

Application form: Community Planning Program and Local Technical Assistance Program

DEADLINE: Noon on Thursday, June 26, 2014

This application form is online at <u>www.rtachicago.com/applications</u>. You may submit the form by email to <u>applications@rtachicago.com</u>. Upon receipt of application, you will receive an e-mail verifying that your application has been received.

1. Name of Applicant: <u>City of Joliet</u>

2. Main Contact for Application (please include name, phone number and email): <u>Kendall Jackson,</u> (815) 724-4047, kjackson@jolietcity.org

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

<u>X</u> Local government

*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.
- X My project helps to implement a past plan.
- X My project links land use, transportation, and housing.
- X 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.

We are proposing a zoning ordinance update for Joliet that would be citywide in scope.

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.)

Our current zoning ordinance was originally adopted in 1968. There have been several amendments since that time to the ordinance, but a comprehensive update has never been undertaken. Since 1970, the population in Joliet has grown from 78,000 to close to 150,000 (90% increase). Housing starts peaked at over 2,000 units in 2005 and the city has stretched from 25 sq.mi. to 63 sq.mi. since 1985. To help guide development specific area plans were done for high growth neighborhoods on the far west side (Kendall County) and far south side of town. The sub-area plans were policy driven and advisory in nature. The intent of those plans was not to provide new zoning regulations but to help guide the growth in those specific areas.

Although there was valuable guidance in the sub-area plans, Joliet has had to deal with a housing boom, explosive population growth, and the subsequent impact on land use without a comprehensive update to its zoning ordinance. Urban infill development and the revitalization of our traditional commercial corridors are key priorities for the city. We need an updated set of zoning rules that is relevant for the current market and will help create a more sustainable built environment.

We are also in the midst of building a new multi-modal transportation center in the downtown area and crafting a redevelopment plan for the city center as well. CMAP awarded the city an LTA grant in 2014 that we will be using to create a plan for the Chicago Street corridor, a vital link through downtown Joliet and the I-80 expressway as well as a gateway for the historic Route 66. An updated zoning ordinance will help in the implementation of a transit/pedestrian focused downtown.

The zoning ordinance update should include an assessment of the existing zoning ordinance and the creation of an updated set of regulations. We need a current document that is clear, concise and has standards (parking, signage, design) that are better articulated. The updated rules should also seek to allow for administrative variances, where feasible. There should be a premium on making the document a tool that can assist the city in attracting development and creating a more sustainable environment.

Kendall County Sub-Area Plan

http://www.cityofjoliet.info/modules/showdocument.aspx?documentid=1517

Southside Comprehensive Plan

http://www.cityofjoliet.info/modules/showdocument.aspx?documentid=1808 http://www.cityofjoliet.info/modules/showdocument.aspx?documentid=1807 http://www.cityofjoliet.info/modules/showdocument.aspx?documentid=1807