

# Appendix A

## **Community Assets, Strengths, Opportunities, Needs and Problems:**

Responses will be used to establish a focus of the land use plan  
Rank within each category

### 1. **Assets/ Strengths:**

- What sets you apart from other communities? Why would someone be drawn to live in Lake in the Hills?
- What are your strongest features (i.e., open space, community involvement, Village government, etc.)

### 2. **Needs** — What does the community of Lake in the Hills need?

- Identity/town center
- New Village Hall
- New Police station
- Increased tax base
- Increased employment
- Diversified housing (i.e., Boulder Ridge west)
- Senior housing/programs
- Improved governmental services

### 3. **Opportunities** — What opportunities are available to Lake in the Hills?

- Expansion of commercial along RR
- Streetscape enhancement of commercial corridors (i.e., identity building)
- Airport expansion
- Rerouting of 31 to Randall Road
- Reclamation of mined lands
- Community center/town center (WHERE?)
- Preservation of rural character through protection/acquisition of environmental features

### 4. **Problems** — What problems do you have that you would like to see addressed in this plan?

- Preservation of rural character, despite growth/development of LIH and area communities
- Boundary agreements
- Rerouting of Route 31?
- Inadequate infrastructure?
- Constraints to development due to natural resources

## **Minutes of March 5, 2001 Meeting (Meeting #1) Comprehensive Plan Update, Village of Lake in the Hills**

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The first meeting of the Advisory Committee was held at the Lake in the Hills Village Hall on Monday, March 5, 2001, between 7:00 and 9:00 p.m.

### **Purpose of the Meeting:**

The purpose of the meeting was to:

- Introduce the study team and review work program, schedule, and budget;
- Discuss the purpose of comprehensive planning and the role of the Planning Advisory Committee;
- Introduce demographic tables, existing land use map and table, and planning factors graphic;
- Identify key issues, opportunities, and priorities relevant to the update of the current Plan
- Outline the next steps in the planning process and confirm meeting times and dates

### **Participants:**

See attached sign-in sheet

### **Handouts:**

- Advisory Committee binders, including:
  - Estimated Population and Percent Change
  - Population Characteristics, 1980 and 1990
  - Age Distribution, 1980 through 1990
  - Housing Characteristics, 1980 and 1990
  - Social Characteristics, 1990
  - Employment by Industry, 1990
  - Work program and budget
- Handout, Purpose of the Comprehensive Plan
- Existing Land Use Table

*Binders were distributed so that all handouts, including support documentation, plan text, and graphics, can be organized in a useable format for Committee reference.*

### **Items Discussed:**

#### **1. Introduction:**

- a. The consultant summarized the work program and schedule, noting that the Committee will be meeting regularly for approximately 12 months. There will also be several opportunities for public involvement, including: key person interviews, a community survey, an open house, and a public hearing. Planning Resources will distribute an agenda and

minutes before each meeting and will limit the meetings to a maximum of two hours; and

- b. A handout summarizing the purpose and components of comprehensive planning was distributed. The consultant explained that a comprehensive plan serves as a public policy statement, documenting the desired future land use pattern of a community, used primarily as a tool for reviewing annexation requests, new development and subdivision proposals, and the allocation of resources for capital budgeting. It was further stated that regular attendance at Planning Advisory Committee meetings is important to the evolution of the Plan and its desired outcomes.

