



**Application form:
RTA Community Planning Program and
CMAP Local Technical Assistance Program**

DEADLINE: Noon on Thursday, June 29, 2017

This application form is online at www.rtachicago.org/applications. You may submit the form by email to applications@rtachicago.org.

Upon receipt of application, you will receive an e-mail verifying that your application has been received.

1. Name of Applicant

Village of Matteson

2. Main Contact for Application

Name: LaVern Murphy

Title: Deputy Director of Economic Development

Phone number: 708-283-4779

Email: lmurphy@Villageofmatteson.org

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):

Nongovernmental organization* \longrightarrow 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 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.

- My project involves preparation of a plan.
- My project involves updating an already existing 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. 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.)

- 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 project entails a streetscape improvement plan along U.S. Rt. 30 and Cicero Avenue. See map below, which comes from the Master Plan of Economic Development and Land Use.

Figure 11. Potential Intersection and Streetscape Enhancement Locations



Potential Intersection Improvement Location



Potential Streetscape Enhancement Location

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. For plan updates please tell us how you will be building upon (or replacing) the previous work. Program staff will follow-up with you if we need any additional information to fully understand your proposed project.

The Village of Matteson would like to seek funding to conduct a full streetscape improvement plan, which was recommended in our Master Plan of Economic Development and Land Use plan. The goal of streetscaping is to improve the Village’s physical character, image, and visibility, as well as improve safety for motorists, pedestrians and bicyclists. The streetscape improvements were recommended along Lincoln Highway & Cicero Avenue to improve the visual appeal of the area and increase safety for non-motorized travel. The streetscape improvement plan is needed to determine what streetscaping elements should be considered and incorporated as well as improvements to intersections, such as sidewalk and crosswalk treatment, lighting and other streetscape elements as a way to connect adjacent neighborhoods to retail destinations. The physical appearance of buildings, property, and public roads and right-of-way is important to maintaining a distinct character and enhancing property values, which improves perceptions about the Village and attract private investment. Specific streetscape elements to consider, but not limited to include:

- Continuous sidewalks along Lincoln Highway and Cicero Avenue and into adjacent neighborhoods and retail areas
- Street lights having a decorative or a more modern appearance
- Large street trees where feasible
- Trash cans, planters, benches and public art at the key corners and open spaces
- Bus stop and shelters designed to fit within the overall streetscaping scheme
- Identity signage with the Village brand
- Bio-swailes, rain gardens and permeable pavers for stormwater management.

8. Previous Plan Implementation Efforts

Please describe actions you have taken to implement previous plans in your community – whether your efforts were successful or not – to achieve infrastructure improvements, development investment, policy changes, advocacy, volunteer involvement, or other actions. If you do not have experience implementing previous planning work, please describe what you will do to make sure that your plan is implemented. Illustrating a commitment to implement plan recommendations is very important to both agencies as we consider new planning projects.

In 2013, the Village of Matteson engaged SB Friedman Development Advisors to develop an Economic Development and Land Use Master Plan through a public planning process. The plan provides a framework for economic development competitiveness and promote sustainable planning principles. The plan produced an action plan matrix. The matrix is attached to this application with the outcome thus far. The action plan matrix keeps the plan a working document.

9. Additional Strategic Partnerships

Please list any additional partners you may want to include in this planning project. Please specify if you have made contact with them in advance of submitting this application.

The goal is to work with PACE, IDOR, MWRD, and CMAP. Staff has not contacted the preferred partners about the project at this time.

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

A streetscape improvement plan was one of the recommendations of The Master Plan for Economic Development and Land Use, which can be found on the village's web-site at www.villageofmatteson.org on the home page under Latest News & Events titled Economic Development and Land Use Master Plan.

