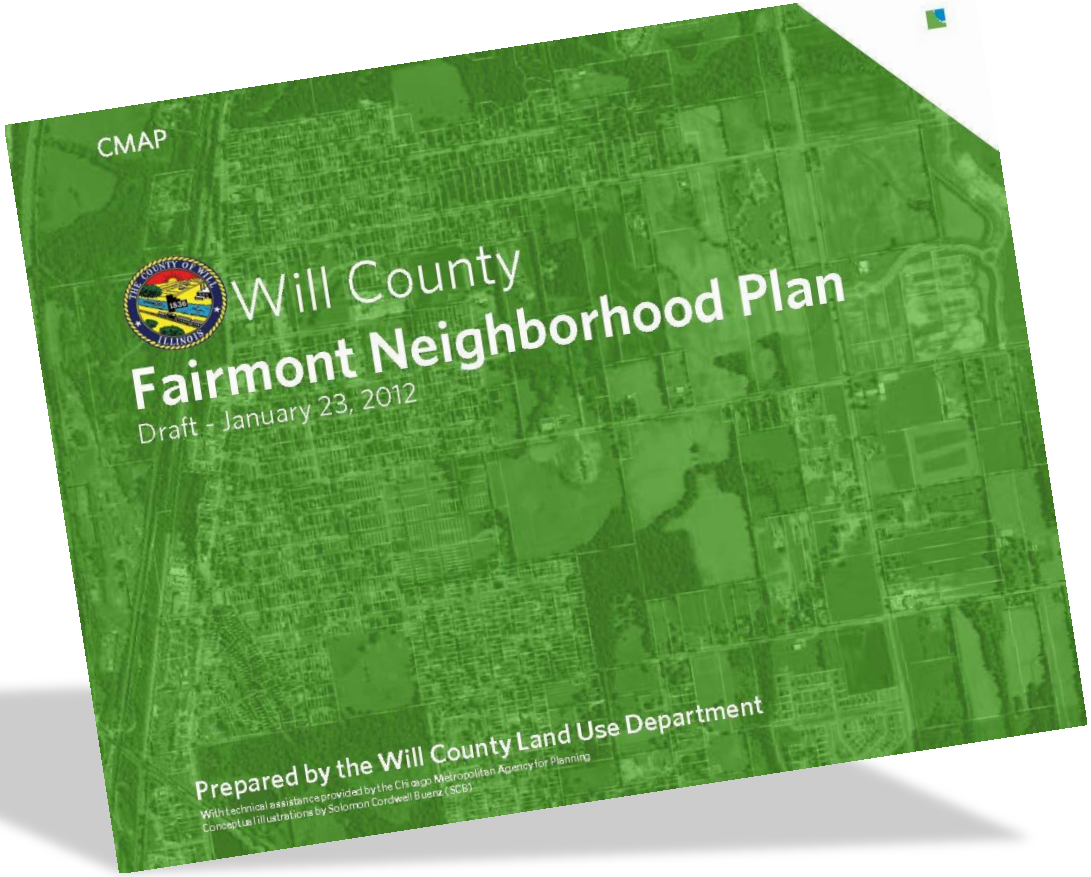
Land Use Committee Presentation

Fairmont: Moving from Adoption Into Implementation



Chicago Metropolitan Agency for Planning

AGENDA

1) Purpose of the Plan
2) Planning Process
3) Key Recommendations of the Plan
4) Implementation Activities and next steps

CMAP

Will County
Fairmont Neighborhood Plan

Draft - January 23, 2012

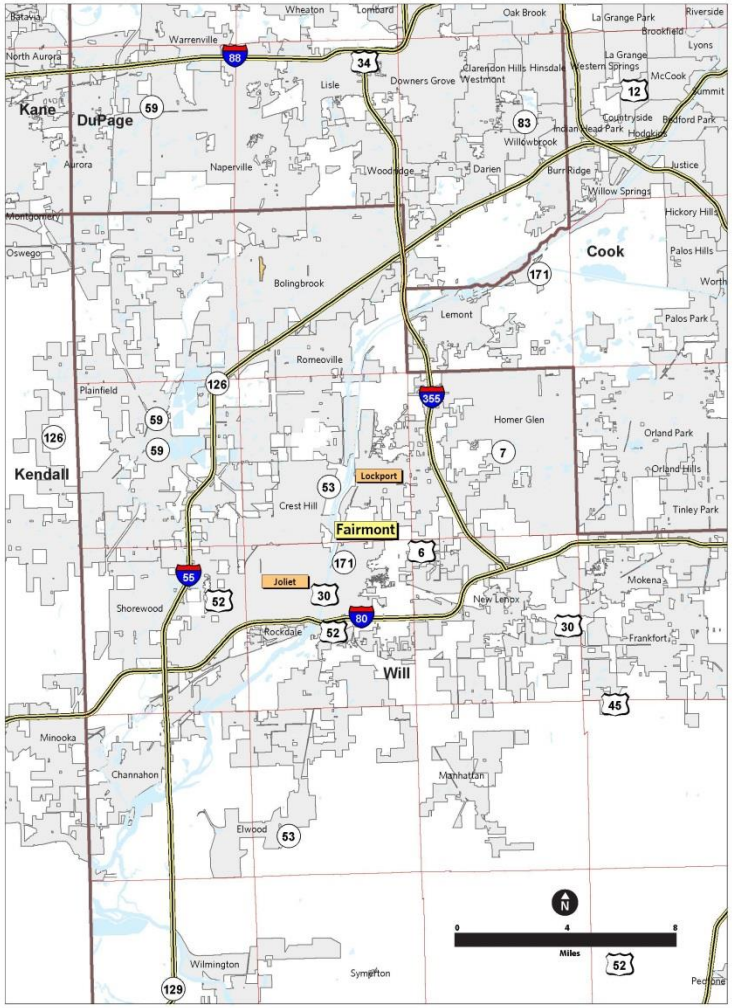
Prepared by the Will County Land Use Department

