

**VILLAGE BOARD  
&  
PLANNING & ZONING COMMISSION  
SPECIAL MEETING  
July 18, 2023  
VILLAGE BOARD ROOM  
2200 HARNISH DRIVE, ALGONQUIN  
7:45 P.M.**

∞ **AGENDA** ∞

- 1. Roll Call – Establish a Quorum**
- 2. Public Comment – Audience Participation**  
*(Persons wishing to address the Committee must register with the Chairperson prior to roll call.)*
- 3. Presentation - Comprehensive Plan**
- 4. Village Board and P&Z Commission Comments/Discussion**
- 5. Adjournment**



# Village of Algonquin

2200 Harnish Drive, Algonquin, IL  
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## AGENDA ITEM

<b><u>MEETING TYPE:</u></b>	Committee of the Whole
<b><u>MEETING DATE:</u></b>	July 18, 2023
<b><u>SUBMITTED BY:</u></b>	Natalie Zine, Deputy Director
<b><u>DEPARTMENT:</u></b>	Community Development
<b><u>SUBJECT:</u></b>	Comprehensive Plan – Existing Conditions Memo & Presentation

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### **ACTION REQUESTED:**

Staff requests that the Joint Review Committee for the Comprehensive Plan review the Existing Conditions Memo (ECM) prepared by Houseal Lavigne (see Memo attached). The consultants will present the ECM to the Joint Committee to gather feedback and input. The objective of this meeting is to reach an agreement on specific topics to be discussed moving forward as the team begins the development of the Comprehensive Plan.

### **PREVIOUS MEETING:**

The Joint Committee was last brought together for a Kick-Off Meeting on Tuesday, March 7, 2023. Houseal Lavigne held this initial meeting with the Planning and Zoning Commission and Village Board to set the foundation for the planning process, and to review and discuss the overall direction and policy issues facing the community. The kick-off meeting included a planning exercise to solicit the views of the Joint Committee members and staff regarding their concerns and aspirations for the Village of Algonquin.

### **BACKGROUND:**

The Existing Conditions Memo culminates months' worth of data collection, field research, key person interviews, and group discussions on the current condition and history of the Village. It is meant to serve as a collective understanding of the issues and opportunities to be addressed in the Comprehensive Plan, a data-based foundation from which we can start building our plan for the future.

The report is divided into nine sections and will cover: public outreach and feedback; past plans, studies, and reports; a demographic and market profile; existing land use and development; transportation and mobility; community facilities and services; the natural environment; and five subareas in the Village (i.e., Old Town, East Algonquin Corridor, Randall Road Corridor, Algonquin Corporate Campus, and Maker's Park).

As part of the initial phase of the planning process, community outreach was conducted to gain input from residents, local businesses, the development community, village staff, and key stakeholders on issues, challenges, and opportunities facing Algonquin.

To date, the planning process has included over 700 points of engagement through a combination of in-person and online community outreach tools and exercises.

Existing Conditions Community Engagement Efforts:

- Department Heads Workshop
- Joint Committee Workshop
- Key Stakeholder Interviews
- Business Community Workshop
- Online Community Survey (600+ responses)
- Map.social (150 comments; 63 contributors)

Marketing & Outreach for the Community Visioning Workshop:

- Workshop advertised across all the Village's social media platforms
  - Nextdoor (164 impressions)
  - Twitter (127 impressions)
  - Facebook (2,630 people reached)
  - July 3<sup>rd</sup> Algonquin e-News Blast (sent to 2,756 subscribers)
- Workshop flyer posted at the Algonquin Public Library and on their social media
- Workshop announced at multiple Downtown Merchant Meetings; fliers/posters distributed to several businesses
- Workshop announced at multiple ALITH Chamber Board meetings
- Workshop announced at the July 6<sup>th</sup> Summer Concert in the Park (distributed 50+ fliers)

**The Community Visioning Workshop is scheduled for Tuesday, July 25, 2023 from 6-8pm at St. John's Lutheran Church – 300 Jefferson Street.**

