Future Land Use

Figure #7, Future Land Use Map, shows the desired intensity of land use planned for Lake in the Hills, based on need and input received by the Planning Advisory Committee and Village residents. This includes changes recommended for the three subareas presented in Chapter IV. Table #8, Future Land Use, quantifies land uses recommended for future development and Table #9, Comparison of Existing and Future Land Use, illustrates how the balance in land uses would change from existing conditions if the land use plan is implemented according to recommendations in this document. These tables confirm that Lake in the Hills will retain its predominantly single-family character, consistent with community goals and objectives, at ultimate build-out of the community. The increased opportunities for business development, new employment, and the creation of additional parks that are presented in this plan address the needs and potentials for this community that were identified at the onset of the planning process (see Community Assessment, Chapter I, and Planning Focus, Chapter II).

Calculating Residential Density

Calculating residential density is based on “net” acres that factor in parks, open space/natural resources and streets and rights-of-way. The density that will be allowed on a development parcel will be determined by:

- Setting aside 30% of the total acres for open space and detention, regardless of the amount of open space, detention or natural resources that will be required to be set aside, based on applicable ordinances in place.

- Removing another 20% of the remaining acreage for streets and rights-of-way, regardless of actual acres that might be allocated to streets and rights-of-way as part of a development proposal.

- Multiplying the remaining acres by the density classification identified for each residential land use classification identified on the future land use map.

The densities identified within each residential land use classification provide an order-of-magnitude understanding of the number of units that can be accommodated on a development parcel. This density is not a “right” but instead is a measure that both a developer and the Village can use when determining the number of homes that a specific site can support. Other factors that will be considered include:

- Policies in the Comprehensive Land Use Plan that may establish a minimum lot size.

- The extent to which natural resources exist on the site that might further limit development potential.

- Availability of sewer and water (NOTE: Lot size may need to exceed that identified in the plan if sewer and water is not available to serve proposed development).

- Amenities (i.e., park, trails, recreational facilities, etc.) that may be recommended in the plan.

- Actual right-of-way required for streets that is associated with a specific development proposal, if this requirement exceeds the 20% used to estimate the number of dwelling units that might be allowed.

Areas planned for residential development can include a range of lot sizes and product, thereby creating a neighborhood, rather than a subdivision. This diversification in lot size and product type also meets the needs of existing and future residents in all age categories and with differing incomes that are likely to change over time. However, the introduction of varied lot
sizes, attached single-family (i.e., duplex) or a multiple-family product (such as a townhome, condominium or apartment) may not be used to increase the number of dwelling units recommended by this plan.

In no case will projects be allowed to exceed the upper limits specified within each of the density ranges. A subdivision may or may not reach the upper density limit identified in each land use classification, due to site constraints. The higher densities also may not be achievable if the Village Board determines that the proposed site design does not satisfy objectives or criteria included in this plan or the Zoning Ordinance, which may be amended as part of plan implementation.

Example, 50-Acre Parcel -- Low-Density Residential (2.0 to 3.5 units/gross acre)

- Less 30% for open space, detention and natural resources: 35 acres remain
- Less 20% for streets and rights-of-way: 28 acres remain
- Multiply 28 times 2.0 units per acre: 56 units
- Multiply 28 times the 3.5 units per gross acre: 98 units

The number of units that will be considered feasible by Lake in the Hills in this example falls between 56 and 98 units.

