

**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: Village of Olympia Fields**

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

**David Mekarski, AICP (708) 503-8000 ext. 3417** [**DMekarski@olympia-fields.com**](mailto:DMekarski@olympia-fields.com)

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

\_**X**\_\_ Local government

\_\_\_\_ Multijurisdictional group\* Please list the members of the group (including

government and nongovernmental organizations):

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

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\*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.

The Zoning Ordinance will address the entire Village of Olympia Fields. Links to past plans the ordinance will help to implement include:

|  |  |
| --- | --- |
| Project | Link |
| 211th Street Metra Station TOD Implementation Study (2012) | <http://www.villageofparkforest.com/DocumentCenter/View/665> |
| Building Blocks for Sustainable Communities – U.S. EPA (2013) | <http://www.epa.gov/smartgrowth/sg_guidelines.htm> |
| Town Center Concept and Design Guidelines Update (2014) | <http://www.cmap.illinois.gov/programs-and-resources/lta/olympia-fields> |
| South Suburban Retail Investment Study (2012) | <http://www.teskaassociates.com/SouthSuburbs/index.htm> |
| Western Avenue/Lincoln Highway Corridor Study (2009) | Copy available on request (not currently on-line) |
| Homes for a Changing Region, Phase Three, Year Four | <http://www.metroplanning.org/multimedia/publication/546> |

**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.)

**Project: Zoning Ordinance and Map Update**

**Background:** As noted above, the Village of Olympia Fields has been very proactive in planning for appropriate development in recent years. These planning efforts, combined with normal zoning applications, have revealed a need for a complete revisions to the Village’s Zoning regulations.

**Need:** The Village of Olympia Fields Zoning Ordinance was developed in 1971, with the last major update in 1981. The Village has recently updated the sign regulations, added a site plan review process, and has made a few minor modifications to accommodate specific development needs – but a major re-write is long overdue. The existing code has outdated standards (parking and loading, performance standards, etc.) and difficult to use (special use provisions are listed separately, not by district, limited definitions, etc.). Use lists need to be updated to accommodate new uses and remove outdated terms and placed into a table for easy comparison. Illustrations are needed to clarify the code.

In addition, the Village’s Planned Unit Development regulations need a major overhaul. This issue has been made very clear by recent planning efforts for areas along Lincoln Highway and near the Village’s two Metra Stations. Significant areas of the Village were developed as PUD’s. While not clear in the ordinance, these areas have been treated as stand-alone districts and mapped as such – with no clear underlying zoning. Village records are not good for some of the older PUD’s. Unfortunately, some of these PUD’s are undeveloped, making it difficult to regulate and encourage new development. A goal of the ordinance re-write will be to evaluate each PUD, work with property owners, and propose a rezoning to provide for an underlying base district and to provide clear and enforceable PUD regulations if existing standards cannot be located.

The Village’s code also has no provisions for promoting sustainability. Updating the code will address this issue and assist in addressing recommendations from the Sustainable Communities planning effort done in conjunction with the E.P.A. The current code has no provisions for wind, solar, or geo-thermal systems. The excessive parking requirements of the existing code have resulted in large, unused parking fields. By reducing parking requirements, the code will allow for appropriate parking while reducing pavement and maximizing land utilization.

This zoning ordinance update is essential to provide the regulatory tools needed to implement the extensive planning efforts the Village has completed over the past 5 years.

**Relationship to GOTO 2040:** Updating the Zoning Ordinance will allow the Village to implement numerous GOTO 2040 recommendations including:

* Promoting *livable communities* through land use and housing regulations that implement plans completed in recent years
* Implementing *efficient governance* by giving the Village clear tools to regulate development and better communicate to developers the Village’s requirements and procedures.
* Encourage *regional mobility* by implementing appropriate zoning to implement recently completed/updated TOD plans.

**Assistance Needed**: Technical assistance in researching and preparing the Zoning Ordinance update and preparing and updated zoning map. The Village has a very limited staff, and day-to-day responsibilities do not allow the time to devote to an ordinance re-write. The Village retains an outside planning consultant for plan review who could prepare the update – but funding is not available for this effort.

**Ability to Implement:** With the updated zoning tools in place, the Village will be in a position to implement plans for economic development, housing, and TOD which have been developed in recent years. The Village’s Building Commissioner and Village Administrator are both experienced in working with zoning regulations, and will be able to implement the new code.