**ATTACHMENTS:**

Exhibit A – *Village of Algonquin Comprehensive Plan: Existing Conditions Memorandum June 30, 2023*



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# MEMORANDUM

**To:** Village of Algonquin  
Jason Shallcross, Community Development Director  
Natalie Zine, Community Development Deputy Director

**From:** Houseal Lavigne Associates  
Brandon Nolin, Practice Lead  
Trisha Parks, Senior Project Manager

**Date:** June 30, 2023

**Re:** Village of Algonquin Comprehensive Plan  
Existing Conditions Memorandum

This Existing Conditions Memo presents existing conditions and discusses their influence on the comprehensive planning process. The memorandum is a preliminary step in the planning process and does not contain plan recommendations. Existing conditions, issues, and opportunities identified in the memorandum will guide the development of the *Algonquin Comprehensive Plan*.

## PURPOSE OF THE EXISTING CONDITIONS MEMO

The memorandum is not the plan. The Existing Conditions Memo answers the question “Where is Algonquin today?” It is a summary of relevant data points, an interim deliverable rather than an adopted document. The memorandum is directed toward village staff and the Joint Committee but should also be made available to other elected and appointed officials, residents, and stakeholders of Algonquin. It is the result of research and analysis, field reconnaissance, and a review of data provided by the Village and its partners or obtained from the U.S. Census Bureau and other sources.

The Existing Conditions Memo presents a demographic and economic profile, providing a picture of influencing factors, trends, and potentials that will inform the plan. It examines the Village’s recent plans and studies, acknowledging that these contain relevant recommendations and policies that should be carried forward and adapted for the coming years. Lastly, it summarizes planning topics with concise text and maps that are easy to read and reference.

As an overview, the Existing Conditions Memo focuses on relevant information that will make the *Algonquin Comprehensive Plan* accurate and relevant. The baseline of existing conditions will be built upon and addressed in the plan to inform goals, key policies, and land use recommendations in upcoming stages of the planning process.

## Existing Conditions Memo Content

The existing conditions, issues, and opportunities identified in this memo will serve as a foundation to guide the development of the *Algonquin Comprehensive Plan*. Specifically, this memo includes:

- An examination of past plans, studies, and reports, acknowledging that these contain relevant recommendations and policies that may be carried forward,
- A demographic and market snapshot, providing a picture of influencing factors, trends, and potentials that will inform the Plan,
- A review of community outreach completed to date and the key takeaways of that engagement,
- An overview of current zoning and existing land use in the community today,
- An overview of transportation and mobility options,
- An overview of community facilities and services from government buildings to education and utility services, and
- An overview of Algonquin’s natural resources.

The Existing Conditions Memo will be used during the development of goals and preliminary recommendations in upcoming steps of the planning process. Although this memo marks the end of the existing conditions analysis, opportunities for public input will continue through the Plan adoption.

PLANNING

DESIGN

DEVELOPMENT



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## SECTION I

# INTRODUCTION

## PLANNING PROCESS

The project will be completed within an approximate 16-month timeline and will consist of Village Board and Commission Planning and Zoning participation and other stakeholder workshops, interviews, public meetings, and data collection.

### Task 1: Kick-off and Existing Conditions

To kick off the planning process on the right foot, meetings were conducted with key village staff, department heads, and elected and appointed officials prior to undertaking other community outreach activities. This step includes an assessment of existing conditions and the preparation of this document, the Existing Conditions Memorandum.

### Task 2: Public and Stakeholder Engagement

Community engagement began with the project website launch and other methods of online engagement, including an online community questionnaire and the initiation of map.social, an interactive platform that allows residents to share opportunities and improvements in the community based on precise locations. Workshops with Village Department Heads, the Economic Development Commission, the Planning and Zoning Commission, the Village Board, and the business community were conducted as a part of this task. Additionally, key stakeholder interviews were conducted as an initial data-gathering and community engagement exercise.

