Interview Summary
Comprehensive Plan Update, Village of Lake in the Hills

Name/Affiliation: Bruce White, Great Lakes Properties

Telephone No.: 630.663.0999

1. Name at least three assets, strengths, and/or characteristics that are unique to Lake in the Hills that you believe should be reinforced as part of the Comprehensive Plan update.

- Large tracts of vacant land – good economies of scale
- Plentiful housing that is modern, up-to-date, and affordable:
  - housing is attractive to those priced out of the market in the northwest suburbs;
  - great value (lots of house for $); and
  - well designed housing with new features.
- LITH has a family environment people are looking for
- Everything is new (housing, schools, etc.)
- Youthful community
- LITH has invested considerable $ to improve water quality

2. Identify any needs, constraints, and/or problems that warrant attention in the development of the Comprehensive Plan.

- Residents have to travel to Crystal Lake, Algonquin, and West Dundee for their shopping needs
- More “Power Centers” (i.e. pet foods, sporting goods, linens, books, discount stores)
- More restaurants
- Increase retail tax base to reduce tax burden of local residents
- Lack of local employment opportunities especially for two income households

3. List any opportunities (i.e. new development) that you would like to see addressed or considered.

- Provide an incentive program (i.e. TIF) for commercial development on east side of community, particularly on Pyott Road, in order to encourage new development and redevelopment of mined property and older, industrial sites
- Future retail development along Route 47 (grocery store) – reserve 20 to 25-acre corners now

4. What additional comments, if any, do you have at this time?
- New commercial development needs to be implemented over the objections of the minority population
- Enjoyed development time in LITH
- Residents and staff were terrific to work with

**Interviewer:** Nathan Parch

**Date:** March 23, 2001
Interview Summary
Comprehensive Plan Update, Village of Lake in the Hills

Name/Affiliation: Chet Ward, President/CEO, Illinois State Bank

Telephone No.: 847.658.5296

1. Name at least three assets, strengths, and/or characteristics that are unique to Lake in the Hills that you believe should be reinforced as part of the Comprehensive Plan update.

➢ Population growth (rooftops)
➢ Development potential along Pyott Road corridor
➢ Availability of affordable housing
➢ Improved quality of water

2. Identify any needs, constraints, and/or problems that warrant attention in the development of the Comprehensive Plan.

➢ Defined industrial/commercial area large enough to support new development (i.e. business park)
➢ Increase commercial/industrial tax base
➢ Need infrastructure to serve undeveloped areas

3. List any opportunities (i.e. new development) that you would like to see addressed or considered.

➢ Airport (marketing tool, expansion ?)
➢ LITH needs a liaison to serve as a link between the Village and development community
➢ Redevelopment of mined lands for industrial development

4. What additional comments, if any, do you have at this time?

➢ Bank had a market study prepared in 1995 which includes more current demographic data than 1990 Census

Interviewer: Nathan Parch

date: March 23, 2001
Interview Summary
Comprehensive Plan Update, Village of Lake in the Hills

Name/Affiliation: Deb Framarin, Vice President Real Estate, Material Service Corporation
Telephone No.: 312.443.7096

1. Name at least three assets, strengths, and/or characteristics that are unique to Lake in the Hills that you believe should be reinforced as part of the Comprehensive Plan update.

Not discussed *(arrived late)*

2. Identify any needs, constraints, and/or problems that warrant attention in the development of the Comprehensive Plan.

- No public sewer or water is available to serve the mined lands
- Large portion of mined property is close to the LITH Fen – may need larger buffer area, which will reduce development potential

3. List any opportunities (i.e. new development) that you would like to see addressed or considered.

- The entire western portion of Material Service’s property is ready for new development (that property bounded by James R. Rakow Road to the north, Pyott Road to the east, and the Lake in the Hills Fen to the west and south)
- Mined activities have ceased at the corner of Pyott and James Rakow Road – opportunity for commercial or industrial development
- Mined property qualifies for a TIF
- Property may be redeveloped as a quality business park
- New development should have quality controls (i.e. building materials, landscaping, lighting, etc.)