2. **Community Profile of Lake in the Hills:**

- a. Planning Resources prepared several tables providing demographic information for the Village of Lake in the Hills, including population estimates and projections, housing values and conditions, and employment statistics. It was noted that the most current census data is from 1990, which is out of date, and 2000 Census data should be released sometime during the Spring/Summer of 2001, at which time tables will be updated. Based on available census data and current projections, the following conclusions were reached:
  - According to a 1998 special census, the Village's population increased by 13,773 persons between 1990 and 1998;
  - Population growth is expected to continue through the year 2020 to a total estimated population of 35,560;
  - According to the Village's 1998 special census, 5,075 housing units were constructed between 1990 and 1998;
  - Single-family detached, owner occupied housing units are expected to remain the majority of total housing units in the Village;
  - The total number of school aged children in the community is expected to increase; and
  - It is expected that the number of persons employed in professional-type jobs will increase, as new residents in the Village are commuting to large employment centers in the northwest suburbs.
- b. An existing land use map and table, illustrating a percentage breakdown of each land use in the community, were presented to the Committee. In addition, a planning factors graphic was presented, highlighting the location of vacant property, mined lands, parks and recreation areas, bike trails, major transportation corridors, and community gateways within the Village. The tables and graphics give insights into the make-up of the community, and help the consultant team identify needs that can be met through the planning process.

3. **Assets, Strengths, Opportunities, Needs and Problems** – The consultant led the members of the Committee in an exercise that led to a consensus on elements of the plan considered to be

most important (see summary, below). This exercise was divided into three (3) parts:

(1) ***Discussion of Assets, Strengths, and Unique Characteristics*** – Those characteristics that are unique to Lake in the Hills, which are considered assets that should be taken into account as part of the comprehensive plan update were identified as:

- a. Environmental features (topography, mature trees & vegetation, lakes, and waterways);
- b. Affordable housing for young families;
- c. Parks and open space;
- d. Rural atmosphere (low density development, abundance of natural features, no sidewalks in some areas);
- e. Community is not too large (people know each other);
- f. Growth potential (undeveloped land);
- g. Presence of rooftops, income, and traffic to support new commercial development;
- h. Diversity in race and income;
- i. Quality schools;
- j. Lower taxes than DuPage and Cook Counties;
- k. Proximity to employment centers in Chicago and Rockford;
- l. Village services;
- m. Responsiveness of Village to citizen concerns;
- n. Proximity to I-90 and Metra train in Crystal Lake;
- o. Close to major shopping areas; and
- p. Village-owned airport.

(2) ***Discussion of Needs, Constraints, and Problems*** – Needs, constraints, and problems that should be addressed in the development of the Comprehensive Plan were identified as:

- a. Increase retail/commercial uses (i.e. more restaurants & entertainment venues);
- b. Expand office and industrial uses (people have to travel outside community to work);
- c. Traffic solutions to alleviate congestion;
- d. Lack of identity, sense of place;
- e. More parks, open space, and opportunities for active recreation;
- f. Overcrowded school districts;
- g. Multiple jurisdictions within the community (school, park, and fire districts);
- h. Less residential growth;
- i. Lack of senior housing;
- j. Expansion of Village services/facilities to meet needs of growing population;
- k. Town Center;
- l. Diversity of housing options (i.e. lack of “move-up” housing);
- m. Preservation of historic buildings and resources;
- n. Medical facilities;
- o. Lack of churches;

- p. Double taxation (parks & recreation);
- q. Rapidly decreasing natural resources; and
- r. Lack of infrastructure to serve mined lands.

(3) **Opportunities** – Opportunities that should be focused on as part of the Plan update:

- a. Redevelopment of mined lands;
  - b. Specialized retail beyond the chain store or “big box”;
  - c. Entertainment venues (i.e. Streets of Woodfield);
  - d. Expansion of the bike path;
  - e. New development along Route 47;
  - f. Airport;
  - g. Ability to grow up (vertically) rather than sprawl; and
  - h. Waterways.
4. **Discussion of Community Survey** – The consultant explained that one component of the work program is the preparation of a community survey to be mailed to a random sample of residents. Members of the Committee agreed the focus of the survey should include: attitudes about growth (residential vs. commercial); future land uses for vacant property (including mined lands); maintenance of rural character; taxes; and quality of life. The consultant will prepare a draft survey for review at the next meeting.

### **Next Meeting**

The next meeting of the Planning Advisory Committee is scheduled for Monday, April 9, 2001, from 7:00 - 9:00 PM at Village Hall. Members of the Committee agreed that the second Monday of the month would work as an established meeting time.

Respectfully submitted,

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