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:
City of Des Plaines

2. Main Contact for Application (please include name, phone number and email):
Scott Mangum, 847.391.5392, smangum@desplains.org

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):
________________________________________
________________________________________
________________________________________

_____ Nongovernmental organization* ———— 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.)

___X___ My project involves preparation of a plan.
_______ My project helps to implement a past plan.
___X___ 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

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.