With technical assistance provided by the Chicago Metropolitan Agency for Planning

PURPOSE OF THE FAIRMONT NEIGHBORHOOD PLAN

- The Will County Land Use Department desired a more **detailed subarea plan** for the Fairmont Neighborhood to serve as a component of their LRMP.
- Fairmont is a very unique area in Will County, although unincorporated it has the characteristics of an urban area.
- The Neighborhood Plan aims to **support and improve** Fairmont by:
  - Bringing new growth
  - Improving infrastructure, and
  - Building a stronger sense of identity.

Fairmont Neighborhood Plan: Presentation



Fairmont Neighborhood Plan: Presentation

Figure 2. Fairmont study area

EXISTING CONDITIONS OVERVIEW

- Located between the cities of Lockport and Joliet in unincorporated Will County.
- Bordered on the west by the ***I&M Canal***, on the north by Dellwood Park, agricultural land to the east, and the old ***Joliet Prison*** to the south.
- Since the 1920's development has been sporadic and undefined.
- Approximately 2 miles by 2 miles, with 2,100 residents.
- ***40% of the residential parcels are vacant***
- The median household income was $40,907
- 54% African-American, 36% White, 10% Hispanic/Latino

COMMUNITY OUTREACH ACTIVITIES

COMMUNITY OUTREACH ACTIVITIES

- Will County Land Use and Development Committee Presentation (May 10, 2011)
- Neighborhood Plan Steering Committee (NPSC)
  - Reverend Herbert Brooks, Jr., Will County Board Member
  - Frank Stewart, Will County Board Member
  - Denise Winfrey, Will County Board Member
  - Henry Travis, Former Will County Board Member, Resident
  - David Herman, Lockport Township Park District
  - Dr. Sonya Whitaker, Fairmont Elementary School
  - John Knoelk, Resident
  - Latina Harris, Resident, Fairmont Partnership
  - Steven Lazzara - Will County Land Use Department Representative
- Meetings (May, July, August, October, December 2011)

COMMUNITY OUTREACH ACTIVITIES *CONT…*

- Public Workshop #1 (May 19, 2011)
- Key Person Interviews (held on June 16 and 17, 2011)
- Door-to-door Canvassing (July through September 2011)
- Public Workshop #2 Visioning Charrette (August 11, 2011)
- Final NPSC Meeting (January 18, 2012)
  - Voted unanimously to send the plan to the County for formal review and adoption.
- Public Open House (January 30, 2012)

DRAFT PLAN RECOMMENDATIONS

KEY RECOMMENDATION SECTIONS

The Recommendations Section of the Draft Plan includes the following sections:

1. The reinvestment section lays out a future land use plan for Fairmont, with a particular focus on a new neighborhood center at the heart of the community, and also includes recommendations related to reinvestment in housing, commercial development, parks and open space, and community facilities.
2. The infrastructure section recommends physical improvements such as sidewalks and trail connections, street lighting, intersection controls, bus shelters, and improved standards of maintenance for streets, as well as stormwater infrastructure.
3. The image and identity section recommends a formal effort to document the community's history, as well as a series of streetscape and other small-scale improvements to create a stronger visual identity for the community.
4. Finally, the governance section does not make specific recommendations for the future governance of this area, but it discusses the challenges inherent in planning for an unincorporated community and describes the impact that the community's future governance will have on the implementation of the recommendations of the Fairmont Plan.

