

Chapter 1

Introduction

Purpose of the Plan

The purpose of the Comprehensive Development Plan and Policies (the Plan) is to shape and guide the type, intensity, rate and quality of growth, so that new development achieves the objectives of the Village of Fox Lake with available resources. Chapter 2 provides an overview of existing conditions. Chapter 3 contains the goals, objectives, plans and policies for the Village. Chapter 4 contains the implementation strategy and steps for putting the Plan into effective action.

What is a Comprehensive Plan?

The power for a community to plan is established by procedures contained in the Illinois State Statutes. A municipality is empowered to plan future land uses within a one and one-half mile radius of their actual municipal boundaries, known as the *planning jurisdiction*. Where multiple municipal jurisdictions overlap, the authority is generally split at the half-way point between both municipal boundaries. However, municipalities often plan to the one and one-half mile limit even if there is an overlap. This is to indicate their desired land use pattern as a basis for boundary agreements, review of plans for unincorporated areas, and the reservation of public sites and open space corridors.

A key component of the Plan is the future land use map. This graphic shows the type and intensity of land use for all of the land area within a municipality's planning jurisdiction. Text is used to explain the type of land uses which are desired within each of the categories shown on the future land use map. The Text also describes the municipality's intentions concerning the quality, timing, and other conditions of development.

The land use categories in the Plan are more general than those within the *zoning ordinance*. This provides needed flexibility at the policy level. Zoning, on the other hand, is applicable only within municipal boundaries and is very specific in terms of the land uses allowed within the boundaries of each zone. Zoning establishes bulk regulations which must be followed. Bulk regulations refer to specific requirements, such as minimum lot area, front, rear and side yards, and building height. One implementation strategy for a Plan is to amend the zoning district boundaries or uses and standards to better relate them to the long term proposals of the plan. Similarly, the subdivision ordinance, which establishes standards for public facilities, such as roads and sidewalks, may be amended to more closely reflect the policy direction established by the plan.

The overall plan itself is twofold. First, it serves as an illustration of the desired future land use pattern for the community. Second, it serves as a statement of public policy which guides annexation, subdivision review and development proposals, assignment of appropriate zoning classifications for newly annexed lands, allocation of resources and capital budgeting, and the identification of sites, areas, and corridors for future public uses, including roads, schools, and municipal facilities. A comprehensive plan which is widely understood and consistently applied by elected and appointed officials can be a strong marketing tool to attract development and capital investment consistent with the desires of the community.

Planning Sub-areas

In each community there are areas whose future will have a disproportionate impact on the future of the community. This significance may be related to a large block of land under single ownership, a location under pressure for development or redevelopment warranting evaluation of alternative plans, or, more detailed planning and design guidelines. *Three major sub-areas* were identified in Fox Lake for more detailed study. These are the downtown, the north gateway and the Illinois Route 12 corridor. Policy statements or specific planning and design concepts and guidelines related to the selected land uses are presented in Chapter 3. Guidelines relate to not only the type and density of land use but also to issues such as access, building setbacks, landscape and architectural design, preservation of unique natural features and the timing or conditions of development.

The Plan also identifies the type of land use and any design considerations for major parcels planned to be converted from vacant or agricultural uses to other categories. These are referred to *as key development areas*.

Transportation

A key component of the plan for future land uses is an appropriate network of roadways to serve these uses at full development. The Plan assures that rights-of-way are set aside for arterial and collector roadways within new development. The transportation component of the Plan also considers commuter rail access and pedestrian and bicycle networks and linkages.

Why is the Plan Important?