<table>
<thead>
<tr>
<th>Land Use Classification</th>
<th>Within Municipal Limits</th>
<th>Outside Municipal Limits</th>
<th>Total Planning Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Acres</td>
<td>% Total</td>
<td>Acres</td>
</tr>
<tr>
<td>Estate Residential &lt; 2.0 units/acre</td>
<td>99.48</td>
<td>1.60%</td>
<td>28.59</td>
</tr>
<tr>
<td>Low-Density Residential 2 to 3.5 units/ac.</td>
<td>77.66</td>
<td>1.25%</td>
<td>219.68</td>
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<tr>
<td>Low-Density Residential &gt; 3.5 to 4.5 units/ac.</td>
<td>918.78</td>
<td>14.80%</td>
<td>35.32</td>
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<td>Medium-Density Residential &gt; 4.5 to 7.5 units/ac.</td>
<td>728.37</td>
<td>11.73%</td>
<td>70.57</td>
</tr>
<tr>
<td>Medium-Density Residential &gt; 7.5 to 12.0 units/ac.</td>
<td>239.35</td>
<td>3.86%</td>
<td>26.85</td>
</tr>
<tr>
<td>High-Density Residential &gt; 12.0 units/ac.</td>
<td>37.50</td>
<td>0.60%</td>
<td>0.00</td>
</tr>
<tr>
<td>Commercial</td>
<td>751.54</td>
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<td>146.54</td>
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<tr>
<td>Office</td>
<td>214.51</td>
<td>3.46%</td>
<td>0.00</td>
</tr>
<tr>
<td>Municipal/Government</td>
<td>103.58</td>
<td>1.67%</td>
<td>1.60</td>
</tr>
<tr>
<td>Institutional</td>
<td>217.19</td>
<td>3.50%</td>
<td>50.43</td>
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<tr>
<td>Industrial</td>
<td>205.79</td>
<td>3.31%</td>
<td>0.00</td>
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<tr>
<td>Mined Lands</td>
<td>652.65</td>
<td>10.51%</td>
<td>0.00</td>
</tr>
<tr>
<td>Parks/Recreation</td>
<td>538.37</td>
<td>8.67%</td>
<td>316.30</td>
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<tr>
<td>Open Space</td>
<td>723.96</td>
<td>11.66%</td>
<td>367.64</td>
</tr>
<tr>
<td>Office Research and Development</td>
<td>181.76</td>
<td>2.93%</td>
<td>0.00</td>
</tr>
<tr>
<td>Vacant/Agriculture</td>
<td>0.00</td>
<td>0.00%</td>
<td>0.00</td>
</tr>
<tr>
<td>Water</td>
<td>285.28</td>
<td>4.59%</td>
<td>16.86</td>
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<tr>
<td>Major Roads</td>
<td>232.75</td>
<td>3.75%</td>
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<td><strong>TOTALS</strong></td>
<td><strong>6,208.52</strong></td>
<td><strong>100.00%</strong></td>
<td><strong>1,280.38</strong></td>
</tr>
</tbody>
</table>

**Major Roads**
Illinois Routes 31 and 47
Algonquin and Randall Roads
Legend

- Estate Residential (< 2.0 units/ac.)
- Low Density Residential (2.0 to 3.5 units/ac.)
- Low Density Residential (> 3.5 to 4.5 units/ac.)
- Medium Density Residential (> 4.5 to 7.5 units/ac.)
- High Density Residential (> 7.5 to 12 units/ac.)
- Office
- Office Research Development
- Commercial
- Municipal/Government
- Institutional
- Manufacturing/Industrial
- Open Space/ Natural Areas
- Water
- Mined Lands
- Parks/Recreation
- Lake in the Hills Municipal Boundary
- Creeks and Rivers

Date: 9.8.15
### Table 9
Comparison of Existing and Future Land Use

<table>
<thead>
<tr>
<th>Land Use Classification</th>
<th>Total Planning Area</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Existing</td>
<td>Future</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Acres</td>
<td>% Total</td>
<td>Acres</td>
</tr>
<tr>
<td>Estate Residential &lt; 2.0 units/acre</td>
<td>125.20</td>
<td>1.67%</td>
<td>128.07</td>
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<tr>
<td>Low-Density Residential 2 to 3.5 units/ac.</td>
<td>109.89</td>
<td>1.46%</td>
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<td>Low-Density Residential &gt; 3.5 to 4.5 units/ac.</td>
<td>1,219.02</td>
<td>16.28%</td>
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<td>Medium-Density Residential &gt; 4.5 to 7.5 units/ac.</td>
<td>572.18</td>
<td>7.64%</td>
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<td>Medium-Density Residential &gt; 7.5 to 12.0 units/ac.</td>
<td>237.83</td>
<td>3.18%</td>
<td>266.20</td>
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<tr>
<td>High-Density Residential &gt; 12.0 units/ac.</td>
<td>37.52</td>
<td>0.50%</td>
<td>37.50</td>
</tr>
<tr>
<td>Commercial</td>
<td>248.40</td>
<td>3.18%</td>
<td>898.08</td>
</tr>
<tr>
<td>Office</td>
<td>0.00</td>
<td>0.00%</td>
<td>214.51</td>
</tr>
<tr>
<td>Municipal/Government</td>
<td>74.69</td>
<td>1.00%</td>
<td>105.18</td>
</tr>
<tr>
<td>Institutional</td>
<td>169.08</td>
<td>2.26%</td>
<td>267.62</td>
</tr>
<tr>
<td>Industrial</td>
<td>144.66</td>
<td>1.93%</td>
<td>205.79</td>
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<tr>
<td>Mined Lands</td>
<td>1,045.90</td>
<td>13.97%</td>
<td>652.65</td>
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<tr>
<td>Parks/Recreation</td>
<td>534.22</td>
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<tr>
<td>Open Space</td>
<td>780.18</td>
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<td>Office, Research and Development</td>
<td>0.00</td>
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<td>181.76</td>
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<tr>
<td>Vacant/Agriculture</td>
<td>1,666.41</td>
<td>22.25%</td>
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<tr>
<td>Water</td>
<td>290.97</td>
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<td>302.14</td>
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<tr>
<td>Major Roads</td>
<td>232.75</td>
<td>3.11%</td>
<td>232.75</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>7,488.90</strong></td>
<td><strong>100.00%</strong></td>
<td><strong>7,488.90</strong></td>
</tr>
</tbody>
</table>