Figure 14. Land Use

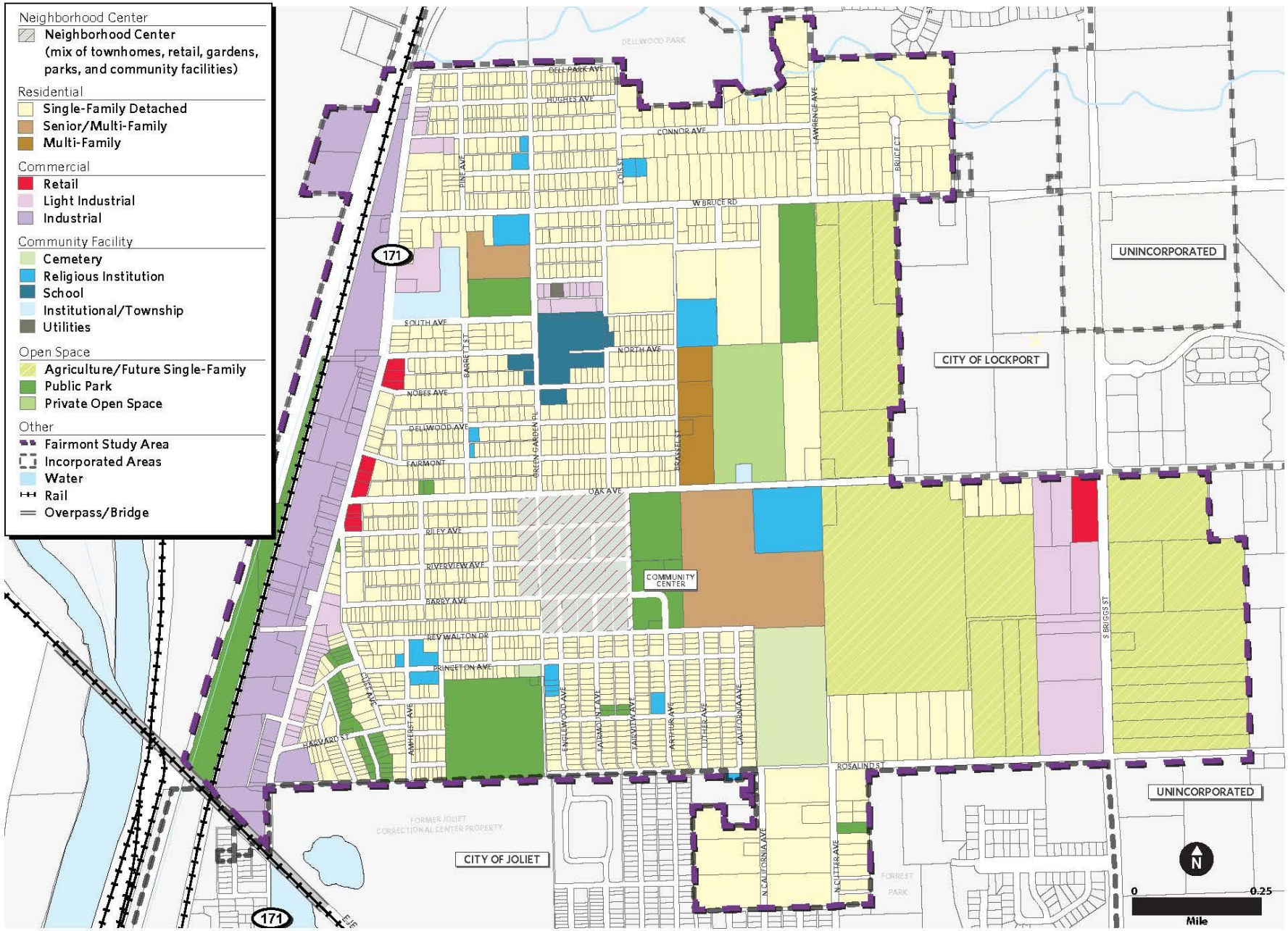
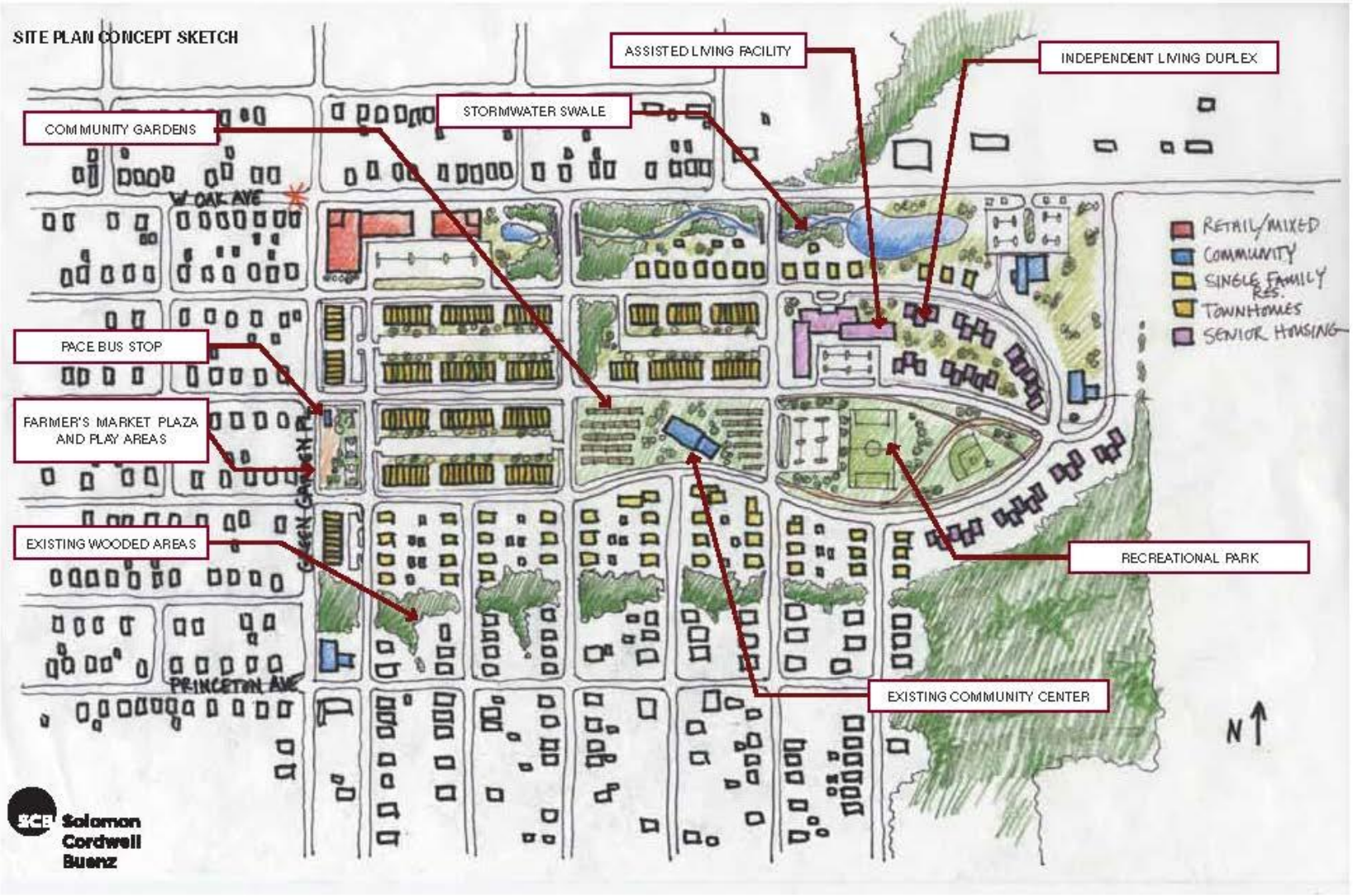


