

Committee of the Whole & Planning and Zoning Commission
Special Meeting
Ganek Municipal Center ▪ 2200 Harnish Drive ▪Algonquin
February 27, 2024
7:00 PM

∞ AGENDA ∞

- 1. CALL TO ORDER**
- 2. ROLL CALL – ESTABLISH A QUORUM**
- 3. AUDIENCE PARTICIPATION**
(Persons wanting to address the Board/Committee must register with the Clerk prior to call to order)
- 4. COMPREHENSIVE PLAN REVIEW**
- 5. ADJOURNMENT**



Village of Algonquin

2200 Harnish Drive, Algonquin, IL
(847) 658-2700 | www.algonquin.org

AGENDA ITEM

<u>MEETING TYPE:</u>	Committee of the Whole
<u>MEETING DATE:</u>	February 27, 2024
<u>SUBMITTED BY:</u>	Patrick M Knapp, AICP Deputy Director
<u>DEPARTMENT:</u>	Community Development
<u>SUBJECT:</u>	DRAFT Vision, Goals, Outline, and Land Use Plan Memo

DISCUSSION:

Staff and Houseal Lavigne have been working together to draft the Key Recommendations for the Comprehensive Plan update. The recommendations are being presented tonight for input and discussion purposes. Once this input is received tonight, these recommendations will be used by Houseal Lavigne to write the Comprehensive Plan and finalize the Future Land Use Map.

RECOMMENDATION:

For discussion purposes only

ATTACHMENTS:

DRAFT Vision, Goals, Preliminary Plan Outline, and Land Use Plan Memo



MEMORANDUM

CHICAGO

188 W Randolph Street Suite 200
Chicago, IL 60601
312-372-1008

LOS ANGELES

360 E 2nd Street Suite 800
Los Angeles, CA 90012
213-259-1008

HELENA

317 Cruse Ave Suite 202
Helena, MT 59601
406-431-1588

SEATTLE

999 3rd Ave Suite 700
Seattle, WA 98104
206-828-1008

To: Patrick M. Knapp, AICP
Deputy Director
Community Development Department, Village of Algonquin

From: Trisha Parks, AICP
Senior Planner, Houseal Lavigne

Date: February 15, 2024

Re: Vision, Goals, Preliminary Plan Outline, and Land Use Plan

A comprehensive plan is an expression of what a community wants to become in the future. The Plan should be a dependable policy guide for decision-making and County action. This memorandum presents five components of the Village of Algonquin Comprehensive Plan: the Vision Statement, the Planning Theme, the Goals, the Preliminary Plan Outline, and the Land Use Plan.

- The **Vision Statement** defines the collective desires and aspirations of the community. It is an aspirational narrative addressing each element of the Comprehensive Plan and establishes the end goal toward which the Village of Algonquin should work toward over the next 20 years.
- The **Planning Theme** will serve as the overarching guide that informs planning goals and decision making related to each chapter within the plan.
- The **Goals** further define what the Village is aiming to achieve in the future. They represent broad categories that will help the Village realize its vision.
- The **Preliminary Plan Outline** anticipates how the plan document will come together by identifying the plan's general organization, key elements, and content.
- The **Land Use Plan** identifies the desired future land use for all areas within Algonquin's municipal boundary and planning area, based on field reconnaissance and the Village's existing development pattern.

Next Steps: *Based on the feedback from staff and the Joint Planning Committee, and as we work through the planning process in the coming months, the content of this memo will be adjusted and refined for incorporation into the draft plan document.*

Vision Statement

The Vision Statement is an aspirational narrative that paints a picture of what the Village can achieve following the adoption of the Comprehensive Plan. The Vision Statement is the foundation for the Plan's guiding principles, policies, recommendations, and actions.

In 2045... As the gem of the Fox River Valley, the Village of Algonquin continues to embrace its reputation in the region – a dynamic and enticing community that offers beautiful neighborhoods, lively commercial districts, and a historic 'Old Town District' that pleasantly interacts with the Fox River.