On-going process	Short term
Next Steps	

Action Item	Details	Outcome	Time Frame	Initial Lead	Potential Funding Sources
AREA-WIDE STRATEGIES AND IMPROVEMENTS					
1. Branding and Marketing					
A. Continue and expand existing outreach efforts B. Develop consistent signage and create a sense of arrival and sense of place throughout the Village C. Explore opportunities to "change the story" in Matteson, including developing overall brand D. Create and circulate additional marketing materials	E.g., social media presence, promotions, marketing, long- and short-form videos, and special events E.g., for the Village overall, existing commercial space, development opportunities	1. Produced community video. 2. Lightpole banners were added to enhance the commercial corridor appeal 3. Conducted a marketing and branding study which engaged the public. Various concepts were identified to help change the story of Matteson such as a new tagline, marketing material along with an outline of others steps to reach the goal of changing the story of Matteson. 4. Produced brochures and maps of our commercial area. A market study assessment was conducted for the Lincoln Mall area to assess what the market can support.	Ongoing	Village	• TIF • Business District • Other Village funding • Grants
2. Review Economic Development Toolkit					
A. Review special taxing districts • Review TIF district and Business District performance and rationalize boundaries as necessary • Refine estimates of TIF and Business District financing capacity B. Determine other financing sources to support economic development C. Review and strengthen incentive policies • Assess incentive policies by reviewing past incentive deals • Identify best practices • Develop and implement policies to guide future incentive deals and Redevelopment Agreement negotiations D. Ensure Redevelopment Agreement enforcement and compliance oversight	E.g., budgeting for capital improvements, review of grants and other publicly-available sources of funding E.g., the process of determining appropriate funding for projects, whether policy produces desired results, areas where Redevelopment Agreements could be structured differently, activities being supported with incentive dollars E.g., best practices in analyzing need for assistance, deal structuring, uses of funds	1. Establishment of an Enterprise Zone granted through the State. 2. On-going discussion of the health of each TIF. 3. Works closely with Finance Dept. to keep up to date funding availability. 4. Collaborated efforts with South Suburban Land Bank and Cook County Land Bank to create greater redevelopment opportunities. Allocated funding for façade improvement program and capital funding for road improvements for Matteson Avenue and Kostinter project. 5. On-going review and dialogue of enhancing incentive policies. Attend ITIA Conferences which provides all changing TIF laws and case studies to help strength agreements and provide as a model. On-going review of established policy.	Ongoing	Village, Consultants	• TIF • Business District • Other Village funding
3. Refine Design and Development Standards					
A. Refine design standards for private development based on case studies and best practices B. Require new private development to meet these standards	E.g., zoning regulations including setbacks and parking requirements; materials and signage requirements Consider incentivizing private funding for public improvements through density or parking bonuses, expedited review, etc.	New Community Development Director in place and Economic Development Department will be discussine desien and development strateeties.	Short Term	Village	
4. Develop a Land Use Plan					
A. Determine appropriate and desired uses and development intensity, and future land use needs B. Develop and adopt a land use plan that indicates allowed uses	Clearly indicating to developers what uses are allowed and in what parts of the Village may help attract investment		Short Term	Village, Consultants	• TIF • Business District • Other Village funding
5. Plan for Public Way Improvements					
A. Develop improvement concepts • Advance preliminary recommendations in this Economic Development and Land Use Master Plan into more fully-developed improvement concepts and public way desien standards include: • Streetscape • Gateways • Roadway improvements • Identify strategic priority improvements B. Determine financial feasibility • Identify potential funding sources and capacity C. Implement plan • Develop engineering plans from design concepts • Invest in construction of priority public way improvements as funding is available	E.g., lighting ,median/boulevard construction, landscaping, pedestrian and bicycle amenities, pavers, striping, and other road treatments E.g., curb and gutter improvements in coordination with stormwater management standards outlined in Step 5 below	Establish a streetscape plan this year to enhance the aesthetics of the commerical corridor.	Next Steps	Village, Consultants	• TIF • Business District • Other Village funding • State and federal funds including grants
6. Improve Stormwater Management					
A. Advance preliminary stormwater management recommendations outlined in this Plan B. Engage in strategic district-wide stormwater management planning, when appropriate C. Incorporate best practices and stormwater improvements in right-of-way improvements D. Support enhanced stormwater improvements on private property	E.g., dual-purpose open space and stormwater detention improvements, permeable surfaces, curb extension rain gardens and stormwater planters	New Community Development Director in place and Economic Development Department will be discussine desien and development strateeties.	Short term	Village, Consultants	• TIF • Business District • Other Village funding • State and federal funds including grants

