Application form:
RTA Community Planning Program and
CMAP Local Technical Assistance Program

DEADLINE: Noon on Thursday, June 29, 2017

This application form is online at www.rtachicago.org/applications. You may submit the form by email to applications@rtachicago.org.

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

2. Main Contact for Application

Name: John Sterrett

Title: Village Planner

Phone number: 630-547-5249

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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.

__X__ My project involves preparation of a plan.
__X__ My project involves updating an already existing 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. Local Match Requirement (please initial to indicate you are aware of the local match requirements)

I am aware that a local match will be required for most projects, and understand that if my project is selected it is up to the project applicant to contribute a local match. (See the program guide for further details on local match requirements.)

__X__ Yes, I understand that applicants will be required to contribute a local match.

6. Project Location

Glen Ellyn is a mature suburban community of 27,450 people located approximately 25 miles due west from downtown Chicago in the heart of DuPage County. The Village is approximately 6.79 square miles with an additional 4 square miles of unincorporated land in the planning jurisdiction.

Link to Glen Ellyn Zoning Map:
http://www.glenellyn.org/Planning/Documents/Maps/Address_and_Zoning_map.pdf

7. Project Description

**New/Updated Comprehensive Plan**

The Village of Glen Ellyn (hereinafter referred to as the “Village”) requests assistance in developing an updated Comprehensive Plan. The 2001 Comprehensive Plan (hereinafter referred to as the “Comprehensive Plan”) has effectively expired. The vision statement projected out to 2010 and the goals and objectives were intended to be implemented over a 10 to 15 year period. The original window for implementation has closed, requiring the creation of a new plan that updates unresolved topics as well as creates goals and objectives for new issues that have arisen in the past 16 years. The Village needs a new comprehensive plan that utilizes up-to-date market and community data to integrate current plans, cover current planning gaps, and address current issues on a village-wide scale. A new Comprehensive Plan that more accurately reflects current conditions will better guide Glen Ellyn towards a future where livability, sustainability, and efficiency are improved. Assistance in expertise and coordination will allow Glen Ellyn to conduct the necessary market and land use analysis research, engage the public, and adopt effective implementation strategies.

**Integrating Plans & Addressing Gaps**

A new comprehensive plan is needed to address the fragmented nature of current Village plans and studies. Glen Ellyn created a Downtown Strategic Plan in 2009 and is currently working to implement its
objectives. While this downtown plan is relatively current, the two other target areas highlighted in the Village Comprehensive Plan, the Roosevelt Corridor and Five Corners, have yet to see strategic plans created. A new comprehensive plan that covers the full scope of Glen Ellyn is needed to ensure that the whole community is included in planning efforts.

There are also gaps in current plans for recreation. The Village does not have a plan that addresses future open space and recreational needs. The Glen Ellyn Park District has a Comprehensive Plan, but its time horizon has also passed, concluding in 2013. Furthermore, open space and recreation authority in Glen Ellyn’s planning jurisdiction is split between the Glen Ellyn Park District, Butterfield Park District, Village of Glen Ellyn Recreation Department, and DuPage Forest Preserve. A guiding document is needed to coalesce objectives so that goals can be more efficiently achieved.

Listed under question 8 of this application are several plans/studies that the Village has conducted in prior years, which currently guide Village decisions. Elements from these plans should be included in the new comprehensive plan to ensure that the Village has a consistent vision for its future development. Integrating existing plans and engaging the community during the creation of the new comprehensive plan, will also promote improved access to information in a more user friendly format for the benefit of the general public.

**Collaboration**

During the process of updating the Village Comprehensive Plan, a community-wide SWOT analysis needs to be conducted to accurately reflect the current state of the Village. While the Village is fortunate to have access to resources that some communities do not, the Village faces barriers unique to the community. The majority of the residents are well educated, affluent, and involved in the community; however, public outreach is needed around topics such as mixed-use developments, mixed housing types, and higher density developments in parts of the Village.

In the past, projects that have involved these topics have received opposition, in part, due to residents not fully understanding the benefits and actual impacts. This has resulted in frustration and mistrust from residents in Village processes. We hope by conducting this outreach the Village will be able to understand and address any concerns the residents may have on these types of projects while potentially gaining more community support as the Village attempts to pursue development projects like these in the future. Engagement in a more meaningful way, prior to making community altering decisions, is necessary to maintain the trust between staff, elected officials, and residents.

