

Form Name: Community Planning  
Submission Time: March 15, 2024 11:23 am  
Browser: Chrome 122.0.0.0 / Windows  
IP Address: 96.70.59.89  
Unique ID: 1205083198  
Location: 41.9898, -87.7623

**Name:** Lance Thies

---

**Organization:** City of Lockport

---

**Title:** Director of Community and Economic Development

---

**Telephone number:** (815) 838-0549 ext. 1137

---

**Email:** lthies@lockport.org

---

**Address:** 222 E. 9th Street  
Lockport, IL 60441

---

**Name:** Kimberly Phillips

---

**Organization:** City of Lockport

---

**Title:** City Planner

---

**Telephone number:** (815) 838-0549 ext. 1130

---

**Email:** kphillips@lockport.org

---

**Address:** 222 E. 9th Street  
Lockport, IL 60441

---

**For which project type are you applying? (Choose one – You may apply for more than one type of assistance by completing a separate application form.)** Equitable Transit-Oriented Development Plan

---

## Equitable Transit-Oriented Development Plan

---

**Describe the proposed study area boundaries for your project using streets, geographic features, jurisdictional boundaries, etc:**

The boundaries for the project would be 19th Street to the south, Thornton Street to the north, Madison Street to the east and Canal Street to the west. This area encompasses the National Historic District as well as what we believe are future growth areas south of our train station and north to connect with the Star Innovation District plan completed in 2022 and a changing neighborhood east to Madison, inclusive of our Freshman Center in the historic Central High School.

**Which existing transit services are in the study area? (Name rail station and/or bus routes)**

The Heritage Corridor Metra line has a stop in Lockport at 13th Street just west of State Street and the 832 Pace route along 9th Street out to Orland Park to the east and Joliet to the west.

---

**Have there been any long-range plans (i.e., comprehensive plan, bicycle pedestrian plan, land use plan, transportation plan, etc.) created within the last 10 years that include the proposed study area? (Include link to plan)**

Although not within the last 10 years, the last plan for downtown was in 2009 (<https://www.cityoflockport.net/DocumentCenter/View/330/Downtown-Master-Plan-PDF>). One of the recommendations that came out of the 2009 plan was an improved streetscape along State Street (<https://www.cityoflockport.net/DocumentCenter/View/3280/State-Street-Streetscape-Plan-PDF>). Implementation of that recommendation occurred between 2018-2022. In 2019, a Bicycle Master Plan (<https://www.cityoflockport.net/DocumentCenter/View/4398/Master-Plan-Lockport-Bicycle-PDF?bidId=>) was created that was community-wide but included portions of the downtown. In 2021, the City completed a new citywide Comprehensive Plan (<https://www.cityoflockport.net/704/Plans-Reports>) that includes the downtown area. In 2022, the City completed the Star Innovation District Master Plan for the former Texaco Refinery site (<https://www.cityoflockport.net/859/Star-Innovation-District-Master-Plan>) on the north end of the proposed project area. In 2023, the City completed a parking study for downtown (<https://www.cityoflockport.net/806/Downtown-Lockport-Parking-Study>) to identify areas where we can improve the operational and physical conditions of our parking capacity as downtown becomes more popular. Lastly, the City has engaged the Ball State University Center for Historic Preservation to update our 1978 Preservation Plan for both the National Historic District and our Local Historic District. This plan will include recommendations relate to the areas between 8th and 11th, Hamilton to the I&M Canal and would fit seamlessly within this larger TOD plan. Projected completion of that planning effort is January 2025, the 50th anniversary of the National Historic District's nomination.

---

**If yes, describe how the proposed project will build from, update, and/or implement recommendations from the previous plan:**

The project will build from the 2009 downtown plan, connecting the streetscape that was recently reconstructed, the Star Innovation District plan completed in 2022 for the industrial area that was formerly the Texaco Refinery site, and growth and condition changes throughout our downtown that have occurred over the past 12 years since the Recession. In addition, the downtown TIF is coming close to the end of its 23 years (started at the worst possible time in 2009) and the City needs to make decisions about whether or not to request an extension, create a new one, allow it to expire or some other alternative.

---

**What is the goal of this plan? What are you looking to accomplish?**

Our goals with the new plan would be to update the original 2009 plan, reflect the changes that have occurred over the past 15 years in the central downtown and extend the study area south to capture areas closer to the underserved Fairmount area (unincorporated Will County) and our Taft School District. Both areas are heavily reliant on residential tax dollars and have long suffered because of it.

We believe with continued success in the central downtown and a changing neighborhood in our "Canal Commissioners" neighborhoods, this is the time to project the future for some legacy property that could hold the key to unlocking improvements, and revenue, in those southern areas. We would extend the plan north to contemplate changes that will occur because of the planning work accomplished for the Star Innovation District, a plan completed in 2022 and the frontage along State Street on both the east and west sides. All of this within 1 mile of the train station north and south and 0.5 miles east.

---

**The RTA strives to advance community empowerment and equitable opportunities for all residents through our program. If selected, do you commit to working with the RTA to ensure all residents have an opportunity to participate during the planning process and that plan recommendations will include equitable solutions to transportation, housing and development and policy?**

Yes

---

**Describe what areas in the planning process and the types of recommendations you're looking for that need to be centered on equity:**

The City is looking for guidance on market viability of various land uses in the southern area of the study area, how the future development of the Star Innovation District will impact the northern portions of the study area, streetscape improvements that can occur north and south from the central downtown, connections for both bike and pedestrian to the train station from all directions and recommendations for how the downtown mixed-use and residential environment can expand both north and south. Primary service areas are market analysis, urban design and land use planning. The City believes in engaging our residents where they are at and are very open to unique ways to engage the residents, especially to the south and north, which have typically not had planning down, much less participated in public engagement.

---

**Is there any additional information you want us to know?**

As you can see, the City has been proactive in developing plans to help guide our growth and direction with the significant hole of an updated downtown plan to not only bring those plans together but also help guide our future over the next 5-15 years.

---

**Please upload a map of the proposed study area:**

<https://www.formstack.com/admin/download/file/16071903446>

---

## **Closing Questions**

---

**How did you find out about the call for projects? (Select all that apply)**

Email from my CMAP local government network (LGN) liaison

---

**What resources did you find helpful as you apply for the call? (Select all that apply)**

None

---

**How difficult was it to fill out this application?**

Very easy

---