### Task 3: Plan Visioning and Key Recommendations

The purpose of this step will be to establish an overall vision for the future of Algonquin that can provide focus and direction for subsequent planning activities and serve as the cornerstone of the consensus building process. Based on this and all previous steps in the planning process, the vision, goals, and key recommendations memo will be prepared.

### Task 4: Subarea Frameworks

This task will entail the preparation of Subarea Plans for the five areas: Old Town, East Algonquin Corridor, Randall Road Corridor, Algonquin Corporate Campus, and Maker's Park. The Subarea Plans will consist of frameworks that address the land use, development, urban design, and access and mobility issues within each subarea. The frameworks will establish an overall direction for how each subarea should be improved over time as well as identify areas of the Village that will require more detailed planning efforts in the future.

### Task 5: Draft Comprehensive Plan Document

Based on feedback received in the previous tasks, the draft Comprehensive Plan document will be prepared for review and consideration. The Comprehensive Plan will be the foundation for land use decision-making, as well as a working document that sets the vision and establishes priorities for village development and infrastructure, identifies long-term strategies for implementation, and provides practical guidance for everyday use.

### Task 6: Final Comprehensive Plan Document

Building off the previous tasks in the planning process, the final version of the Comprehensive Plan document will be prepared for review, consideration, and adoption.

## Key Considerations for the Comprehensive Plan

Each chapter within the Existing Conditions Memo will include a summary of key information and considerations that will play a crucial role in drafting the Comprehensive Plan. It should be noted that while the Comprehensive Plan will address a wide variety of topics, it is not a silver bullet for every public policy and village initiative. The Plan may play an indirect role in influencing community priorities for those issues it cannot directly address with policies and recommendations.

## REGIONAL SETTING

The Village of Algonquin, a home rule community, is located on the Fox River approximately 35 miles northwest of the City of Chicago in McHenry and Kane Counties. Neighboring communities include Lake in the Hills and Cary to the north, Barrington Hills to the east, Carpentersville to the south and southeast, and Huntley to the west. Incorporated in 1890, the Village has grown to become home to approximately 29,700 residents and is continuing to grow. This, in part, can be attributed to its strong business corridors along Randall and Algonquin Roads. In addition, the Village features a historic downtown, which serves as a beautiful pedestrian-focused destination that is home to exciting shopping, dining, and entertainment opportunities. The Village is well connected due to its proximity to I-90 and nearby Metra stations. The Village also features numerous natural areas, trail systems, and a variety of parks providing active and passive recreation.