**Reinvestment & Economic Development**

The Central Business District, near the train station is currently experiencing disinvestment. There are several storefronts on Main Street that the Village is struggling to fill with viable businesses; many of these prime locations have been vacant for a number of years. Glen Ellyn is in need of a post-recession analysis to develop and prioritize investment strategies and guide economic development goals. Further analysis might also provide data on the desired number of residential units downtown and the optimal retail/service mix in the downtown retail core.

Overall, the Village of Glen Ellyn has a high level of educational attainment and levels of unemployment are low. However, there are pockets of lower to middle-income households throughout the Village that have fewer opportunities in terms of workforce development. The Comprehensive Plan fails to acknowledge the gap in human capital between these lower income portions of the Village and the majority of the Village’s residents. A new comprehensive plan is needed to ensure that the community provides equitable workforce development and in-demand skill/training to all of its residents. This focus on workforce development supports the Go To 2050 goal of inclusive growth.
Stormwater Management

Glen Ellyn has seen an increase in stormwater management issues since the development of the Comprehensive Plan. A new comprehensive plan would provide direction and clarity for the Village’s priorities. Glen Ellyn has seen many older homes torn down and replaced with larger homes. The Village has also encouraged the construction of detached garages to enhance community character. While both may be desirable in many ways, they also increase impervious land cover, creating stormwater management issues. Lake Ellyn, Panfish Park, and Village Links all act as regional stormwater detention facilities in the Village. In contrast, the northern part of the Village, contains a few private detention basins but much of the area is not serviced by stormwater basins.

Expert assistance would aid in the selection of an appropriate site for the needed regional stormwater facility to service said northern areas. Assistance is needed regarding future zoning code changes to manage stormwater and determine a satisfactory balance between maximum lot coverage, impervious surfaces, and green space. In support of Go To 2050’s goal to make the region more resilient to climate change, Glen Ellyn is interested in examining opportunities to mitigate flooding and improve climate resilience as the Village addresses these stormwater management issues.

Transportation

While the Downtown Strategic Plan addresses transportation for the downtown area, there needs to be a community wide plan that promotes transportation oriented design, walkability, and bikability. The Village currently has a draft Bike Plan but needs assistance to actualize its objectives and integrate bicycle plans with other transportation goals throughout Glen Ellyn. By updating the Comprehensive Plan to meet community transportation needs, we will be supporting the following regional goals:

- Go To 2040: Regional Mobility
- On To 2050: Reinvest in Transportation Infrastructure, Create a Multimodal Transportation System, and Invest in Sustainable Transportation Funding
- Regional Transit Authority: Promote a Green, Livable, and Prosperous Region. Glen Ellyn is eager to collaborate with CMAP’s team of experts in the creation of an updated comprehensive plan for the Village. We envision an inclusive, community driven planning process that will result in the creation of a document which will guide future development, conserve Glen Ellyn’s parks and natural resources, strengthen community resilience and lead the Village with a consistent vision that addresses the whole community equitably.

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Thank you for taking the time to consider this project for your 2016 Call for Projects for CMAP’s Local Technical Assistance Program and RTA’s Community Planning Programs.

8. Previous Plan Implementation Efforts

The Village has made it a priority to implement and utilize the various plans and studies listed below. Every proposed development application that is submitted to the Planning & Development Department, is reviewed for compliance with the Comprehensive Plan (and any other plans that may be relevant to the application). The Village believes this opportunity to update the Comprehensive Plan will allow the
Village to make more informed decisions with the most current data available. The following list provides an overview of the plans, programs, and studies that currently help to guide Village decisions.

I. Glen Ellyn Comprehensive Plan

The Village of Glen Ellyn’s Comprehensive Plan was adopted in 2001 and provides a long range vision for physical improvement and development in the Village and the Village’s planning jurisdiction. The Plan provides recommendations for such things as land use, transportation, community facilities and public facilities. Target-area plans for the Village’s three commercial areas (downtown, Roosevelt Road and Historic Stacy’s Corners) are included.

II. Downtown Strategic Plan

The Downtown Strategic Plan, adopted on October 26, 2009, articulates the community’s vision for the Downtown and contains a 10-20 year implementation strategy for achieving that vision. The goal of the Plan is to “Create an economically-viable Downtown that is attractive to citizens and businesses”. Since the Plan’s adoption in 2009, the Village has been working to implement many of the recommendations in the Plan. To date, the Village has worked to create a new downtown organization the Alliance of Downtown Glen Ellyn, completed a two-way traffic study, brought the Village’s Façade and Downtown Interior Grant Programs in-house and established a Tax Increment Financing (TIF) District, among other things. There are 18 core projects and more than 50 tasks recommended in the Plan.

