

### Introduction

This comprehensive plan is intended to provide guidance for local decision making and action for the next five to ten years. The goals, objectives, policies, and plans that have been created for three sub areas are the fundamental elements of this Comprehensive Land Use Plan (see **Chapter IV, Sub Area Plans and Future Land Use**), providing the framework for the future land use map and policy decisions.

The goals and objectives that follow are indicative of what Lake in the Hills wants to accomplish with this 2002 update to the Comprehensive Plan, and with other development tools and ordinances. The statements that follow establish the purpose for their related implementation steps and for the plan as a whole.

- Goals are long-term, qualitative statements of desirable conditions at ultimate development. They represent ideal situations; and
- Objectives are more specific steps that can be scheduled, budgeted and accomplished as a means of trying to achieve the long-term goals.

The goals and objectives that are presented in this Chapter have been created with the input from Village staff, the Planning Advisory Committee, and the general public. They represent priority topics discussed during the update of the land use plan, and comprehensively address the areas of land use; residential neighborhoods; commercial development; industrial parks; parks and recreation; transportation; open space and natural resources; and Village identity and administration. Lake in the Hills will realize the vision created by this plan by carrying out these policy statements in concert with developers, the business community, and other political jurisdictions.

### Goals and Objectives

#### Land Use

**Goal** — To create a community with compatible and efficient land use patterns, while providing a variety of living, working, shopping and recreational opportunities that serve the needs of residents, businesses and stakeholders.

#### Objectives:

1. Create balanced land use patterns that reduce the need for commuting time between residential land uses and places of employment, shopping, and other public spaces;
2. Diversify the Village's employment base by setting aside land for professional office and service businesses;
3. Annex those areas within the Village's planning jurisdiction that are illustrated on the adopted land use map, which respect established boundary agreements with adjacent communities, in order to ensure:
  - Lake in the Hills has the land necessary to develop the land uses that are recommended as part of this plan update; and
  - Sewer and water can be extended logically to serve new development;
4. Promote and maintain the visual and open space characteristics that make Lake in the Hills visually distinctive;
5. Provide or maintain a transition in the intensity of land uses, where possible, in order to avoid locating potentially incompatible uses next to one another;

6. Install a landscape buffer that screens views of activities and traffic where a non-residential land use exists, or is proposed next to a residential land use;
7. Make land use planning decisions on the basis of:
  - How new development or redevelopment proposals meet community needs with respect to:
    - Balancing land uses;
    - Creating community identity;
    - Providing goods and services;
    - Increasing the tax base;
    - Diversifying housing;
    - Meeting recreational needs;
    - Maintaining rural character;
    - Protecting natural resources; and
    - Feasibility of extending utilities;
  - The effect a new development proposal will have on surrounding residential properties, including the ability to provide adequate buffering between residential dwellings and new non-residential development;
  - Proposals for controlling stormwater runoff to prevent flooding and enhance water quality through native landscaping;
  - How a residential development proposal achieves diversification of housing, by product and/or lot size;
  - The capacity of the adjacent street system and proposals for addressing concerns related to traffic; and
  - The ability to serve the development with sewer and water.

### **Residential:**

**Goal** —To provide a housing inventory that is diversified in dwelling unit type, size and design that supports the local population, attracts new residents and creates a high quality residential environment.

### **Objectives:**

1. Maintain the predominantly single family image and character of Lake in the Hills while encouraging diversity in lot size and product type to provide opportunities for executive and move-up housing;
2. Amend the Zoning Code to provide a classification for single-family residential lots that are at least 20,000 square feet in area;
3. Limit the construction of new townhome and condominium development to locations illustrated on the land use map, where such developments are planned close to shopping, employment and recreation;
4. Continue to maintain the rural atmosphere of the community by protecting existing wetlands, floodplain and other open space areas and incorporating these resources into new subdivisions;
5. Provide additional opportunities for senior housing in areas of the community (such as Sub Area #2) that will be accessible to assets such as shopping, recreation, and medical treatment;
6. Require sidewalks to be installed along both sides of the street in new subdivisions, so that pedestrians can be separated from vehicular traffic, and children will have a place to play with wheeled toys; and

7. Incorporate proposals for the Parks Department's recreational path into all new residential developments to physically link residential neighborhoods, commercial areas, places of employment, and parks and open space areas.

