age of Northbrook has steadily increased in recent years, as seen in the graphic below.

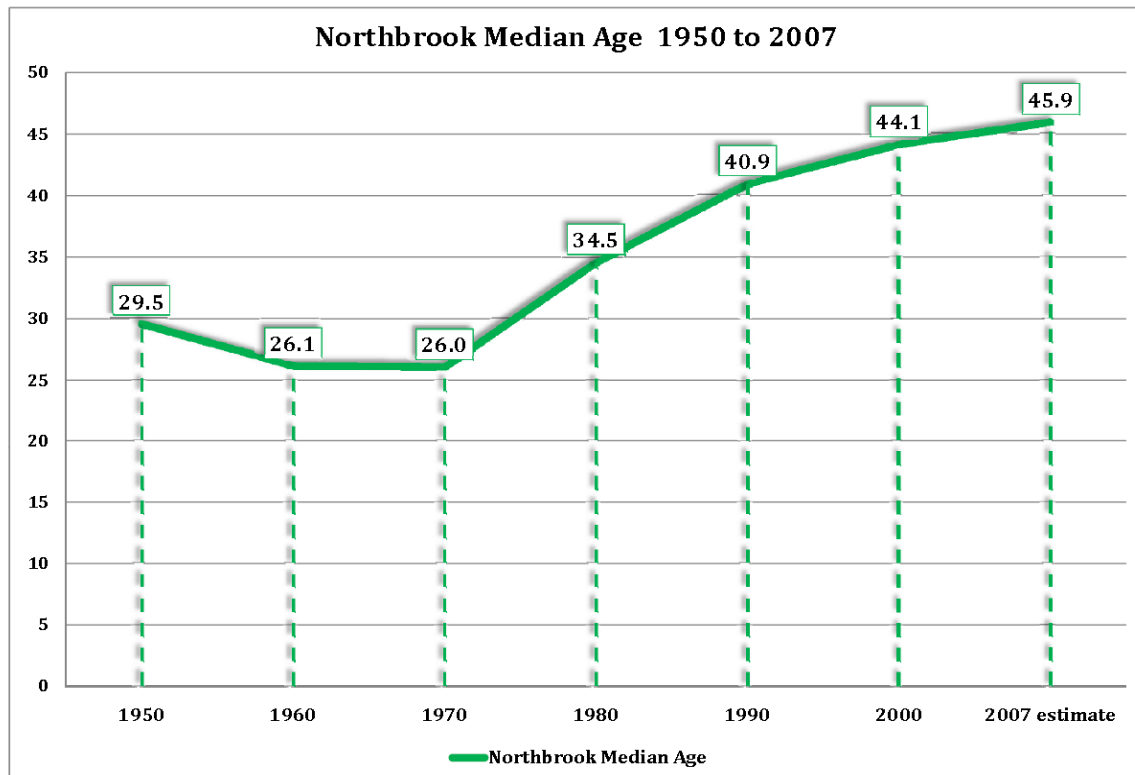


Figure 4-C: Median Age Over Time

Northbrook Comprehensive Plan

The shift in age groups can more easily be seen in the figure below. Between 1990 and 2000 the Village saw a modest increase in the number of school-aged children and a substantial increase in the number of adults 45 and above.