Figure 16. Neighborhood Center (note that plan is conceptual)



DRAFT FOR DISCUSSION PURPOSES ONLY

Figure 24. Transportation plan

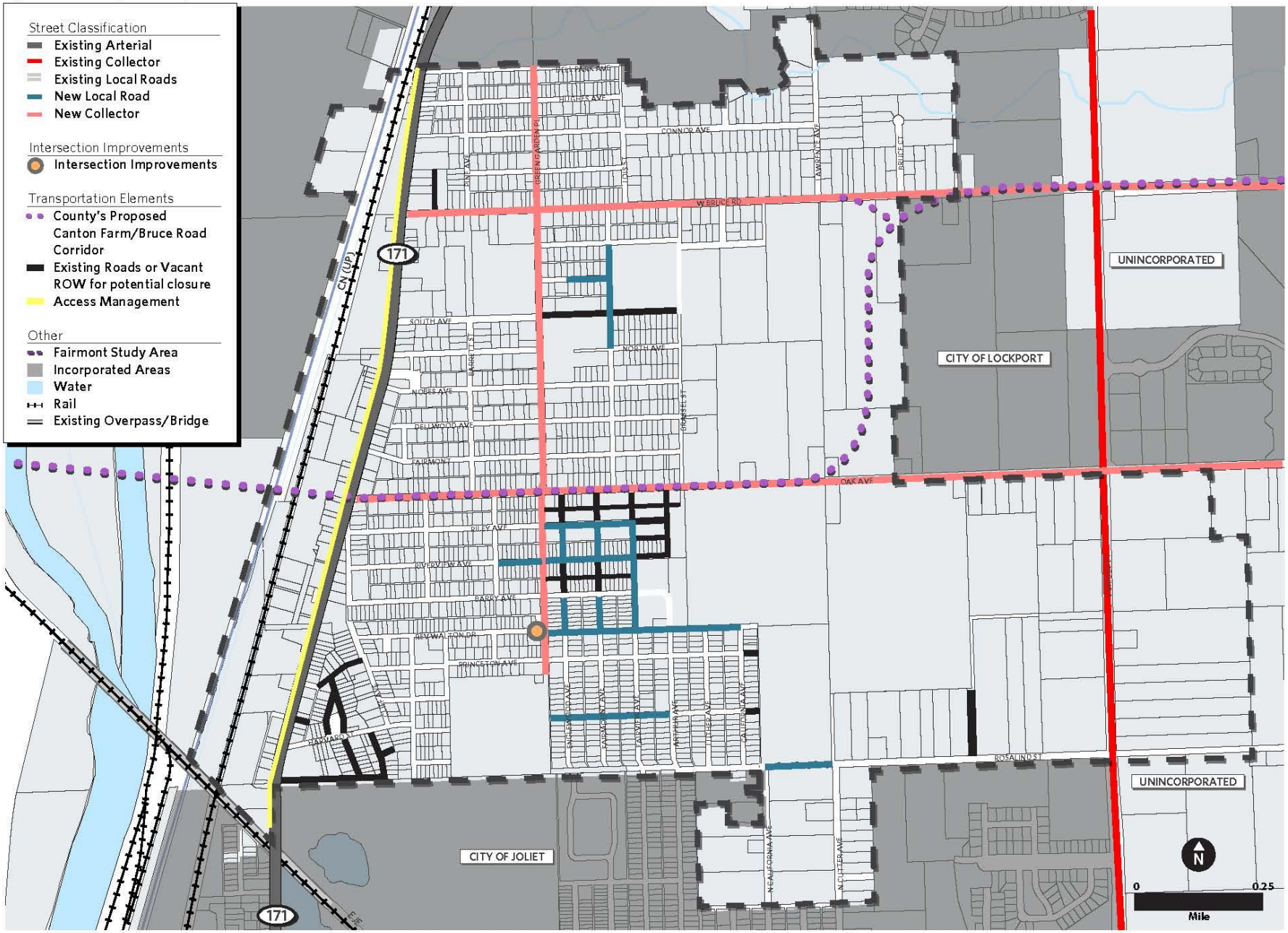


Figure 23. Trails plan

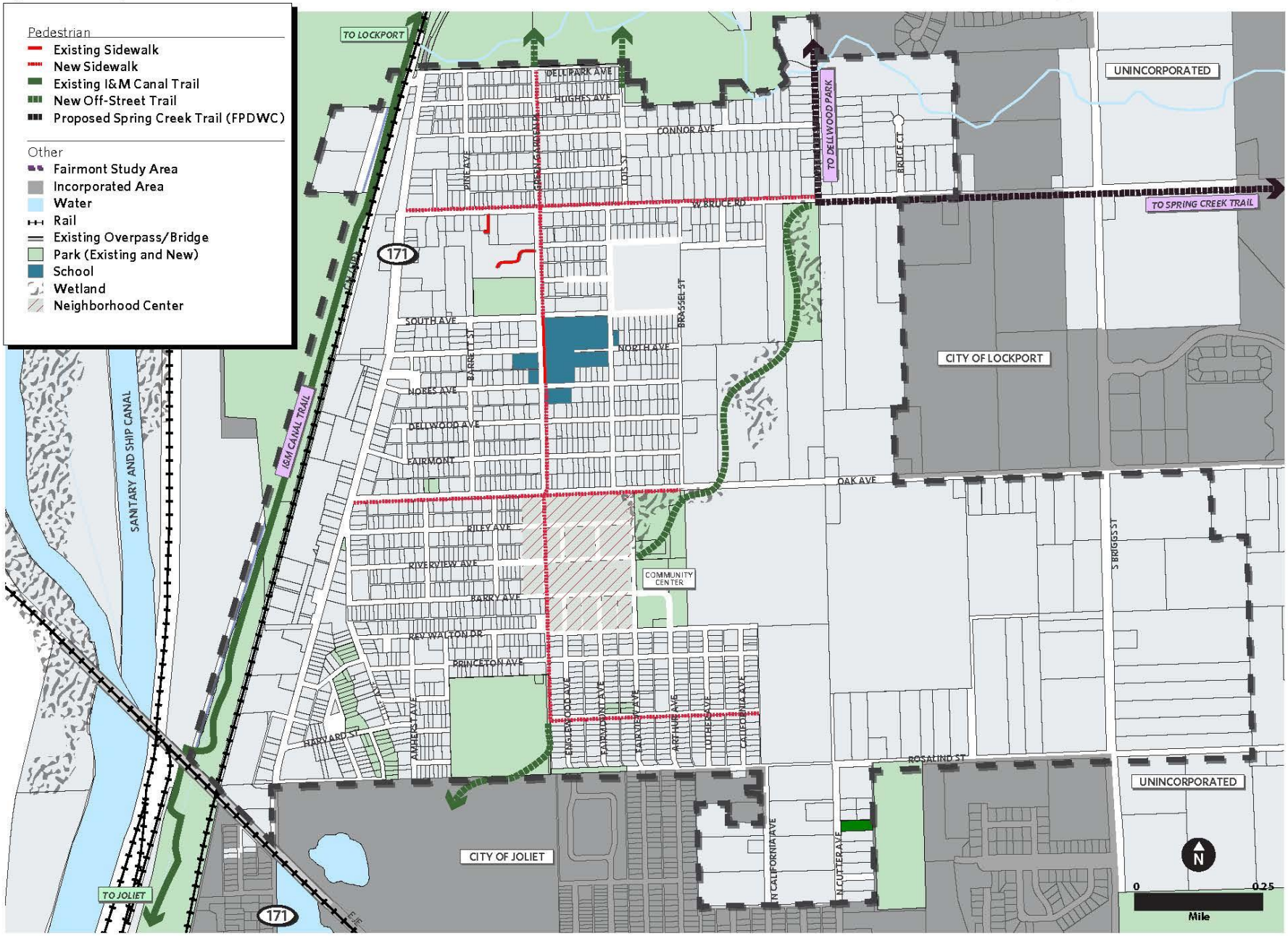