### **Commercial:**

**Goal** — To maintain the quality of existing commercial development and expand the Village's tax base by creating new areas for retail, restaurant, and service uses, enhancing the identity of Lake in the Hills as a destination shopping area for adjacent communities.

### **Objectives:**

1. Attract quality sit-down restaurants and specialty stores to create a niche market that differs from adjacent communities, and meets the demand for such uses in Lake in the Hills;
2. Develop Ackman and Lakewood Roads with neighborhood commercial centers, designed to serve area residents and blend architecturally with adjacent residential developments. Plan for public plazas and other outdoor spaces for residents to gather;
3. Promote the Route 47 corridor as a major commercial center with unified architecture, landscaping, public plazas and open spaces, according to recommendations in this plan, that sets this corridor apart from retail centers in adjacent communities;
4. Expand retail along Randall Road to build upon the existing commercial that exists within this corridor, and require new buildings and uses to blend with established architectural styles to unify development in this corridor;
5. Limit the number of curb cuts to new retail centers to that which is absolutely required to serve planned developments. Require cross-access between commercial outlots and planned developments to allow customers to travel between centers without having to exit onto an adjacent street to minimize traffic and potential vehicular conflicts on Village arterial streets;
6. Protect existing wetlands and other sensitive natural resources from pollutants associated with paved parking lots by best management practices that include:
  - Reducing surface-water runoff by landscaping developments with deep-rooted, native plants that will assimilate pollutants and slow runoff; and
  - Installing landscape buffer strips, planted with native vegetation, around wetlands;
7. Require developers to provide sidewalks along both sides of major arterial streets for pedestrian access to shopping and employment centers, and promote internal pedestrian linkages within developments;
8. Create pedestrian and bicycle linkages between existing and planned residential developments to nearby commercial centers, to reduce the reliance on the automobile, and offer safe access to retail centers for young adults who are not old enough to drive;
9. Amend the Zoning Ordinance, where necessary, to provide guidelines that will promote good design, such as parking lot landscaping and screening; and screening roof-mounted mechanical equipment, trash, loading and outdoor storage areas; and

10. Promote site planning that addresses the needs of the disabled according to good planning practice, in addition to state and federal regulations.

### Office/Business Park

**Goal** — To diversify the employment base, provide close-to-home employment opportunities for residents and build identity for Lake in the Hills as a major corporate office headquarters by creating professional office and business parks at areas designated on the future land use map.

#### Objectives:

1. Promote the development of previously mined properties in Sub Area #3 (around the airport) as a mixed use, planned development that includes professional offices, retail, restaurants, a hotel, and service businesses that take advantage of the existing airport, and develop this area according to standards created for this sub area. Extend sewer and water service to this area in order to facilitate future development;
2. Promote the creation of a mixed-use planned development along Illinois Route 47, consistent with proposals developed for Sub Area #1, that includes professional offices and a health care facility, in addition to retail commercial and residential land uses;
3. Preserve sensitive resources, including trees, flood plains, wetlands, and lakes when creating new office or business parks;
4. Update the Zoning Ordinance to provide the tools necessary to create office and business parks, addressing the recommendations of this plan related to:

- Mix of uses;
- Building setbacks;
- Intensity of development;
- Landscaping;
- Architectural design;
- Signage; and
- Lighting.

### Industrial

**Goal** — To develop a light industrial base that ensures a diversified economy; complements other types of local government; strengthens the tax base; and provides employment for Village residents.

