



**Community
Planning Program**



Chicago Metropolitan
Agency for Planning

**Local Technical
Assistance Program**

**Application form:
Community Planning program and
Local Technical Assistance program**

DEADLINE: Noon on Wednesday, June 26, 2013

This application form is online at 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 Algonquin

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

**Russell Farnum, AICP
Community Development Director
2200 Harnish Drive
Algonquin, IL 60102
847-658-4184
russellfarnum@algonquin.org**

3. Type of Applicant (please check any that apply):

Local government

Multijurisdictional group* →

Please list the members of the group (including government and nongovernmental organizations):

- **Village of Algonquin**
- **Village of Lake in the Hills**
- **McHenry County**

Nongovernmental organization* →

Name of local government partner(s):

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.

My project helps to implement a past plan.

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.

- **This project area is generally located along Algonquin Road near the intersection with Pyott Road. Please see the attached Pyott Road Planning Area map.**

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.)

- **Attached please find the project summary**



Village of Algonquin

The Gem of the Fox River Valley

June 26, 2013

Local Technical Assistance Program
CMAP (Attn: Erin Aleman)
233 S. Wacker Drive, Suite 800
Chicago, IL 60606

Re: GO TO 2040 Local Technical Assistance Program–Village of Algonquin Request

To Whom It May Concern:

The Villages of Algonquin and Lake in the Hills surround a small area of unincorporated territory that is currently regulated by McHenry County. Assistance is requested through the GO TO 2040 Local Technical Assistance (LTA) Program to help the Villages and County better understand what potential land uses could be developed or redeveloped in this area, and how to go about revitalizing this area. Attached is a map of the study area.

The Pyott Road Planning Area includes a pocket of unincorporated land that was originally platted with residentially-sized lots. Due to high-traffic-count highway frontage (Algonquin Road), some residences in this area have been converted to commercial uses, and over the years several businesses have been constructed on the small lots. The study area includes an undefined pattern of land uses, functionally or economically obsolete buildings, informal and/or unpaved parking areas, and outdoor storage/repair activities. A series of billboards add additional visual clutter to the area.

The study area also includes wooded hillsides, publicly owned open space, wetlands and mapped flood plain, and is bisected with a creek. The land uses include residential homes, retail businesses and some industrial uses. The regional Prairie Path bike trail is located just east/northeast of the study area.

A portion of the unincorporated area is part of the Lake in the Hills public water supply. There is concern regarding the age of the infrastructure and the solitary feed may present reliability issues in the future, so generally the water system in this area needs to be replaced. Public sewer is not readily available, which greatly limits the potential commercial uses of the properties, and at least one building is currently uninhabitable due to a failed septic system.

While there is limited access to Algonquin Road, some businesses have multiple accesses and in some cases, continuous curb cuts.

The Villages of Algonquin and Lake in the Hills have joined with McHenry County to request CMAP LTA funding to prepare a subarea plan outlining a redevelopment strategy for this area. Elements of the plan are anticipated to include, but are not limited to:

- Evaluation of land use, zoning, platting and natural/physical constraints of the area;
- Market study and evaluation of the redevelopment potential to improve land uses along the Algonquin Road frontage and the area as a whole, including but not limited to commercial, residential, and open space;

- Methods and recommendations for the elimination of economically obsolete platting, land uses and structures;
- Evaluation and recommendations for access control;
- Evaluation and recommendations on providing connections for pedestrians, bicycles and alternate transportation in the area;
- Utility service evaluation for providing potable water and sanitary sewer in the most efficient manner;
- Recommendations for beautification of public improvements in the area including creation of a unified gateway theme;
- Evaluation and Recommendations for funding the infrastructure improvements and/or redevelopment projects in the area, which may include TIF or other funding options.

Other elements may be included or deleted depending upon the resources allotted to the project by the LTA grant.

This subarea-plan would implement the following recommended actions as outlined in the **GOTO 2040 Plan**:

Achieve Greater Livability Through Land Use and Housing

- Support for transit, walking and biking
 - Environmental Protection
 - Access to Green Space
- This plan would provide recommendations for implementation of all of the above elements.

Support Cooperation between Communities

- This plan would promote the cooperation and coordination of planning and implementation efforts on the part of Algonquin, Lake in the Hills, and McHenry County.

Provide more Parks, Provide Green Connections

- This plan would include enhancements to the existing wetlands, creek, and wooded hillsides in the area.

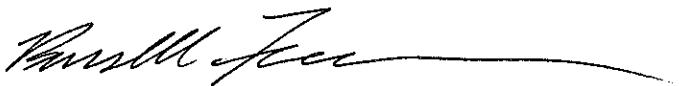
Support Economic Innovation

- This plan would include elements for commercial revitalization as well as allow for the expansion and enhancement of existing businesses in the area.

Efficient Governance

- Pursue Coordinated Investments
 - Increasing efficiencies
- By coordinating infrastructure investments to service this area, Algonquin and Lake in the Hills can increase efficiency and utilize the best opportunities to service this area at minimal taxpayer cost.

On behalf of the community leaders and citizens of Algonquin, Lake in the Hills and McHenry County thank you for your consideration.



Russell Farnum, AICP
Community Development Director
Village of Algonquin





600 Harvest Gate
Lake in the Hills, IL 60156

(847) 960-7440
Fax: (847) 960-7445
www.lith.org

June 25, 2013

Russ Farnum
Community Development Director
Village of Algonquin
2200 Harnish Drive
Algonquin, IL 60102

Re: CMAP - Local Technical Assistance Grant – Villages of Algonquin and Lake in the Hills and McHenry County – Pyott/Algonquin Road Planning Area

Dear Mr. Farnum,

I am sending this letter noting the Village of Lake in the Hill's support for a joint application with the Village of Algonquin and McHenry County for a Local Technical Assistance Grant for the Pyott Road/Algonquin Road Planning Area. This is based upon the CMAP LTA Application that was provided and Project Summary.

If you have any questions regarding this letter, please do not hesitate to contact me at (847) 960-7440.

Sincerely,

Dan Olson, AICP
Director of Community Development

Department of Planning and Development
McHenry County Government Center - Administration Building

2200 North Seminary Avenue
Woodstock, Illinois 60098



815 334-4560 Fax 815 337-3720
www.co.mchenry.il.us

June 25, 2013

Chicago Metropolitan Agency for Planning
233 South Wacker Drive, Suite 800
Chicago, Illinois 60606

re: CMAP Local Technical Assistance Program

To Whom It May Concern,

This letter is to verify that McHenry County is in support of this application to the Local Technical Assistance Program. This support is shared by staff and the Planning and Development Committee of the McHenry County Board.

The area near the intersection of Pyott and Algonquin Roads, for which assistance is being sought, has long been one of overlapping interests—complicated by disparate regulations—amongst the jurisdictions represented in this application. It is our hope that, through the direction and leadership of CMAP planners, we might find a common vision for this area.

Sincerely,

A handwritten signature in black ink that reads "Darrell Moore". The signature is written in a cursive style.

Darrell Moore, AICP

Principal Planner

McHenry County Department of Planning and Development