Figure 22. Parks plan

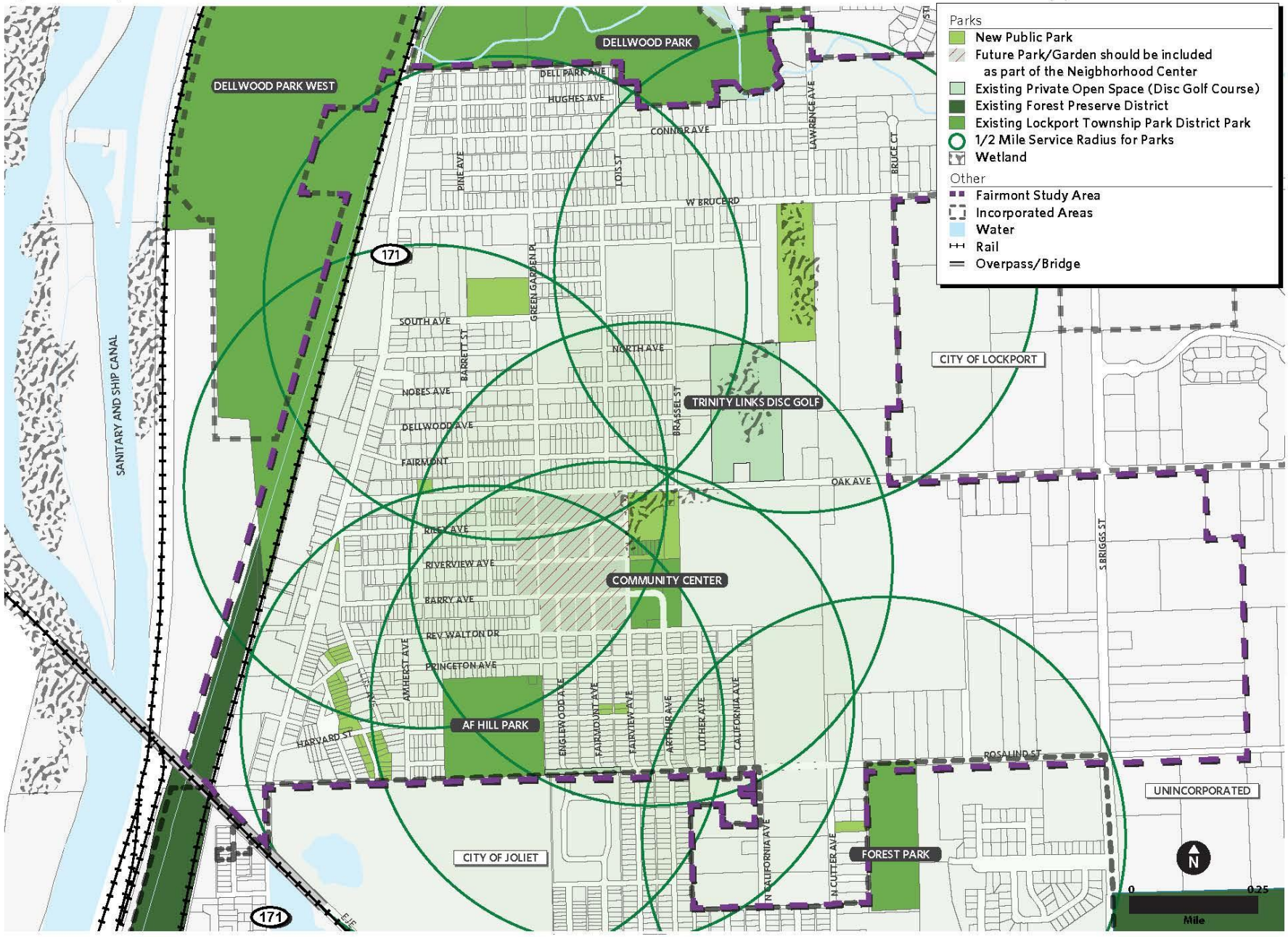
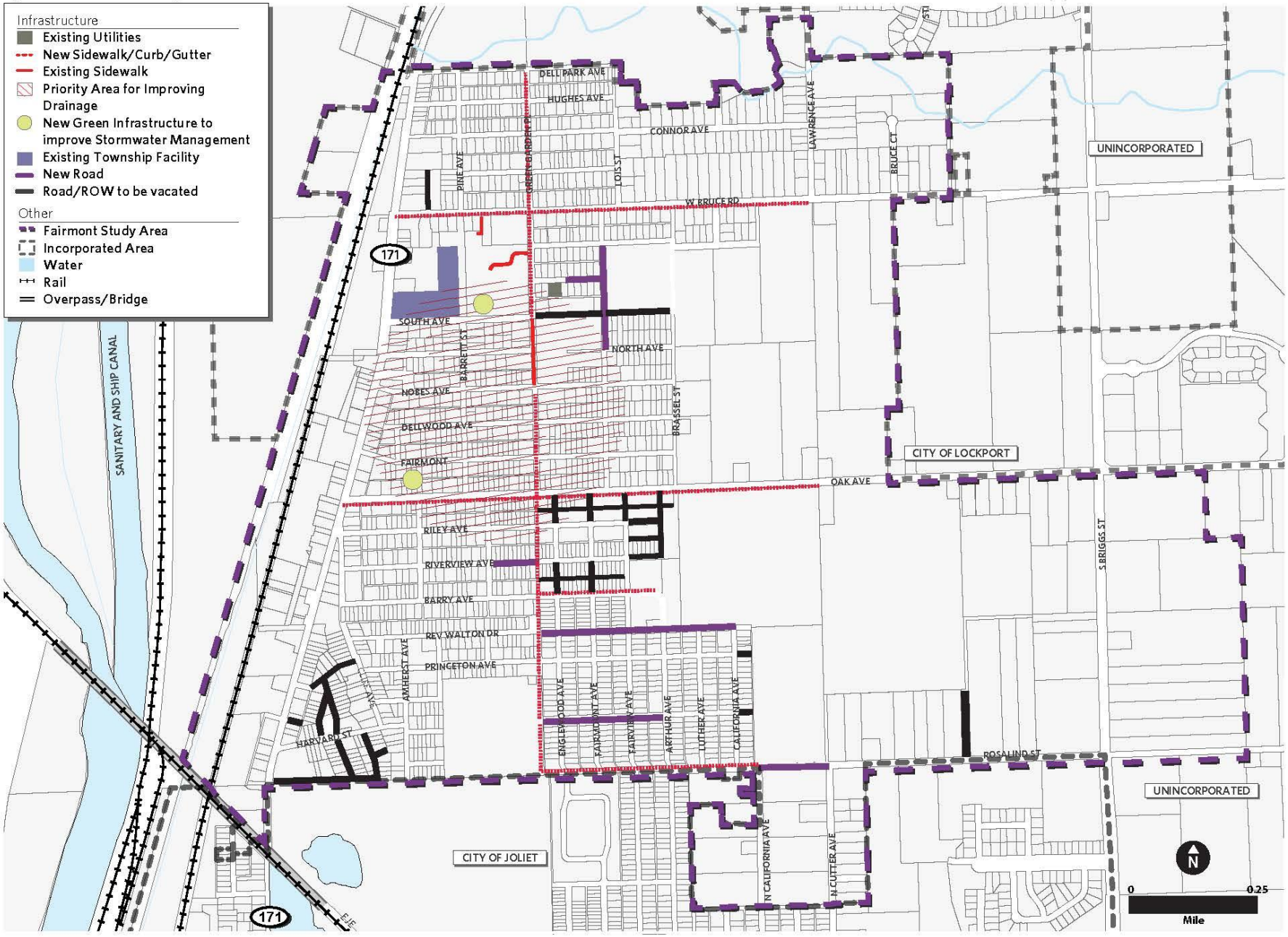