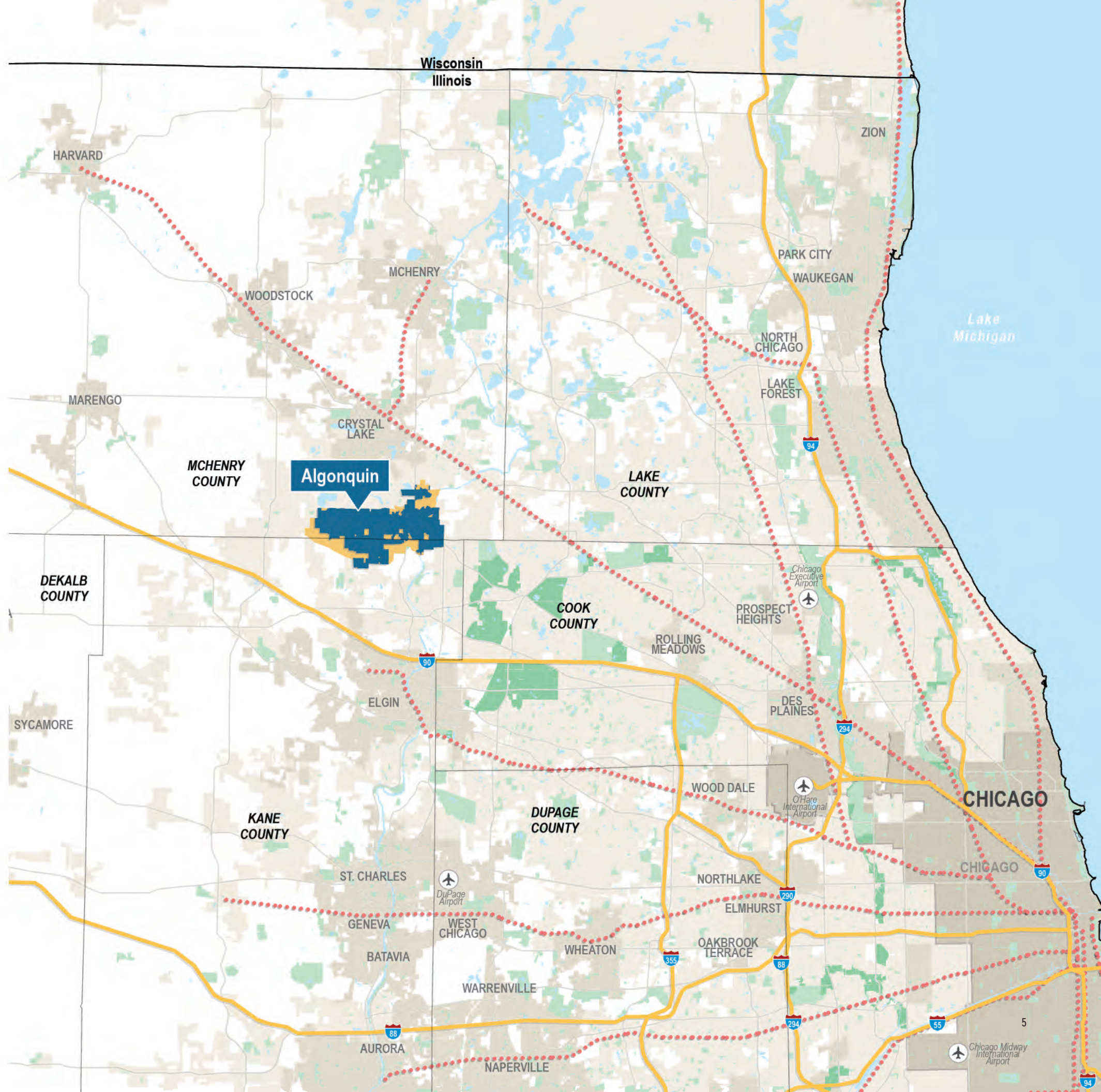
## PLANNING AREA

The Comprehensive Plan covers the area within the existing village boundaries and Planning Area. Per Illinois State Statute, Algonquin is authorized to plan for all areas within their municipal boundaries as well as land within their extraterritorial jurisdiction (ETJ). The ETJ refers to a 1.5 mile area extending from the municipal boundary. The ETJ excludes other incorporated communities, non-contiguous areas, and land claimed by other communities through a formal boundary agreement. The Village of Algonquin is surrounded by the municipalities of Lake in the Hills, Huntley, Gilberts, Barrington Hills, Cary, and Carpentersville, resulting in a defined Planning Area.