People choose to live in Algonquin because of its attractive homes in appealing neighborhoods, strong local economy, and exceptional services and amenities. The Village's neighborhoods provide a variety of housing options and continue to attract and support people in all stages of life, from young professionals and growing families to life-long residents.

The Fox River, which flows from north to south through the heart of the Village, offers residents and visitors alike opportunities for recreation, commerce, and connection to nature. Natural areas within the Village are protected and strategically expanded, providing a healthy and sustainable environment for all.

The Village is a major commerce, entertainment, and employment hub in the northwestern suburbs. Businesses are thriving and diversifying, creating a strong and vibrant economy. The community boasts responsibly-managed industrial development, with an emphasis on incorporating green infrastructure within development when near environmentally-sensitive areas.

Residents have access to safe and reliable transportation, regardless of their income or mobility needs. The Village's commitment to increasing mobility and connectivity includes an expanded network of bikeways, trails, and sidewalks, allowing anyone the option to walk or bike for leisure or necessary trips. The Village's positive reputation and exceptional services meet the needs of all residents, continue to attract visitors, and create new opportunities to enjoy the community.

Planning Theme – Resilient Algonquin

The **Resilient Algonquin** planning theme influences multiple aspects of quality of life in Algonquin and cannot be fully addressed within a single topic. Content related to this theme will be integrated within each chapter, showcasing how recommendations support **Resilient Algonquin**.

Resilient Algonquin

How does Algonquin become more resilient? A resilient community's systems, businesses, institutions, and individuals are better prepared to survive, adapt, and thrive – springing back regardless of outside pressures, severe weather events, environmental impacts, and other unpredictable difficulties.

Algonquin residents will be confident that their community is resilient: sustainable, safe, healthy, and livable for the long term. Algonquin will take environmental responsibility to heart with sustainable and sensible efforts to preserve air quality, maintain water resources, and preserve natural areas for future generations. The Village will boast a resilient local economy as businesses of various scales and industries will look to establish a foothold in the community. Additionally, residents will enjoy easy access to the essential services and amenities that make the Village home, including healthcare and wellness access, fresh foods, and an abundance of active recreational opportunities.

Goals

Goals are broad and long-range desired outcomes. A community's policies and planning efforts should aim to achieve these goals. They are ambitions within planning topics that require implementable actions to be realized. The goals below are listed in no particular order.

Goal 1: Promote a sustainable mix of uses and densities along major corridors that encourage a healthy lifestyle and promote the community's amenities as local and regional destinations.

Goal 2: Support the continued growth of Randall Road, downtown, employment and commercial centers, while also supporting the upkeep and redevelopment of older properties.

Goal 3: Support a variety of housing options and encourage maintenance/rehabilitation of older housing stock to cater to the changing needs of the Village's population.

Goal 4: Maintain and enhance existing neighborhoods to preserve the qualities that make Algonquin unique, safe, and desirable.

Goal 5: Promote economic vitality by supporting existing and new commercial and industrial areas which serve the needs of residents, provide employment, and strengthen Algonquin's tax base.

Goal 6: Further inter-governmental relationships with surrounding communities and other regional agencies to better the community.

Goal 7: Encourage active transportation by providing convenient access to a complete and accessible internal network of sidewalks, trails, and bikeways which connects not only to points of interest like schools and parks but also to larger regional systems.

Goal 8: Encourage the preservation of open space and sensitive natural areas to ensure that residents throughout the Village have equitable access to natural areas.

Goal 9: Strengthen the unique identity and character of the community.

Preliminary Plan Outline

The purpose of the Preliminary Plan Outline section is to gain consensus on the planning topics that the Algonquin Comprehensive Plan should address. The Preliminary Plan Outline provides an overview and the general structure anticipated for the Algonquin Comprehensive Plan, focusing on topics that have been discussed throughout the planning process. The preliminary format for the Algonquin Comprehensive Plan is outlined below.