4. What additional comments, if any, do you have at this time?

- The Village of LITH has plans to purchase additional land from Material Service Corp. to reconfigure the airport runway
- Material Service Corp. is looking for flexibility from the Village regarding future land uses for the mined areas. Material Service Corp. is in the preliminary stages of planning for future development on their available property. Therefore, the comprehensive plan should not be so rigid that it prevents, or limits, future land uses on their property.
- Material Service Corp. is in the process of hiring a firm to prepare a conceptual land development plan for their property holdings in LITH
- Property east of Pyott Road will continue to be mined – lifespan not over yet

Interviewer: Nathan Parch
Date: March 23, 2001
Interview Summary
Comprehensive Plan Update, Village of Lake in the Hills

Name/Affiliation: Gordon Larsen, Economic Development Commission

Telephone No.: 847.658.5629

1. Name at least three assets, strengths, and/or characteristics that are unique to Lake in the Hills that you believe should be reinforced as part of the Comprehensive Plan update.
   - Rural atmosphere – located on the outskirts of Chicago metropolitan area
   - Aggressive Village Board annexed property to create a market for large-scale residential development
   - Housing has “better bang for the buck” compared to the northwest suburbs
   - Convenient location to employment centers
   - Family community

2. Identify any needs, constraints, and/or problems that warrant attention in the development of the Comprehensive Plan.
   - Greater capacity of roads to reduce congestion
   - Lack of commercial tax base
   - New commercial and industrial development is imperative
   - Redevelopment of mined lands
   - Reduce distance residents must travel to work and for shopping needs
   - LITH has a reactive approach vs. proactive approach to development
   - Mix of housing, especially for first time home buyers ($150,000+ housing is too expensive for young couples buying their first home)

3. List any opportunities (i.e. new development) that you would like to see addressed or considered.
   - As an incentive, extend utilities to areas ripe for redevelopment (i.e. mined lands)
   - EDC public education program
   - Live and work in the same neighborhood to reduce travel time and continual maintenance of infrastructure
   - Market for senior housing

4. What additional comments, if any, do you have at this time?
   - Would love to develop a senior housing community on his property (medical, assisted care, and independent living)
   - Good example of senior housing concept in Metamora, IL (Snyder Village) on Route 116

Interviewer: Nathan Parch
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Interview Summary
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Name/Affiliation: Dr. Jerry Hartley, Huntley School District #158

Telephone No.: 847.669.5248

1. Name at least three assets, strengths, and/or characteristics that are unique to Lake in the Hills that you believe should be reinforced as part of the Comprehensive Plan update.
   - Quality schools
   - Less expensive, affordable housing
   - Low cost of automobile transportation allows people to commute to distant employment centers
   - Proximity to I-90 tollway
   - Everything is so new – people like new things
   - Young population – young people like to be clustered together

2. Identify any needs, constraints, and/or problems that warrant attention in the development of the Comprehensive Plan.
   - Increased commercial tax base to relieve tax burden of homeowners
   - Improve capacity of roadways
   - Community is so young and new that there is not yet an established consensus on the role of public institutions
   - Various taxing districts need better coordination
   - Lack of political activism – new people on the block are afraid to have a voice
   - Multiple taxing districts create clumsy situations (i.e. the Boulder Ridge subdivision is divided into 2 separate school districts)
   - Residents identify with the school district they are located in rather than the community they are from

3. List any opportunities (i.e. new development) that you would like to see addressed or considered.
   - New people with new ideas and backgrounds create a “window of opportunity” to do things differently

4. What additional comments, if any, do you have at this time?
   - So far, District 158 has been able to keep up with the growth
   - Over half of the students in District 158 are from LITH
   - Most of the new growth in LITH will be served by District 158

Interviewer: Nathan Parch
Date: March 23, 2001
Interview Summary
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Name/Affiliation: John Green, Concord Homes

Telephone No.: 847.776.0350

1. Name at least three assets, strengths, and/or characteristics that are unique to Lake in the Hills that you believe should be reinforced as part of the Comprehensive Plan update.
   - Accessible from major transportation corridors (i.e. I-90)
   - Quality schools
   - Small town atmosphere
   - Offers 1st/2nd move-up houses with prices that compare competitively with areas to the south and east
   - Existing infrastructure is an attractive incentive to developers
   - Appealing to young couples because only a half hour from parents/families in Arlington Heights, Rolling Meadows, and Palatine (or parents in Sun City)

2. Identify any needs, constraints, and/or problems that warrant attention in the development of the Comprehensive Plan.
   - LITH needs a vision – Village just coming out of a phase of rapid growth
   - Development process is inconclusive, expensive, and inefficient
   - Over-reliance on residential property taxes – need to diversify the tax base
   - Residents in the Meadowbrook subdivision are taxed twice – once by the Village of LITH and again by the Huntly Park District
   - Need for move-up housing in the community
   - Need for moderately priced and/or lower income senior housing
   - Abundance of overlapping districts and boundaries reduces identity associated with Village of LITH

3. List any opportunities (i.e. new development) that you would like to see addressed or considered.
   - Development of a sense of community/identity
   - Creation of a town center with municipal facilities, senior housing, etc.

4. What additional comments, if any, do you have at this time?
   - Some properties in the Village are best suited for residential development, and therefore all residential development should not be stopped
   - There should be a recognition that new development is needed in the Village

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