

Form Name: Community Planning  
Submission Time: March 8, 2024 5:01 pm  
Browser: Chrome 121.0.0.0 / OS X  
IP Address: 76.255.203.230  
Unique ID: 1202861424  
Location: 42.0354, -87.737

---

**Name:** Dante Sawyer

---

**Organization:** Village of Hazel Crest

---

**Title:** Village Manager

---

**Telephone number:** (708) 335-9600

---

**Email:** dsawyer@villageofhazelcrest.com

---

**Address:** 3601 W. 183rd  
Hazel Crest, IL 60429

---

**Name:** Carolyn Carter

---

**Organization:** Village of Hazel Crest

---

**Title:** Director of Community & Business Relations

---

**Telephone number:** (708) 335-9600

---

**Email:** ccarter@villageofhazelcrest.com

---

**Address:** 3601 W. 183rd  
Hazel Crest, IL 60429

---

**For which project type are you applying? (Choose one – You may apply for more than one type of assistance by completing a separate application form.)** Equitable Transit-Oriented Development Plan

---

## Equitable Transit-Oriented Development Plan

---

**Describe the proposed study area boundaries for your project using streets, geographic features, jurisdictional boundaries, etc:**

The TOD would be generally located in the vicinity of the Hazel Crest Metra station, and bounded by the following streets:

- North - 167th
- South - 171st
- West - Dixie Highway
- East - Park Avenue/Metra right-of-way

Additionally, Wood Street is a major north/south arterial road connecting to public schools and I-294 and UChicago Medicine, bi-secting the TOD area.

---

<p><b>Which existing transit services are in the study area? (Name rail station and/or bus routes)</b></p>	<p>Metra - Metra Electric line - Hazel Crest station Pace - Route 356</p>
<p><b>Have there been any long-range plans (i.e., comprehensive plan, bicycle pedestrian plan, land use plan, transportation plan, etc.) created within the last 10 years that include the proposed study area? (Include link to plan)</b></p>	<p>No. The Village Comprehensive Plan was adopted in 2007.</p>
<p><b>If yes, describe how the proposed project will build from, update, and/or implement recommendations from the previous plan:</b></p>	<p>NA. Although the Comprehensive Plan is over 10 years old, the Village has benefited from the completion of one goal which is the rehabilitation of the Metra station.</p>
<p><b>What is the goal of this plan? What are you looking to accomplish?</b></p>	<p>The Village seeks to accomplish the classic TOD objectives of leveraging transportation assets in the area. To do so, it would use a new TOD plan to clearly identify various planning techniques to coordinate Village, County, state and federal resources through a major planning strategy document.</p> <p>The area adjacent to the Hazel Crest Metra station has experienced disinvestment relative to the the rest of Hazel Crest. Thus, the TOD Plan would be an opportunity to balance investment and begin to deliver TOD benefits through greater pedestrian/bike/commuter activity and more density that can "activate" an area.</p> <p>Additionally, having TOD related investment would further Village goals to create an Arts District, as established by a Village Board resolution in January 2023. The Arts District programming and related building improvements (the Village acquired a vacant building and intends to convert into an adaptive reuse as a Center for the Arts) would support TOD investments and vice-versa. As an example, pedestrian/bike safety improvements and better walkability would benefit artists and the overall residential and commuter base living near the Hazel Crest Metra station.</p>
<p><b>The RTA strives to advance community empowerment and equitable opportunities for all residents through our program. If selected, do you commit to working with the RTA to ensure all residents have an opportunity to participate during the planning process and that plan recommendations will include equitable solutions to transportation, housing and development and policy?</b></p>	<p>Yes</p>

**Describe what areas in the planning process and the types of recommendations you're looking for that need to be centered on equity:**

The Village would bolster equity by using the process of TOD Plan development to reach an underserved part of the community. Further, the resulting strategy document would help driver further investment in the area. For example, higher density, high quality multi-family workforce housing would serve a number of workers that would need and stand to benefit from high quality housing that does not exist today near the Metra station, with quality amenities at a reasonable price point.

**Is there any additional information you want us to know?**

The TOD area would be largely coterminous with a proposed arts district, as designated by the Village Board in its vision statement (formally stated in a January 2023 resolution) of an arts district to cater to the artists and to activate the area and to create "placemaking" to enliven the area.

**Please upload a map of the proposed study area:**

<https://www.formstack.com/admin/download/file/16040546706>

## **Closing Questions**

**How did you find out about the call for projects? (Select all that apply)**

Email from my CMAP local government network (LGN) liaison  
Website  
Planning liaison

**What resources did you find helpful as you apply for the call? (Select all that apply)**

Web page FAQ  
Meeting with call for projects team to discuss a project

**How difficult was it to fill out this application?**

Somewhat easy