#### Objectives:

1. Encourage the development of light industry in areas designated on the future land use map to maximize the use of the local labor force and contribute to the economic stability of Lake in the Hills;
2. Encourage the infill of vacant properties in the Village's existing industrial areas;
3. Require new buildings constructed in the Village's planned industrial parks to be compatible in form, textures and colors, in order to unify development within these employment centers; and
4. Develop industrial uses in a manner that is compatible with the Village's environmental and aesthetic characteristics, by protecting trees, wetlands, floodplain and lakes from development, and installing landscaping to visually enhance industrial developments.

### Parks and Recreation

**Goal** — To enhance the established series of parks and recreational opportunities of Village residents with the development of neighborhood spaces and community wide parks.

**Objectives:**

1. Work with the Parks and Recreation Department to help implement their newly adopted master plan by:
  - Designating lands for future recreation according to the Department's plan; and
  - Providing pedestrian linkages from planned residential development to existing and proposed parks;
2. Require developers to set aside land in new subdivisions for parks and tot lots to provide "close to home" recreation for families with children;
3. Preserve, expand, and connect lakes, floodplains, wetland and stands of mature trees for the purpose of creating a system of open space that accommodates a diversity of wildlife habitats and provides recreation and educational opportunities for the use by, and enjoyment of, Lake in the Hills' residents;
4. Develop a plan for maintaining and enhancing recreational opportunities at Woods Creek Lake;
5. Implement the bike trail illustrated on the Planning Factors Map by:
  - Securing grants from the State of Illinois and other sources for funding; and
  - Requiring developers to build that portion of the trail that crosses, or is adjacent to

properties planned for future residential or non-residential development.

### Mined Lands

**Goal** — To develop a long-term plan for the adaptive reuse of existing sand and gravel extraction sites that have a life expectancy of ten or more years.

**Objectives:**

1. Work with the property owner(s) to develop a reclamation plan for mined areas east of Pyott and Virginia Roads that contributes to the growth and development of Lake in the Hills, consistent with the recommendations of this land use plan;
2. Plan for the future extension of sewer and water to mined areas to enable development to occur in the future;
3. Ensure that the owners of mined areas restore these areas to make them ready for new development, by:
  - Eliminating grade changes that would otherwise make new development infeasible; and
  - Preserving trees, wetlands, lakes and other natural features that will reduce flooding, recharge area aquifers, and attract development to these areas.
4. Maintain existing lakes and lands surrounding these lakes as open space and recreational resources, to the extent possible. This has been determined to be essential for maintaining Village character and meeting the needs of the community as it grows and expands.

### Transportation

**Goal** — To enhance the movement of people and goods through the Village of Lake in the Hills and to adjacent communities through new street connections, roadway and intersection improvements, landscape design, and expansion of the public transportation system.

#### Objectives:

1. Implement the design guidelines prepared for the Illinois Route 47 Corridor. Coordinate these guidelines with the Illinois Department of Transportation to ensure compatibility with plans and requirements of this agency;
2. Work with Metra to encourage carpooling to nearby stations to reduce reliance on the automobile as one way to address growing concerns over traffic within and adjacent to Lake in the Hills;
3. Work with Pace to provide service along main thoroughfares such as Algonquin and Randall Roads, and encourage resident use to maintain on-going service, which is particularly important for seniors, families with one car, and students traveling to and from work;
4. Maintain the safety and operational efficiency of the Village's arterial streets by:
  - Minimizing the number of curb cuts. This will:
    - Reduce the potential for accidents that can occur from frequently undefined access to and from an arterial street, and by providing safe distances between points of access;
    - Maintain traffic flow that would otherwise be interrupted by vehicles stopping to wait for cars turning into and out of multiple curb cuts; and
  - Encourage cross-access and shared driveways between non-residential properties;
5. Ensure that new roads are a logical extension of the existing road pattern, and that new subdivisions next to vacant properties allow for future street connections;
6. Prevent the adverse impacts of short-cutting through residential subdivisions and non-residential developments through good site design;
7. Require developers to construct sidewalks, bicycle trails and the installation of bicycle racks at logical destination points to provide residents an alternative to driving their cars to schools, shopping, parks and employment centers;
8. Extend Miller Road via Ackman Road to connect with Illinois Route 47 to provide direct access to future land uses along this arterial street;
9. Work with McHenry County to improve Ackman Road to serve existing and planned growth. Require developers to set aside land for future right-of-way along this street, in anticipation of roadway widening;
10. Require developers to set aside land for future right-of-way along Illinois Route 47 to ensure that this roadway can be widened according to plans prepared by the State of Illinois for this strategic regional arterial;