1. Plan Context
2. Vision, Goals, and Planning Theme
3. Land Use and Development
4. Housing and Neighborhoods
5. Economic Vitality
6. Transportation and Mobility
7. Community Facilities and Infrastructure
8. Natural Areas
9. Subareas
 - a. Old Town Subarea Framework
 - b. East Algonquin Corridor Subarea Framework
 - c. Randall Road Corridor Subarea Framework
 - d. Algonquin Corporate Campus Subarea Framework
10. Implementation

The recommended structure is flexible and may be modified to better address planning recommendations in the draft and/or final Comprehensive Plan. The final Comprehensive Plan will be populated with maps, graphics, and photos to better communicate planning and development recommendations and concepts.

Land Use and Development

Purpose of the Chapter: The Land Use and Development chapter will include recommendations and policies for all land use areas in the Village and its planning area, including residential neighborhoods, commercial areas, and industrial areas. The Land Use and Development chapter will identify and address a range of land use topics such as desired development patterns, new growth areas, land use compatibility issues and mitigation strategies, commercial and mixed-use development, industrial development, and conservation areas.

- **Callout/Theme Connection:** *Resiliency in Algonquin's Land Use and Development*
- Constraints and Influences
 - Demographic Trends, Floodplains, Watersheds, and Environmentally Sensitive Areas
 - Planned Transportation Improvements
 - Demographic Trends
 - New Development
- Land Use Plan
 - Land Use Categories
 - Description
 - Overall intent
 - **MAP:** Land Use Plan
- Growth and Annexation
 - Infill development
 - Primary growth area
 - Secondary growth area
 - Priority annexation areas
 - **MAP:** Growth and Annexation Areas

Housing and Neighborhoods

Purpose of the Chapter: The Housing and Neighborhoods chapter will provide guidance on key issues impacting residential areas in the Village. This chapter will strive to maintain and enhance Algonquin's established neighborhoods while promoting opportunities for higher density, unique, and affordable housing options. This chapter will identify the character, density, and recommended location for future housing options including single-family detached, duplexes, townhomes, apartments, and condominiums to meet the current and future needs of Algonquin's residents.

- **Callout/Theme Connection:** *Resiliency in Algonquin's Neighborhoods*
- Residential Areas Framework
 - Opportunity Sites
 - Prepare brief descriptions of area specific improvements
 - Identify opportunities for infill development
 - Identify opportunities for increased density
 - **MAP:** Residential Areas Plan
- Additional Considerations
 - Diversity of Housing Stock
 - Provide housing options that meet the community needs and that align with Algonquin's demographics such as age and household make up
 - Promote a distribution of housing types in new subdivisions
 - Proactively update zoning to align with the land use plan
 - Identify areas appropriate for an increase in density
 - Encourage context sensitive infill
 - Housing Attainability
 - Ensure attainable housing units are incorporated into new multifamily developments
 - Understand current demographic trends and housing affordability trends
 - Identify strategies to increase opportunities to age in place
 - Neighborhood Character
 - Support conservation design and green infrastructure standards for new subdivisions where appropriate
 - Provide multi-modal connectivity and mobility opportunities in and around new and existing neighborhoods
 - Ensure access to amenities such as parks, natural areas, and community facilities
 - Incorporate sidewalk and trail connections in new and existing developments
 - Encourage interconnectivity over cul-de-sacs and "eyebrows"
 - Enforce code and property maintenance
 - Ensure quality materials and design

Economic Vitality

Purpose of the Chapter: The Economic Vitality chapter will build on the Land Use Plan and offer an achievable approach for maintaining and growing Algonquin's commercial, employment, and industrial areas. This chapter aims to adapt to emerging market trends, diversify businesses, grow local job opportunities, and build a resilient economy. This includes increasing shopping options and employment opportunities on the east side. Prioritizing the activation of underutilized sites and properties before greenfield development and outward growth will ensure the Village's commercial and industrial areas develop sustainably.