III. Wayfinding Signage Plan

In 2013, the Village was awarded a CMAP grant to fund the completion of a community wayfinding study. The purpose of the study is to strengthen the economic vitality of the Village by better directing residents, visitors, shoppers and others to the community’s shopping districts, parking facilities and abundant community assets and to provide a more unified image of the Village. The Village budgets annually to ensure the installation of the proposed signs in this plan.

IV. Move GE Active Transportation Plan
Link to Plan: [http://www.glenellyn.org/Public_Works/Documents/MoveGEActiveTransportationPlan.pdf](http://www.glenellyn.org/Public_Works/Documents/MoveGEActiveTransportationPlan.pdf)

Move GE is an organized Village effort overseen by the Department of Public Works with involvement from other departments such as Planning and Development, Police, and Administration. Consulting support was provided by Realign, a complete streets-focused planning partnership of University of Illinois at Chicago master’s students. Launched in late January 2014, the plan has received outside support from the League of Illinois Bicyclists, the Glen Ellyn Park District, the West Suburban Bike Advocacy Council, DuPage County personnel, Element Multisport bike shop, and numerous residents and private stakeholders.

V. Glen Ellyn 2014 Economic Development Strategic Plan

This Economic Development Strategic Plan is primarily intended to suggest strategies to support existing business and to realize new business activity in the community. This plan was developed by the Village Manager’s Office Economic Development staff, which is tasked with encouraging and guiding development and redevelopment within the community.
VI. Glen Ellyn Environmental Commission Strategic Alignment Plan


In 2013, the Village of Glen Ellyn generated its 2014-2017 Vision and Strategies Plan. In order to better serve the Village, the residents and businesses, and the environment, the Environmental Commission collaborated with Northern Illinois University's Center for Governmental Studies to design a strategic alignment session focused on establishing a vision, mission, and goals/strategies for the Glen Ellyn Environmental Commission that supports the Village's most recent Comprehensive Plan. This action plan is based on a vision and mission for the Glen Ellyn Environmental Commission.

- Recent Glen Ellyn Green Initiatives include:
  - Transition to BigBelly Brand (Solar) Trash Compactors in CBD to reduce frequency of garbage pick-ups.
  - Residential Curbside Composting Program
  - 2017 Pilot Program for Native Prairie/Pollinator Mix in partnership with the Conservation Foundation.
  - Electric Aggregation – 100% purchase of Green REC’s (Glen Ellyn has received EPA recognition for this effort).
  - Village joined the Conservation Foundation this year.
  - Village joined the Cool DuPage initiative last year.
  - Annual community recycling (drop off)/Earth Day event in partnership with Library and Park District.

VII. Streetscape & Parkway Study


This document presents recommendations related to streetscape improvements and parking strategies for Downtown Glen Ellyn. A study of existing conditions provided the basis and context within which recommendations were prepared. Sensitivity to the existing environment of Downtown has played a major role in preparing this analysis. To that end, recommendations in this study are designed to respect and complement those elements that contribute to the historical charm and character of Downtown. The plan should be used to help guide future policies and decisions related to streetscape improvements and parking management. The expectation is that plan elements would be phased over time and in relationship to companion projects.

VIII. Metra Train Station Improvements – Underpass/Overpass Study


This feasibility study for Metro train station improvements is an early and continuing step toward enabling the Village to implement its Downtown Strategic Plan. The results of this study enable Village staff to address frequent resident and customer complaints about downtown congestion caused by a high frequency of passenger and freight train activity through town. This study evaluates the feasibility to:

- Improve the pedestrian crossing at Taylor Avenue;
- Identify a suitable location for a pedestrian underpass in the vicinity of the Metra Commuter Rail Station; and
- Identify a suitable location for a vehicular grade-separated rail crossing within the Downtown.

IX. 2-Way Traffic Study

The Village of Glen Ellyn retained Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA, Inc.) and Walker Parking Consultants (Walker Parking) to examine the operation of the one-way roads in and near the Village’s Central Business District and determine the feasibility of converting them to two-way traffic. This study focused on ways to minimize loss of on-street parking and examine the impact on pedestrian and bicycle access and safety.

9. Additional Strategic Partnerships

- College of DuPage
- Glen Ellyn Park District
- Glenbard Wastewater Authority
- Forest Preserve District of DuPage
- Glen Ellyn Chamber of Commerce
- Downtown Business Alliance
- Glen Ellyn School Districts (#41, #87, #89)

The Village has not contacted any of these organizations in advance of submitting this application. However, all of these stakeholders and many more will be included in the development of an updated Comprehensive Plan for the Village.