Ultimately, the Plan helps solve and avoid problems, meet the needs of the future, and realize new opportunities for the overall benefit of the entire community. The Plan helps to achieve the vision of the future in accord with local priorities and resources. Many of the opportunities of the future may be beyond the current resources of the Village or require conditions which do not exist at the time the Plan is created. The Plan provides a framework for public and private decision making so that the total is truly greater than the sum of the parts. A good Plan is valid regardless of the exact rate or extent of growth. The Plan can play a significant role in determining:

- The quality of life in the residential neighborhoods;
- The character, health, and accessibility of open space and natural resources;
- The tax revenues available to the Village of support capital improvements and public services;
- The employment, housing, recreational, and shopping opportunities in convenient proximity to your home;
- The amount of traffic and congestion on major streets and short cutting traffic on local streets;
- The identity of the community and its ability to attract public and private investment, business activity, and responsible citizens, new residents and to instill pride in its citizens; and;
- The compatibility of land uses, particularly those adjacent to residential land uses.

Plan Update Process

This Plan updates a Master Plan adopted by the Village in 1991 2000. That Plan focused on the older historic neighborhoods within the Village. Since 1991 2000, significant changes have occurred in the Village and the region. Urban growth pressures are now being felt on what were once the outer edges of the metropolitan area. Both Lake and McHenry counties are experiencing growth, and impacts associated with more people, more cars and less open space. The Village of Fox Lake has also experienced growth in population that has changed the demographics and created a need to re-evaluate the entire Plan. Many of the goals and objectives remain the same, but the maps need to be updated and the policies for each sub-area reviewed in detail based on current conditions. This Plan focuses on the commercial opportunities for business development in the downtown and Route 12 corridor sub-areas as well as the vast areas of large parcels of vacant, agricultural and mined lands within the planning jurisdiction. which extends far beyond the northern limits of the Village in 1991.

Plan Update Procedures

- A: Plan Commission to review and discuss Comprehensive Plan chapter by chapter
 1. Capture changes in electronic file and distribute to Plan Commission members prior to next meeting.
 2. Review and approve changes.
 3. Distribute to Village Board, Zoning Board and Director of Community Development, asking for feedback and input by the Plan Commission next meeting.
 4. Plan Commission review and discuss feedback from Village. Approve Plan Commission draft.
 5. Post Plan Commission draft on website.
- B: Plan Commission to compile completed draft of Comprehensive Plan and repeat steps A3-A5 listed above.
- C: Public hearing.
- D: Village Board approval and adoption.

Members of the Plan Advisory Committee

Members of the Village of Fox Lake Plan Commission

To guide the Plan update, the Village Board assigned the task to the Plan Commission. appointed the following persons to serve on a special ad-hoc Plan Advisory Committee (PAC). They worked with the selected consultant, Planning Resources Inc. of Wheaton, Illinois over a one year period to produce the adopted Plan. A supplemental resource file available at the Village Hall, contains minutes of each meeting and background materials noted following the list of figures in the table of contents. The process will include chapter revisions that will be posted for public and Village Board review and comments on the Village website (www.foxlake.org).

Members of the Plan Commission AC were:

David Gauger, Chairman
Jeff Bell
Chris Polark
Valerie Griseta (Through May 2009)
Michael Lescher
Nancy Koske, Trustee – Village Board Plan Committee Chair
Bill Hart, Building Commissioner

James Pappas, Village President

Cindy Irwin

Stephanie Vermillion

Ron Stochl

Chip Lidicker

Lex Provenzano

Bobbie Berger

Consultant – Planning Resources Inc.

Nathan Parch, project planner

Jennifer Mowen, landscape architect

Pete Pointer, project manager, independent consultant to Planning Resources Inc. Vice president of Corporate Services Inc. of Wheaton, Illinois

Trustees of the Village

Ed Bender, President

Jack Keisgen

John Mumford

Valarie Griseta

Kevin Burt

Nancy Koske

Greg Murrey

Steve Moulis

Cindy Irwin

Ted Beskow

Dona Shearer

Greg Murrey

Kevin Hunter

A public open house hearing was held on July 25, 2000 (date pending). A public hearing before a joint meeting of the Village Board, Zoning Board and Plan Commission was held August 22nd, 2000 (date pending). The Plan was adopted on September 5, 2000 by Ordinance # 2000-43 (date pending).