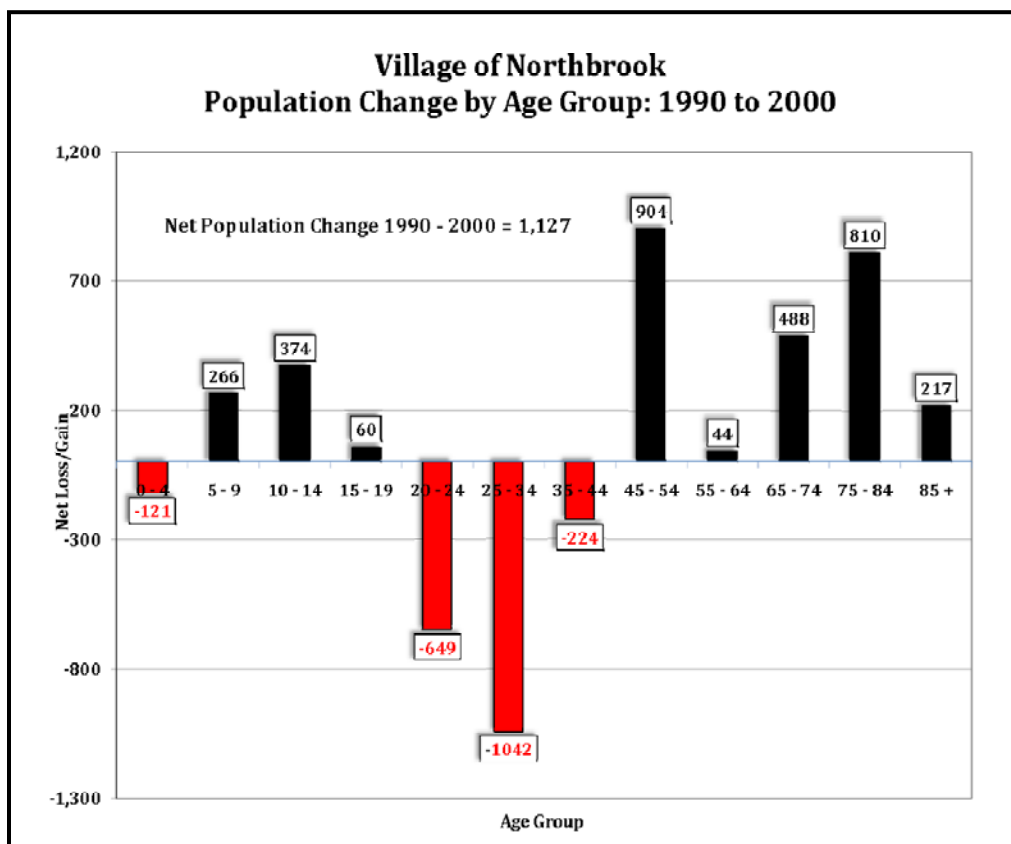


Figure 4-D: Shifts in Population by Age Group – 1990 to 2000

A more detailed demographic profile of the Village, illustrating the results of year 2000 Census is shown in the “population pyramid” below.

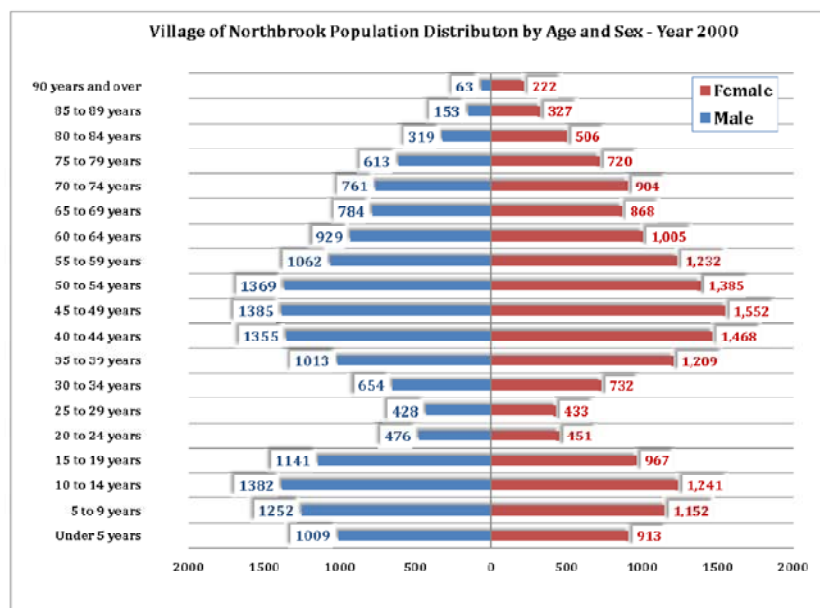


Figure 4-E: Male/Female Population by Age Group - 2000

Northbrook Comprehensive Plan

Northbrook's diversity contributes to the uniqueness of our community.. Northbrook has also become more racially diverse since 1970. Both the number and percentage of non-whites in Northbrook increased during the 1970's, although the community remains predominantly white (89.5%) in 2007.

