

Village of Lily Lake

Comprehensive Land Use Plan

***History
Quality of Life
Environment***



“Where the Country Begins”

Village of Lily Lake



Comprehensive Land Use Plan

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1.0 Introduction

1.1 Statement and Need of Purpose

Growth and development have become prominent in Kane County. Kane County is among the fastest growing counties and has been in the sights of major developers attracting capital from investors throughout the United States. Since the 1990s, development has surged westward, filling in and passing the areas between the Fox River and Randall Road. Over the past four years, development has progressed over half the distance between Randall Road and Route 47.

Lily Lake has not remained immune from these pressures. In 2003, the Village authorized its first two developments since the Village incorporated in 1990. Development inquiries have since increased in both frequency and seriousness, with many developers acquiring parcels in and around the Village.

In December 2003, the Village Board recognized the need to revise the 1996 Comprehensive Land Use Plan, recognizing that plans, like any other predictive model, are subject to change based on economic conditions, changes in popular support, and many more characteristics. To this end, the Village Board envisioned a broad re-write of the 1996 Comprehensive Plan that would begin with community input and not a plan developed from planning concepts and quickly forced into existence.

By involving the public in a deep and thorough manner, the new Comprehensive plan would be considered a referendum on development, financing, and the priorities of Village government. The first step in the revision was to establish a committee of residents and government to guide the process. The committee included representatives from each of the major subdivisions and governing bodies within the town. The second phase of the revision process was the solicitation of public opinion and acquiring data. This occurred in two forms: a traditional planning analysis and public input via neighborhood meetings and household survey. A total of seven neighborhood meetings were held, drawing approximately 10% of the Village population to answer questions about the assets, threats, and needs of Lily Lake. From these meetings, the committee assembled information to be included in a survey. Surveys were mailed to approximately 253 households in Lily Lake. A total of 55% of the households responded to the survey, providing additional information for the new Comprehensive Plan.

Upon adoption, the new Comprehensive Plan will serve several roles:

- To provide guidance to the Plan Commission, Zoning Board, Village Board and all other concerned parties as to the planning vision of the residents for the future of Lily Lake.
- To promote development that fits the model of what is desired and accepted by the community.
- Preservation and protection of features that contribute to the quality of life in Lily Lake.

An important consideration, however, in reviewing this document is to understand that it is a planning tool specifically designed to provide guidance to those members of Village Government making land use decisions. This document is not legally binding upon the Village and does not convey usage restrictions in any form.



2.0 Planning Vision

2.1a Outline of Planning Area and Considerations

Lily Lake is located in the western portion of Kane County, approximately fifty miles west of Chicago, in the area defined by County planners as the West Central region. Neighboring communities include Burlington to the north, Virgil to the west, Elburn to the south and Campton Hills to the east. Virgil is the nearest community located one-half mile away. Lily Lake is primarily within Campton Township, with portions lying in Virgil Township to the west.

The Village's planning area consists of the properties within 1.5 miles of the Village's existing boundaries that is not presently incorporated in another municipality and is west of the Village's boundary agreement line with the Village of Virgil. In general the boundaries of the planning area are bound by Burlington Road/McDonald Road on the north, the western boundary of the Village of Campton Hills on the east, an area just to the south of Beith Rd on the south, and a line approximately 1 mile west of IL Route 47 on the west.

Lily Lake is among several Kane County towns within the sights of the next wave of development. Neighboring towns Virgil, Burlington, Elburn and the newly formed Village of Campton Hills will experience development pressure in ways similar and different from development in Lily Lake. Neighboring municipalities also have different philosophies on development and the potential size of their future communities.

The differences among neighboring communities are good and create a variety of lifestyles for all people. However, philosophical differences between neighboring communities can also be challenging to the direction of each community. Development pressure may offer an undesirable product in one community's view though the same offering may be desirable to a neighboring community. Under these conditions, development strays from a cooperative atmosphere to legal actions and a negotiating process. At odds perhaps is the desire of the municipality to develop a community in the interest of its residents and the right of developers to derive the greatest profit from their investments.

In terms of land development, the greatest challenge will come from development proposals of land outside the boundaries of Lily Lake. A fine balance between the desire of the community to maintain its lifestyle, a cooperative spirit among the neighboring municipalities, the County, and of course to alleviate an adversarial feeling between developers and the Village are among the best strategies toward common goals.

2.1b Village Assets and Identity

The items listed in this Village Assets and Identity section form the core character elements for the Village of Lily Lake and form the foundation upon which this Comprehensive Plan is based.

Great Western Trail



The great Western Trail is approximately 17 miles from the trailhead at Leroy Oaks Forest Preserve to Sycamore. The trail is largely limestone, with paved sections running primarily through Lily Lake. Bicycling, hiking and snowmobiling are permitted on the trail.

At Leroy Oaks, the Great Western Trail connects to the Randall Road Trail, which connects to the Fox River Trail, enabling connections from Lily Lake to literally each of the collar counties throughout hundreds of miles of designated trails. The Great Western Trail crosses small streams and wetlands abundant with wildlife and the few remaining patches of native prairie in this several thousand acre linear park. Unofficial census of the trail indicates usage through Lily Lake on peak days at 52 persons per hour. While not utilized highly by Village residents, it is still recognized as an asset by residents as identified in the planning process as well as by the greater surrounding area as evidenced by being featured on the cover of *Illinois Snowmobiler*.

Area Topography

Lily Lake benefits from diverse topography. Along with former glacial movement, borrowing pits and rail bed construction played an important role in shaping the area along the southern border of Lily Lake. To the north, the land flattens to what was once native prairie and oak savannah . some of which remains today.

Watershed/Wetlands

The southern portion of town includes the critical area of the Ferson Creek watershed and the former Lily Lake property. This area has also been identified as a major recharge area for the shallow aquifers that provide water to much of Campton Township. Protection of this asset is critical to Kane County. State Route 47 and Route 64 run through and intersect this area, providing for an appealing sense of open space as one enters town along these corridors.

The Lake

The lake was one the earliest resources of the community. Prior to the 1800s, it was a life source for migrating Native Americans who would fish the lake and hunt the hills beyond. For early settlers, the Lily Lake and Ferson Creek served as a food source, water source, and energy source for the saw mill on Hanson Road.

Today, what was once a 12 acre lake is now a pond and wetland throughout the year. Wildlife is abundant. The area known as Lily Lake serves as a major recharge area that contributes to the aquifers serving Lily Lake and Campton Township. Environmental sensitivity of the lake and its associated watershed is well recognized.

Lily Lake School

The Lily Lake School is one of the strongest assets of the Village's planning area. The school is recognized by residents and non-residents alike because of its location on Route 47 and iconic rural American image. Built in 1918, the building is a significant local landmark, although not presently listed on any official designated list. From 1920 to 1940, the school was the cultural center of town and host of the Lily Lake Fair. Today the school continues to be a social center playing host to sporting and scouting groups.

Neighborhoods

Lily Lake is comprised of seven neighborhoods, expected to grow into ten neighborhoods with the addition of the three new subdivisions. These neighborhoods include Indian Creek, Canada Corners, Hanson Ridge, Fox Wilds, Meadowview, Hazelwood, and Fox Moor. None of the Village neighborhoods are connected with any other except through arterial roads such as Empire Road and Hanson Road. As a result, the neighborhoods in and around Lily Lake are micro-communities, each supporting independent social events and maintenance projects. In the future, trails, bike paths, and other thoroughways are means through which travel can unify the community. Future developments are anticipated to include these assets. The three newer developments are Sunset Views, The Reserve at Sunset Views, and Trail Ridge. These new subdivisions are connected to preexisting neighborhoods which adds to the walkability of the community.

Simon Anderson Park



In 2001, the Village annexed farm tracts that would ultimately become know as Trail Ridge and Sunset Views neighborhoods. As part of this annexation, the 13 acre Simon Anderson Park property was donated to the Village. Shortly thereafter, the Village prepared conceptual plans calling for a nature park which would incorporate walking paths, a shelter structure and native prairie. At the time of donation, the park also included one of the few Flemish Brick barns in the County. In 2005, the wooden barn was deemed unsafe and was dismantled. The original concrete foundation remains today and has been targeted to serve as an interpretive center or other use in conjunction with the development of the park.

Lily Lake Cemetery

The Lily Lake Cemetery is one of the oldest cemeteries in Kane County. It is the resting place for veterans of World War II, World War I, The Civil War and the Revolutionary War. The cemetery is independently owned and maintained by a volunteer organization which welcomes donations to maintain operations.

Community Center

The Community Center in Lily Lake was constructed in 2002/2003 under a grant from the State of Illinois. The Community Center functions as a Village Hall for the processing of building permits and Village meetings. The Community Center also has the capacity for a broader range of services within the community. The center can also host police staging activities, recreational programs, and serve as a polling place for public elections.

Lily Lake Historic Structures

Wooley Road, which is visible by traffic passing through town on Route 47, contains historical structures including a crown-topped silo adjacent to the Great Western Trail. Additional historic structures are found along Route 47, Empire Road, Hanson Road, and Welter Road. This area also offers parking for users of the Great Western Trail.

Air Quality

Good air quality is difficult to describe, but easy to ascertain when it is not present. Air quality can be influenced by environmental pollutants of varying causes . industrial, agricultural, and vehicular. Absent of many negative contributors, Lily Lake has excellent air quality.

Water Quality and Availability



Water quality and availability have become one of the top priorities in Kane County as environmental scientists have become more knowledgeable about the impact new development has upon the water supply. The County has reported on the results of a multi-year study of water quality and water availability on September 20, 2007. The report notes that while present water supplies are adequate, this will not be sustainable should future water usage continue as it does today. The report and comment from scientists that have modeled the County's water usage to predict the production of present urban wells as well as possible locations for future urban wells. The conclusion is that nearly all the good locations for high-capacity urban wells are in operation and that there are very few locations for future high-capacity well sites. Without incorporating water preservation efforts soon, draw-down of the aquifers by municipal wells in the east will lead to a County-wide issue within 15 years.

The water study also commended the County for its development of the 2030 Land Use Plan. By keeping the western third of the County predominantly agricultural, vital recharge areas for low and mid-level aquifers will be maintained. Urban wells use deep aquifers that can never be recharged though these aquifers possess the highest quality water. The study suggested that the County begin planning new water systems that defer deep aquifer use as much as possible and make more efficient use of low and mid-level aquifers.

By all indications, carefully managing population growth in the middle-western and western parts of Kane County not only maintains the quality of life in Lily Lake, but is beneficial to the remainder of the County.

Low Light Pollution

Until 2006, Lily Lake had only a few streetlights existing in town, to mark arterial intersections such as Route 47 and Empire Road. In 2006, the first of three new subdivisions in Lily Lake included street lighting. The streetlights were erected at intersections and cul-de-sacs to provide safety for walking and vehicular traffic. The remaining (new) subdivisions installed street lighting in 2006 and 2007.

The newly illuminated subdivisions, however, instigated complaints from the residents of the subdivisions and adjoining areas. The new street lamps did not direct lighting to the surface, but rather illuminated large areas with a nighttime orange glow. Following the complaints, the Village Board elected to study more efficient, less obtrusive lighting designs. In an effort to address light pollution, Lily Lake is investigating newer residential lighting options.

Quality of Soils

Lily Lake has excellent soils. Local soils also allow for large lot land uses that include septic systems and surface drainage.

Quiet and Serenity

Quiet and serenity encompasses both a lack of noise pollution and a natural peace consistent with the Village's surroundings. Largely, this is owed to two factors: large lot sizes and expansive agricultural buffers about the town. Large lots allow for a small number of residents to be distributed over a large territory, which results in less concentrated traffic and noise, and therefore more of a sense of serenity. The agricultural buffer at the town's perimeter allows for isolation of Lily Lake from traffic, industry, and noise that would otherwise accompany a more developed municipality. Our agricultural buffer is a critical component of the Comprehensive Land Use Plan. This buffer serves to preserve our identity and maintain the rural character of the town.

Discovering a Sense of Place



A sense of place is perhaps one of the greatest intangible assets of Lily Lake. This is a place that is a better environment to be within and has the features that make living in Lily Lake very special. The Village has the tangible assets to support the intangible assets of relaxation, refreshment and an expression of where the country begins . evening walks on the Great Western Trail, sunset views and open space.



These assets also translate into the economic reality that living in Lily Lake is desirable and property values continue to increase steadily. The beautiful surroundings are rather unique to this area of Kane County and perhaps one of the few small towns left in the western third of the County that retains the rural sense of place today. The Village is truly the %Crossroads to the Country.+

2.2 Future Conditions

When considering where one lives, what comprises quality of life? From a personal standpoint, the answer is highly dependent upon the perspective and background of the individual who answers the question. From a municipal perspective, it is the features and assets that bring people to a community and

retain them in a community. These features or resources can be economic, such as employment or business opportunities; social, such as churches, clubs or night life; cultural including museums and theaters; educational or natural. To identify these features in more detail, this Plan relies on the neighborhood meetings and the community survey which asked residents of Lily Lake to rank and identify these sources.



