

**Application form:**

**Community Planning Program and**

**Local Technical Assistance Program**

**DEADLINE: Noon on Thursday, June 26, 2014**

This application form is online at [www.rtachicago.com/applications](http://www.rtachicago.com/applications). You may submit the form by email to [applications@rtachicago.com](mailto: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 Lakemoor, Illinois**

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

**Matthew S. Dabrowski**

**Director of Community and Economic Development**

**28874 Illinois Route 120, Unit C & D**

**Lakemoor, Illinois 600513. 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):

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\_\_\_\_ Nongovernmental organization\* Name of local government partner(s):

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\*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. (This will help us determine whether your project is best handled by CMAP or RTA.)

\_\_X\_\_ My project involves preparation of a plan.

\_\_X\_\_ My project helps to implement a past plan.

\_\_X\_\_ 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.

**The Village of Lakemoor, Illinois is northwest of Chicago, Illinois and straddles the Lake and McHenry County border. With a population of 6,017 residents, the Village of Lakemoor has significant development potential, given its supply of open farm land, its prominent natural features and amenities, its location within the Chicago Metropolitan Area, and its direct access to the regional transportation network and facilities.**

**Located at the heart of the community, the Village’s “Town Center” area is a new type of land use that was established in 2013 when the Village revised its Comprehensive Plan with the assistance of CMAP’s LTA program. The planning area of the Town Center encompasses eight Village blocks that are along Illinois Route 120 and across from Lily Lake.**

**Plan Link: (http://www.cmap.illinois.gov/programs-and-resources/lta/lakemoor).**

**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.)

**The Village’s Comprehensive Plan not only incorporates and promotes the principals and themes of CMAP’s GO TO 2040 plan, but it also takes a realistic approach to economic development by establishing three primary commercial nodes to support resident’s needs and to sustain municipal services. To the east at Routes 12 and 120 is the Village’s regional commercial center, to the west at Route 120 and Chapel Hill is a neighborhood/local commercial center and at the heart of the community along Route 120 and across from Lily Lake is the Town Center.**

**As an implementation strategy of the Village’s Comprehensive Plan, the three commercial nodes are intended to work in synergy with each other rather than in competition. Moreover, this new and sensible land use strategy to growth is intended to: i) maximize the Village’s tax base, ii) promote more open space and recreational opportunities, iii) allow a greater diversity of non-commercial land uses, and iv) preserve environmentally sensitive areas.**

**With the Village’s limited resources focused on the establishment of a Tax Increment Financing District for the regional commercial center at Routes 12 and 120, assistance through CMAP’s LTA program is being requested to prepare a master plan for the Town Center area.**

**Historically the center of the community, the future Town Center is positioned to strengthen its role as the center of activity in Lakemoor. The new Town Center is surrounding by existing neighborhoods with almost half of the Village population within walking distance. Lily Lake, will be a defining feature of the plan and will provide a scenic setting and recreational opportunities for residents and visitors to the community.**

**The Town Center also represents an opportunity to create a special place for mixed commercial growth, housing, civic events, recreation, and resident interaction. However, the area currently lacks vision. During the 2012-2013 revision to the Village’s Comprehensive Plan, the Village and CMAP held several public workshops in which elected officials and residents conveyed a desire to see this central area revitalized. In particular they envisioned the vacant and underutilized commercial spaces to be transformed into an active and walkable center.**

**The establishment of a policy plan is needed to stop stagnant growth trends and piecemeal development. This plan needs to transforms the underutilized properties, incompatible land uses, and outdated structures into a mixed use style development that incorporates focal nodes that promote civic events and community pride. Such a transformation would not only create a new and vibrant sense of place, but it would also redefine Lakemoor’s image as well as enhance the traveling experience of motorists as they pass through town.**

**Lastly, the Town Center plan must include sustainable components such as green infrastructure and complete streets as well as help to improve Lakemoor’s 53.9% housing to transportation cost as a percentage of income, which makes it slightly less affordable place to live when compared to the regional average of 47.5%.**

**The Village looks forward to working with CMAP on our continuing efforts to implement the policies, principals, and implementation strategies of the Village’s Comprehensive Plan through the establishment of the Town Center sub-plan. In summary, this sub-plan would; i) create a new vision for the historical center of town, ii) promote a mixed use style development, iii) establish a framework and guidelines for such key elements as block face design, site design, building design, building height, streetscape design and signage, iv) promote green infrastructure, and v) incorporate complete streets principals to name a few.**

**Plan Link: (http://www.cmap.illinois.gov/programs-and-resources/lta/lakemoor)**