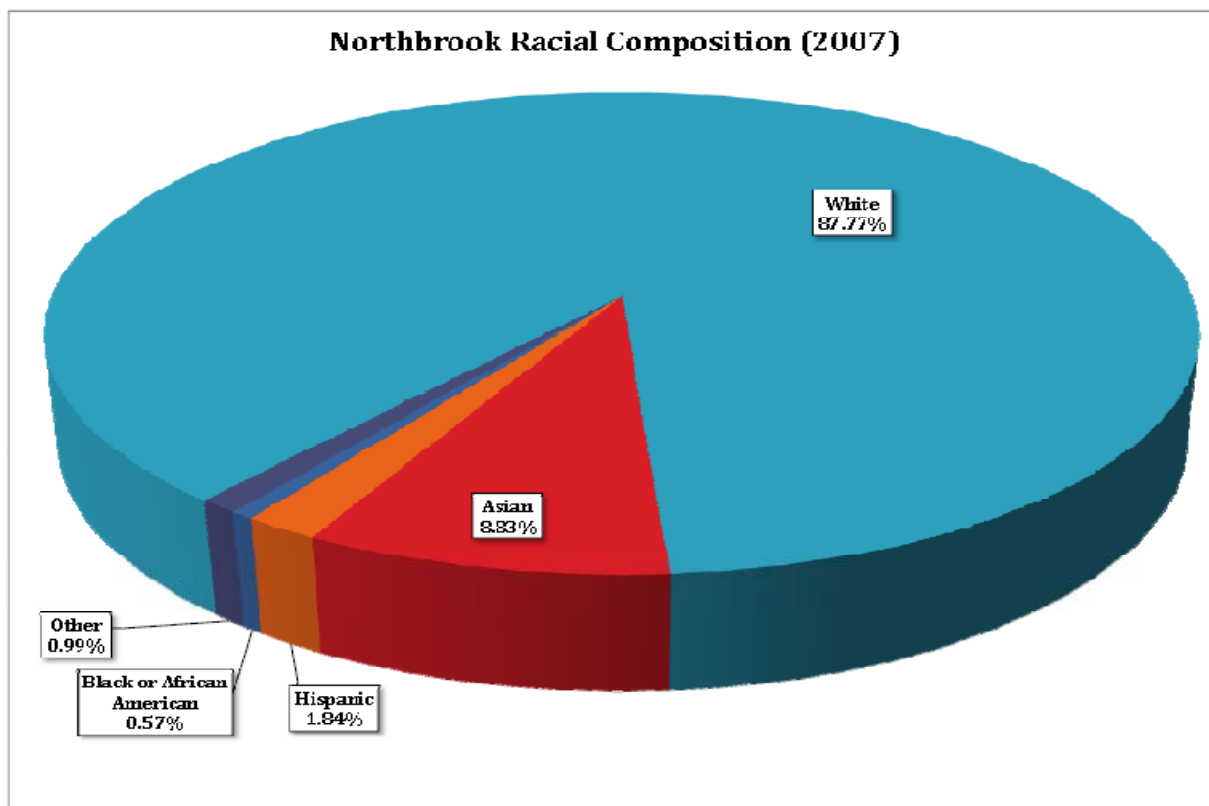


Figure 4-F: Non-White Population –2007

The map on the following page depicts the percentage of population that is non-white within Census Block Groups in and around Northbrook.

Neighborhoods, Housing & Community Diversity Goals & Strategies

NH 1. *Provide housing that meets the needs of the entire population of Northbrook*

- a. Promote zoning regulations which allow a variety of residential densities and housing types with appropriate setbacks, height restrictions and related development standards.
- b. Consider options for development of new and innovative housing styles and other creative responses to Northbrook's housing needs for affordability, variety, and housing that is appropriate for different ages and family types.
- c. Monitor other housing "indicators" such as average sales prices of housing units, percentage of owner occupied units, homeownership rates, demographic data, foreclosure activity, and property maintenance and zoning violations in order to help monitor the quality of life in Northbrook.