- **Callout/Theme Connection:** *Resiliency in Algonquin's Commercial and Employment Areas*
- Commercial and Employment Areas Framework
 - Opportunity Sites
 - Identify vacant or underutilized parcels or buildings that would be suitable for infill commercial development and redevelopment
 - Prepare brief descriptions of area specific improvements
 - **MAP:** Commercial and Employment Areas Plan with opportunity sites called out
- Additional Considerations
 - Business Friendly Environment
 - Reposition Algonquin's commercial corridors to respond to current trends including the reevaluation of appropriate lot depth and the incorporation of higher density residential uses
 - Provide clear regulatory and permitting processes
 - Consider using economic development tools to facilitate desired commercial developments when/where appropriate
 - Workforce Development
 - Support strategic partnerships with education providers and employers to understand workforce needs
 - Advertise existing workforce development programs in the area
 - Riverfront Development
 - Identify locations along the Fox River that could be utilized for commercial development to activate the river
 - Create additional opportunities for recreation, dining, and entertainment along the Fox River
 - Commercial and Industrial Character
 - Require beautification improvements of commercial corridors, particularly at main entry points into the Village
 - Promote pedestrian access and connectivity to and throughout commercial areas
 - Identify strategies for minimizing impacts of industrial development
 - Maintain and enhance appearance of commercial corridors
 - Incorporate green infrastructure into new developments
 - Integrate "third places" into commercial development

Transportation

Purpose of the Chapter: The Transportation chapter will provide recommendations to align proposed land use recommendations with recent transportation plans. The chapter will provide strategies to maintain effective and efficient mobility for drivers while further diversifying and enhancing alternative transportation options.

- **Callout/Theme Connection: A Resiliency Transportation Network**
- Roadway Network
 - Identify future or potential roadway connections
 - Support McHenry County DOT on Pyott Road Corridor Roadside Safety Review
 - Corporate Parkway Extension
 - Huntley Road Improvements
 - Lakewood Drive Extension
 - Randall Road Widening
 - New intersections
 - Road Extensions: Stonegate Road, Loren Lane, Par Dr, etc.
 - Address traffic flow and congestion issues
 - Address parking availability Downtown
 - Address existing truck routes
 - **MAP:** Future Mobility and Transportation
- Bike and Pedestrian Facilities
 - Connect residential areas to key destinations such as Old Town, schools, parks and open space, Prairie Trail, riverfront, commercial areas, and industrial areas
 - Ensure sidewalks provide good access and mobility in residential areas by filling sidewalk gaps, providing adequate width, and adhering to ADA standards.
 - Identify future or potential bike/pedestrian connections
 - Algonquin Road Bike and Pedestrian Accommodations
 - Randall Road Bike and Pedestrian Accommodations
 - Underpass or overpass at Longmeadow and Randall
 - McDOT Algonquin Road Trail Plan
 - Connect to regional trail systems
 - **MAP:** Bike and Pedestrian Facilities
- Public Transportation
 - Coordinate with Pace to adjust frequency, number of stops, new routes based on demand
 - Coordinate with Pace to require development projects to build bus pads along existing Pace Routes
 - Enhance bike/pedestrian connectivity to public transportation
 - Align transit options with local employment
 - **MAP:** Public Transit Opportunities

Community Facilities and Infrastructure

Purpose of the Chapter: The Community Facilities chapter will provide an inventory of all community facilities in the Village. This chapter includes recommendations and policies for municipal facilities and services, parks, and open space (passive and active), trail quality and connectivity, and natural areas (Fox River, other waterways, floodplains, wetlands, and environmentally sensitive areas). This chapter will present a cooperative approach that stresses coordination and communication for services that fall outside the purview of the Village.