11. Work with the Illinois Department of Transportation, neighboring communities and McHenry County to minimize impacts to Lake in the Hills properties (both long-term and short-term impacts related to construction) that may result from the development and implementation of plans for:

- The Illinois Route 31 Bypass;
- Algonquin Road widening; and
- Northern Bypass over the Fox River

### Open Space and Natural Resources

**Goal** — To preserve all open space and natural resources for the enjoyment of Lake in the Hills residents.

#### Objectives:

1. Identify, protect and preserve natural areas such as the Exner Marsh and the Lake in the Hills Fen;
2. Preserve the functions of natural features, such as woodlands, streams, lakes, seeps and wetlands which provide valuable fish and wildlife habitat, biodiversity, water infiltration, water quality enhancement;
3. Preserve natural features as focal points of natural beauty when developing areas planned for new residential or non-residential land uses;
4. Limit development on steep hillsides or highly erodible soils in order to maintain slope stability and avoid impacts to sensitive lands and surface waters from siltation and sedimentation;
5. Prevent development within floodplains and encourage the use of flood prone land for open space. Where possible, use

floodplains for passive recreational activities, wildlife habitat, and pedestrian/bikeway systems;

6. Respect habitats of threatened and endangered species by mitigating the impacts of activities which conflict with, or jeopardize their continued existence;
7. Recognize wetlands as resources that serve valuable functions, such as groundwater recharge for the area's water supply, water quality enhancement and wildlife habitat, and protect them from urbanization by:
  - Minimizing wetland loss;
  - Establishing and maintaining vegetated buffers around these resources with deep-rooted, native vegetation that slows stormwater runoff and assimilates pollutants from adjacent developed areas; and
8. Work with developers, public agencies (such as the McHenry County Conservation District and Illinois Department of Natural Resources), and school or civic groups to upgrade degraded wetlands, restoring their functional and wildlife habitat values; and
9. Plan for future public access to lakes in mined areas, and maximize views of these lakes from the public right-of-way in order to build upon the rural character that is enjoyed by residents of Lake in the Hills.

### Route 47 Corridor

**Goal** — To develop land uses along Illinois Route 47 in a way that maximizes sustainability with respect to land use and the natural environment.

