2016 CALL FOR PROJECTS

Application form:
Community Planning Program and
Local Technical Assistance Program

DEADLINE: Noon on Thursday, June 25, 2015

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: Cook County Planning and Development

2. Main Contact for Application:

   Name: Susan M. Campbell
   Title: Director
   Phone number: (312) 603-1000
   Email: susan.campbell@cookcountyil.gov

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

   _____ Local government

   _x___ Multijurisdictional group* Please list the members of the group (including government and nongovernmental organizations):
       Cook County Bureau of Economic Development with letters of support from Maine Township, Northfield Township Supervisor, City of Des Plaines, Villages of Glenview and Niles.

   _____ Nongovernmental organization* Name of local government partner(s):
       Metropolitan Planning Council and the Civic Federation

*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, RTA, or CCDPH 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, RTA, or CCDPH.)

- [ ] 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 a bicycle, pedestrian, or active transportation plan in suburban Cook County.
- [ ] My project is not directly related to transportation or land use, but implements GO TO 2040 in other ways.

5. Local Match Requirement (please initial to indicate you are aware of the local match requirements):

I am aware that a local match will be required for most projects, and understand that if my project is selected it is up to the project applicant to contribute a local match. (See the program guide for further details on local match requirements.)

- [x] Yes, I understand that applicants will be required to contribute a local match.

6. 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 is located in portions of unincorporated Cook County within Maine and Northfield Townships. The area includes approximately 40,000 residents. Maps are attached.

The unincorporated areas are the white areas. They are mostly in the south (middle) of Northfield Township and in the northern portions of Maine Township.

7. 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. Program staff will follow-up with you if we need any additional information to fully understand your proposed project.

Cook County seeks to prepare a detailed analysis of the current infrastructure, housing, land use and commercial development in the unincorporated parcels of land in both Maine and Northfield Townships. It also seeks to identify opportunities for redevelopment within the unincorporated areas. Roughly 40,000 people currently live in these parcels, many of them moderate and low income individuals. Collectively, these parcels represent Opportunity Areas, places where affordable housing is located near jobs and where neighborhood schools are of good quality.
The problem with key sections of these unincorporated areas is that they are not provided with the full scale of local services and attention they would get if they were incorporated into the adjacent communities of Glenview, Des Plaines, and Niles. Given that, why haven’t they been incorporated in the past?

- Their incorporation is seen as a burden by the surrounding communities who point to what they perceive to be sub-standard infrastructure, problematical multi-family housing, higher rates of crime, and lack of a tax base to support the services they would require to upgrade existing conditions. In simple terms, the surrounding communities see annexation as a losing proposition in terms of expense burden and added governance headaches. At the same time, these communities have never seen a detailed analysis of the unincorporated areas, one that would give them a clear picture of the cost of annexation these selected parcels.

- Their property owners have, for the most part, not shown any desire to be incorporated. While recognizing that they do not get the same level of municipal services as surrounding communities enjoy, they benefit from not having to deal with the regulations and scrutiny they would get if they were incorporated into an adjacent community. They also believe that they pay somewhat lower taxes than their incorporated neighbors though recent research by the Civic Federation has shown that tax differentials are not that significant.

We believe that the detailed analysis we are proposing here will show surrounding communities that the cost of parcel annexation is substantially less than they imagine and that significant opportunities for economic development within given parcels exists. We also believe that the study will provide a road map for Cook County, the Metropolitan Water and Reclamation District and the State of Illinois to provide several of the needed improvements to selective unincorporated parcels which will make them more desirable to annex. This study could serve as a model for other unincorporated communities in Cook County facing similar challenges.

We believe that planning action now, action which is relatively inexpensive, can prevent major socio-economic problems for the Maine-Northfield sub-region in the future. If no proactive planning and redevelopment takes place in the next five to ten years, today’s opportunity areas can become tomorrow’s slums.

A final note: This proposal clearly aligns with Go To 2040’s goal of achieving greater livability through land use and housing:

- It should lead to a series of specific proposals to improve infrastructure, housing, and storm water systems in one of the metropolitan area’s top opportunity areas
- It should identify corridors for future redevelopment which can create a significantly expanded tax base for the sub-area
- It should link these parcels to redevelopment and planning initiatives proposed in adjacent and surrounding communities.

The County recommends that CMAP begin with the creation of an advisory working group charged with developing ideas and consensus for the opportunity area. The group would consist of representatives from the surrounding municipalities and the Townships and the unincorporated areas, Cook County and MPC and the Civic Federation. As discussion progress, additional members could be added. CMAP organize and facilitate the group.
June 17, 2015

Mr. Bob Dean
Director of LTA Program
Chicago Metropolitan Agency for Planning
233 South Wacker Drive, Suite 800
Chicago, IL 60606

Re: Cook County Planning Proposal Related to Unincorporated
Maine and Northfield Townships

Dear Mr. Dean:

On behalf of Maine Township, I want to strongly urge CMAP to fund a Local Planning Assistance Proposal submitted by Cook County to study in depth the infrastructure, housing, land use, and potential for economic development of the unincorporated areas of Cook County within Maine and Northfield Township and to develop an action plan to improve and upgrade these areas.

