



**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. 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 Palos Park, 8999 W. 123rd Street, Palos Park, IL 60464

- 2. Main Contact for Application (please include name, phone number and email):**
Lori Sommers, Director of Community Development/Building Department
708.671.3731, lsommers@palospark.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:

The proposed project is located in the Village of Palos Park, a non-home-rule community, and is proposing to comprehensively revise the Village's Zoning Ordinance, with an emphasis on streamlining and modernizing regulations and making the document as user-friendly as possible. The Village of Palos Park was incorporated in 1914 and in 1924 the Village's Planning and Zoning Code was adopted. Since that time the Village has amended portions of the code here and by doing so has inadvertently caused confusion and contradicting sections throughout. For example, accessory structure regulations can be found in seven (7) chapters of the code. Staff has started the process of working on these issues one at a time but feels a full comprehensive review would be better for the Village.

The Village of Palos Park is truly unique. The terrain is hilly and wooded with creeks, caves, ravines, ponds and springs. The Village is bound by Cook County Forest Preserves on three sides, foot trails and bridle paths are plentiful. Deer, small mammals and countless varieties of birds inhabit the area. These features play an important role in the development and character Palos Park. A character that that the residents adamantly defend and want to preserve.

In 2004 the Village of Palos Park adopted a Strategic Plan which noted a goal of improving all aspects of the Zoning Ordinance to help with its administration and application to properties in the Village. The Village's objective is to establish more appropriate standards for new residential construction to ensure compatibility with the existing and desired character of the Village. The Village of Palos Park's Comprehensive Plan (<http://www.palospark.org/pdf/PalosParkCompPlan12072009.pdf>) was last amended in 2011. The Village's Comprehensive Plan's goal is to maintain a high quality housing inventory and residential living environment consistent and compatible with the overall low density character of the Village. The Comprehensive Plan provides for general development policies for guiding improvement, development, and control with a main object of ensuring that the development is sensitive to existing natural features.

6. Project Description:

Please tell us what you would like to do in your community, and what assistance is needed

The Village of Palos Park would like to improve the Zoning Ordinance, its enforcement, its application, its administration, its appropriateness, and its interpretation as it is applied to properties within the Village of Palos Park and within the Village's planning jurisdiction. A concern that was noted in the Village's Comprehensive Plan is in making sure that the development of the smaller vacant residential parcels is in a consistent manner to the existing

adjacent residential properties and providing continuity between infill and existing development patterns. The Village is specifically looking to review its existing Zoning Ordinance and exploring the possibility of a form-based code to preserve what residents love about the unique physical character of Palos Park and making sure that future developments are in harmony with the existing context of the community. Specific topics to be addressed include zoning districts; permitted uses; parking and loading; landscaping and tree preservation; and grading and drainage requirements. The Village is hoping the project would help would establish appropriate standards for residential construction to ensure compatibility with the existing and desired character of the Village. This could include build-out scenarios for existing lots and protection of trees and other natural features in the Village. Additionally, the Village is hoping to update its 2009 Zoning Map to reflect the most up-to-date descriptions of projects in the Village by utilizing GIS to track PUD's, Annexations and Zoning Changes. Currently, the Zoning Map is out of date and is not color coded in the standard color schemes of typical zoning districts used throughout the planning profession.

The Village's request for assistance are in alignment with the recommendations of GOTO 2040. The Village's local need for assistance is evident in that the Building Department manages the daily activities of code enforcement, building, electrical, plumbing permits, zoning, planning and economic development with only two (2) full time staff.