



### Purpose of the Comprehensive Plan

Lake in the Hills' last plan was prepared in 1992, and amended in 1996. Over the past decade, the Village's population has increased by nearly 294% to become the fastest growing community in the Chicago metropolitan area. New single-family subdivisions and commercial centers have been developed to serve the needs of the Village's growing population. The geographical center of town has moved to the west of Randall Road, rather than the original Woods Creek Lake area, located east of this arterial roadway (see **Figure 1.0, Existing Land Use Map**).

The continued pressure for growth and development in the Lake in the Hills area was the impetus for the latest plan update. The conversion of open space to subdivisions and new commercial was happening at such a rapid pace that the Village decided to re-evaluate the 1996 plan to ensure that the balance of housing, employment, parks, open space lands and revenue-generating uses serve existing and future residents. Without this balance, unmanaged growth and development could jeopardize the quality of life that has attracted residents to Lake in the Hills.

Therefore, this 2002 update of the Village of Lake in the Hills' Comprehensive Land Use Plan has been prepared to:

- Identify the type, intensity and pattern of land uses envisioned for the Lake in the Hills over the next five to ten years;
- Guide development decisions for vacant or underutilized parcels located within the Village's planning jurisdiction;
- Establish a framework within which development decisions can be made;
- Identify and recommend actions on key planning issues; and
- Identify strategies for plan implementation.

## Components of the Plan

This comprehensive plan is intended to set the context for future policy and land use decisions. The recommendations and guidelines that are included in this plan update are arranged around:

**Community Assessment** — Identifying existing conditions and the strengths of the Village of Lake in the Hills was an important first step in the planning process. Compiling data related to land use, demographics, and the natural environment provided the background necessary for preparing the goals and objectives, policies, and recommendations for future land use presented in Chapter III. Tables that present information on population, housing, existing land use provide backup documentation for the conclusions reached in this plan.

**Goals and Objectives** — These statements are the most fundamental elements of the plan. Goals are long-term, qualitative statements of desirable conditions at ultimate development. Objectives consist of more specific steps that can be scheduled, budgeted and accomplished as a means of trying to achieve the long-term goals.

**Sub Area Plans** — Concepts and recommendations were prepared for three areas in the Village of Lake in the Hills that have a unique potential for new development or redevelopment. Collectively, recommendations for land use are aimed at achieving the community's vision for development. Also, they address particular concerns for developing within each area, and address the pattern, intensity, type, and quality of development, as well as ways to ensure the new development is compatible with adjacent uses.

**Future Land Use** — Recommendations for the type, location, pattern and intensity of land use for all other vacant or underutilized parcels in

Lake in the Hills were prepared to guide future land use decisions. They are described in Chapter IV, as well as presented on **Figure 7, Future Land Use Map**.

**Implementation Programs** — The implementation programs that are included in this plan identify actions that Lake in the Hills can take to achieve the plan's goals and objectives. They include changes to ordinances and codes, intergovernmental coordination and cooperation, and methods for funding proposed recommendations.

## Organization of the Plan

The document has been divided into five chapters:

- **Chapter I** provides a profile of the community that provides a background for understanding Lake in the Hills' planning objectives, and relating them to other components of the plan;
- **Chapter II** identifies the key planning issues facing the community at the time of this update, and sets the framework for decisions reached;
- **Chapter III** includes the primary components of the plan, including goals and objectives;
- **Chapter IV** provides recommendations for three sub areas, and a description of future land use;
- **Chapter V** identifies strategies for implementing the plan, so that goals, objectives and recommendations for key development areas can be carried out to achieve the community's vision for land use, development, and community identity.

## The Planning Process

In the fall of 2000, the Lake in the Hills Village Board approved a recommendation to update the Village’s 1992 Comprehensive Plan, as amended in 1996. At that time, a seven-member Planning Advisory Committee was appointed to work directly with the land use consultant, Planning Resources Inc., to prepare a new update to the Comprehensive Plan. This Committee included representatives from the Plan Commission, Zoning Board of Appeals, the Village Board, the Village’s Economic Development Commission, and the Park and Recreation Board. All meetings were open to the public. Representation from municipal officials, Village staff, and the general public ensured that policies and guidelines developed as part of the plan update respond to key issues and concerns facing the Village of Lake in the Hills.

In addition to the seven-member Planning Advisory Committee meetings that were held over the course of the planning process, the Village elicited public comment by:

- Conducting six interviews of key persons having a vested interest, or “stake” in the growth and the development of Lake in the Hills. The points of view and recommendations of each of these individuals were presented to the Planning Advisory Committee, and integrated into the recommendations of this plan. Interview sheets are included in Appendix “C”;
- Administering a 31-question community survey that was sent to 1,500 randomly selected households within the Village during the month of May 2001. The purpose of the survey was to identify preferences related to growth and development in Lake in the Hills. Five hundred and seventy-eight (578) or 39% of the 1500 surveys were returned. Survey results are included in Appendix "B";

- Approximately 75 people attended a public open house in January 2002 to learn about the key components of the plan update. The open house featured exhibits and maps that the public could review and discuss with members of the Village staff and the Advisory Committee. To facilitate the information gathering process, public comment forms were distributed at the open house. These forms gave attendees the opportunity to express their views and opinions in a private manner. All comments would be evaluated and all relevant input would be incorporated into the final draft of the Plan Update. Appendix "D" is a summary of comments from the Open House.
- A public hearing was held to formally adopt the Plan on August 20, 2002.

Information obtained during each of these exercises was integrated into the final plan document to reflect the ideas and input received from Village officials, staff and the general public.