**Major Roads**
- Illinois Routes 31 and 47
- Algonquin and Randall Roads

Recommendations for future land use were developed to:

- Introduce new employment options, such as office;
- Take advantage of highly marketable commercial properties with frontage along major arterial streets; and
- Diversify housing.

The following summarizes major changes between existing and proposed land uses:

- Respond to community preference and need as indicated by the community survey and open house;
- Balance the distribution of residential, non-residential land uses in the Village;
- Increase open space, parks and recreation;
- Balance housing and employment;
Residential:

- The number of acres allocated to low-density residences on lots that are 12,000 square feet or larger (2 to 3.5 units/gross acre) has increased from 1.50% to about 4.07%. Larger residential lots were introduced primarily at the northwest corner of the Village in Subarea #1, east of Illinois Route 47, and in Subarea #2, south of Ackman Road, east of the planned north/south access road;

- The percentage of land allocated for single-family homes on lots that range from 7200 square feet to 8400 square feet was reduced from approximately 17% of the total land area to 13%. This change in the intensity of land use was proposed by the Planning Advisory Committee to address both the need and the opportunity to diversify the housing by introducing larger lots, thereby meeting the demand for larger homes in Lake in the Hills. Areas of land planned for new development at densities that range from 3.5 to 4.5 units/gross acre include:
  - Parcels south of Ackman Road, west of the planned north/south residential street in Subarea #2;
  - Properties north of the District #158 (Huntley) owned parcel on Reed Road; and
  - Smaller, infill lots on both sides of Lakewood Road.

- The percentage of land allocated for medium density housing on lots smaller than 7,200 square feet (4.5 to 7.5 units per gross acre) has increased from approximately 8% to almost 11%. This land use classification includes both small-lot single-family residences and townhomes. Although no new single-family homes are proposed on lots smaller than 8400 square feet, townhomes are proposed for development at the following locations:
  - The southeast corner of Subarea #1, next to planned commercial;
  - In Subarea #2, where duplexes, townhomes or condominiums could be developed next to the assisted care facility also proposed for this area, to create a senior living center. This offers options for residents who wish to stay in Lake in the Hills, but may no longer want to own and maintain a single-family home;
  - Projects in process, such as The Lakes of Boulder Ridge and Grafton Farms;

Commercial:

- More than 650 acres of commercial uses were added to the plan, increasing the percent of land allocated to commercial uses from less than 3.18% to 11.99%. Commercial land uses were added to provide convenient shopping opportunities for residents who currently drive to adjacent communities. Planned commercial can be found:
  - In Subarea #1, east of Route 47. This includes 158.5 acres of land that has been planned for community and regional shopping centers that will serve residents on the western side of the Village. Businesses will include restaurants, grocery stores, and uses that are not met in the surrounding area (i.e. book stores, glass and china stores, import stores, etc.);
  - In Subarea #2, south of Ackman Road and east of Lakewood Road. Approximately 25 acres of new commercial uses have been proposed in this area to serve existing and planned residential
development in Lake in the Hills and neighboring Crystal Lake and Lakewood. Uses include support commercial (i.e., convenience food, drug stores, video stores, florist, etc.); personal services (i.e., dry cleaners, hair salons); business services (i.e., banks and financial institutions, real estate offices, insurance offices, etc.); and medical and dental offices.

— At the northeast corner of Lakewood and Algonquin Roads, where retail commercial would serve residents in the west part of the Village;

— Larger retail users at the northwest quadrant of Algonquin and Randall Roads;

— On properties located at the intersection of Rakow Road and Pyott Road, proposed to serve residential development in Crystal Lake to the north as well as meet the needs of employees in the office and business parks planned for Subarea #3; and

— On land that surrounds the airport. This area would be developed with airport-related commercial uses, rather than retail; and

- The planned commercial will increase sales tax revenues, thereby adding to the economic base and revenues of the Village of Lake in the Hills. New commercial will be supported by planned residential in Lake in the Hills; existing and future residential development in adjacent communities; and employees working in office and office research and development parks identified on Figure #7, Future Land Use Map.