Figure 25. Infrastructure plan



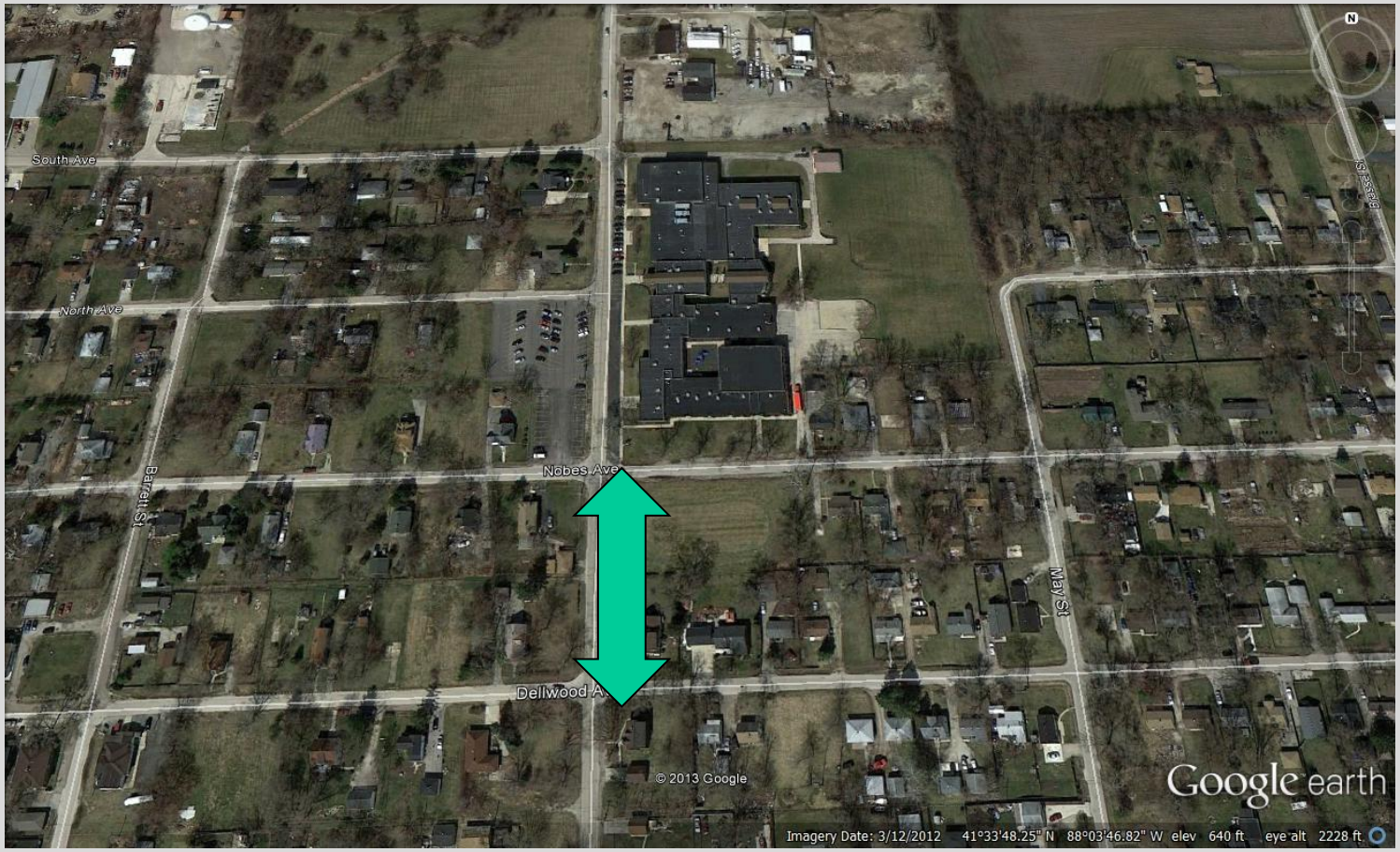
IMPLEMENTATION

Implementation

- Since the plan's adoption, the following has been ***completed***:
  - Partnering with Lockport Township and Pace, the County installed the community's first bus shelters.

Implementation

- Receipt of a Safe Routes to School grant award to construct a sidewalk connecting to Fairmont School this spring.