Quality of life is vested for our residents in:

- Open space and the area of large lots versus small lot crowding
- Rural, small town character
- Affordability
- Quality of schools
- Quality of the physical environment

A total of 94% of the Village respondents ranked large lots as the top asset. In the neighborhood meetings, the categories of large lots and open space were so firmly combined in residents' minds that the category was in fact combined. The results found that 35% of the people ranked this as the top category. This is not surprising given that three Campton Township open space referendums have passed in two years.

Of 16.9% of the votes cast, small town character was the next highest ranking category of the survey. In the neighborhood meetings, this category ranked third with half as many votes for schools. Other higher-ranked interests within the community included, low noise pollution, wildlife, terrain/views, and low light pollution.

2.3 Vision Statement

The overall goal of this Plan is to preserve the Village's assets and identity while allowing for beneficial developments that contribute to its sustainability and community over the next approximately 20 years.

By the year 2030, the Village envisions to be a community with:

- 1) Predominately large lot single family homes separated into distinct neighborhood units;
- 2) Limited attached residential uses within the Village's town center area designed in a style that compliments the existing residential uses of the Village;
- 3) Ample buffering farm land surrounding the perimeter of the Village;
- 4) Small scale retail, service, and employment use area designed in a manner that enhances the identity of the Village and contributes to its economic viability;
- 5) Preserved historic structures and rural landscapes that define the Village's sense of place;
- 6) High quality parks and recreation facilities that meet the active and passive open space needs of Village residents;
- 7) Public water and sanitary sewer facilities scaled appropriately to meet the needs of the Village's town center area and environmentally sensitive to the special development concerns of western Kane County;
- 8) A cooperative spirit with other governmental jurisdictions that facilitates the Village's ability to maintain its distinct identity.
- 9) Development practices that support reducing energy consumption and efforts to incorporate renewable energy applications in private and commercial land uses.

This Vision Statement provides a view of what the Village wishes to accomplish with the guidelines and policies laid out in this Plan. As such, users of this Plan should refer to this Vision Statement when making decisions to evaluate how they will work toward it.

3.0 Future Land Use Plan

The most dominant land use in the incorporated Village today is that of residential uses. Within the core of the Village, residential lots are as small as ¼ acre, among some of the oldest homes within the community. At short distances from the older residential sections, lot sizes quickly increase to 1 acre. These lots are typically found within subdivisions developed in the 1960s and the 1970s. At that time and before the Village was formally incorporated, Kane County established a minimum residential lot size of 1 acre so that sufficient land area existed per each dwelling unit for private waste disposal systems and adequate separation between private wells. Being a residential area without community sewer and water services, minimum lot sizes of 1 acre ensured that residents could safely manage private water and water treatment systems.



The advent of light commercial development with the future of the Village requires the construction of a community water treatment facility. Furthermore, a community well or series of lower capacity wells will provide source water for the light-commercial areas. It is within these areas that a mix of light-commercial and higher-density residential may share specific areas that could otherwise not be accommodated with the Village.

3.1 Sewer and Water Facilities

The further development of commercial, employment, governmental, and limited higher density residential land uses within Lily Lake will require the construction of a waster water treatment facility. Despite the development of such a facility, the dominant waste water treatment process for most of the Village will remain with larger-lot, private septic systems. This Plan makes the following considerations for a waste water treatment facility:

- The Village has identified 22 acres on the Comprehensive Land Use Map as a location for a facility to manage waste water treatment and water conservation.
- Development of a waste water treatment facility may require the creation of a new Facility Planning Area (FPA).
- Municipal waste water treatment will be limited to commercial, employment, governmental service and higher-density residential uses in the generally town center area.
- Encourage the re-development of commercial areas along Route 64 that presently suffer from poor surface water drainage and failing septic systems.
- Resolve local issues of water pollution due to waste water from failing septic systems in commercial and employment areas.

There are several types of waste water treatment facilities being implemented County-wide, each with its set of advantages and disadvantages. In the planning and implementation of a waste water treatment facility for the Village of Lily Lake, there are specific design requirements that are necessary to address local waste water treatment.

- Locate waste water treatment facilities where gravity flow of waste water lines is most effective to minimize use of mechanical pumps.
- Locate waste water treatment facilities where gravity flow into the facility can be accommodated from easterly, westerly locations as well and north and south points of origination.
- The treatment system configuration must function in the extreme weather conditions locally, often at temperatures well below freezing. Therefore, a below-ground or berm configuration may be the most desirable design.
- Further investigation of improved berm-type treatment facilities used in northern climates and states with temperature extremes as in Wisconsin and Minnesota will reveal refinements to the selection of an all-weather waste water treatment facility.

Finally, planning the development of a waste water treatment facility for light commercial, higher-density residential land and other limited uses will require the following:

- Work with engineers and planners to investigate what methods are necessary to develop an FPA, (Facilities Planning Area)
- Determine geographic area to be served by FPA and necessary environmental impacts from FPA.
- Develop a working study that sets up projected costs, expenses, facilities, and personnel to operate water & sewer system.

- Determine build out population necessary for operating cost break-even point.
- Investigate alternatives such as cooperating with other communities for joint FPA to save water and economy of scale.

3.2 Residential Land Uses



3.2a Large Lot

The familiar residential land use in Lily Lake and areas outside the Village boundaries are generally one acre or larger. Residential areas of this configuration have self-contained water and water treatment facilities in the form of septic systems and private wells. To date, an estimated 82% of the residential land use within Lily Lake is larger-lot, 1 acre or greater home sites.

Larger-lot residential areas generally begin north of Empire Road, near Route 47 and extend southward at Hanson Road. Likewise on I.C. Trail, west of Route 47, larger-lot residential can be found within a short distance from the intersection. In an effort to maintain residential consistency with these and future land uses at greater distances from the Village, residential sites are anticipated to be 1.0 acre or greater.

Larger-lot development philosophies have come under fire in recent years as one of many causes for urban sprawl. Larger-lot subdivisions limit the number of households that can be developed in a given area and that more land area is required for the same population that could otherwise reside on smaller residential lots. Land developers have argued that the same population can reside on smaller lots while retaining more land for open space that can be enjoyed by the community. While these arguments are legitimate viewpoints, the simple fact is (per the survey among residents) that people living in Lily Lake

enjoy the space between their home and their neighbors home and this is the prominent reason for selecting Lily Lake as a place to live. As such, this Plan retains the majority of residential land uses as being made up of lots with one acre or more of area. The Plan, however, does make some provisions for the introduction of denser residential uses into the Village in order to support the development of commercial and employment areas and to expand options for seniors to remain in the community while downsizing their housing space.

I) Estate Residential (0.2 - 0.5 Units/Acre)

Properties within the Village designated as estate zoning on the Comprehensive Land Use Map are generally 5 acres or larger. Estate properties allow private equestrian activities and support a growing demand for people who desire horses or simply more space.

- Estate properties offer an alternative to people seeking specialty home sites in Kane County.
- Estate properties are conducive to private equestrian uses and provide space for expanded horticulture and recreational uses.
- Estate lots encourage the construction of larger, custom homesteads that add to the residential diversity within the community and increase overall property values.
- Estate properties allow for self-contained waste water (septic systems) and water sources (private well) where soil conditions do not permit the use of these systems in smaller-lot residential subdivisions.
- Estate zoning bridges the land use between larger-lot residential and agricultural land tracts.

Presently, estate zoning is approximately 12% of the total land area within the Village boundaries. Estate zoning is anticipated to increase with future land annexations southwest, northwest and northeast of the larger-lot residential land use areas. It is expected that estate-zoned properties (See Comprehensive Land Use Map) will grow to 18% of the total land area within the Village boundaries.

II) Low-Density Single Family Residential (+0.5 – 1.0 Units/Acre)

Over the past two years, the fear of small lot development as a degradation of the quality of life has been a catalyst for several issues of regional importance. The incorporation of Campton Hills and proposed modifications to the Kane County 2030 Land Use Plan to permit increased large-lot development as a means of managing population growth in the rural areas of the county. Citizen groups, planning commissions, and elected township officials have cited a fear of uncontrolled small-lot development emanating out of Elgin westward expansion. As mentioned, the Village wishes to maintain larger lots as the predominant land uses in the Village. To this end, the Plan intends most residential land uses on the Comprehensive Land Use Map to be developed within the Low-Density Single Family residential uses described below. While this category provides for a range of lots sizes between approximately one to two acres, the Plan intends the majority of the lots to be at least one and a third acres (1.33) in area, which make up the majority of existing lot sizes in the Village.

0.75 Units/Acre (1.33 Acre Lots)

The 1.33 acre and larger lot subdivisions are anticipated in land areas northwest and northeast of Route 47 at Empire Road, complimenting existing 1.33 acre and larger existing home sites (See Comprehensive Land Use Map). Presently, 1.33 acre and larger residential-zoned home sites represent 68% of the total area within the Village allocated to residential use.

Land areas outside the Village boundaries designed residential are anticipated to be exclusively 1.33 acre and larger home sites, integrating the borders of Estate and Agricultural land uses. These land tracts (See Comprehensive Land Use Map) exist west of existing residential areas west and east of the intersection of Route 47 and Empire Road. In addition, smaller land tracts west of the intersection of Wooley Road and Welter Road are anticipated to be 1.33 acre and larger home sites.

The Village estimates (See Comprehensive Land Use Map) that 1.33 acre and larger, residential-zoned area will increase to 78% of the total land allocated to residential zoning.

0.8 – 1.0 Units/Acre (1.0 - 1.25 Acre Lots)

Consistent with the minimum residential land area required for a private well (water supply) and private waste water treatment (septic system) within Kane County, the 1 acre lot is the density-transitional residential configuration that bridges the Village's minimum lot size of 1.33 acres primarily located at the perimeter of the community. Presently, an estimated 18% of the residential-zoned area within the Village consists of 1 acre home sites.

In optimal soil conditions, 1 dwelling unit per acre with private waste water and water supply systems are anticipated in areas where they may act as a density-transitional use. In less than optimal soil conditions, 1.25 acres per dwelling unit may be required for private water treatment and water supply systems. Therefore, land areas anticipated to subdivide as this density-transitional residential use will likely contain a mix of 1.0 acre and 1.25 acre lots. The Village anticipates 1 acre to 1.25 acre home sites to increase, reaching a maximum of 27% of the total residential-zoned area.

3.2b Small Lot

Small lot development is essential to the growth of business interests within a community. Managed correctly and planned in cooperation with a vision for land use, communities benefit from the advantages of smaller lot sizes in business districts and designated areas of the community where higher populations are anticipated. Small lot development begins at the geographic core of the community and evolves to large lot areas outward from the town center.

For the present and some time into the future, small lot development will be limited in Lily Lake. Small lot development requires centralized sewer and water facilities that impact immediate and adjacent land areas. No such infrastructure exists in Lily Lake. Since all Lily Lake residences depend upon private wells as water sources, the challenge will be to very carefully balance any small lot development with the effort to protect the resources of the larger-lot residential areas.

I) Moderate Density Single Family Residential (+1.0 – 2.0 Units/Acre)

Land areas, generally adjoining the commercial land use and the older residential areas of the Village are anticipated to develop with residential densities not to exceed 2 dwelling units per acre (Shown on the Comprehensive Land Use Map). The aggregate residential area in the Village today is nearly 1285 acres. Two dwelling units per acre or half acre building sites are not expected to exceed 10% of aggregate residential land use area or 128 acres within the Village. The density of 2 dwelling units per acre may increase to 20% of the aggregate residential land use area once 80% of the aggregate light-commercial land use area is built out.

One half acre residential building sites are anticipated in future residential land development, primarily north of the Great Western Trail, in land tracts south of the existing older residential areas. These tracts are east and west of Route 47 and are the residential transition from higher density (south of the Great Western Trail) to larger-lot residential areas.

Presently, about 2.5% of the total residential area within the Village is made up of half acre home site. These home sites include some of the historic homes and exclusively homes built before 1960.

II) Attached Residential (+2.0 – 6.0 Units/Acre)

The area designated for this higher density residential land use category are the same as those areas shown for commercial uses on the Comprehensive Land Use Map around the major intersection of Illinois Route 64 and Illinois Route 47. This area is approximately 83 acres and is primarily situated at the frontage of the road areas at the major intersection. Commercial and higher-density residential are expected to share in the land use of this area. The highest residential density expected would be 6 dwelling units per acre and would not exceed more than 10% of the land use area. The next highest density of 4 dwelling units per acre is anticipated and would not exceed 20% of the light-commercial/higher density residential land use area. The primary residential type anticipated is senior living which will benefit from the greatest access to transportation and services that will exist within the community.