- **Callout/Theme Connection:** *Resilient Public Services*
- Public Services
 - Ensure infrastructure has the capacity to accommodate new growth – Ensure future demands on infrastructure do not outstrip the Village’s ability to extend services or expand infrastructure capacity based on land use plan recommendations (coordinate with the Public Works Department and utility providers)
 - Ensure public safety services and facilities are expanded with growth to ensure all residents continue to be protected effectively
 - Evaluate the Village’s ability to provide adequate emergency services as the Village grows and develops
 - Identify opportunities to support sustainable infrastructure
 - **MAP:** Public Services
- Character and Identity
 - Prioritizing low-maintenance native plantings within the Village’s landscaping
 - Incorporating green space into commercial residential development
 - Facilitate community branding efforts, especially in Old Town
 - Identify opportunities for additional public gathering spaces
 - Celebrate and market the Village’s historic features
 - Beautify entryways into the Village
- Parks and Recreation
 - Ensure that future development patterns integrate open space within the community
 - Consider improvements to the Lions Armstrong Memorial Pool
 - Provide recreation facilities and opportunities for all ages
 - Identify opportunities for a community recreation facility
 - Analyze access to parks and identify gaps in coverage
 - **MAP:** Parks and Recreation

Natural Areas

Purpose of the Chapter: The Natural Areas chapter will offer strategies to ensure that they remain well utilized and prized assets of the community. This chapter will explore opportunities to enhance and promote environmentally based recreation options, expand the Village's existing green infrastructure systems, and preserve and protect sensitive watersheds.

- **Callout/Theme Connection:** *Resiliency and Algonquin's Natural Assets*
- Environmentally Based Recreation
 - Support the redevelopment of the Village's quarries into recreational areas
 - Leverage the riverfront for recreational activities and conservation efforts
- Protected Natural Areas
 - Promote conservation and low impact design standards (cross reference with other chapters, i.e Housing)
 - Identify opportunities to protect additional natural areas within new development
 - Consider creative ways to utilize green infrastructure within Village projects
 - Highlight Algonquin's natural resources
 - **MAP:** Open Space and Environmental Protection
- Watersheds and Wetlands
 - Work with McHenry County, Kane County, and surrounding municipalities to prioritize the protection of regional watersheds
 - Protect sensitive watersheds to maintain water supply and quality
 - **MAP:** Watersheds, Wetland and Flood Hazard Areas

Subareas

The following key recommendations are organized by subarea. These key recommendations may be discussed within the subarea chapter. Or – as the Plan is developed – they may be better suited for another chapter.

- Old Town
 - Reevaluate the boundaries and code of the Old Town District based on today's best practices, auditing historic buildings as needed
 - Increase the number and type of events and activities in Old Town, making it a destination within the region
 - Update the Downtown Plan to reestablish the vision for the future of Old Town
 - Add more public art to Old Town
 - Increase branding and wayfinding signage in Old Town as streetscape improvements expand
 - Better pedestrian connections and crossings
 - Pursue the creation of more commercial space to accommodate additional retail and other small businesses
 - Expand and encourage more residential
 - Perform a downtown parking study to address parking availability concerns
 - Encourage the creation of a downtown organization that expands business, marketing, and events
- Corporate Campus
 - Require buffers and greenways to be woven through industrial developments in sensitive areas
 - Incorporate design standards for new developments
 - Incorporate green technology and EV charging in new developments
- Randall Road
 - Reposition remaining farmland lots in the Randall Road Corridor to allow for mixed residential development while preserving Randall Road frontage for commercial development
 - Encourage a diversity of uses to complement surrounding neighborhoods and developments
 - Evaluate zoning and development regulations to align with land use planning
- East Algonquin Road
 - Identify vacant or underutilized parcels or buildings that would be suitable for infill commercial development and redevelopment (along East Algonquin Road)
 - Develop an 'East Algonquin Road Incentive Policy' that appeals to developers to invest in East Algonquin Road, fill key vacancies, and retain businesses
 - Undertake a corridor planning effort to beautify and enhance East Algonquin Road
 - Work with businesses and developers to encourage cross-access

Land Use Plan

The Land Use Plan is a tool to guide the future growth and development within the Village and its planning area. Building on the existing land use pattern, as well as other influencing factors, the goal of the Land Use Plan is to enhance the character and quality of the Village's residential neighborhoods, improve the Village's commercial and employment areas, and support a balanced approach to development that preserves natural resources and environmental features. The Land Use Plan designates land use classifications that will guide growth and development in the community over the next 20 years.

