

# APPLICATION FORM

## RTA Community Planning Program and CMAP Local Technical Assistance Program

**Deadline: Noon on Friday, October 26, 2018**

This application form is online at [www.rtachicago.org/applications](http://www.rtachicago.org/applications). You may submit the form by email to [applications@rtachicago.org](mailto:applications@rtachicago.org). Please submit one application per project as a PDF package. Please avoid submitting multiple PDFs for the same application.

*Please list the members of the group (including government and nongovernmental organizations):*

**Name: Village of Lake in the Hills**

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Applicant

**Name: Fred Mullard**

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Main Contact of Application

**Title: Community Services Director**

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**Phone: 847-960-7441**

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**Email: [fmullard@lith.org](mailto:fmullard@lith.org)**

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### TYPE OF APPLICANT

(please check all that apply)

- Local Government**  
 **Multijurisdictional group\***  
 **Nongovernmental organization\***

\*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.

**1. 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 proposed project is to update the existing Zoning and Subdivision Control Ordinances into a Unified Development Ordinance and update zoning for the Village of Lake in the Hills.**

**2. 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. (Please limit your responses to 6000 characters including spaces).

The proposed project is to update the existing Zoning and Subdivision Control Ordinances into a Unified Development Ordinance and update overall zoning. The existing ordinances have served the Village well, but are due for a comprehensive review and overhaul. Village staff and the Planning and Zoning Commission have worked diligently to attempt to keep the documents, developed over 20 years ago, current. An average of over three significant text amendments each year are approved in an attempt to keep pace. With a limited staff of four and no staff planner, the time and technical ability conduct an extensive review and improvement is extremely difficult. In 2019, the Village is also working to recodify our Municipal Code. There is great synergy to work together to bring these Village ordinances up to date.

Since 2000, the Village's population has grown by 26 percent. Development was happening at a dizzying pace from 1995 to 2007 which left little time to focus on well thought out improvements to the ordinances. Current zoning has 20 districts of which five are not used. No overlay districts are in place but special requirements are in place for property around our lakes and airport. Groundwater protection for the Village's eight water production wells is managed by a separate ordinance but not included in any part of zoning. Responses to community needs have resulted in the regulation of recreational vehicle parking as part of the Zoning Ordinance. The time is now for an overhaul of our ordinances.

The Village requires technical expertise to bring our existing ordinances in line with current community planning standards and to help plan and organize the effort to review, work with the public, and approve the revised ordinances. The project would concentrate in three areas.

**1) Review existing Zoning and Subdivision Control Ordinances**

This work would identify areas which may be simplified, eliminated, or updated. Suggest improvements to the requirements to bring them up to current community planning standards. Ensure the new documentation meets current legal requirements. Help to present these improvements to the public for review and comment.

**2) Identify a structure to combine the ordinances into a Unified Development Ordinance**

This work would identify ways to organize zoning and development standards so developers and residents can easily find requirements and understand what is required. Help to present these improvements to the public for review and comment.

**3) Review existing zoning districts and identify improvements**

This work would identify ways to simplify the existing district structure and eliminate unnecessary districts. Identify opportunities to use overlay districts to simplify identification of requirements. Help to present these improvements to the public for review and comment.

These actions directly support the GOTO 2040 Plan's goal of liveable communities. First to achieve greater liveability through land use and housing. The current ordinances are not up to contemporary standards and are insufficient to meet the needs of future development to support sustainable growth. Second, they will improve the ability to manage and conserve water and energy resources. Protection of groundwater production resources and the stormwater recharge of the aquifers is vital to the long term viability of new development. Additionally, current ordinances support renewable energy through solar and small wind energy systems but should be reviewed and updated to ensure their viability in the future.

## 2. Project Description (continued)

**3. Additional Strategic Partnerships.** Please list any additional partners you may want to include in this planning project, and specify if you have made contact with them in advance of submitting this application. (Please limit your response to 1400 characters).

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**PLAN CHARACTERISTICS**

My project involves:

- The preparation of a plan.
- Updating an existing plan.
- Implementation of a previous plan.
- 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 addresses ON TO 2050 and/or Invest In Transit in other ways.

**ON TO 2050 ALIGNMENT**

(Please check all that apply)

- Inclusive Growth
- Prioritized Investment
- Resilience

**RTA INVEST IN TRANSIT ALIGNMENT**

(please check all that apply)

- Deliver Value on our transit investments
- Build on the strengths of the transit network
- Keep transit competitive

