



**Community
Planning Program**



Chicago Metropolitan
Agency for Planning

**Local Technical
Assistance Program**

**Application form:
Community Planning program and
Local Technical Assistance program**

DEADLINE: Noon on Wednesday, June 26, 2013

This application form is online at www.rtachicago.com/applications. You may submit the form by email to applications@rtachicago.com.

Upon receipt of application, you will receive an e-mail verifying that your application has been received.

1. Name of Applicant: Village of Park Forest

2. Main Contact for Application (please include name, phone number and email):

Sandra Zoellner
Phone: 708-283-5623
E-mail: szoellner@vopf.com

3. Type of Applicant (please check any that apply):

Local government

Multijurisdictional group* \longrightarrow Please list the members of the group (including Government and nongovernmental organizations):

Nongovernmental organization* \longrightarrow Name of local government partner(s):

*Applications submitted by multijurisdictional groups and nongovernmental organizations must include a letter indicating support from each relevant local government. See the FAQs for more information. Nongovernmental applicants are strongly encouraged to contact CMAP or the RTA prior to submitting their application to discuss their project and the demonstration of local support.

4. Project Type (please check any that apply):

Please check all statements below that describe characteristics of your project. (This will help us determine whether your project is best handled by CMAP or RTA.)

- My project involves preparation of a plan.
- My project helps to implement a past plan.
- My project links land use, transportation, and housing.
- My project has direct relevance to public transit and supports the use of the existing transit system.
- My project is not directly related to transportation or land use, but implements GO TO 2040 in other ways.

5. Project Location:

Please provide a brief description of the location of your project. You may include a map if that helps to describe location, but this is not required. If your project helps to implement a past plan, please include a link to that plan.

Park Forest/211th Street Metra Electric Station area

http://www.villageofparkforest.com/clientuploads/Economic_Development/TODstudy.pdf

6. Project Description:

Please tell us what you would like to do in your community, and what assistance is needed. *If you have more than one idea, please submit a separate application for each project. Please be specific, but also brief (less than two pages per project idea)—we simply want to have a basic understanding of what you want to do. CMAP and RTA staff will follow-up with you if we need any additional information to fully understand your proposed project.*

(Please include any additional information that is relevant, preferably by providing links to online documents.)

In 2007, the Villages of Matteson, Park Forest and Olympia Fields completed a unified station study and plan with the assistance of RTA. In 2012, with RTA funding, the Villages, completed an Implementation Study for the 211th Street Metra Electric Station. Meanwhile, in 2010, the South Suburban Mayors and Managers Association (SSMMA) was awarded a U.S. Department of Housing and Urban Development (HUD) Community Challenge Grant to seed the Southland Community Development Loan Fund (Loan Fund). SSMMA partnered with Enterprise Community Partners and the Chicago Community Loan Fund to manage the Loan Fund. The Loan Fund is currently a \$6million fund offering financing for predevelopment and acquisition strategies for transit-oriented development (TOD) in the Southland region. The Fund supports the development of mixed-income, multifamily rental housing as well as mixed-use developments that combine housing and retail. All project sites must be located within one-half mile of quality transit services, which includes Metra stations and major fixed-route bus transit.

In addition to working with developers on particular projects, SSMMA and its partner organizations (Center for Neighborhood Technology, Metropolitan Planning Council, Enterprise Community Partners and Chicago Community Loan Fund) have actively been identifying and promoting sites that fit the Loan Fund's mission. One route that is being undertaken in creating a pipeline of projects includes expanding on the recent TOD studies and work completed in partnership with the RTA and Cook County. This work included examining the typologies of every train Metra station in the southern suburbs and then creating an in-depth analysis for the sites with potential for development. SSMMA, in coordination with the Urban Land Institute and the Regional Transit Authority, are now in the process of conducting a half

day TOD Developer Discussion Panels for four TOD areas. The purpose of the Panels is to review the past RTA/SSMMA plans and offer updates and input the site(s) within the TOD that have the best potential for development. Upon the conclusion of the Panels, SSMMA and its partner organizations plan to issue an RFP to solicit developers to the site(s) identified. The first of these Panels was held on June 12 to examine the 211th Street TOD which included the Villages of Park Forest and Olympia Fields.

As follow-up to the recently completed TOD Developer Discussion Panel, Park Forest is requesting LTA assistance for a market assessment in the form of a retail and housing analysis. The 2012 Implementation Strategy recommended categories of retail. The TOD Panel indicated that what looks good on paper may not play out in reality. The TOD Panel recommended that in the short term, Park Forest focus on commercial development and suggested the Village identify potential retailers. Park Forest requests LTA assistance in identifying, contacting and recruiting retailers that are suitable for the TOD site. The TOD Panel also recommended that the Village focus on housing as a long term strategy and questioned the need for affordable rental housing. The recently completed 2012 Implementation Study recommended 90 apartments, and did not stipulate whether the apartments should be market rate or subsidized. Park Forest requests further analysis of the housing component of the TOD to provide a framework for determining whether affordable apartments are appropriate or not for the site, and if not, what are other alternatives that will result in the highest and best use of the site that is consistent with TOD.