



**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 South Elgin

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

**Steve Super
Village of South Elgin
10 N. Water Street
South Elgin, IL 60177
847-741-3894
ssuper@southelgin.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.

The Project Location includes the entire Village of South Elgin. The project implements the Village's 2030 Comprehensive Plan, which is available at www.plansouthelgin.com.

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.)

The Village of South Elgin is requesting assistance to continue implementation of the [2030 Comprehensive Plan](#) with the creation of a Form-Based Unified Development Ordinance (UDO). The Village adopted the 2030 Comprehensive Plan on July 16, 2012. Several goals and objectives included within the plan indicate the need to revise the Village's Zoning and/or Subdivision Ordinances. Specifically, objectives include:

Objective A.2.1: Create and adopt a standard for future roadway design that creates connected, complete streets (e.g. reduce cul-de-sacs).

Objective A.5.5: Require new developments provide connections between commercial and residential uses.

Objective B.3.4: Create a street lighting standard that utilizes energy efficient light emitting diode lighting.

Objective C.2.4: Require future residential developments to add parks that meet the community's needs.

Objective D.3.4: Adopt ordinances regarding land uses in aquifer sensitivity areas.

Objective E.5.3: Support the development of a variety of lot sizes that can accommodate buildings in a greater range of sizes so that companies that come to South Elgin can stay and grow within the community.

Objective E.6.1: Require new developments provide multimodal transportation connections to parks and commercial uses within and outside the neighborhood.

Objective E.6.2: Develop landscaping, anti-monotony, and bulk regulations that encourage quality design of neighborhoods.

Objective E.6.3: Construct residential areas that are walkable to active parks and vice versa.

Objective E.6.4: Encourage neighborhood interaction and safety through safe street design, walkability, connected uses, aesthetic design and landscaping.

Objective E.6.5: Limit negative environmental effects of development by protecting critical natural areas and encouraging efficient design.

Objective E.7.1: Provide a mix of housing types including; single family, duplex, condominium and townhomes, owned and rented, affordable and upscale, live and live-work, and age-targeted.

Objective E.7.2: Encourage development of residential land uses in appropriate areas through a clear, timely and fiscally reasonable development approval process.

In addition, the last time the Village made comprehensive amendments to either the Subdivision or Zoning Ordinance was in 1969 and 1996 respectively. Clearly, a lot has changed in the Village and in planning practices since these Ordinances were adopted. Based on the wide-ranging goals identified in the 2030 Comprehensive Plan and the outdated Ordinances, the Village sees this as the time to completely overhaul the Ordinances with the creation of a Form-Based UDO. A UDO allows for greater consistency between subdivision and zoning regulations while updating regulations as needed. Elements the Village intends to include within the UDO are:

1. A single set of expanded definitions, including illustrations
2. Expanded Form-Based Zoning
3. New and/or condensed zoning districts
4. Revised sign regulations
5. Standards for Variations and Special Uses
6. Administrative Variation process
7. Updated Use Table

The development of a UDO based on the goals identified thus far would further CMAP's Go To 2040 vision by addressing several recommendations:

1. **Achieve Greater Livability through Land Use and Housing:** *By creating a UDO that addresses Objectives A.2.1, A.5.5, B.3.4, C.2.4, D.3.4, E.6.1, E.6.2, E.6.3, E.6.4, E.7.1, and E.7.2 from the 2030 Comprehensive Plan.*
2. **Manage and Conserve Water and Energy Resources:** *By creating a UDO that addresses Objectives B.3.4, D.3.4 and E.6.5 from the 2030 Comprehensive Plan.*
3. **Expand and Improve Parks and Open Space:** *By creating a UDO that addresses Objectives C.2.4 and E.6.3 from the 2030 Comprehensive Plan.*
4. **Support Economic Innovation:** *By creating a UDO that addresses Objective E.5.3 from the 2030 Comprehensive Plan.*
5. **Invest Strategically in Transportation:** *By creating a UDO that addresses Objectives A.2.1, A.5.5, E.6.1, and E.6.4 from the 2030 Comprehensive Plan.*
6. **Increase Commitment to Public Transit:** *By creating a UDO that addresses Objectives A.2.1 and E.6.1 from the 2030 Comprehensive Plan.*

The development of a Form-Based UDO, would further implement both CMAP's Go To 2040 and the Village's 2030 Comprehensive Plan while addressing the outdated, and at times inconsistent, nature of the Village's Subdivision and Zoning Ordinances.