Single-Family

Single-Family areas residential neighborhoods that are primarily made up of single-family detached homes. This classification may also include lower density single-family attached homes such as duplexed. Single-Family Neighborhoods should remain the predominant form of residential development within the Village.

Intent

- Provide areas of low-density residential development for single-family dwelling units
- Preserve the character of existing single-family residential neighborhoods

Mixed Residential

Mixed Residential areas consist of multiple housing types including single-family detached, townhomes, duplexes, and multifamily buildings. These areas should encourage greater variety within Algonquin's housing stock and allow for more flexibility to build denser residential development as a buffer between commercial areas such as Randall Road and single-family neighborhoods.

Intent

- Serve as a transition between commercial and lower density residential areas
- Allow a mix of housing types in a single development/neighborhood
- Increase housing density in key areas
- Provide attainable housing options

Old Town

The Old Town land use classification represents Algonquin's traditional downtown area and generally aligns with the Village's historic Old Town District. The Old Town area supports a variety of uses that support an active pedestrian-friendly environment including entertainment, multifamily, mixed-use, shopping, lodging, institutional, and dining. Old Town should also accommodate high-density housing, such as apartments, condominiums, or mixed-use buildings that allow commercial on the ground floor and residential units on the upper floor. Adaptive use and historic preservation should be implemented whenever possible.

Intent

- Attract businesses that encourage walkability and a pedestrian-friendly environment
- Preserve historic buildings that contribute to the identity of the community
- Allow for a mix of uses in a centralized, concentrated area
- Serve as the heart of the community

Mixed-Use

Mixed-use areas primarily consist of commercial uses on the ground floor with residential and/or office uses located on the upper floors. The primary objective is to provide an appropriate mix of uses by locating active uses such as retail and restaurants on the ground floor to create a more interesting and engaging pedestrian experience, while accommodating residential and service-oriented uses on the upper floors. These areas should be characterized by uses and development patterns that provide a vibrant, safe, attractive, and “walkable” pedestrian environment.

Intent

- Accommodate higher density residential
- Allow for flexibility in developments
- Maximize development potential

Corridor Commercial

Corridor Commercial areas include a blend of retail, offices, and service uses along the Village's major corridors such as Randall Road and Algonquin Road/Route 62. Additionally, Corridor Commercial areas can accommodate shopping centers that serve a more regional function, drawing on a customer base that extends beyond the Village limits. Corridor Commercial areas should provide a convenient option for shopping, dining, and entertainment that serves the Village and the region with destination shopping and access to daily goods and services.

Intent

- Concentrate auto-oriented commercial developments along Randall Road and Algonquin Road/Route 62
- Accommodate a wide range of business and commercial uses, including national retailers in large format stores and business/medical offices
- Draw a customer base that extends beyond the Village limits

Neighborhood Commercial

Neighborhood Commercial areas provide surrounding residents with daily goods and services like specialty food stores, daycares, or restaurants. Neighborhood Commercial uses should be near residential neighborhoods and at key intersections to reduce the need to drive across the Village for essential needs. Neighborhood Commercial should tie into the fabric of both established and new neighborhoods and complement these areas with appropriately scaled development that emphasizes neighborhood connections.

Intent

- Provide for small scale businesses that primarily serve surrounding residents
- Accommodate everyday shopping and service needs

Office

Office areas are intended to provide for professional employment and office uses, which could include concentrations of standalone office buildings or complexes consisting of several buildings incorporated into a campus-like setting. This use includes medical offices and related uses. Offices are located on East Algonquin Road and include Fountain Square which is a small, general office park, and a few medical office buildings further east along the corridor. A concentration of medical office uses are also found along County Line Road and a concentration of professional office buildings are also found along Harnish Drive. Future office development should be infill to build out the vacant properties in Fountain Square and as well as Office uses are typically compatible with adjacent or nearby residential areas, provided they are appropriately buffered and screened.