## Regional Setting

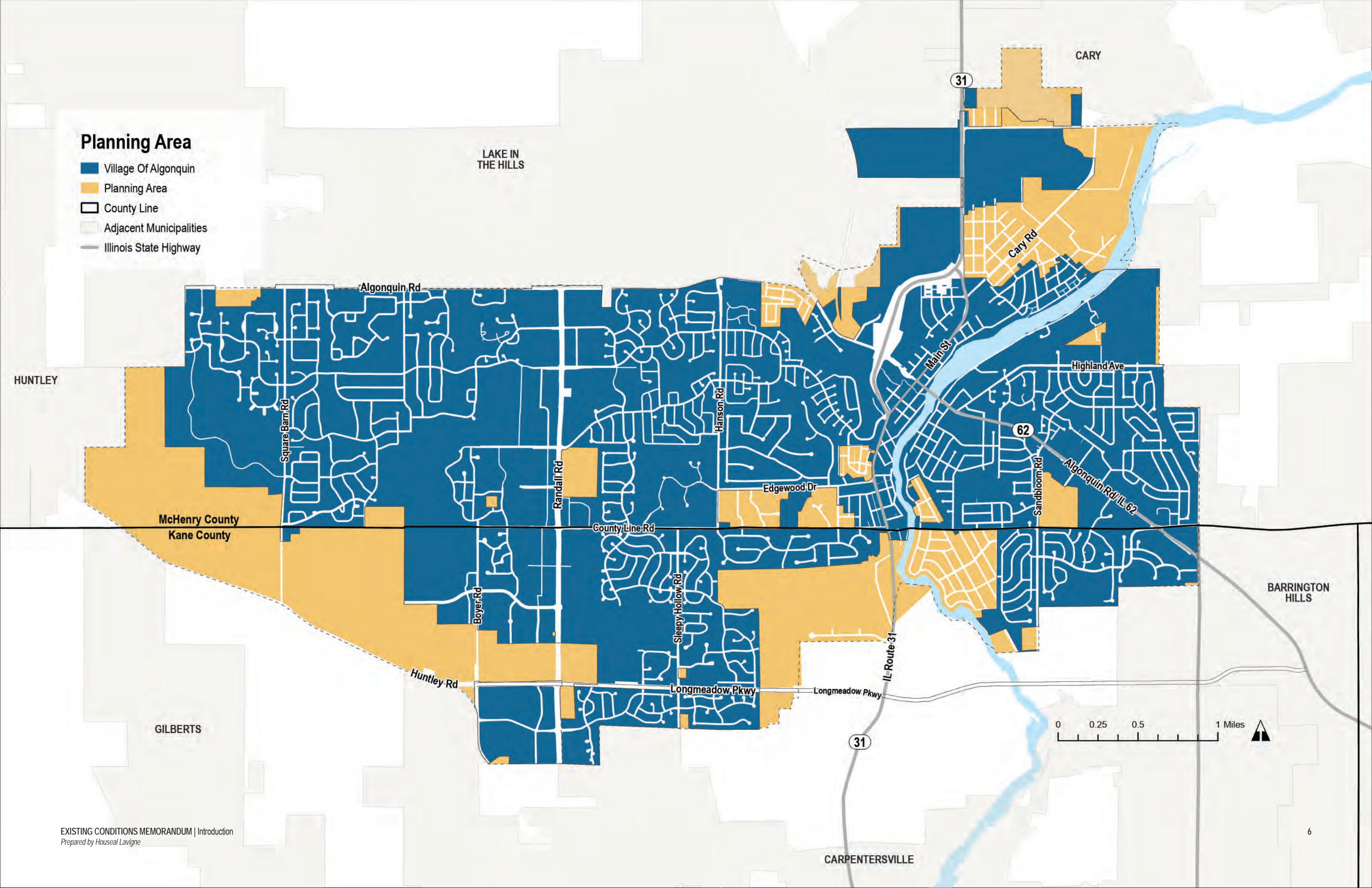
- Village of Algonquin
- Planning Area
- Cities
- Other Municipalities
- Illinois Counties
- State Lines
- Highways
- Metra Lines
- ✈ Airports
- Forest Preserves
- Public Open Space
- Major Water Bodies





# Planning Area

- Village Of Algonquin
- Planning Area
- County Line
- Adjacent Municipalities
- Illinois State Highway





## SECTION 2

# PUBLIC OUTREACH

As part of the initial phase of the planning process, community outreach was conducted to gain input from residents, local businesses, the development community, village staff, and key stakeholders on issues, challenges, and opportunities facing Algonquin. To date, the planning process has included over 700 points of engagement through a combination of in-person and online community outreach tools and exercises. Completed and ongoing outreach efforts include:

- Department Heads Workshop (completed)
- Joint Committee Workshop (completed)
- Key Stakeholder Interviews (completed)
- Business Community Workshop (completed)
- Online Community Survey (ongoing)
- Map.social (ongoing)
- Community Visioning Workshop (upcoming)
- Community Open House (upcoming)