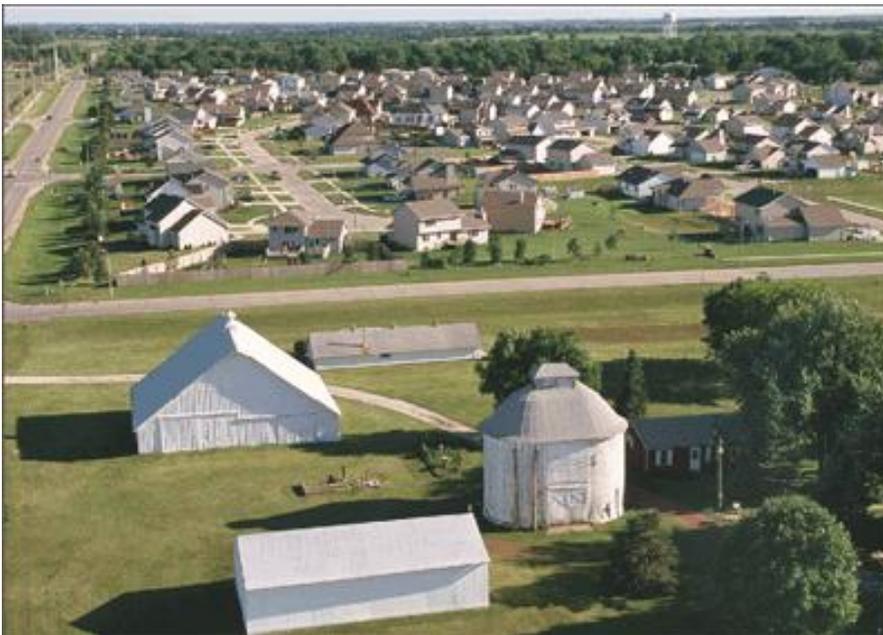
3.3 Agricultural Uses

Agricultural land use dominates the areas surrounding Lily Lake. Most of agricultural land use is that of traditional farming . commercial crops as corn, soybeans, alfalfa, hay, and some grain production. Traditional farming methods require large tracts of land in order to conduct profitable operations. As land values rise, it becomes more difficult for large farming operations to continue productively under the growing pressure of sales to land development.

Lily Lakes slogan is %Crossroads to the country+but more than a simple catch phrase the Village will take specific measures that will preserve viable farm property and create an economic climate that is conducive to agri-business amidst urban pressures.



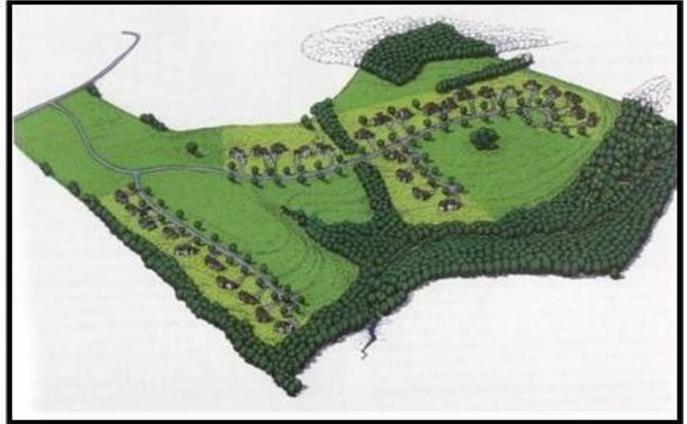
Village understands that willing partners are necessary to achieve the goal. Land owners who have a similar mindset of providing the Lily Lake community with a unique diversity of homes, business, agriculture, and recreation opportunities will find benefits beyond traditional development. Many have found that more land can be developed with less cost and impact with a careful eye on long term land planning. By defining Lily Lake with farm parcels, the small lot parcels then become more valuable as they are clearly part of a rural plan.



Typical to Lily Lake are the small homesteads that are now separated from the large farm acreage. Hobby farms and farm-ettes are encouraged in Lily Lake's vision of how to preserve the rural lifestyle.

- Dedicated farmland, as open space will preserve the Village identity.
- Dedicated farmland should be the definitive buffer from Lily Lake to other communities.
- Dedicated farmland buffer should be at each of the four quadrants upon entering the Village of Lily Lake.
- Farmland, as open space, should be a factor in providing elements of a sustainable community.
- Long term vision will be defined by Lily Lake's commitment to establishing dedicated farmland as critical in land planning for future.

- Consider farmland and associated agri-business as equal to commercial property in its contribution to Lily Lake's economy and social benefit.



Without CONSERVATION DESIGN, more clearing of land, greater expense, more sprawl, more negative land impact.

With CONSERVATION DESIGN, save 30% excavation expense, more positive impact on land, more watershed protection, and less roads.

3.3a Organic Agricultural Areas

Specialty agricultural business as %organic+growing of selected crops, are sustainable on much smaller land tracts. Organic agriculture is beginning to develop as an alternate land use and can form a transition between large-lot residential uses and large tract, traditional farming land uses. While many definitions are used to identify organic or urban agriculture, the following defines this unique land use in Lily Lake.

- Provides buffer area to other communities and adds to Lily Lake's sense of place.
- Farm parcels by design and planning, will have long-range staying power and will be less vulnerable to being split up for later division.
- Consider the small farm parcel as contributing to a planned unit subdivision design.
 1. Provide buffer property to 1 acre plus lot sizes.
 2. Reduces incidences of later subdivision for infill development.
 3. Provides market for related Ag-urb businesses such as veterinarian, equestrian tack, feed & seed store, farm



4. store, equipment supply, fence store, farm markets, produce markets, natural food stores and more.
 5. Land not suitable for conventional lots will work well for pasture & wetlands on 5 acre sites.
 6. Example of how to implement %Conservation Design+in land planning.
- Link similar agriculture parcels together in unique PUDs where they may share common open space for riding areas, pastures, performance rings and similar uses.
 - Group farm zoned parcels to common trail system and encourage cross . county trail to further enhance acreage design and benefits of planned rural community.
 - Foster growth of rural lifestyle in other villages by encouraging trail system links that will benefit members in %size of scale+opportunities.
 - Farm parcels enhance Lily Lake's rural vision with easy access to multi-use trail system suggested elsewhere in this plan.
 - Parcels in a PUD could be utilized for effluent application in similar manner that golf course communities use effluent irrigation. More reason to group similar lots for ease and economy of services.

Organic agriculture land use areas (See Comprehensive Land Use Map) are identified on large land tracts outside much of the residential core of the Village. These areas serve to maintain the open views within the perimeter of the Village while still allowing for limited residential use among agricultural operations. Within the present Village boundaries, approximately 22% of the total land area is allocated to organic agricultural land use. Within the Village Planning Area, organic agriculture or %ag-urb+land use will represent 30% of the total area.

3.3b Traditional Agricultural Uses

Traditional agriculture is presently the most prolific land use adjacent to the Village boundaries. Within the Village boundaries, about 12% of land planned for future uses other than agriculture remains in traditional agricultural operations. Outside the Village boundaries, nearly 84% of the land area (within the Lily Lake Planning Area) is active in agricultural operations. Therefore traditional agriculture remains the largest land use and principal business within the region. While substantial changes to the traditional agricultural land use are anticipated in future years, Lily Lake remains committed to preservation of agriculture through other agri-businesses and traditional farming operations. The Village anticipates that approximately 24% of the land within the Planning Area (See Comprehensive Land Use Map) will maintain traditional farming operations and 44% of the Planning Area will continue in one or more types of agricultural land use

In order to preserve farmland, the Plan provides the following considerations:

- Retain current farmland in and around Lily Lake and implement methods for Lily Lake to protect adjoining farm parcels with zoning and ordinance controls that may not be available through other governmental bodies.
- Incorporate Agricultural land into planned unit development for ownership of open space areas where desired.
- Encourage annexation of willing farm property that are equally committed to rural a lifestyle preservation. Lily Lake can offer specific protection and enhancement of rural property that may not be available through other measures.
- Specific methods of Lily Lake municipal farm protection:
 1. Enact farm friendly ordinances not typically found in Villages such as right to farm that permits unusual noise, livestock, operating hours, country aromas, equipment storage, roadside sales and similar functions that are unique to farm operation and provide Lily Lake with its unique appeal
 2. Utilize state, county, township, and village funds to purchase development rights of farmland or conservation easements that will guarantee property can only be used for agricultural applications.
 3. Create provisions for Transfer of Development Rights that may be used by the Village to purchase development rights of critical farmland or buy down the expense of land to appeal to those who commit to agriculture as a sustaining part of Lily Lake's economy. This will effectively compensate Village residents with a tangible, positive offset, (more open farm land), for Village granting a petitioner a specific privilege that would allow transfer of development rights.

3.4 Commercial & Employment Uses

An important component of this Plan is to provide for the development of some commercial and employment uses in order to improve the economic viability of the Village. Commercial areas in Lily Lake need to be defined by smaller scale commercial properties that compliment the small-town feel of the community. Uncontrolled commercial development, however, presents an undesirable condition within the community. With two major routes through town and three connector roads (Wooley Road, Hanson and Empire), Lily Lake has 5 corridors which developers might target for commercial development.

In December 2006, the Village of Lily Lake received a Small Cities Economic Development Grant from the Kane County Department of Economic

Development. As one of two municipalities that received the 2006 award of nearly \$25,000, Lily Lake proposed to develop an economic strategy for viable future growth of the Village.

The Grant project began in 2007 with the selection of an economic development consultant. Early in the Grant process, the consultant began with a preliminary study of local economic conditions.

- Lily Lake's desire for a developing a town center anchored in traditional retail showed somewhat limited potential.
- Retail center established in Wasco, Elburn, Huntley and Sycamore had been built out beyond economic demand. Excess retail space would remain on the market through 2012.
- Residents of Lily Lake had established shopping patterns outside of the Village and new retail would duplicate existing retail options.
- Lily Lake and its market area lacked the population required to support a substantial new retail center. As adjacent market areas remain in growth mode, it would be unlikely that the Village could compete with alternate retail even as the population within its economic market area grows.

With the preliminary evidence, Lily Lake and economic consultant agreed upon a new economic strategy. Studies indicated that professional trade services and related light retail were in need of commercial space in the area. Surprisingly, the Village's evolving Land Use Comprehensive Plan had identified economic development trends for the Village that in fact, were confirmed by the economic studies. The new economic development strategy grew into a Final Report that identified the components to economic development for the Village.

- Commercial activity and therefore economic growth is best planned for the intersection of Route 64 and Route 47. Access to business location here would have the best potential for success.
- Economic data suggests that the Village could support up to 53,000 sq. ft. of professional trade services/light retail at the core intersection of Route 47 and Route 64 through 2020.
- The Village should plan for a maximum of 22 acres of commercial zoning through 2020.
- The commercial sector of the Village will require waste water treatment and public water sources to sustain business operations.
- The Village should maintain its larger-lot, residential configuration and continue a building product that shows success in this area of the County.
- Commercial development at the core intersection of the Village should include a transitional nature where professional trade service buildings can evolve into specialty retail as future market conditions dictate.
- Commercial buildings may share space with higher-density residential to address the needs for future affordable living options.

- Commercial development and commercial buildings will maintain the rural look of the Village at the core intersection of Route 64 and Route 47 as well as at the perimeter of the commercial area.

In December 2007, the Final Report of the Small Cities Economic Development Grant was submitted to the Kane County Economic Development Department.

3.4a Commercial Uses

Data from the Village survey indicated that the residents would like to see small-scale commercial at the following locations . rated from most desirable location to the least desirable location:

- Route 64 and Route 47
- Route 64
- Wooley Road
- Route 47
- Empire Road and Route 47

The Economic Development Grant had identified Route 47 and Route 64 area as the most viable location for successful small retail development. Interestingly, the Grant data supports the desires of the Village residents and where future retail should be sited.

Lily Lake will continue its focus to target commercial development near the intersection of Route 47 and Route 64 (See Comprehensive Land Use Map). In addition, land areas adjacent and along Route 64, east and west of Route 47 will continue as commercial properties. Short segments of Route 47, from Welter Rd. to the intersection of Route 47 and Wooley Rd. are anticipated to be future commercial land areas. Wooley Road, the old main street+is also anticipated to develop with commercial uses especially between Route 47 and Route 64.

