

**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.

Upon receipt of application, you will receive an e-mail verifying that your application has been received.

**1. Name of Applicant:**

**Village of Glen Ellyn, Illinois**

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

**Lauren Parisi, Planning Intern**

**630.547.5246**

**lparisi@glenellyn.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):

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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.

\_\_\_\_ 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 Village of Glen Ellyn is applying for a comprehensive zoning code update, which would affect the entire community.

In 2001, the Village of Glen Ellyn adopted their Comprehensive Plan, which provides recommendations for land use, transportation, community facilities and public facilities. The second initiative under the implementation chapter is to review and update the Zoning Code. In 2009, the Village of Glen Ellyn also adopted a Downtown Strategic Plan, which articulates the community’s vision for the Downtown and contains a 10-20 year implementation strategy for achieving that vision. The third initiative under the implementation chapter references reviewing and making updates to the Zoning Code regarding district boundaries, building heights, setbacks and permitted uses among other things. You can find Glen Ellyn’s Comprehensive Plan and Downtown Strategic Plan in their entirety here:

<http://www.glenellyn.org/Planning/PlanningPlansAndStudies.html>

**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.)**

**Village of Glen Ellyn Zoning Code Update**

The Village of Glen Ellyn is requesting assistance with a comprehensive Zoning Code update. Glen Ellyn has planned to update the Zoning Code for the last several years, but has not been able to due to staffing and funding constraints. In January of 2014, Glen Ellyn was named one of the fastest growing communities in Illinois based on population, employment and income growth; however, the Zoning Code was not necessarily designed to support this kind of rapid growth. As the current Zoning Code was adopted by the Village in 1989, a comprehensive update is both much needed and long overdue.

As mentioned above, a key initiative found within both Glen Ellyn’s Comprehensive Plan and Downtown Strategic Plan is to review and update the Zoning Code. Though various amendments have been made to the Zoning Code over the years, these amendments have generally been made in a piecemeal fashion in response to existing demands of the community. As a result, the Code can be inconsistent and difficult for users to interpret. Ideally, an updated Zoning Code would reflect the initiatives found within Glen Ellyn’s Comprehensive and Downtown Strategic Plans and anticipate the needs of the community in the future.

In alignment with CMAP’s GOTO 2040 Plan, both of these Plans promote transit-oriented development and the maintenance of open space, which could be better regulated and even encouraged within an updated Zoning Code. As Glen Ellyn is in the process of finalizing their Village-wide Bike Plan, different bicycle regulations could be put into place such as parking requirements for bicycles. In general, parking requirements for all types of transportation need to be reevaluated Village-wide. Green building practices could also be encouraged within the Zoning Code by establishing new standards and offering different incentives. Glen Ellyn’s 2009 Downtown Strategic Plan also encourages the Village to explore the possibility of using a form-based code in the central business district and we hope to explore this option further if/when the Zoning Code is updated.

Glen Ellyn is also looking to review and rewrite all of the district regulations within the Zoning Code. In particular, building regulations such as LCR, FAR, and setbacks need to be reevaluated. This is especially important in order to address stormwater issues while maintaining the character of the community at the same time. Permeable pavement might be encouraged as a means to address some of these issues. Permitted and non-permitted uses also need to be reevaluated within each and every zoning district as more and more special use requests appear to be somewhat frivolous and the permitted uses in the downtown do not align with the Market Study conducted as a part of the Downtown Strategic Plan. At the same time, some uses might need to be regulated more strictly in order to keep up with current technology such as telecommunications. The Village’s commercial lighting standards could also be reviewed in order to promote the dark sky initiative and new residential lighting standards could be established.

While all zoning district regulations need to be updated, Glen Ellyn is particularly interested in reevaluating zoning regulations in the downtown central business districts. This is especially pressing as transit-oriented development plans have been proposed for mixed-use buildings to be located near the train station. Glen Ellyn truly cherishes their historic downtown and would like to preserve this historic element, but also realizes the need to accommodate more innovative development.

CMAP’s assistance with Glen Ellyn’s Zoning Code update would be most appreciated and would ensure that the community is being zoned in such a manner that promotes the best quality of life possible. Thank you for offering the Local Technical Assistance Program and for your consideration of this request. I look forward to discussing CMAP’s possible assistance in updating Glen Ellyn’s Zoning Code in the future.

Lauren Parisi, Planning Intern

Village of Glen Ellyn