Intent

- Support medical office uses who serve the community
- Allow for professional offices within the Village
- Allow for flexible office spaces giving tenants the ability to scale their business as needed

Industrial

Industrial businesses include warehouses, auto service garages, and light manufacturing. Notable examples include Maker's Park along Algonquin Road, the Algonquin Corporate Campus, and the NorthPoint Corporate Center buildings at the southwest corner of Randall Road and Longmeadow

Parkway. Industrial uses typically have visual and noise impacts on adjacent land uses. To minimize these impacts, screening and buffering should be utilized.

Intent

- Ensure light industrial uses continue to contribute to the City's economic health
- Consolidate low impact industrial uses in key locations
- Minimize conflict with adjacent non-industrial uses

Heavy Industrial

Heavy Industrial areas include the Village's two quarries, which can be described as open pits from which building stone, gravel, mineral, or fill is taken to be process for commercial purposes. One of these sites is located within the Village's corporate limits on the northeast side of town and the other quarry site is located at the northeast corner of Huntley Road and Square Barn Road in unincorporated Kane County. Due to existing mining operations, these quarries will remain over the coming decades with minimal change.

Intent

- Assign the two quarries in the Village a specific land use
- Encourage separation from other uses

Parks and Open Space

Parks and Open Space areas include parks that provide both active and passive recreation options and open space areas. Parks consist of public parks owned and maintained by the Village, any of the six other park districts with jurisdiction in the Village, and private parks in planned subdivisions. Notable parks include Ted Spella Community Park, Cornish Park, and Riverfront Park. Open spaces within this classification include protected natural areas, the Golf Club of Illinois, conservation areas, cemeteries, and detention ponds and creeks in planned subdivisions.

Intent

- Preserve open space and natural areas where possible
- Ensure continued access to recreational opportunities
- Preserve natural assets for public use
- Provide programmed parks space

Public and Semi-Public

Public and Semi-Public areas include local government uses, municipal facilities, community service providers, schools, and places of worship and assembly. Examples of public and semi-public uses within the Village include Algonquin Village Hall, police stations, fire stations, the library, churches, and the Village's public schools. Public and Semi-Public uses are distributed throughout the Village and are integrated into both residential and commercial areas.

Intent

- Identify and preserve valuable facilities and institutions within the community

Utilities

Utilities include properties that accommodate transportation systems, utilities, municipal infrastructure, and Village operations not generally accessible to the public. These include water towers, the Algonquin Northside Wastewater Treatment Plant, and substations. These areas are intended to be maintained to support services for Algonquin's residents and businesses.

Intent

- Maintain facilities and other infrastructure essential to the operation of the City
- Identify areas/locations where future utility facilities are needed due to expansion and seek to secure such properties