The Comprehensive Plan Committee established requirements for future commercial development within the Village:

- Encourage business development at or as near as possible to the intersection of Route 47 and Route 64.
- Suspend future granting of B2 zoning of commercial properties.
- Encourage commercial land owners to improve commercial properties through new business uses.
- Encourage improvements within B1 zoning and attract businesses that enhance family lifestyles within the Village.
- Restore the Lily Lake+waterfront area.
- Preserve the rural feel of the Village by encouraging businesses that foster the small town appeal.

- Allocate approximately 80 acres (See Comprehensive Land Use Map) to light commercial and higher-density residential for present and future support of an active town center.
- Select building styles that retain a rural town feel.
- Concentrate business development within the core of the commercial land use area and discourage disjointed commercial developments outside the core that would challenge the viability of established business activity.
- Seek businesses and services that offer a unique (See Small Cities Economic Development Grant) product and image not duplicated in adjacent business markets.
- Develop an image and perhaps trademark for the Village by encouraging businesses that are unique to the area.
- Allow the use of commercial buildings that have a transition path from light service/commercial to light retail uses as market needs evolve.

In general, the Village wish to avoid bad examples of other villages to turn Rt. 47 into a commercial Megastrip of cumbersome stores, blighted signs, and traffic blockages. The direction for light commercial will be to the town center and Huntington Ridge neighborhood commercial areas for long-term commitment and success. Major stores, leasing agents, out-lots, and associated strip zones will be strongly discouraged so as to maintain rural identity of Lily Lake. Specialty stores that contribute to local economy and rural environment will be encouraged. Example of uses would include equestrian services, veterinarians, fuel and equipment services, feed and seed stores, landscape products, small crop and table food sales, and ag-tourism examples.

Presently the Village has identified approximately 7% of the total land enclosed within the current Village Planning Area (See Comprehensive Land Use Plan) for commercial uses, which will also accommodate higher density residential uses described earlier as well.

3.4b Industrial and Employment Uses

In addition to commercial use areas, the Village sees the potential for the addition light industrial and employment uses within the Village. The Comprehensive Land Use Map designates a significant tract of land along Beith Road just west of Route 47. The Village anticipates these uses to contain warehousing and distribution, automobile service facilities, specialty and professional services, and perhaps corporate center and academic institutional uses. The public view side of buildings should have an aesthetic character similar to those of the commercial uses developed under the guidance of this Plan. Sites should also be well landscaped around the perimeter to soften the appearance of structures and parking areas.

3.5 Government and Institutional Uses

3.5a Municipal Facilities

The Village constructed its present municipal building on the western 1/3 of the municipal property. The municipal property includes the Village park (proposed at the time of this writing), small oak forest and prairie space bordering on Empire Road. The Village Building is the first of other future structures anticipated for the western segment of the property. As the Village grows, a municipal garage, housing a maintenance vehicle and landscape care equipment may be added to the location. The Village of Elburn has expressed interest in sharing this location with the development of a fire station. There is also interest in the development of a post office as the municipal campus takes shape at this location.

3.5b School

The Lily Lake Grade School has a long history as the community center for the Village. As noted in the historic sections of the Comprehensive Plan, the Lily Lake School has served as a meeting place for several community groups over the last 125 years. The school site has also hosted annual community fairs for nearly the first half of the 20th century.

Today, the Lily lake Grade School provides a place of learning for the community's children. Much to the credit of School District 301 and the commitment of the community, Lily Lake Grade School is among the top few schools in northern Illinois that offers the highest quality of education.

Sudden and unmanaged residential development in Lily Lake would challenge the ability of the school to remain within the Village. The School District would be forced to react with the development of a new school outside of the Village and with that, remove a valuable asset from the community. While it is inevitable that the needs of the school will one day exceed the limits of the present building, Lily Lake is investigating alternative campus configurations that will allow the Lily Lake School to remain within the community.

Based on discussion during the planning process, the Village sees it as a possible means to retain the current Lily Lake Elementary School site by working to acquire adjoining property to enhance site to be equal to comparable grade school acreage at other elementary schools in District 301. The Village does not want to see the site become another excess building that a school district disposes of in order to build a school in a cornfield.

Benefits of Maintaining Current School Site:

- Keeping Lily Lake Elementary is important to sense of Lily Lake Community.
- Provides central location as gathering place for recreation uses.
- Provides twice the area for baseball fields.
- Equals acreage of similar district sites such as Howard B. Thomas Elementary.
- Shortens student bus rides as opposed to alternate site north or west of Lily Lake.
- Enhances concept of a walkable+community where parents & children can walk to campus site for school, recreation, and events.
- Enhanced Campus Plan will redirect entrance to west location eliminating dangerous Route 47 entrance and its parking issues.
- New plan provides over 100 parking spaces with bus driveway to eliminate traffic issues.
- Create sidewalks and bike trails to for foot+travel to and from school.
- Village of Lily Lake will work w/ developers to secure property in addition to Land Cash to double acreage to approximately 17 acres.
- Provides continuous and creative use of historic Lily Lake Elementary Building.

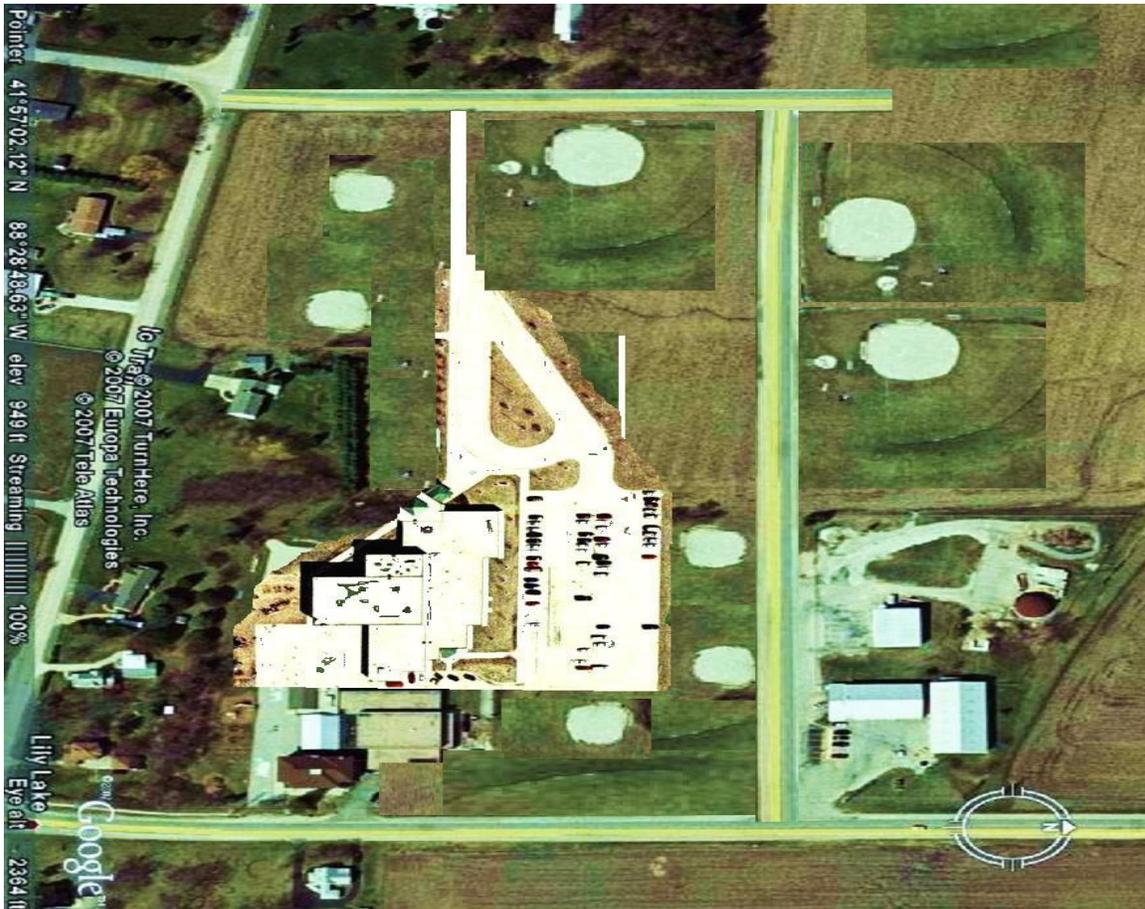
To achieve its goal of maintaining and enhancing the school site, the Village will need to address issues of working with District 301 and the community. First, the Village will need to present the reality of benefits of an expanded Lily Lake Elementary Campus to District 301 School Board to gain support in structuring land-cash contributions directed to enhancing the community school concept. The proposed concept would provide twice the acreage of current facility with room for parking, buses, park & playgrounds, more baseball diamonds, and most importantly an alternate to Route 47 entrance configuration.

An aerial image of the present Lily Lake Grade School as viewed looking in a westward direction.



Second, the Village will need to encourage developers to believe in the concept of community by preserving the Lily Lake Elementary site and adding acreage for its expansion. This will preserve the site, create space for needed growth, keep the school central to the community, and provide a safer area for buses and traffic flow with entrance improvement.

The present size of the Lily Lake School is approximately 7 acres. The proposed expansion concept would likely result in a Lily Lake Elementary campus on approximately 15 acres with more park area, playground equipment, baseball diamonds, better traffic flow, increased parking for 150 cars, a bus turnaround area, and a separate safe entrance set back from Route 47. The expansion process also includes new perimeter roads between I.C. Trail and Route 47. The perimeter road moves traffic and school access west of the present campus.



Lily Lake Grade School shown with enhanced campus area and redirected access to the west and north of the present campus.

Expanding the Lily Lake School will also require improved water treatment and water source facilities. As discussed earlier, Lily Lake anticipates the development of a community waste water treatment facility) to support commercial, employment, and limited denser residential development.. The expanded school site would have access to this proposed community waste water treatment facility. Using an off campus location for water treatment allows 100% of school campus area to be utilized for school facility needs.

Safety in American schools is a growing area of concern. Lily Lake has cultivated a relationship with the Kane County Sheriff's Department which includes the use of the Lily Lake Village Building for staging of local law enforcement activities. This will also increase the presence of the Kane County Sheriff in Lily Lake. This increase in law enforcement presence will benefit the Lily Lake School and surrounding areas making the school site a safer place for children and the community.

With the new subdivisions in Lily Lake east of Route 47, more students will be traveling west to attend school. In the spirit of developing a walking community, improvements are proposed to improve access to Lily Lake School. Lighting control signals have been requested at Route 47 and Empire Road. The Village has identified this location in a study by the Kane County Department of Transportation and the Illinois Department of Transportation as critical intersection in need of traffic control. While the State of Illinois has not identified a timetable for when lighting control would be implemented, the development of an expanded school campus would accelerate the deployment of lighting controls. In addition to surface improvements, other access implementations are also being considered.

Example of a possible pedestrian / bicycle underpass for Route 47 at Lily Lake Elementary to enhance concept of walkable community. It would also facilitate one of Lily Lake's natural barriers to interconnected community and avoid dangerous traffic crossing at grade.



3.5c Churches

Lily Lake has been home to two churches since before the turn of the twentieth century. The Congregational Church of Lily Lake was built in 1872 along Empire Road. The Grace Evangelical Lutheran Church was originally built in 1894 and replaced with the current structure in 1960. Together with the Lily Lake Elementary School, these churches complete the list of community centers+blending together residents of the various disconnected subdivisions across Lily Lake and the surrounding area.

Grace Lutheran boasts a membership of 650 persons, and is the larger church in both facility size and membership. In 2006, Grace Lutheran Church completed its latest construction phase which included modernization of parts of the current facility along with expanded parking and a new meeting sanctuary.

3.5d Cemeteries

The Lily Lake Cemetery is the only cemetery within the Village boundaries. The cemetery is an indelible element of Village history and the founding families that have lived within the Village for generations. The cemetery is active will remain as such well into the future. It is anticipated that future development adjacent to the perimeter of the Lily Lake Cemetery will provide the land area required for expansion as needs dictate.

3.6 Open Space and Recreational Uses

Lily Lake has limited existing active and passive dedicated open space. As the Village grows, this Plan envisions dedicated open space to grow considerably to meet the recreational needs of future residents, protect sensitive environmental areas, provide buffers between land uses, and create corridors greeting visitors entering town. Within these buffer areas, prairie plants, drainage, and passive parks will be the primary components. While some open space areas may be modified, most areas defined within and outside the Village limits will retain the original characteristics of the land.

Within the present Village boundaries, approximately 14% of the total annexed land area is allocated to open space land use (See Comprehensive Land Use Map). Within the planning area of the Village, approximately 34% of the total land area is allocated to open space land use.

