



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

**DEADLINE: Noon on Thursday, June 26, 2014**

This application form is online at [www.rtachicago.com/applications](http://www.rtachicago.com/applications). You may submit the form by email to [applications@rtachicago.com](mailto:applications@rtachicago.com).  
Upon receipt of application, you will receive an e-mail verifying that your application has been received.

**1. Name of Applicant:**

**City of Des Plaines**

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

**Scott Mangum, 847.391.5392, smangum@desplaines.org**

**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.

Citywide within the City of Des Plaines.

#### 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 City of Des Plaines is applying for a CMAP Local Technical Assistance Grant to update the 2007 Comprehensive Plan and to revise and implement the draft Unified Development Ordinance which would replace the City's existing Zoning and Subdivision regulations.

The current [Comprehensive Plan](#) was developed in 2005-2006 and adopted in 2007, prior to the completion of GO TO 2040. Considerable changes to the real estate market have occurred since the adoption of the plan, including the national economic downturn and its impact on real estate development. Several large vacant sites exist within the City, but redevelopment efforts have been impeded by the disconnect between adopted policies in the Comprehensive Plan and current market conditions. Additionally, large infrastructure projects, such as the Elgin O'Hare Western Access and O'Hare modernization projects are not adequately addressed in the existing comprehensive plan. The City is also in the process of issuing buyout offers to a number of residential properties subject to repetitive flooding along the Des Plaines River, which will change the character and use of these areas. The opening of a major regional entertainment venue, Rivers Casino, in 2011 also warrants consideration for the future of surrounding areas.

Updating the Comprehensive Plan and adopting the Unified Development Ordinance were both recommendations of the [Economic Development Initiative Opportunities & Recommendations Report](#) prepared by the Tammen Group and presented to the City Council in November 2013. An updated Comprehensive Plan would also act to consolidate recommendations from the following planning efforts

that have occurred since the adoption of the current Comprehensive Plan: [Five Corners Redevelopment Plan](#) (2009), [Oakton-Elmhurst Subarea Plan](#) (2009), [Cumberland Transit Oriented Development Plan](#) (2011), [Sustainability Report](#) (2011), [Active Transportation Plan](#) (2011), and [Apache Park Neighborhood Plan](#) (2014).

The current Euclidean [Zoning Ordinance](#) was adopted in 1998. A draft Form-Based [Unified Development Ordinance](#) was completed in 2010 working with Farr Associates, but has not been adopted. Beginning in 2008 City Staff and Farr Associates partnered with a ten-person working group comprised of residents, board and commission members, and elected officials. The working group met twenty-five times from 2008 to 2010. The public participation process began with a well-attended community meeting where over 100 participants provided feedback in the form of an image preference survey and culminated with a public open house. Additional insight and feedback was gained through focus groups with developers, land use attorneys, business owners, and city officials.

Farr Associates studied the development patterns throughout Des Plaines resulting in a fine grained zoning map that differentiates among neighborhoods by allowing appropriate single-family building types: where the current zoning ordinance has essentially one single-family building type, the form-based code has six types that regulate features such as the slope of the roof, amount of garage on the front façade, and floor to floor height, to ensure compatibility with existing homes in the district. The Unified Development Ordinance includes a variety of commercial and residential building types that fit within the existing neighborhood fabric. A strong downtown core with transit oriented development and a community-wide network of open spaces are promoted within the new regulations. The standards in the Unified Development Ordinance contribute to a more walkable and sustainable community.

While the draft Unified Development Ordinance is complete, it may need revisions based on the proposed update to the Comprehensive Plan and amendments to the existing Zoning Ordinance since 2010. However, based on the thorough public participation process used in developing the Unified Development Ordinance, it is anticipated the revisions would be relatively minor in nature and may not constitute a separate LTA project from the Comprehensive Plan update.