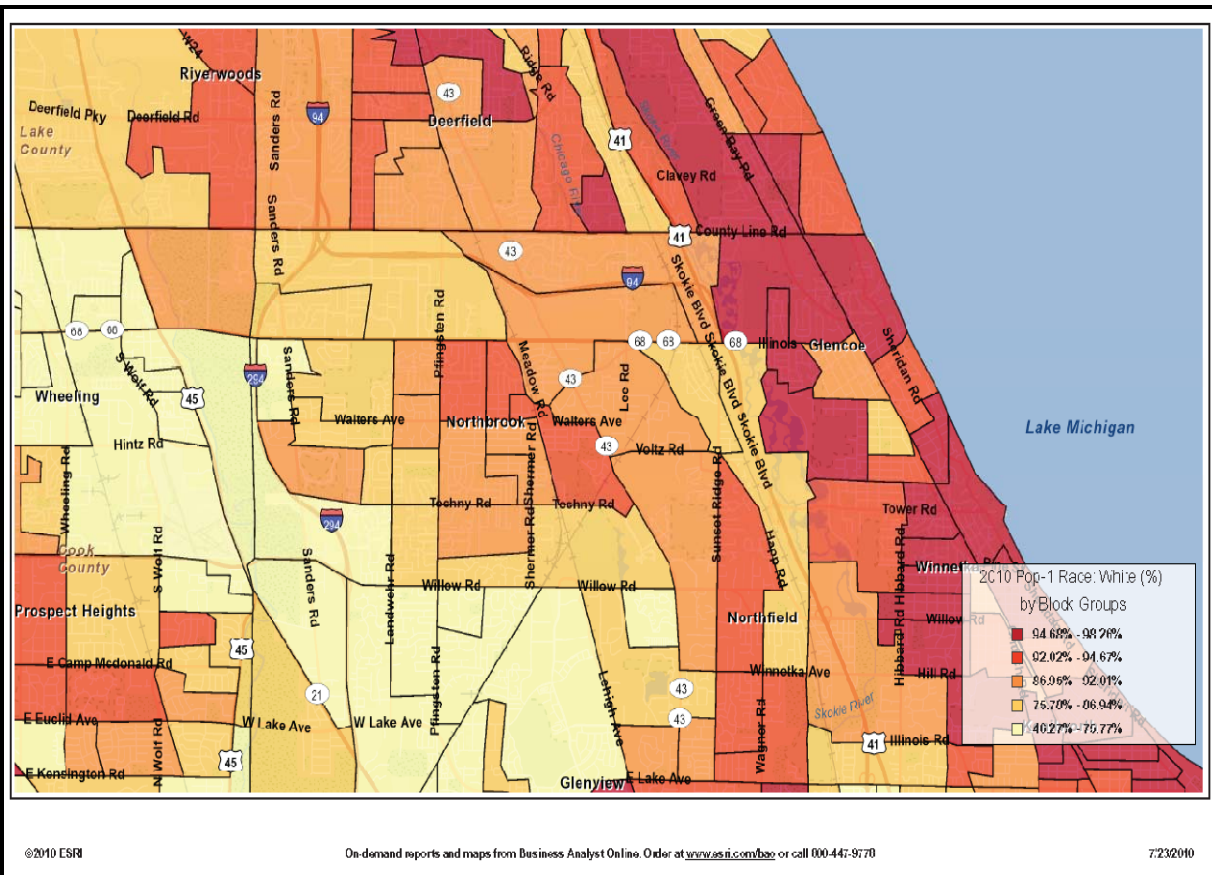


Figure 4-G: Non-White Population by Census Block (2010 estimate)

NH 2. Support ongoing property maintenance efforts to sustain neighborhood vitality, value, and overall sense of community pride.

- Continue a property maintenance inspection and code enforcement program in partnership with the community to maintain our high quality neighborhoods.
- Regularly review Village Zoning and Municipal Code requirements to ensure that they properly address emerging issues associated with the protection of public and private property and the health, safety and welfare of Northbrook residents, businesses and visitors.

NH 3. Encourage an increase in the supply of housing in the vicinity of shopping and mass transit opportunities.

- Encourage property owners to develop mixed-use developments with a residential component in the Downtown area.
- Consider the merits of encouraging Transit-Oriented Development in the vicinity of the downtown and Lake Cook Road stations.
- Review development standards to ensure they that allow appropriate levels of new housing units, while protecting the character of adjacent neighborhoods.

NH 4. Examine the Village Codes to remove any unnecessary obstacles to the improvement of our existing housing stock.

- Recognize that most of the future housing development that occurs in the Village will be “infill” in nature. New development should not detract from the quality and character of surrounding neighborhoods.

Northbrook Comprehensive Plan

- b. Ensure that the Zoning Code and other land development regulations allow existing residential areas to evolve and revitalize in accordance with community needs, while maintaining the character of the community.

NH 5. *Encourage land development patterns and site/landscape designs to ensure that infill development does not detract from the quality and character of surrounding neighborhoods.*

- a. Consider amendments to the Zoning Code and other land development regulations that promote high quality site designs that also protect important natural features and are compatible with nearby established neighborhoods.
- b. Protect existing neighborhoods from the encroachment of incompatible land uses and public facilities.
- c. Maintain a mix of housing options for Northbrook residents in a manner that blends with the character of the surrounding community.
- d. Ensure that new development is consistent with Village and applicable neighborhood goals and policies, including but not limited to site standards, landscaping requirements, building design guidelines, and affordability.

NH 6. *Maintain an ongoing commitment to promoting an understanding of, and appreciation for the cultural, religious and racial diversity of Northbrook.*

- a. Cooperate with community organizations in offering events and activities that actively involve and bring together diverse groups of residents and create a strong sense of community identity.