3.7 Transportation

3.7a Roadway Planning

Roadway planning efforts are critical to maintaining the community character of the Village while accommodating the traffic needs of expanded land uses. This Plan provides the following directions for improving the roadway functionality of the Village as it grows:

Critical Intersections:

Rt.47/ Empire:

Plan for the removal of the % corner+hazardous intersection by developing a realigned intersection with full turn lanes and traffic light control facilities

Rt. 47/ Rt64:

Pursue IDOT plan for full traffic lights and turn lanes to alleviate traffic jams.

Rt47 /Silver Glen:

Review possible 4 way controlled intersection realigned with Lees Rd

Rt47 / Ramm Rd:

Discuss new east bound Ramm Rd. realignment for better line- of-sight remedy.

Critical Corridors

Rt. 47: *Objective:* Plan for smooth transient traffic flow while allowing safe access to local destinations from Burlington Rd. on the north to Beith Rd. to the south.

Village Resolve

Allow curb cuts to less than IDOT recommendations with entrances restricted to existing intersections. Review the potential for creating an access road/drive system with cross access arrangements to limit the need of automobile traffic to exit out onto Route 47 when traveling between uses. Roadway frontages should provide landscaping areas that enhance the appearance of the roadway. Sidewalk connections should also be provided along the roadway to enhance pedestrian access.

Rt. 64: *Objective:* Identify Rt. 64 from east and west as %Gateway” to Lily Lake and should have welcoming affect as entrance to Village.

Village Resolve

Buildings should have ample setbacks, share entrances, limit curb cuts, and yet provide R.O.W. for future 4 lane width of Rt. 64 for ease of traffic flow and better entrances to future commercial establishments. Should also recognize need to overcome Rt.64 as natural barrier to a walkable community. Encourage use of bicycle / pedestrian bridge to future south extension of Village commercial and residential areas. Work with Village of Virgil to the west for common buffer area to better define each village's unique character and identity.

Congestion Solutions

Reduce delay at intersections

Traffic controls such as lights, turn lanes and round-a-bouts.

Create a Pedestrian / Bicycle Bridge over Rt. 64 for more walk-able community and to ease traffic flow.

Limit curb cuts on Routes 47 and 64 and add turn lanes and appropriately spaced traffic control devices to maintain a continuous and safe flow of traffic.

Safety Concerns

Speeding: Stronger enforcement of speed limits, employ geographic barriers and restrictions such as rumble strips, paving brick intersections, speed bumps, narrow street plantings and traffic calming innovations that prove to reduce speed and encourage a more careful driver.

Congestion: addressed with traffic controls and road improvements.

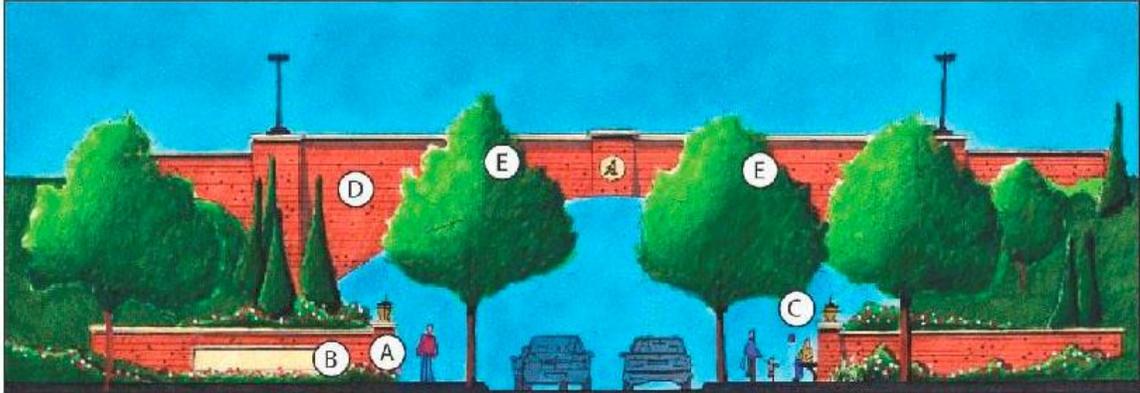
Non-Residential short cuts such as Hanson Road

New Entrance Minor Arterial Roads to the Village

As the Village grows it will become necessary to study ways to provide local traffic with access to other portions of the Village without using Routes 47 and 64. This access could be provided by roads that would function as new minor arterials for residents and provide new entrance ways to the neighborhoods of the Village. These new roads may be required north, south, east, and west of Lily Lake as growth dictates. These new roads will help to alleviate the traffic and congestion. The new roads would also provide inter-neighborhood access so local traffic can reach in town destinations, such as school and shopping areas, without driving onto Routes 47 and 64. Care and consideration is necessary when planning these roads to ensure they only function as local access roadways. To this end, roadways should be designed to limit traffic and incorporate traffic calming devices, such as traffic circles and speed humps. Where these new roadways intersect Routes 47 and 64, these areas should contain inviting landscaping elements and possibly boulevard islands to enhance the buffering aspects to the neighborhoods beyond. Sidewalks and/or bike paths should also be constructed along these roadways to provide for better non-motor transportation access throughout the Village.

3.7b Streetscape Elements

Traffic is an unwanted by-product of growth and though unavoidable it is controllable. Devices such as traffic signals, roundabouts, and turn lanes will keep traffic moving and also discourage local use of roads by non-residents.



New developments and commercial areas will include these innovative design and engineering elements. Lily Lake administration should firmly critique future concept plans and request such traffic calming designs be part of petitioner's plans.

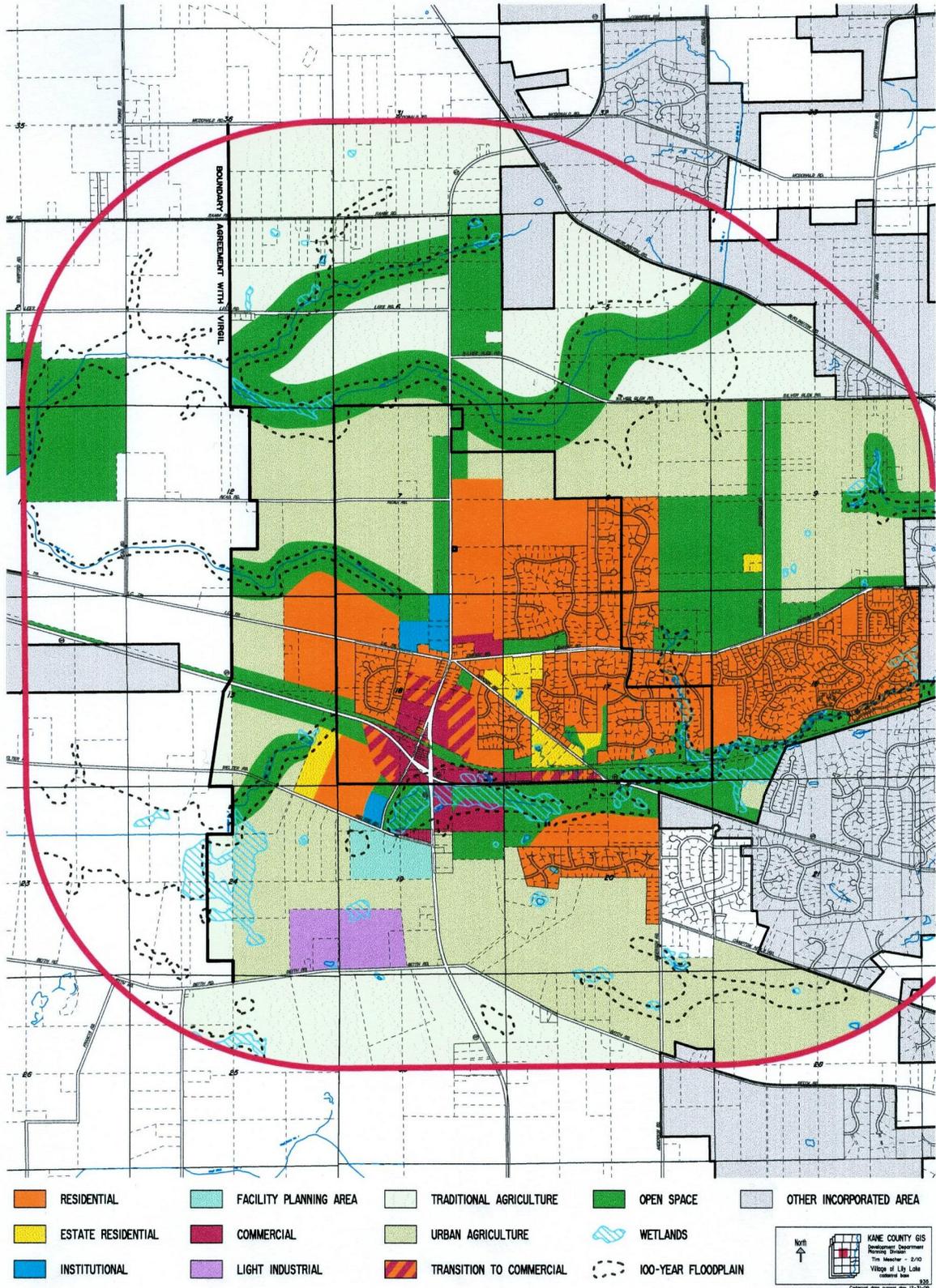
Streetscapes should also have a pleasing appearance, especially major and minor arterials. Arterial streetscapes should contain landscaping elements such as parkway trees and planter boxes. The amount of linear storm water detentions should also be limited to encourage the development of shared storm water detention basins that can act as community open space amenities. At appropriate locations, the streetscape should also include amenities such as benches and bike racks to encourage shared roadways.

4.0 Implementation

4.1 Overall Implementation

This Comprehensive Plan provides guidelines for achieving a specific vision for the Village's future. These guidelines should help to provide direction in the decision making process about the future development of the Village. According to state law, the Plan is intended to be advisory document without the full legal effect of regulating or controlling the use of private property or any development commitments by the Village. To this end, the Plan works as component for justifying the development of the Village's Zoning Ordinance, Subdivision Ordinance, and other regulations and policies that direct its development.

VILLAGE OF LILY LAKE COMPREHENSIVE LAND USE PLAN



4.2 Specific Implementation Tasks

The following is a list of tasks that will facilitate the Village in achieving the vision set forth in this plan. While not comprehensive, this list outlines the general goal of each task and the parties that might be most responsible for taking the lead in their development.

TASK	LEAD PARTIES
1) Review creating special purpose committees headed by Village Trustees, such as a Public Works Committee, a Finance Committee, a Development Committee, and other such committees to undertake preliminary responsibilities for managing various Village matters.	Village Board
2) Study and create a strategic plan for Village budgeting and financing for the provision of future municipal services and programs (e.g. roadway maintenance, park maintenance, etc.). This Plan should provide alternative and feasible strategies regarding funding options including sales tax, grants and loans, general property tax, special service area tax, tax increment financing, etc.	Village Board
3) Create a strategic plan for addressing the future provisions of public waste water treatment and water supply. The plan should include initial research for establishing a Facility Planning Area, outlining the general geographic boundaries to be served, policy planning review of when to pursue various service provider options (Village owned, partnership with another village, etc.), and other such provisions.	Village Board Plan Commission Consultants
4) Review creating a master concept plan with design guidelines of the town center area that provides a clear representation of the style and intensity of development expected by the Village.	Village Board Plan Commission Consultants

5) Create a master street maintenance program that reviews existing Village street conditions, outlines a phasing program for refurbishing improvements, estimates costs for refurbishments, and addresses funding sources for improvements.	Village Board Consultants
6) Review and revise Zoning Ordinance, Subdivision Ordinance, and Building Code provisions to permit and regulate sustainable development measures, including wind energy facilities (personal and commercial), renewable energy provisions, alternative heating and cooling systems, native landscaping, etc.	Village Board Plan Commission Consultants
7) Establish open dialogues with overlapping governmental jurisdictions (e.g. the County, neighboring municipalities, and School District 301) in order to advance the concepts and ideas established in this Plan. These dialogues could include such items as boundary agreements, open space and agricultural preservation plans, and other such overlapping efforts.	Village Board
8) Create a master parks and open space plan that prioritizes the land to be maintained as passive and active open space, outlines potential recreational improvements, and outlines future maintenance programs.	Village Board Plan Commission Consultants
9) Review creating a master trail and path plan to establish in advance the preferred locations of pedestrian and non-motorized transportation ways and their design standards before development occurs.	Village Board Plan Commission Consultants
10)Begin discussions with the County, neighboring municipalities, and other governmental jurisdictions on formulating a program for agriculture preservation in the area. This program could include a clearinghouse of approaches including conservation easement funds, transfer of development rights, and limitations of zoning approvals.	Village Board

11) Review establishing an Economic Development Commission that is charged with studying and promoting the available commercial and employment use areas in the Village.	Village Board
12) Perform annual minor reviews of the Comprehensive Plan to evaluate achievements to advancing its implementation and notes for potential revisions and changing conditions. Perform full Plan updates at approximately five year intervals.	Village Board Plan Commission

4.3 Sustaining an Evolving Document

The Comprehensive Land Use Plan as well as any device used to guide Village growth and development will change as time advances. We therefore recognize the need of the Plan to evolve as determined by the requirements of the community.