Office

- As currently planned, nearly 215 acres would be developed for future office development. Currently, Lake in the Hills does not have any major office developments or large-scale office parks. Office uses have been proposed to respond to the need to diversify and provide close-to-home employment in Lake in the Hills;

- Primary areas proposed for office development include:

  — 51.1 acres in Subarea #1, east of Route 47. This area also could include medical office uses, with an urgent care facility (see description of planned land uses for this subarea in Chapter IV); and

  — 100 acres south of Rakow Road, in Subarea #3. Planned office uses in this area are part of an overall development concept for an employment center that builds off the Village’s municipal airport; and

- Planned office will draw employees from Lake in the Hills as well as from other Chicago area suburbs. Employees will use Village services and purchase goods while traveling to and from work, thereby supporting some of the commercial uses proposed as part of this comprehensive plan. Also, the Village will benefit from property taxes generated from planned office uses.
Office Research and Development

- Approximately 197 acres of land south of the airport has been planned as office research and development. Development at this location will be able to take advantage of the airport;

- Uses that are considered appropriate for this land use classification include:
  - Offices;
  - Research and technology laboratories;
  - Light assembly; and
  - Warehouse and distribution;

- As with planned office, office research and development opportunities offer Lake in the Hills residents close-to-home employment options. Also, residents will experience the benefit of increased sales tax revenue, as employees from outside the community purchase goods and services in the Village.

Mined Lands

- A substantial portion of the mined lands south of Rakow Road and along both sides of Pyott Road, have been reclassified to other land uses (see Figure #7, Future Land Use Map and Table #9, Comparison of Existing and Future Land Uses); and

- The remaining 653 acres of land is actively mined, and owners suggest that these areas will remain as quarries for the next 25 years. These areas are predominantly south of Rakow Road, on both sides of Virginia Road; and in the quarry at the southeast corner of the Village, east Prairie Trail.

Parks, Recreation and Open Space

- Parks, recreation and open space increased by 449 acres, bringing the percent of the land area in the Village’s planning jurisdiction that will be set aside for these uses from 18% to 24%. This is consistent with resident input received from the community survey;

- Parks and open space were added at the following locations:
  - South of Miller Road as a part of the Sunset Park expansion;
  - At the south end of Subarea #2, next to an established pond and open space area; and
  - The Lakes of Boulder Ridge that includes a new 9-hole golf course.

Relating Future Land Use to Village Policies

When determining how a development proposal relates to Village plans and proposals that are part of this plan update, the following should be evaluated:

- If the development is located within one of the three created subareas, then policies, design guidelines and implementation proposals should be identified and followed;

- How a proposal fits within the framework of the goals and objectives presented in Chapter III of this document. This section of the plan includes specific recommendations that relate to development, such as landscaping and screening, extending roadway networks, building orientation, sidewalks and architectural design, or corridor enhancements; and
Whether or not implementation strategies that are included in Chapter VI, Plan Implementation, need to be incorporated into the overall planning for a project. This may include:

- Text amendments to the Zoning Ordinance;
- Tree preservation;
- Development impact fees;
- Land/Cash requirements for school and parks; and
- Dedication of future right-of-way for transportation improvements.

The recommendations that are included in this document are intended to provide the Village of Lake in the Hills with a sound, rational and defensible plan that, when followed, will:

- Promote economic development;
- Maintain and enhance the community character desired by Village officials and residents through the type, pattern and intensity of land uses;
- Ensure a balance between housing and other non-residential land uses through managed growth; and
- Result in quality development that is recognized by Village residents and neighboring communities.

While the type, pattern and intensity of future development has been addressed, along with standards that relate to future land uses, the rate of growth has not. The plan provides a blueprint for Lake in the Hills at ultimate development, but the rate at which this development is achieved will depend upon available markets and pressures for growth that are influenced by the overall economy of the region.

Whether this plan has a life span as long as ten years or needs to be updated in two or three years depends upon several factors. These include market influences and decisions made by Village officials with respect to the adopted policies and land use classifications. The plan is intended to serve as a guide for public and private decisions that affect the future of the community, and it is recognized that it should be frequently reviewed and updated as conditions and Village aspirations change.

The 2002 plan update has responded to the primary goals and objectives of the Village of Lake in the Hills as expressed by its residents, community officials, and Planning Advisory Committee throughout the 14-month planning process. It will provide for stable growth of the community, with fair distribution of goods, services, and parks and open space within the community’s corporate boundaries. The plan also strives to protect and preserve natural resources that are important for purposes of community character, recreation, and maintaining the quality and quantity of aquifers that provide the Village with its potable water. And, it provides residents with housing choices as they first move into the Village, buy a larger house for growing families, and perhaps “downsize” as family needs change.