## Chapter III, Land Use and Development Policies

### Objectives:

1. Work cooperatively with communities in the Kishwaukee River Watershed to achieve the goals and objectives of the Route 47/Kishwaukee River Corridor Plan;
2. Require residential and non-residential development planned for Sub Area #1 to follow best management practices to minimize the impact of development on natural resources and wildlife, by:
  - Reducing rate and volume of stormwater runoff by minimizing impervious surfaces (i.e., narrower streets and drive aisles);
  - Preserving trees, wetlands, and floodplain;
  - Creating a system of interconnected greenways for wildlife;
  - Controlling erosion; and
  - Protecting and enhancing water quality by planting filter strips of deep-rooted native plants around wetlands, floodplain and stormwater detention basins;
3. Focus the application of de-icing chemicals during winter months to parking lots, drive aisles and streets, and control the rate and application of such chemicals to that which is absolutely necessary for safety. Where possible, use sand or chemicals that are less harmful to the environment than salt;
4. Encourage the use of permeable pavements to allow surface water infiltration and reduce runoff;
5. Encourage the use of bioswales in parking lots that are planted with deep rooted vegetation that will assimilate pollutants and reduce stormwater runoff;
6. Require a naturalized landscape along Illinois Route 47, around detention basins, and in other open spaces areas to achieve the following:
  - Allow infiltration of stormwater, which reduces runoff;
  - Provide seasonal uptake of nutrients, and intercept pollutants from runoff;
  - Stabilization of slopes;
  - Reduce maintenance associated with traditional landscapes (i.e., cutting and fertilization);
  - Reduce air pollution from lawn mowers;
  - Provide a landscape that is diverse in texture and color; and
  - Provide habitat for insects, birds, reptiles, amphibians and small mammals;
7. Follow land use recommendations for Sub Area #1 to ensure the long-term viability of development planned for this area with respect to both the mix of uses, and the type of commercial and non-residential development proposed;
8. Create incentives for sustainable growth that will enhance the efficiencies and economic returns for developers that could include:
  - Tax rebates;
  - Reductions in permit or impact fees;
  - Density transfers; and
  - Land trusts or acquisition of open space areas or corridors.

### Community Identity

**Goal** — To create cohesion and a sense of identity among Lake in the Hills residents and stakeholders.

#### Objectives:

1. Create identity by:
  - Providing retail services in a setting that focuses on the pedestrian, rather than the automobile, in the area planned for future retail development along Illinois Route 47, consistent with proposals for Sub Area #1;
  - Creating an entertainment district, with commercial, restaurants, an amphitheater for outdoor concerts or plays, specialty stores; and other uses that draw residents to gather with family and friends (see Sub Area #1); and
  - Expanding the Village's open space and recreational resources;
  - Expand the Village Hall area to serve as a focal point that contributes to a positive sense of community by bringing residents together in this area.
2. Develop well-defined entrance points into the community with attractive signs, landscaping, and streetscape techniques;
3. Encourage local groups to participate in the beautification of entrances into the City and other public spaces. Recognize these groups by installing plaques or other small signs in these areas;
4. Implement landscape design recommendations of this plan that have been prepared for the Illinois Route 47

corridor, which enhance planned development in this part of the Village, making it visually distinct from adjacent communities;

5. Provide opportunities for residents to become involved in public participation by providing information about meetings, commissions, and events in local media outlets;
6. Develop and promote annual community events, such as the annual air show and summer sunset festival that unite residents and advertise the success of Lake in the Hills to other communities;
7. Implement recommendation for Sub Areas #1, #2, #3 as a way to improve the identity and image of Lake in the Hills;
8. Support the efforts of preservation, interpretation, and enhancement of historical resources within Lake in the Hills; and
9. Develop and implement a plan to preserve, replace, and plant trees and other vegetation in public spaces, including public rights-of-way.

### Municipal Facilities and Services

**Goal** — To provide a strong and responsive Village government with services and staff that can address and provide for the needs of residents.

#### Objectives:

1. Continue to support a high level of municipal services such as police, fire, water and sewer services, and other governmental functions;

2. Improve administrative services within the Village such as processing permits;
3. Ensure adequate water and sewer will be available to serve planned development, by identifying areas where lines will need to be extended, and developing a capital improvements program to phase expansion of utility lines, sewage treatment plants, lift stations, etc.;
4. Promote the relocation of existing overhead utilities underground along the Village's arterial streets to:
  - Eliminate conflicts between utility lines and existing or proposed trees;
  - Enhance the appearance of Village streets; and
  - Improve the reliability of power; and
5. Determine a way for multiple jurisdictions (School and Park Districts and Lake in the Hills) within the community to work together to achieve:
  - Implementation of a Village-wide recreational path;
  - Preservation of open space and natural resources for the benefit of all residents; and
  - Recommendations of the Master Plan prepared by the Lake in the Hills Parks and Recreation Department.