The evolution of the Land Use Comprehensive Plan would likely include changes to the following areas within the document:

- Water and Sewer Facilities
- Residential Land Uses
- Agricultural Uses
- Commercial and Employment Uses
- Governmental and Institutional Uses
- Open Space and Recreational Uses
- Transportation

The sections listed are among the most prominent within the document that may experience revision over the course time.

5.0 Facilities Planning Area

As discussed throughout this Plan, the development of a waste water treatment facility to service the commercial, employment, and possibly some higher density residential areas is a key consideration of the Village at this time. In order to accomplish the development of such a facility, the Village will need to review all options available and evaluate them based upon budgetary constraints and planning goals. It will most likely be necessary for the Village to support forming a new FPA or possibly cooperating on the expansion of an existing FPA in order to provide the institutional framework necessary under current regulations for operating a treatment facility.

The state FPA program was designed to meet the federal Clean Water Act's goals for its program on construction grants:

- 1) To prevent the overextension of service capacity beyond the needs dictated by the 20-year growth horizon; and
- 2) To protect investments in service capacity from being duplicated within neighboring communities.

With these goals in mind, the Village has a number of options for pursuing the development of a treatment facility with each option having distinct pros and cons.

- 1) Pursue creating a Village FPA.

Pros: Village maintains sole control over its service area. The FPA could be developed in conjunction with a private developer contingent on development approval.

Cons: High costs for the Village to pursue it without assistance from outside funding sources. The FPA requires all costs for maintaining the treatment facility to be placed on the limited geographic area of those uses serviced by it.

- 2) Develop a joint FPA with another municipality.

Pros: Distributes the costs of developing an FPA and maintaining the treatment facility.

Cons: Village must share control and allocation of treatment capacity with another entity.

- 3) Join an existing FPA.

Pros: Capitalizes on existing resources and works towards economies of scale.

Cons: Ability and timing to join an existing FPA is contingent on another entity's planning horizon and goals. Another FPA removes some local Village control over allocation of treatment capacity for future growth.

- 4) Alternative septic systems, such as Interim cluster septic systems or others.

Pros: May not require the development of an FPA. The lower cost of installation and controls the intensity of uses to be serviced consistent with this Plan.

Cons: Requires Kane County review and permitting. County management of the facility, may limit the range of uses available to be serviced by it (eg; restaurants and similar businesses etc.). This effort may produce a temporary solution to an FPA while meeting the objectives and desires of the Village Plan.

This outline of options provides ways for which the Village to implement the development goals of this Plan. The primary obstacle for developing any of these options will be budgetary constraints for pursuing studies to determine the viability of each alternative. As such the Village may wish to start more informally by compiling information on the tasks necessary for developing an FPA, determining the general boundaries it wishes to serve, opening dialogues with surrounding municipalities or FPA holders about their long term plans, and undertaking other such low cost initiatives. These initial steps will help to position the Village so that it is ready to take more significant steps at a time when funding sources may become available.

6.0 Sustainability Planning

6.1 Renewable Energy

Residences and business in Kane County are beginning to realize the need for renewable energy and the planning required for renewable energy initiatives. The larger-lot residences, nearby unincorporated, larger-lot residential and agricultural areas are likely candidates for private renewable energy systems. The most common systems, solar panels and wind generators are anticipated to be among the first forms of private renewable energy systems that will require construction permits.

- The Village will amend ordinances that support the orderly installation of alternative energy systems without adverse effect upon adjacent property owners.
- Renewable energy systems such as wind turbines and solar panels proposed within the Village will need to show design data that is endorsed by the U. S. Department of Energy.
- Installation of alternative energy and renewable energy systems may be inspected by the Village prior to and during project construction.



Larger-scale renewable energy systems that serve schools and municipal properties are encouraged. These systems, whether wind turbines or solar collectors creating more than 50 kW of energy are considered commercial energy projects. Such projects may include several or more devices, greater than 50 kW that foster energy cooperatives among land owners with wind energy systems.

- Larger wind energy cooperatives among agricultural land owners create the most aggressive alternative energy initiatives. Agri-business ventures that include alternative energy production on active agricultural land is part of the Village's effort to maintain a rural and productive community.
- The Village municipal buildings and community centers yet to be developed shall include the use alternative energy producing systems if at all possible.

Wind turbines and large solar panel systems presently represent the more aggressive forms of alternative energy initiatives. Other efforts include energy saving techniques of building construction and the selection energy-efficient utility systems.

On August 12, 2008, the State of Illinois, the General Assembly amended the Illinois Municipal Code to include alternative energy sources such as wind generating facilities. A unit of local government, a school district or community

college that is authorized to operate a wind generating facility that reduces energy costs may seek funding assistance for the construction of the wind generating facility. This amendment will encourage school districts and local government to consider wind energy facilities for their energy needs.

6.2 Public and Shared Transportation

6.2a Car Pooling, Park & Ride Facilities

The Village may wish to pursue special road funding for park & ride facilities as well car pooling initiatives. Development of these efforts could cut down on traffic increase, save trips using several residents that take same route to pool together to save resources, save fuel, and decrease traffic. This Plan envisions park & ride facilities similar to those that are found outside of Milwaukee, which are sometimes as far as 30 miles away from the main destination areas. Lily Lake could be a pioneer in weaning Chicagoland from the addiction to oil+as suggested by policy makers. Likewise, car pooling should be encouraged to residents who share common destinations for work, meetings, events, and shopping. These efforts can make a difference in conserving resources, alleviating traffic congestion, and contribute less pollution to environment.

6.2b Public Transportation

While no facilities presently exist for public transportation in the area, the Village would like to maintain an open mind and dialogue with the Regional Transit Authority on its future planning initiatives in the area. These efforts could possibly be tied to the Village's considerations for park & ride facilities and other development efforts.

6.3 Environmental Resources

The water supply and quality is perhaps the resource most critically challenged by dramatic changes in the region. The scientific community continues to study the water supplies and local aquifers to better understand the effects from present use and predict how to best preserve water for the future.

The Village is atop several shallow aquifers and one deep aquifer. These are exclusively the only water sources available to the residents. Alternative water sources as water transported by pipeline from Lake Michigan or the Fox River are not considered viable alternatives. Therefore, protection of the shallow and deep aquifers in the region around Lily Lake is extremely important.

Future development within Lily Lake and the adjoining areas will be the greatest challenge to the water supply. Large scale residential and commercial development will require a commercial well, reaching to the deep aquifer. Unlike shallow aquifers, deep aquifers cannot be recharged with surface water and the use of this resource is finite. Use of this aquifer will need to balance with the needs of the urban communities in eastern Kane County already drawing from this resource.

Small lot development is gaining recognition as the conservation design most often sought to create the open space that can be shared by many. However, unlike larger residential lots that typically use private wells and draw water supplies from the shallow aquifers with the potential to be recharged, small lot development requires a deep commercial well to serve the higher population density. So, conservation design above the ground appears to challenge a conservation effort taking place below the ground. Again, a balance is required between the density of development at the surface and the effects upon the resources below the surface.

Shallow aquifers presently are the water source for residents in Lily Lake. These aquifers require protection from excessive draw-down that can occur in the presence of a large commercial well. The placement of commercial well(s) in future development within the Village or in its adjoining areas is a critical part of the planning process for development. As water conservation efforts improve, water supplies will consist of greater use of the shallow aquifers, saving the deep aquifers for periods of drought. With greater dependence upon the shallow aquifers, surface considerations become more challenging.

Shallow aquifers will benefit from conservation design at the surface. Farm fields, wetlands, open fields, forests are examples of ecosystems that recharge shallow aquifers. Turf grass as golf courses, residential lawns, asphalt parking lots, rooftops, and roads are examples of areas that increase water run-off and erode a resource. The challenge will be to balance the density of development in a given area with the incorporation of ecosystems that encourage aquifer recharge.

On September 20, 2007, Kane County presented the results the results of a multi-year, multi-agency water study titled *"Implementing a Sustainable Water Supply for Kane County's Future."* This presentation was the third session in the series *"Priority Places"* seminars that addressed land use, population growth and resources over the last several years.

In March 2003, the County hosted the first of the *Priority Places Workshops* to finalize the *Kane County 2030 Land Resources Management Plan*. Of the 10 recommendations from the Conceptual Land Use Strategy included the following:

As less land is used for agriculture and more land becomes urbanized, water use will increase and aquifer withdrawals may exceed sustainable rates. The County has taken the lead in assessing groundwater resources and withdrawal rates [through the 5-year water study being performed by the State Surveys]. The 2030 Land Resources Management Plan should address water conservation practices, groundwater protection strategies, meeting long-term demands and the enactment of new state and/or Countywide regulatory measures to ensure long-term, sustainable supply.(1)

The proposed 2030 Plan introduced a new strategy for planning in the County with the definition of three geographic areas or corridors, each with its own assets and each with its own needs . The Urban Corridor . The Critical Growth Area . The Agricultural/Rural Village.

Kane County is facing the challenge of maintaining a sustainable water supply for the future. The Fox River and its tributaries, along with the streams in the Kishwaukee watershed are Kane County's major surface water resources and some of its greatest natural assets. Beneath the surface of the earth, is an equally important asset, the ground water in the shallow and deep aquifers that provides potable water for current and future generations. (2)

The priority water resource challenge facing Kane County is to define, protect and preserve our existing water supplies and manage future growth to ensure that all necessary steps are taken to maintain sustainable yields and high water quality in our surface and subsurface water resources in years of normal rainfall and in times of drought. (3)

To better understand the geology, the deep and shallow aquifer systems, and the Fox River surface water resource, the State Water and Geological Surveys were contracted to complete additional geologic, aquifer, and surface water studies within Kane County and the surrounding area. (4)

ISGS Scientific Investigations

The Geological Survey's work included two interim reports, one final report, and associated maps as follows:

- Interim Report on Geologic Investigations
- Interim Report on 3D Geologic Mapping
- Final Report on Geologic Investigations

The Survey's work was an interim process whereby certain tasks were brought to an interim level of understanding while other tasks were worked on continuously.

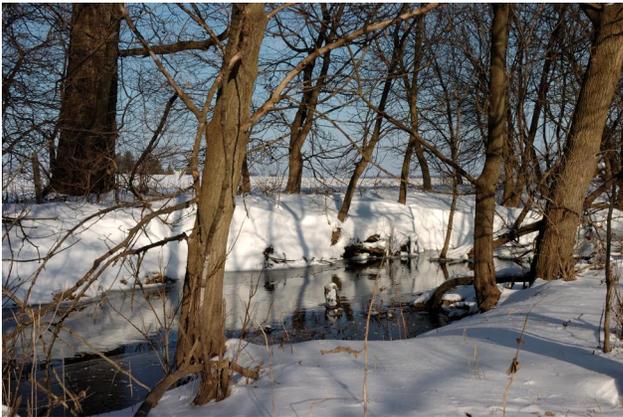
One of these, the development of a conceptual of the geology of Kane County, was created from existing geologic records and previous research by ISGS.

ISWS Scientific Investigations

The Illinois Surface Water Survey work included one interim report and four final reports:

- Interim Report on Shallow Aquifer Potentiometric Surface (Elevation) Mapping
- Report on Temporal Changes in Deep Bedrock Groundwater Quality
- Computer Flow Model for Surface Water Accounting and Availability
- Computer Flow Models for Aquifers Used in Kane County
- Final Report on Groundwater investigations

The groundwater quality work shows that for the present time there is no significant degradation of the drinking water quality in the shallow aquifer, other than that the levels of chlorides is slightly higher in the eastern portion of the County, which is to be expected because of the higher use of roadway de-icing salt. There is a concern that continued over-pumping of the Glenwood-St. Peter sandstone aquifer may dewater the top of the aquifer in the future and may cause arsenic levels to exceed the maximum allowable levels of current drinking water standards in untreated water. (5)



General Review of the Study Data

The present condition of Kane County and regional aquifers is good, however planning for growth and realities of cyclical drought must begin in order to sustain a viable future. The study noted the need to recognize and implement the following:

- The Kane County 2030 Land Use Management Plan identifies land use strategies that help maintain watersheds and land areas suited to the recharge of shallow aquifers.
- Expand water conservation efforts over a larger regional area, in cooperation with municipalities in northern Illinois and southern Wisconsin to ensure careful use of deep aquifers.
- Incorporate construction practices within local building codes that foster water conservation among homes and businesses.
- Develop an emergency water use strategy for periods of extended drought.
- Alternative water sources as Lake Michigan for example, are very unlikely if not cost prohibitive for Kane County. Therefore all water use for the present and the future of Kane County will be restricted to its shallow and deep aquifers and the Fox River.

