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:
Village of Lakemoor, Illinois

2. Main Contact for Application:

Name: Matthew S. Dabrowski
Title: Director of Community and Economic Development
Phone number: 815-385-1117
Email: mdabrowski@lakemoor.net

3. 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):
________________________________________
________________________________________
________________________________________

_____ Nongovernmental organization* Name of local government partner(s):
________________________________________
________________________________________
________________________________________

*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 CDPDH.)

__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 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.

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 (http://www.cmap.illinois.gov/programs-and-resources/ita/lakemoor). The planning area of the Town Center encompasses six Village blocks that are along Illinois Route 120 and across from Lily Lake.

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.

The Village’s Comprehensive Plan (http://www.cmap.illinois.gov/programs-and-resources/ita/lakemoor), 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 and 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 within town.

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. It is surrounding by existing neighborhoods with almost half of the Village population within walking distance. Lily Lake, will remain as 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 commercial growth, housing, civic events, recreation, and resident interaction. However, this area currently lacks vision. During the 2012-2013 revision to the Village’s Comprehensive Plan, 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.

As a result, the Village looks to CMAP for assistance in establishing a policy plan 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 with focal nodes that promote civic events and community pride. Such a transformation would not only focus on creating a new and vibrant sense of place, but it would also redefine Lakemoor’s image as well as enhance the experience of drivers as they pass through town via Route 120.

The Town Center plan must also 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 than the regional average of 47.5%.

Lastly, the Village would seek CMAP’s assistance in to assist in the development of design guidelines that would address key elements such as block face design, site design, building design, building height, streetscape design and signage to name a few.

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

http://www.cmap.illinois.gov/programs-and-resources/ltat/lakemoor