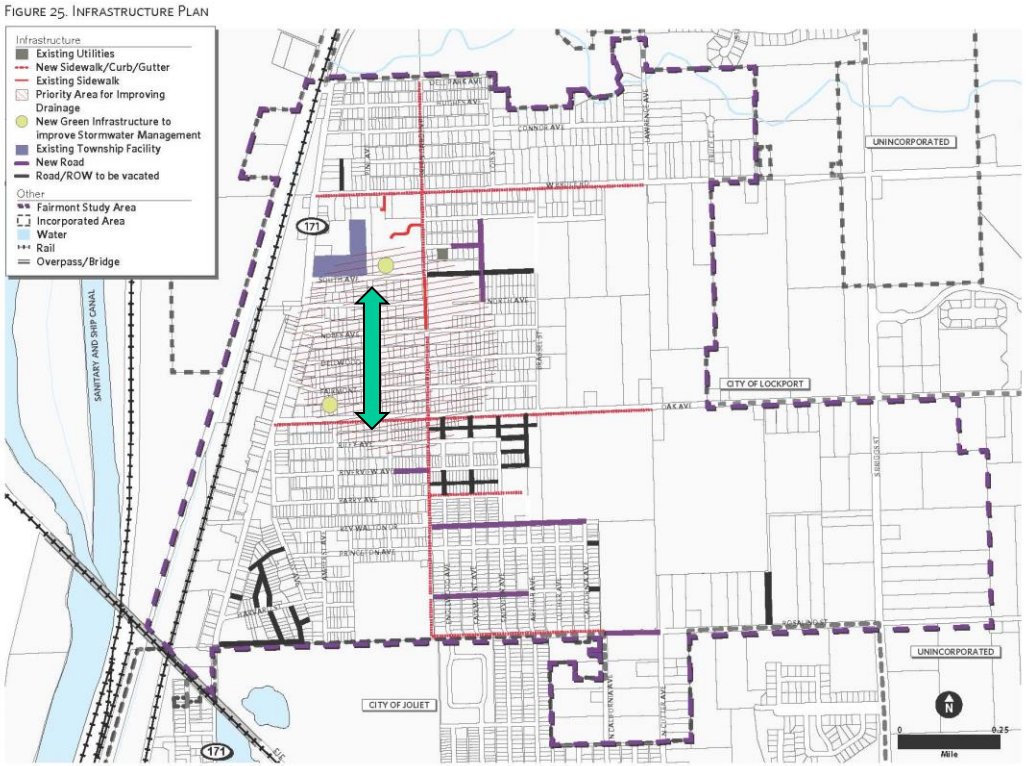


Implementation

- The formal documentation of Fairmont's unique history was completed this past winter.
  - The research and documentation was lead by Sara Ellis

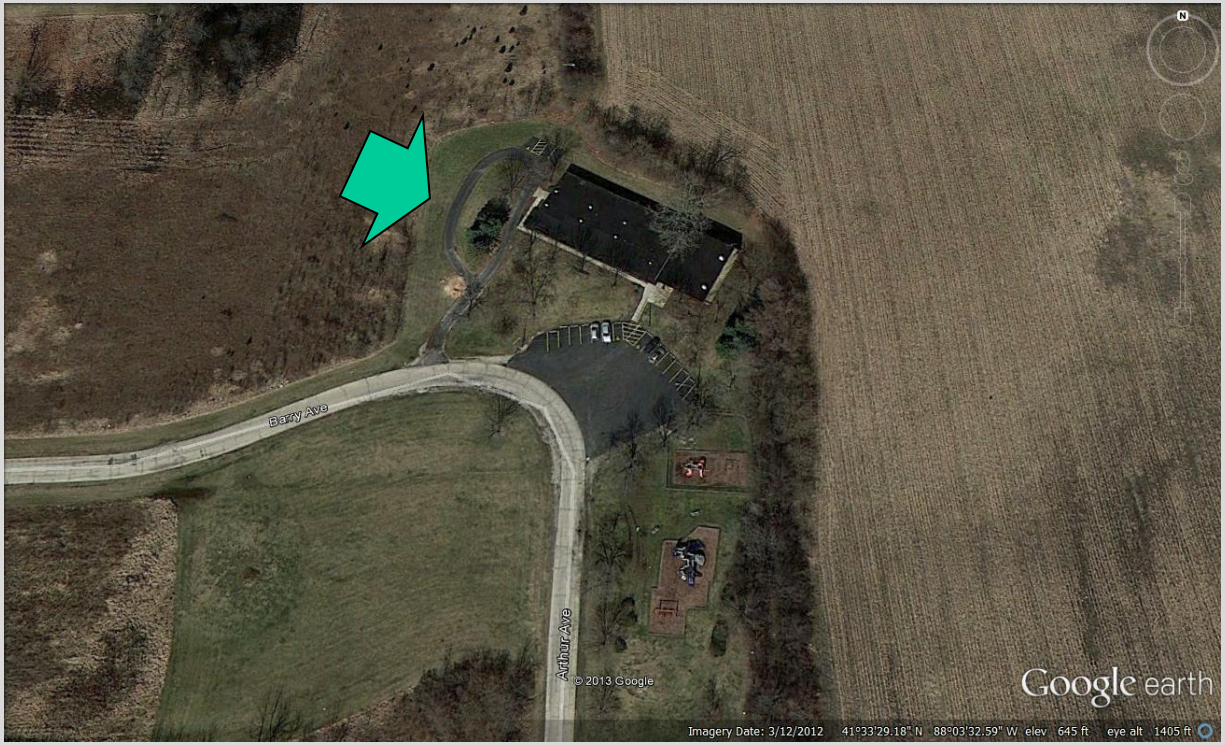
Implementation

- Upgrades to the stormwater infrastructure system in a residential area prone to flooding were completed last fall.



Implementation

- The following implementation strategies ***are ongoing***:
  - Will County, Lockport Township Park District, and Openlands are creating a community garden(s) for use beginning Spring 2013.
  - Several plots have been created and are awaiting planting.



Thank you!

Questions and Comments