Lily Lake and adjacent small towns in western Kane County depend mainly on shallow (less than 1000 ft. in depth) aquifers for residential and light industrial water supply. These aquifers are more sensitive to surface recharge and, therefore depend upon large areas of land to remain open and permissive of rain water penetration. While community wells will tap deeper aquifers for future higher-density residential and light commercial land uses, the predominant water source for Lily Lake and the surrounding region will be shallow aquifers.

- Farmland preservation and wetlands conservation are among the highest priorities for Lily Lake in order to maintain its present and dominant water supply.
- Future development proposals that eliminate farmland must anticipate conservation design with respect to maintaining re-charge surfaces for shallow aquifers. While conservation design philosophies are varied, generally smaller population densities and retention of fields/farmland have the most positive effect upon retaining the water quality of shallow aquifers.

In short, efforts to conserve water everywhere within the County will have a very positive impact upon the water supply for today and tomorrow. Present trends in water usage without the thought of conservation in the County will be a mix for very serious water troubles within 20 years. This potential problem can be magnified in times of drought. The general thought is that use of shallow water aquifers for low-density populations in western Kane County will ensure that deep aquifers as water sources in the eastern urban corridor of the County remain productive for many future generations.

7.0 Existing Conditions



7.1 Physical Geography and Environmental Conditions

Having both the former borrowing pits along the Great Western Trail and the Ferson Creek watershed, Lily Lake is the beneficiary of a diverse geography. There are rolling hills, sweeping vistas, prairies, wooded areas, streams, and certified wetlands. These natural characteristics have been recognized by residents as an asset and in certain instances, such as the former Lily Lake site, are part of the larger town's identity. The southern part of town encompasses the former lake site and the Ferson Creek watershed adjoining the former borrowing pits of the Great Western rail line to create a naturalized area of woods and wetlands. A portion of this area is protected as part of the Kane County Forest Preserve through the Great Western trail system. At the northern third of town, the lands generally flatten, inviting more prairie, agriculture, and pockets of dense woods surrounding former homesteads and current subdivisions.

7.2 Transportation

Transportation in Lily Lake primarily consists of three modes. automobile, bicycle, and pedestrian. Vehicular traffic is concentrated on 6.33 miles of subdivision and minor arterial roads and 4.37 miles of state and county arterial roads. These routes carry a reported 25,500 in average daily vehicles (source IDOT 2003 Survey). A slight majority of this traffic has historically been carried on Route 47.

A significant minor arterial in town is Empire Road (County Highway 69) . which runs parallel to Route 64 and intersects Route 47 in the northwest quadrant. Two other minor arterials, Wooley Road and Hanson Road, provide connects between Route 47 and Route 64. Hanson Road, which connects Route 64 in the southeast to Route 47 in the northwest quadrant was intended to be a residential

collector street but has problematically become a highly traveled thoroughway, Wooley is the former State Route 47 and historical %downtown+Main Street of Lily Lake.

Pedestrian and bicycle traffic ways are also frequently used. The Great Western Trail is the former rail bed of the Great Western Railway, perhaps the first historic mode of mechanized transportation in Lily Lake. Today, the trail has access points in Lily Lake at Wooley Road and Hanson Road as well as an access easement in Lily Lake's Indian Creek subdivision. Vehicle parking for trail uses is available at Wooley Road. The trail is used heavily by snowmobiles in the winter. In the summer months, trail use is shared among bicyclists, runners and walkers. Trail users are predominantly residents of Campton Township, Sycamore, and Virgil.

7.3 Residential Land Uses

Housing in Lily Lake consists exclusively of detached single family dwelling units. There are no multi-family or attached residences in town. The vast majority are located on large lots . one acre or larger . inside subdivisions that are physically separated from other subdivisions. Of the Village housing stock, 35% of the housing was built in the 1970s, consisting primarily of ranches, raised ranches, and bi-levels. Housing stock constructed in more recent years has doubled in average square footage and consists largely of two stories. The newer subdivision tend to provide for more open space, drainage, and tend to have more points of future access.

In 2004, the Village granted approvals to three new subdivisions. Sunset Views: Trail Ridge Estates, and the Reserve at Sunset Views (Sunset Views Phase II). These three subdivisions comprise a total of 135 lots, all at least 1.33 acres in area. The Reserve will connect Sunset Views and the Prairie Creek subdivisions, while Trail Ridge will connect the Hazelwood and Meadowview subdivisions, thereby, providing the first access points between subdivisions. Lots in these subdivisions have been sold between \$105,000 and \$160,000, largely to custom home builders marketing homes in excess of \$500,000.

In 2000, the median price for a home in Lily Lake was \$195,800 with 24% of the homes valued above \$300,000. Upon completion of the three current developments, the percentage of homes valued above \$300,000 will increase to 54%.

7.4 Agricultural Uses



A percentage of land within the annexed boundaries of Lily Lake is used for agricultural production. Much more agricultural land continues in production in areas surrounding all directions from Lily Lake. The largest areas of agricultural land use lie just outside the Village boundaries. Generally, production uses of the agricultural areas include annual rotations of corn and soybeans with some acreage producing alfalfa.

Loss of agricultural land surrounding Lily Lake and perhaps much of the mid and western thirds of Kane County is often a hotly contested process. As noted from earlier segments describing the history of Lily Lake, farming is the foundation for this community. Family names in town and of some nearby roads identify the historic ties to the local agricultural past. Many generations later, some family farms continue to operate in the surrounding area.

As a consequence of growth, Lily Lake annexes larger areas often through the result of agricultural land being re-zoned for residential uses. This process is exclusively tied to development pressure and is a response of the Village leadership to seek the best use of the land areas and potentially annexed land areas that prove to have the least negative impact upon the quality of life in Lily Lake. Sunset Views, Sunset Views II, and Trail Ridge Estates are the most recent examples of former agricultural areas becoming residential subdivisions annexed to the Village. In spite of development pressure, Lily Lake remains committed to agricultural land uses and those land owners that desire to remain in the agricultural business.

The Lily Lake Comprehensive Land Use Plan complements the Kane County 2030 Land Use Plan through this commitment. The County 2030 Plan identifies the areas surrounding Lily Lake as agricultural acreage with the intent to remain as such through the commitment of the County in this effort. Lily Lake reinforces the County 2030 Plan through the efforts of the Lily Lake Comprehensive Plan Advising Committee and the image of a community described by the

Committee's survey of the residents. The Village Community Center for example, most suitably represents the image held dear by Village leadership and the Lily Lake community.



7.5 Commercial and Employment Uses

The commercial and employment use areas are presently limited within the Village. Existing commercial and employment areas primarily are the retail businesses at the corner of Route 64 and Route 47 as well as employment uses located along Wooley Road and on Route 64 east of Route 47.

With such limited commercial and employment areas, Lily Lake remains a bedroom community where most residents commute to job opportunities elsewhere. According to the community survey and the 2000 census, residents typically commute up to 30 miles for employment, often in an easterly direction to locations in the near-suburban Chicago area.

A relatively high percentage of residents, (27%) report owning their own businesses while 15% of the residents report working from home. It is likely that there is some cross-over within these figures, but in either event, there is a strong indication of self-employment, which is also likely to contribute to a more affluent population within the Village.

7.6 Governmental and Institutional Uses

Lily Lake, as with any municipality, provides services to its residents and the community. The Village uses the Lily Lake Community Center as its Village Hall facility. Maintenance of village roadways and drainage systems are among the items within the Village that require periodic attention. The Village employs a staff person for office operations and maintenance of roadways. Other services

for example, engineering consultation, Village attorney, and accounting are subcontracted with professionals. Many other tasks, including governmental and planning are conducted through residents that volunteer their time and efforts. As the Village grows however, the size and magnitude of services will increase beyond the capacity of a volunteer work force. With the potential for an increase in staffing and/or an increase in contracted professionals, the Village will require increased revenue to continue services to the community.

Increasing local property taxes offers one option to increasing Village revenue. In spite of the undesirable impact of tax increases, some residents recognize the need for this action to provide quality service as the community grows. Light-commercial development is another option for revenue and compared to other taxing actions, the Village survey reported this as the most viable revenue generator.

Retail tax and property tax increases are among the traditional ways in which greater revenue is generated within the Village. However, as economic conditions cycle, other opportunities surface that offer alternative means of revenue from presently undiscovered sources that may better dovetail with the desires of the community to maintain its rural character. The Village continues to research traditional and new revenue-generating sources.

Planning and zoning powers are of paramount importance to the Village. The power to plan and zone by state statute is the primary means by which the Village officials hold the sacred trust of both the quality of life and the future of the community. These powers protect and enhance property values, provide for economic development to the community and schools, and preserve open space against premature and inappropriate development.

In addition, these powers hold the key to protecting against diminishment in many aspects of quality of life. Air quality, noise pollution, water quality, in the ability to regulate the location or presence of land uses that could otherwise impact these factors.

Preservation of infrastructure is a great concern. As noted, Village road and drainage systems are perhaps among the most recognized forms of infrastructure. In 2003, the Village Board completed a comprehensive study of all village roads and adopted a ten year improvement program to repair, maintain, and replace roads in a prioritized manner. In addition, inter-governmental agreements with Kane County, Campton Township and the State of Illinois have helped to maximize the use of funding for maintaining infrastructure.

Other governmental services are provided by the Kane County Sheriff's Department and the Elburn & Countryside Fire Protection District (ECFPD), and the Town & Country Library District. The closest ECFPD fire station is presently

to the south of Lily Lake in the Village of Elburn. Lily Lake is largely covered by the Central Community Unit School District #301, with a small portion along the southern edge lying within the Kaneland School District #302. Central Community Unit School District #301 is the Village's largest employer with a reported 37 jobs provided at Lily Lake Grade School. The Village's planning area also contains two churches and two cemeteries.

7.7 Open Space and Recreational Uses

As mentioned, Anderson Park became the Village's first park when dedicated in 2005. The thirteen acre park contains a number of active and passive recreation uses. The other major open space feature in the Village is the Great Western Trail which not only provides a transportation way, but also acts a linear park and buffer for residential uses adjacent to Route 64. Lily Lake Grade School playgrounds also provide areas for active recreation for the children of the Village.



8.0 Socioeconomic Conditions

The 2000 Census reports a total population of 825 residents living in 252 housing units. According to the Census, the Village is composed of 32% of residents aged 25 to 44 years and 20% of residents aged 45 to 59 years. Homeownership is high with 95% of the residents owning their homes. Of households, 57% reported having children under the age of 18 while 12% of the households reporting having a senior citizen residing. The average household size is 3.27 persons. The median household income was \$77,139 with 55% of household earning over \$75,000 per year and less than 1% reporting income below the poverty level.

Almost five years later, the community survey has indicated an aging of the community. One half of the residents reported themselves in the 45 to 59 age group with 49% reporting no children at home under the age of 18 years. The level of affluence has risen, as would be expected of the empty nester category, with 70% of the population reporting household income in excess of \$71,000 per year and 35% of the population reporting income in excess of \$100,000 per year. In terms of employment, over 25% of the population reports being self-employed or working from home. The aging of the population and the increase in an affluent population appear to be the result of two trends. The first is the maturation of the occupants in 35% of homes constructed in the 1970s. The second is the sharp increase in home prices due to decreasing available land in Campton Township. As discussed in the following section, new home prices in Lily Lake have risen appreciably over the past five years, resulting in new residents that are second or third time home buyers tending to be higher wage earners with older or no children.



Population in Lily Lake has grown slowly over the past ten years, rising from 784 at an average annualized rate of 1.05% per year. According to the population projections of the Chicago Metropolitan Agency for Planning (CMAP, formerly Northeast Illinois Planning Commission (NIPC)), Lily Lake's growth is expected to accelerate to 2.7% per year to reach a total population of 1,500 people by the year 2030. Growth over the past two years however, has been markedly higher at an estimated 5.7% per year, fueled by a myriad of factors including an exceptionally strong real estate market and intense development pressure in and around Lily Lake. Inclusive of the three new subdivisions described previously, the population of Lily Lake will expand to 1,266 . 84.4% of the CMAP forecast. These developments are expected to be fully built-out by 2011. Additional population growth could also come from the 225 acres north of Empire Rd. and east of Route 47 annexed in 2008 as a pre-approved development. While CMAP has set this population projection for the Village, the Village intends the actual ultimate build-out and timing of new growth to reflect the level projected in this

Plan as a component of its Future Land Use Plan and the overall development goals of the Village.

