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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.) Zoning Code Update

Zoning Code Update

Describe the proposed study area boundaries for your project using streets, geographic features, jurisdictional boundaries, etc. for which zoning code amendments are desired:

The main study area of concern is coterminous with that of the Downtown Itasca Strategic Action Plan, approved in 2022. These boundaries are generally from Itasca Country Club in the east to I-290 and Spring Brook Nature Center to the west. To the north, the study area is bordered by Center Street, and to the south it generally follows the southern boundary of Usher Park, and then eastward along the heading of Grove Street. However, ideally, this project can be leveraged to make improvements to the Village's regulatory documents that improve outcomes for the entirety of the jurisdiction.

<p>Which existing transit services are in the study area? (Name rail station and/or bus routes)</p>	<p>The Village's downtown area contains the Itasca station on the Milwaukee District - West commuter rail line operated by Metra. The Village also participates in the Pace VanGo vanpooling program. Prior to the pandemic, the Village was served by Pace bus route 616.</p>
<p>Describe how existing zoning does or does not support your vision for future land use?</p>	<p>Despite an update in 2012, there are opportunities for the Village's development regulations to be more user-friendly and in harmony with desired outcomes. The Zoning Ordinance is in need of general modernization including drafting of tables for dimensional standards and uses by zoning district, in addition to further refinements to support downtown development. Additionally, the Village's residential and commercial historic district guidelines are in need of significant attention to ensure that they align with best practices and desired outcomes in preserving the design character of central Itasca.</p>
<p>Describe municipal officials' interest and support in amending the zoning code to encourage transit-supportive land uses and development:</p>	<p>Based on overwhelming community interest for a transit-supportive development pattern during the recent Downtown Itasca Strategic Plan drafting process, in addition to a desire to support local businesses through greater activation of the downtown core, Village officials have indicated a strong interest in transit-supportive land uses and development.</p>
<p>Have there been any long-range plans (i.e., comprehensive plan, TOD plan, land use plan, transportation plan, etc.) that identify the need to update the zoning code in the study area? (Please include a link to plan and relevant page numbers)</p>	<p>Yes, the Downtown Itasca Strategic Action Plan specifically includes a several-page zoning strategy as the first topic discussed in the implementation section. The relevant portion is found on pp. 78-83.</p> <p>rtams.org/sites/default/files/digital_documents/Itasca Downtown Strategic Action Plan March 2022.pdf</p>
<p>What types of code amendments are needed? (Select all that apply)</p>	<p>Update existing land use lists Reduction or elimination of minimum parking requirements New or improved design guidelines Streamline development review process Other: Specific areas of interest include review of parking ratios for mixed use developments and unified design guidelines for Downtown Itasca generally as well as specific guidelines for the Itasca Historic District</p>

What is the goal of amending the zoning code? What are you looking to accomplish? The Village is interested in assistance in updating development regulations in service of implementing the Downtown Itasca Strategic Action Plan. Specifically, the Village is seeking to align its regulatory documents (Zoning Ordinance, in addition to the historic district guidelines) with the future vision of a transit-oriented mixed use downtown that supports a vibrant Village center with successful businesses.

In service of the above, the code update provides an opportunity to make the code more user-friendly for the entire Village through the use of features commonly found in modern zoning ordinances such as a dimensional table and table of permitted uses.

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 code recommendations will include equitable solutions to transportation and land use? Yes

Is there any additional information you want us to know? Downtown economic development is a strong focus of our community, with supporting complimentary actions including the adoption of a recent TIF district, approval of a new mixed-use development, and direct investment in downtown properties. These proposed regulatory updates will strengthen our efforts to deliver on the Village's vision for an activated downtown area.

Please upload a map of the proposed study area: <https://www.formstack.com/admin/download/file/16105458016>

Please upload a statement of municipal support on applicant letterhead: <https://www.formstack.com/admin/download/file/16105458017>

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
Instagram

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

How difficult was it to fill out this application? Somewhat easy