On-going process Short term
Next Steps

Action Item	Details	Outcome	Time Frame	Initial Lead	Potential Funding Sources
SITE 1: LINCOLN MALL					
1. Publicize Redevelopment Strategy A. Continue ongoing marketing efforts B. Discuss steps currently underway and planned to "change the story" of the site	Including at the International Council of Shopping Centers Global Retail Real Estate Convention Particularly once site control has been obtained (Step 2 below)	Staff has attend ICSC every year. Each year an update is given on efforts with the mall Announcements made through newsletter, board meetings, and press releases	Ongoing	Village	<ul style="list-style-type: none"> • TIF • Business District • Other Village funding
2. Obtain Control of Site A. Either the Village or a private owner willing to invest in the site gains control B. Invest as necessary in improvements to improve the overall appearance of the property		Through court procedure, Village entered into consent to foreclose on Lincon Mall property.	Task Completed	Village	<ul style="list-style-type: none"> • Private funding • TIF • Business District • Other Village funding
3. Develop Plan for Demolition A. Refine estimates of financial capacity to support redevelopment <ul style="list-style-type: none"> • Review and refine TIF and Business District projections • Determine cost requirements for Lincoln Mall and site improvement demolition and required rehabilitation to create a standalone Carson Pirie Scott Building B. Secure Village Board approval/decision regarding demolition	Includes Phase I environmental remediation study and assessment of required improvements to Carson Pirie Scott building including exterior renovations and HVAC improvements If special taxing district funding sources are insufficient, consider using other local funding. In parallel, pursue grants and other external funding sources	Village board approved the funding for demolition cost.	On-going	Village, Receiver Village	<ul style="list-style-type: none"> • TIF • Business District • Other Village funding • State and federal funds including grants
4. Marketing and Branding A. Ongoing tenant outreach (public side) B. Preliminary developer outreach C. Demonstrate progress made toward site redevelopment	The developer is ultimately responsible for tenaning, but ongoing public efforts will complement private activities		Next Steps	Village, Developer	<ul style="list-style-type: none"> • TIF • Business District • Other Village funding
5. Demolition and Initial Site Preparation A. Relocate current tenants B. Solicit bids for demolition, finalize cost estimate C. Provide HVAC and necessary finishing construction to Carson Pirie Scott building D. Demolish Lincoln Mall Building and associated improvements	Including parking lots	Court ordered Receiver to close mall. Court ordered Receiver to demolish Lincoln Mall due to unsafe conditions. Task completed. Carson invested over a million dollars and created new entry signs.	On-going	Village, Receiver	<ul style="list-style-type: none"> • TIF • Business District • Other Village funding • State and federal funds including grants
6. Developer Solicitation A. Prepare detailed Request for Qualifications/Proposals ("RFQ/P") document for site and conduct outreach to developers B. Distribute RFQ/P, conduct site tours, evaluate qualifications, and short-list potential developers C. Request proposals from short-listed developers D. Review proposals, select preferred proposal, and negotiate with preferred developer(s) E. Structure and execute final Redevelopment Agreement	Could be a master developer or multiple individual developers The RFQ should include information related to the site, development opportunities, and the overall process, as well as a request for specific information from the developer teams. The RFP then requests a detailed proposal, including physical plans and proposed financing. If needed, make regulatory changes. Negotiations potentially include design requirements, stormwater improvements, other public and private space improvements, financine, etc. Subject to standards established in Step 2.C under "Area-Wide Strategies and Improvements," above	Village prepared RFQ/RFP to solicit developer for the mall. Two developers made it to the final process; however, a developer was not selected.	Task Completed	Village, Consultants	<ul style="list-style-type: none"> • TIF • Business District • Other Village funding
7. Redevelopment of Mall Site A. Site Improvements <ul style="list-style-type: none"> • Grade Site • Reroute Lincoln Mall Drive • Relocate water and sewer • Construct stormwater management facilities • Construct public space improvements B. Construction of buildings <ul style="list-style-type: none"> • Phased construction of new retail and entertainment facilities 	Phased construction by a master developer or multiple individual developers Including public plaza, parking, and landscaping		Next Steps	Developer, Village	<ul style="list-style-type: none"> • Private funding, supported by; • TIF • Business District • Other local funding for public site improvements, as appropriate and available

On-going process Short term
Next Steps

Action Item	Details	Outcome	Time Frame	Initial Lead	Potential Funding Sources
SITE 2: MATTESON PLAZA					
1. Continue Outreach and Marketing Efforts A. Attend International Council of Shopping Centers Global Retail Real Estate Convention and other events, meet with potential tenants B. Support property owners' efforts to market and re-tenant vacant spaces C. Prepare marketing materials highlighting strengths and opportunities at Matteson Plaza			Ongoing	Village, Property owners	• Business District • Other Village funding
2. Explore Alternative Tenant Types A. Work with property owners to explore opportunities for demising or re-purposing existing retail space as back-office or other non-retail uses			Short Term	Village, Property owners	• Business District • Other Village funding
3. Determine Financial Capacity to Support Redevelopment A. Reconsider Lincoln Highway/Governor's Highway TIF district • Consider dissolving and/or re-forming Lincoln Highway/Governor's Highway TIF District B. Review and refine available Business District funding and projections	In conjunction with Step 2.1 under "Area-Wide Strategies and Improvements" above, review available financing to fund high-priority improvements		On-going	Village, Developer	• Business District • Other Village funding
4. Determine Appropriate Capital Improvements to Matteson Plaza A. Buildings B. Parking and landscaping C. Stormwater management	Work with property owners to identify priority improvements E.g., improved façades and signage, renovations to anchor boxes, demising, tenant improvements E.g., bring parking to established design standards, including through landscaping and medians Based on area-wide policies established in Step 5 under "Area-Wide Strategies and Improvements", above		Short Term	Village, Property owners	• Private funding • Business District • Other Village funding
5. Review Regulatory Environment A. Review existing regulations including zoning, parking and landscaping requirements B. Revise existing regulations as necessary to support tenant needs, redevelopment goals and community design standards	In conjunction with Step 3 under "Area-Wide Strategies and Improvements" above		Short Term	Village	• Village funding
6. Finance Identified Improvements A. Determine appropriate public participation B. Structure deals with property owners or developers C. Enforce development agreements	Subject to standards established in Step 2 under "Area-Wide Strategies and Improvements" above		Short Term	Village, Property owners	• Business District • Private funding