9.0 Village History

Under the provisions of the Act of Congress of April 1820 entitled "An act making further provision for the sale of Public Lands," the early pioneers staked out their claim on the land they hoped to build their homes. The law required that they clear the land, establish homes and when the land was put on sale in the land grant office in Chicago these pioneers would be permitted to purchase the land at \$1.25 per acre. Settlers began arriving in Kane County in greater numbers. These people were of Scottish, English, Welsh, French, Irish, Scandinavian and German descent.

When the pioneers arrived in this area in the spring of 1835, they found a wilderness inhabited by the Pottawattomie Indians as well as other tribes, and by an abundance of wildlife. At that time, there were only a few hundred people living in Chicago, but Galena, in the north western part of the state was a busy city, having been settled in 1827. Mining interests drove business in Galena. In 1834, Aurora was settled while St Charles and Geneva, then called Harrington & Ford was settled in 1834. Kane County was named after Elias Kent, a highly regarded attorney and Senator from Kaskaskia. Elias Kent helped draft the first State Constitution and served as Secretary of State when the Kane, DeKalb and Kendall County region had an estimated population of 200.

Canada Corners

Today's Village of Lily Lake originated as "Canada Corners" at the intersection of what is now Illinois Route 47 and Empire Road/Indian Creek Trail, and Hanson Road in western Campton Township. The first settler of the area was William Kendall, an Englishman, who arrived in 1836. It is believed that he settled on Empire Road. That same year, Eliphalet Read arrived from New Brunswick, Canada with his sister Elizabeth (Read) Outhouse, her husband James Outhouse and their two children.

James Outhouse settled in the area around Lily Lake on Wooley Road and eventually had seven children. The original house was dismantled and replaced with a new brick Prairie Square style home in 1922 that still stands today. As of 1837, they were "cultivating the banks of Lily Lake." Eliphalet's parents, Joshua and Priscilla Read arrived in 1838. They had 12 children in Virgil Township. The great, great granddaughter of James Outhouse, Mary Campbell and her husband Dave still farm the property on Wooley Road today.

The General Store

In 1843, Canada Corners became the first village settlement in Campton Township when Eldridge Walker erected a store at the corner of Route 47 and Empire Road. He was a Canadian, as were the Wolcotts and the Lindleys and thus took the name Canada Corners. Post offices were of vast importance to pioneers and on October 27, 1851 a post office was established. The post office was named %Campton+with Walker as the postmaster. By 1872, Canada Corners was the largest hamlet in Campton Township having a school, two blacksmith shops, a paint shop, a church, a cemetery, and fourteen dwellings along Empire Road.

From 1919 forward, Ray Reed's store at Route 47 and Empire Road (which is thought to have been built in 1874) became the popular meeting place and shopping center for the people of Campton Township. In 1968 the store was sold but sat vacant and in disrepair. In 1994, the store was moved to its present location at 43W987 Empire Road and restored by owners Keith and Robin Reed.

Lily Lake



Renalwin (Walt) Outhouse (1852 . 1892) was one of the most influential people in the development of Lily Lake. He was one of James Outhouse's sons and was educated in public schools and the Jennings Seminary and Business College in Aurora. He worked his father's farm and was deeded the north side of the homestead prior to his father's death. His beautiful Italianate style residence with Colonial Revival style still stands back in the trees on the west side of Route 47, just north of Wooley Road.

In 1886, the Minnesota and Northwestern Railroad (later called the Chicago and Great Western Railroad) passed ½ mile south of Canada Corners through the property of Renalwin Outhouse. A depot was established west of Wooley Road, just north of the tracks. On May 9, 1887, Outhouse platted eleven lots around the vicinity of the railroad. He named the community Lily Lake, after a small lake

in the vicinity of Wooley and Welter Roads where water lilies grew in abundance. On June 6, 1887 the Campton Post Office in Canada Corners was moved south to Outhouses community along Wooley Road and its name changed to Lily Lake. Canada Corners merged into Lily Lake.



Diary Farms/Commerce

Lily Lake continued to grow into the twentieth century. It was an important depot for the shipment of the region's dairy products to Chicago between 1890 and 1930. Many residents were farmers and cowherds. At one time, there were 65 milk shippers in Lily Lake. Numerous creameries and cheese factories served the farmers of the area, including a creamery on Hanson Road shown on a map from 1892. The residents of the community transported their milk cans daily to the railroad station at Lily Lake. This area became the center of commerce because of the depot. Wooley Road was the old main street. Route 47 did not exist at this time. The magnitude of milk production at that time is evident by the statement in the June 7, 1895 edition of the *Valley Chronicle*, which stated that the shipment of milk cans from the Lily Lake station is 400 to 500 cans per day, which is more than any other station on the Great Western Railroad.

New Lily Lake School/Community Fair

In the western part of the township, four schools including the Indian Creek Trail/Read Road School, the Stewart School, the Lily Lake School east of the Village and a school about a mile north on Route 47 were consolidated in 1918 to create the present Lily Lake School. For several years this school offered a two-year high school, and from this non-high school district most of Campton Township's young people continued their education in Elburn, St. Charles, Plato, or other high schools of their choice.

For many years that followed, Lily Lake School was the cultural center for the area. The Community Club met there to discuss issues. The Lily Lake Community Fair was held on the school grounds at the end of September from 1920 to 1940. This regional fair included exhibits of livestock, poultry, produce, grain, fruits, baked goods, canned goods, plants, flowers, and household items. It was a full day of entertainment with a plowing match, horse-pulling contest, athletic contests and evening entertainment with prizes. Companies from the Fox Valley, Elgin, and Aurora advertised in the fair booklet each year. Generous donations were made by businesses and individuals who supported the big event.

Historic Churches

The Union church+now called the Congregational Church of Lily Lake was built in the fall of 1872 where Empire Road intersects Route 47. Empire Road was then part of the Grand Detour Road that ran from Chicago to Galena, Illinois. Also in 1872, officials of the church assembled for the purpose of adopting resolutions to become incorporated by the name %Campton First Church+of the Methodist-Episcopal denomination. The building was deeded to the trustees for uses of the Methodist Church, reserving to the Baptists the right to use the building. Then in 1889, board members voted to share the building with the Swedish Society. That same year the LadiesqAid Society was organized for devotions and work. In 1905, the LadiesqAid Society bought a lot on the northwest corner of Route 47 and Empire Road and built a hall on the site of the Lily Lake School. They served dinners to the public and rented the hall for various community activities.

In 1914 the Methodist churches of Elburn and Lily Lake held revival meetings at the Lily Lake church. At this time, the Methodist and Baptists of Lily Lake agreed to merge and eventually become the Lily Lake Congregational Church. Also that year, the LadiesqAid Society helped purchased the beautifully stained glass windows for the church. In 1961, the congregation voted in favor of a merger of the Congregational Christian Churches with the Evangelical and Reform Churches to form the United Church of Christ. In 1968, the Couples Club acquired the bell from the Lily Lake School and had it installed in the church's steeple.

In 1894, during a short depression, the Swedish Society built and moved into the original house of worship of what is Grace Evangelical Lutheran Church on Hanson Rd. It is interesting to note that the congregation referred to itself as the Swedish Evangelical Lutheran Church until the 1930s when the official name, Grace Evangelical Lutheran Church was used.

When the St. Charles area was settled in the 1830s, Hanson Road was part of the Oregon Road which along with the Galena Road (what is now the Burlington

Road) was one of the roads going west from St. Charles. Thus the little white church was located on the main road to Sycamore and destinations westward. By 1960, the congregation became so large that a new building was erected. Today a modern church serves residents of Campton, Blackberry, St. Charles, Virgil, and Plato Townships.

Transportation Changes

In the 1930s trucks and cars began carrying the milk to Chicago. In 1931, Illinois State Route 47 was built following the paths of early roads. Prior to this time, Wooley Road was the main street through Lily Lake. Route 64 was also constructed in the 1930s. While a great convenience, the construction of these roads and increasing vehicle traffic signaled the end of the Great Western Railroad. In the 1940s, passenger service on the Great Western railroad was discontinued. The influence of the railroad on the community diminished and today the former railway has been converted to a recreational biking/hiking path.

Cemeteries

Anyone interested in the history of the Village and its residents may gain much information from visits to the cemeteries. South of Lily Lake on Route 47 is the New Hampshire Cemetery (also referred to as the Stewart Cemetery) and the St. Gall Cemetery on the north side of Elburn. Just north of Lily Lake and the former Canada Corners is the Lily Lake Cemetery on the east side of Route 47. A veteran of the Revolutionary War, Abner Powers, is buried in the Lily Lake Cemetery. On July 4th 1902, Lily Lake was the focus of an all-day celebration, beginning with a parade when the unveiling of the remarkable 30 ft. granite shaft monument was dedicated to Corporal Abner Powers. The Belvedere National Band, the Sycamore Chorus Club and McCosh's harp orchestra provided the musical part of the program.

Architecture

Transportation shaped the community of Lily Lake. A well-traveled Indian trail brought the first settlers to Canada Corners. The arrival of the railroad moved the emphasis of the settlement south of the original community and the construction of Route 47 contributed to the later growth of Lily Lake. Lily Lake's past is evident in its current layout . two population hubs at the intersection of several roads connected by Route 47. Most of the Village's remaining historic structures are located in the area of the original Canada Corners settlement. Some historic structures also remain on Wooley Road (the old main street) and Welter Road.

High style (Italianate/Gothic Revival, Queen Anne, Colonial Revival, Prairie Square and Tudor Revival) and vernacular (cottages, upright/wing, %+house) structures can be seen in the community. The variety of the Villages architecture and the time period over which it was constructed (mid-nineteenth century to present) provides the physical evidence of the development of Lily Lake from one settlement to two and back again to one community.

Lily Lakes Rebirth: 1990 . to the Present

Though Lily Lake has been a community since the early 1800s it was not incorporated till December of 1990. Residents were content with township / county form of government acting in their interests of public service and land planning until hit with the reality of a major landfill being located west of the Village.

Kane County planners were faced with current landfills reaching capacity in the next decade and were busy with studies to site a new landfill of 1000 acres in western Kane County. When mapped areas were disclosed, several specific sites in the Virgil and Lily Lake area were in the line of fire for becoming the next landfill site. Unfortunately, there was no input from local residents directly affected by the action and residents feared the worst. Unsightly excavations, excessive truck traffic, potential threats of poor water quality, plus the likelihood of lower property values were the new vision for Virgil and Lily Lake that county leaders had in mind.

Local leaders in Virgil and Lily Lake found that they could incorporate, become a Village and draft their own ordinances for protection of land uses in their communities. In late 1989 several meetings were held with advisors, consultants, and attorneys to determine that necessary leadership was available and that a new Village of Lily Lake could sustain itself financially. The necessary November referendum passed and the Village was formed. One of the earliest goals was to provide equal services that residents had under township and county control and not impose a Village property tax.

Today, after 19 years, Lily Lake has undertaken several large capital expense projects, paved roads, acquired park land, and most importantly defended the rural environment of large lots and moderate development. All accomplished with a moderate annual budget of \$250,000 and no Village property tax. Towards the future, Lily Lake plans to retain rural appeal in the face of development pressure.

10.0 Village Statistics

Village of Lily Lake

Kane County, Illinois

COMPREHENSIVE PLAN 2009

Population, Households, & Employment - 1990 - 2030 Forecast

Category	1990	2000	CMAP Forecast 2030
Population	542	825	1,543
Household	160*	252	504
Employment	188	0	90

*Estimated based upon Campton Township household size.

Note: The CMAP forecast represents the existing NIPC forecast.

Prepared by Rolf C. Campbell & Associates, Inc.

Date: 08-20-09

Village of Lily Lake

Kane County, Illinois

COMPREHENSIVE PLAN 2009

Demographic Snapshot

Category (Data Year)	Village of Lily Lake	Kane County	Chicago Primary Metropolitan Statistical Area
Population (2005)	?915?	475,683	9,272,117
Households (2005)	?252?	155,090	3,360,273
Population Per Household (2005)	?3.62?	3.07	2.76
Median Age (2005)	?35.0*?	32.3	35.0
Employment Rate for Residents 16 and Older in Labor Force (2000)	98%	95%	93%
Median Household Income (2000)	\$77,139	\$59,351	\$51,680
Median Home Value (2000)	\$195,800	\$160,400	\$166,200
Educational Attainment Rate for Population 25 and Older (2000)			
High School Diploma or Higher	95%	80%	81%
Bachelor's Degree or Higher	28%	28%	30%

Sources: U.S. Census Bureau 2000 & 2005 ACS; Lily Lake Community Survey.

*Median Age in 2000.

Note: Chicago Primary Metropolitan Statistical Area consists of Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry, & Will Counties.

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