We clearly need a detailed, in depth study of the unincorporated land parcels within Maine Township. Many of these areas are densely populated with low and moderate income families and have socio-economic problems which will get worse over time unless they are addressed by thoughtful planning.

Beyond housing and infrastructure needs, we need to carefully consider ways to generate new economic activity within unincorporated parcels, activity which could generate tax dollars and make selective parcels attractive for annexation by nearby communities.

Sincerely,

Carol A. Teschky
Supervisor
June 9, 2015

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

Re: Cook County Planning Proposal Related to Unincorporated Maine and Northfield Townships

Dear LTA Proposal Evaluation Team:

As Northfield Township Supervisor, I see a real need for some planning for the unincorporated areas of Cook County which are within Northfield and Maine Townships. I strongly support the idea of CMAP funding a Local Planning Assistant Proposal submitted by Cook County. That project would provide an in-depth study of infrastructure, housing, land use and potential for economic development in those areas and result in an action plan for improving and upgrading them.

The areas under consideration are largely populated with low- and moderate-income families. The socio-economic problems which we see daily will continue to worsen unless addressed by thoughtful planning. They are also subject to serious flooding problems which require remediation.

Beyond housing and infrastructure needs, new economic activity in those areas is essential to generating tax dollars.

Sincerely,

Jill A. Brickman
Supervisor
June 17, 2015

Bob Dean  
Director of LTA Program  
Chicago Metropolitan Agency for Planning  
233 South Wacker Drive, Suite 800  
Chicago, IL 60606

Re:  Cook County Planning Proposal Related to Unincorporated Maine and Northfield Townships

Dear Bob:

On behalf of the City of Des Plaines, I want to urge CMAP to fund a Local Planning Assistance Proposal submitted by Cook County to study in depth the infrastructure, housing, land use, and potential for economic development of the unincorporated areas of Cook County within Maine and Northfield Township and to develop an action plan to improve and upgrade these areas.

Over 40,000 people live in unincorporated Maine and Northfield Townships, many of them in moderate to low income households. To the extent that Cook County creates a forward looking action plan to upgrade these unincorporated areas, the lives of these people and all residents in our sub-region will benefit. If no action is taken to significantly improve them, what is potentially a first-rate “opportunity area” can become a socio-economic problem impacting all sub-regional residents.

We certainly look forward to receiving the results of the pending study and considering how Des Plaines can assist on sub-regional action ideas which may come out of it.

Sincerely,

Matthew J. Bogusz
Mayor
June 5, 2015

John Allen
Chicago Metropolitan Agency for Planning
233 South Wacker Drive, Suite 800
Chicago, IL 60606

Re: Cook County Planning Proposal re Unincorporated Maine and Northfield Townships

Dear Mr. Allen:

On behalf of the Village of Glenview, I want to express our support for CMAP to fund a Local Planning Assistance Proposal submitted by Cook County to (1) study the infrastructure, housing, land use, and potential for economic development of the unincorporated areas of Cook County within Maine and Northfield Township, and (2) develop an action plan to improve and upgrade these areas.

While these unincorporated areas are not Glenview’s direct responsibility, much of what happens in them does impact Glenview. For example, students from the unincorporated areas attend Glenview schools and Glenview’s Police Department provides support to the Cook County Sheriff’s Department when needed to address public safety issues that occur in the unincorporated areas.

CMAP’s planning assistance would help Cook County focus on improving living conditions and creating new economic development in these neglected unincorporated areas. An action-oriented plan with specific recommendations can make this happen and would greatly benefit our sub-region.

Sincerely,

James R. Patterson, Jr.
Village President
June 9, 2015

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

Re: Cook County Planning Proposal Related to Unincorporated Maine and Northfield Townships

Dear LTA Proposal Evaluation Team:

On behalf of the Village of Niles, I want to strongly urge CMAP to fund a Local Planning Assistance Proposal submitted by Cook County to study in depth the infrastructure, housing, land use, and potential for economic development of the unincorporated areas of Cook County within Maine and Northfield Township. Furthermore to develop an action plan to improve and upgrade these areas.

I have supported the idea of such a study since it was first proposed well over a year ago. Niles borders key unincorporated land parcels which house a significant number of low to moderate income families. It concerns me that no action oriented plan has been developed for these parcels. Consequently these parcels have the potential of becoming troubled neighborhoods that can impact Niles and other surrounding communities.

I am a believer in planning and the positive results that can come out of it. I see future opportunities for Niles to work with Cook County once the results of the study are available.

Sincerely,

Andrew Przybylo
Mayor