Natural Areas Overlay

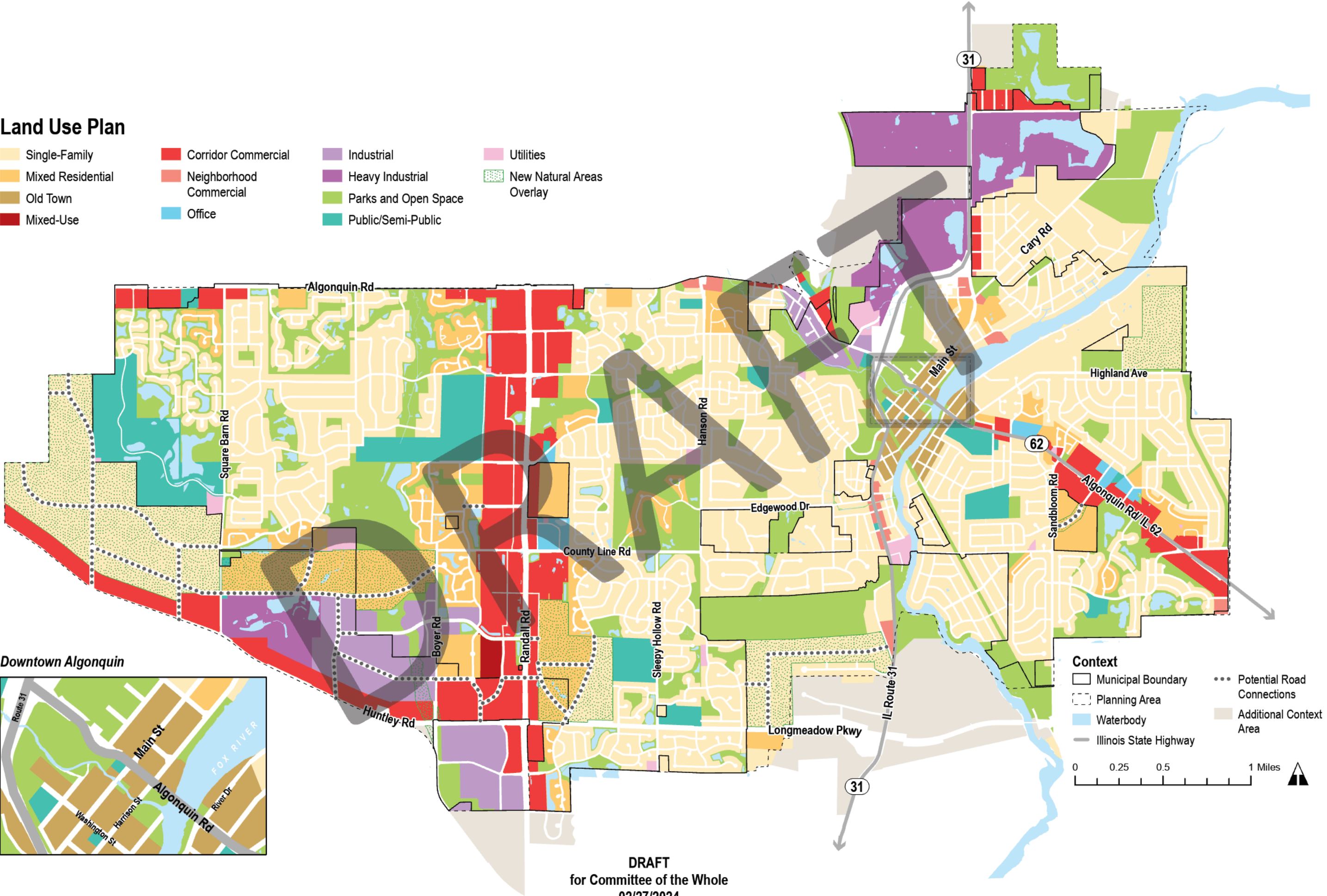
The New Natural Areas Overlay highlights areas in which protected natural areas should be identified within larger developments, as proposals come forward and development occurs. New natural areas should include any existing wetlands or natural features and should be connected to create a network of green infrastructure to the extent possible. Additionally, new natural areas can be utilized to create a buffer between industrial and adjacent land uses.

Intent

- Conserve environmentally sensitive land as natural green infrastructure
- Provide an interconnected system of natural spaces
- Encourage conservation design principles

Land Use Plan

- | | | | |
|-------------------|-------------------------|----------------------|---------------------------|
| Single-Family | Corridor Commercial | Industrial | Utilities |
| Mixed Residential | Neighborhood Commercial | Heavy Industrial | New Natural Areas Overlay |
| Old Town | Office | Parks and Open Space | |
| Mixed-Use | | Public/Semi-Public | |



Downtown Algonquin



DRAFT
for Committee of the Whole
02/27/2024

Context

Municipal Boundary	Potential Road Connections
Planning Area	Additional Context Area
Waterbody	
Illinois State Highway	

0 0.25 0.5 1 Miles