## IN PERSON OUTREACH

### Workshops

The project team conducted four initial workshops with various groups to identify issues, opportunities, strengths, and assets in the Village. The workshops were structured around four prompts. First, participants were asked to individually identify issues and concerns facing the community, listing them on the worksheet that was provided. Participants then shared issues and concerns from their list with the group to create a cumulative list. The second prompt asked participants to rank the three most important issues discussed from the cumulative list. In response to the list of issues, participants were then asked to name specific projects, programs, or actions that would provide solutions to those issues identified in the first part of the exercise. For the final part of the exercise, participants were asked to list the strengths and assets of Algonquin that should be preserved and built upon. Each of the workshops are briefly summarized below with key takeaways.

#### *Joint Committee Workshop*

March 7, 2023, Participants: 17

The Joint Committee is made up of the Planning and Zoning Commission and Village Board members to help guide the comprehensive planning process. The top issues and concerns identified at the workshop were the need for economic development, retail vacancies, and aging roadway infrastructure. While there were many strengths listed, the most prevalent include safety/quality of life, the river, community leadership, and the quality of development projects in the community.



### *Department Heads Workshop*

March 15, 202, Participants: 8

This workshop was conducted to dive into some of the issues and opportunities facing Algonquin, as identified by the Village Department Heads. Departments present at the meeting included the Public Works, Recreation, Innovations, Community Development, Police, the Village Manager's Office, General Services Administration, and the Algonquin-Lake in the Hills Fire Protection District who were invited to participate but are a separate taxing body, not a part of the Village. The top issues and concerns identified were activating the east side of the Village, infrastructure capacity, and desire for activity during the weekday in Old Town. The need to keep up with development pressure and for the Village to foster a stronger sense of community were also mentioned. The department heads agreed that the Village has many strengths, such as the schools, the trail system, its room for growth, and its high household income.

### *Economic Development Workshop*

April 27, 2023, Participants: 5

The Economic Development Workshop was attended by the Village's Economic Development Commission. The workshop provided an opportunity for attendees to offer their input and feedback regarding the Village and the Plan. The top issues and concerns identified at the workshop were an overreliance on retail as part of the tax base, a need for quality jobs, and traffic on arterial roads. On the other hand, some strengths mentioned include the riverfront and downtown area, public safety, and green space.

### *Business Community Workshop*

May 10, 2023, Participants: 8

The Business Community Workshop was open to all business owners and operators within the Village. The top issues and concerns identified at the workshop were the need for an expanded downtown to Harrison and North Main, need for parking in Old Town, and support for small businesses. Some strengths listed include Algonquin's public safety, schools, parks, and citizens.

### *Key Stakeholder Interviews*

May and June, Participants: 14

The project team conducted interviews with a variety of key stakeholders to discuss existing conditions and potential opportunities. The purpose of these key stakeholder interviews was to talk to a broad group of people who may possess unique perspectives or special insights because of their profession or relationship to the Village. Each interview was approximately 45 minutes. These interviews were framed around a sequence of questions regarding the community and conducted in a conversational style.

## **ONLINE OUTREACH**

### **Project Website**

A dedicated project website was created to engage with residents and keep the public updated throughout the planning process. The website contains information, updates, workshop details, meeting notices, and will offer project documents such as public review drafts and memorandums. The website also hosts outreach tools, including the online survey and map.social. The website will remain active until the completion of the Comprehensive Plan. The website is available at <https://hla.fyi/AlgonquinCompPlan>

## Online Survey

Participants as of June 19, 2023: 605

An online survey was provided on the project website that enabled residents, business owners, and stakeholders to answer key questions about Algonquin's current and future state. The survey featured nine sections of multiple-choice questions about housing and residential areas, commercial and industrial land uses, community facilities and services, transportation, parks and recreation, image and identity, and top strengths and weaknesses. The survey also included a section specific to business owners and operators to gain insight into issues facing Algonquin's business community.

