



**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 Cary**

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

**Christopher Stilling, AICP  
Director of Community Development  
Village of Cary  
655 Village Hall Drive  
Cary, IL 60013  
(847) 639-1100  
cstilling@caryillinois.com**

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

Local government

Multijurisdictional group\*  $\longrightarrow$  Please list the members of the group (including government and nongovernmental organizations):

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Nongovernmental organization\*  $\longrightarrow$  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.)

- 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.

**The Village of Cary (population 18,271) is a progressive community located 50 miles northwest of downtown Chicago. With the Fox River running along its southern boundary, Cary is also bordered by the Village of Algonquin on the south, the City of Crystal Lake on the northwest, the Village of Lake in the Hills on the west, the Village of Oakwood Hills on the north and the Village of Fox River Grove on the east. The Village is served by Metra on the UP Northwest line with over 1,000 daily commuters.**

**The Village of Cary comprises 5.9 square miles and has a balance of residential, commercial and industrial property. Route 14/Northwest Highway provides the main commercial corridor in the Village and offers several prime commercial development sites. The Village of Cary also offers future commercial development opportunities along Route 31. Cary has nearly 4 million square feet of retail, office and industrial space and is home to major companies such as Sage Products, True Value manufacturing company, Aptar and Durex Industries, as well as numerous other light manufacturing businesses located in one of Cary's three main industrial park areas. Cary's downtown has a small town atmosphere with retail as well as service-oriented businesses lining its streets.**

**The Village of Cary is in the process of updating it's 1992 Comprehensive Plan with an estimated completion in the Fall of 2014. The Village's consultant has created a website specifically dedicated to the comprehensive planning process. The website features information about the plan and its process, news and updates, resident and business surveys. Please visit [www.cary2020.com](http://www.cary2020.com) for more details.**

#### 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.

The Village of Cary is requesting assistance to begin the implementation of the Cary 2020 Plan with the update/re-write of our 1997 Zoning Ordinance and Subdivision Ordinance into a Unified Development Ordinance (UDO). A copy of the current Zoning Ordinance can be found at <http://www.caryillinois.com/DocumentCenter/Home/View/62>.

The Village is also in the process of completing its re-codification of the entire Village code, last done in 1981. The re-codification will be complete in the Summer of 2014. Upon completion of both the Comprehensive Plan and re-codification, the time is right to update Cary's Zoning and Subdivision Ordinance.

Throughout the Comprehensive Plan process, over 500 residents have participated in various community wide workshops, design charettes and online surveys providing the foundation for Cary's future. The information received has developed the following key goals indicating the need to revise both the Zoning and Subdivision Ordinance:

### Housing

- Create detached single family neighborhoods that are complemented by attached and multi-family housing options.
- Develop unified property maintenance and code enforcement procedures.
- Expand housing options including senior housing and age-targeted development.
- Identify and implement Transit Oriented Development (TOD) around the downtown area and near the Metra station.

### Economic Development

- Update the permitted and conditional use list that reflects current market trends.
- Identify appropriate commercial zoning classifications for areas near residential.
- Encourage the development of new residential projects through a timely approval process. Ensure codes and requirements are clear.

### Community Infrastructure

- Develop appropriate construction standards to protect future water supply.
- Minimize impacts to critical natural areas.

### Land Use

- Revise and/or consolidate current zoning classifications. The Village of Cary currently has 17 zoning districts.
- Provide a mix of housing types and options. TOD should occur around the existing Metra station.

### Transportation

- Develop multimodal transportation options as part of new developments.
- Ensure developments have an aesthetic design and promote walkability.

As previously noted, the current Zoning Ordinance was last updated in 1997. Based on the direction of the Village's new Comprehensive Plan, a UDO could best achieve our goals. Elements of the new UDO may include but are not limited to:

1. Expanded definitions and illustrations
2. New and/or condensed zoning districts
3. Revised standards for variations and conditional uses
4. Develop administrative review and approval process for basic variations and small subdivisions
5. Update the permitted and conditional use list.

By updating our current Zoning and Subdivision Ordinance, the Village of Cary will be able to implement the Cary 2020 Plan and Go To 2040 by addressing outdated regulations. The Village of Cary feels that the revised Zoning and Subdivision Ordinance would further CMAP's Go To 2040 vision by addressing the following:

- **Livable Communities**- The revised Ordinances will ensure a mix of quality housing to grow our region. Transit Oriented Development is to be encouraged around the existing Metra station.
- **Human Capital**- The revised Ordinances will help to spur economic development and job creation in the region by designating appropriate zoning classifications throughout Cary.
- **Efficient Governance**- The revised Ordinances will help to support investment into the region with transparent and streamlined development regulations and processes.
- **Regional Mobility**- The revised Ordinances will promote regional transportation options and support Transit Oriented Development near the existing Metra station.

(Please include any additional information that is relevant, preferably by providing links to online documents.)