The Online Survey will remain active on the project website through the Plan Visioning and Key Recommendations step of the Algonquin Comprehensive Plan. An interactive, public survey dashboard for displaying and filtering responses will be made available at the close of the survey. A summary of feedback gained through the community survey related to housing, commercial areas, and transportation as of June 20, 2023, is detailed below. The online survey is available at <https://hla.fyi/AlgonquinCompPlan-Survey>.

### *Housing and Residential Development*

When asked about the quality of housing within the Village, about 60% of respondents believe that it is a strength of the Village, with only 2% responding that it is a weakness. The remaining respondents responded neutrally.

Many of the respondents said that the range of housing options was a strength of the Village, about 12% responded that senior housing options is a weakness and 20% responded that young professional housing options is a weakness.

Regarding housing value, cost, and affordability, about 45% of respondents felt that the value and cost of homes in the Village is a strength. When asked about availability of affordable housing, 25% responded that it is a strength and 25% responded that it is a weakness. The remaining responded neutrally.

Survey respondents favored single-family detached housing, with 69% of respondents answering that single-family detached housing would have a positive impact on the Village. About 44% of respondents felt that single-family attached housing, such as duplexes and townhomes, would have a no impact on the Village. Multifamily apartments did not get the same type of favorable or neutral response, with nearly 50% of respondents stating that apartments would have a negative impact on the community.

Only 18% of respondents felt that apartments would have a positive impact, while the remaining 32% responded as neutral. Multifamily condominiums, however, seemed to be slightly more in favor, with 26% of respondents answering that the housing type would have a positive impact on the Village. Additionally, 41% of survey respondents said that senior housing has a positive impact on the community, and survey respondents commented that the Village should provide affordable housing for young adults and senior citizens.

### *Commercial Development*

The majority of survey respondents (60%) answered that the character of the Downtown Algonquin is a strength of the community, however, survey respondents identified the Randall Road Corridor and Algonquin Road Corridor as areas that should continue to be improved. Respondents stated that there is also a need for the east side of the Village to experience positive development as it has long been ignored.

The majority of respondents felt that new retail, person service, and entertainment uses would have a positive impact on the community. Restaurants and industrial uses were identified as uses that would have a negative impact on the community. Finally, gas stations, hotels, office and business parks, and mixed-use development received neutral responses.

### *Community Facilities and Services*

Schools, kindergarten through high school, were identified as a strength of the community by survey respondents. Respondent also identified police and fire services as strengths with 67% and 75%, respectively. Services for youth and services for senior citizens both received largely neutral responses. Of the remaining respondents, 26% felt that services for youths is a strength and 18% said felt that it is a weakness. For services for senior citizens, 19% responded that it is a strength and 20% responded that it is a weakness.



## Transportation

When asked about the transportation network in Algonquin, survey respondents answered that the condition of roadways and the effectiveness of major roadways to handle traffic is an issue that could be improved. A large group of survey respondents (48%) stated that traffic flow and congestion is a problem. Survey respondents commented that road infrastructure needs to be improved so that walking, cycling, and driving in Algonquin can be safer, and that the Village can offer more transportation options, other than driving.

Regarding pedestrian travel options, such as sidewalks and trails, most respondents felt that these are strengths within the community. About 46% of respondents felt that transit options are a weakness within the Village, while 8% believe that it is a strength, and 46% responded neutrally.

## Community Appearance

Overall, respondents were positive when it came to their community's image and reputation, with 58% viewing it as a strength. Respondents also felt Algonquin's appearance was a positive with 60% stating it was a strength. However, respondents mentioned the need for Algonquin to garner more of a regional identity and to improve the aesthetics of the east side of Algonquin.

## map.social

Participants as of June 19, 2023: 41

map.social is an online mapping tool that allows participants to pinpoint issues and opportunities in Algonquin on their own personalized map. Points can be used to identify the Village's assets and opportunities, such as public services, priority development sites, new bike routes, and paths, and desired uses and developments. Site users can also place points on the map to identify issues, such as problematic intersections, poor building appearance, and public safety concerns. Map.social is available at <https://hla.fyi/AlgonquinCompPlan-Map>.

# UPCOMING ENGAGEMENT OPPORTUNITIES

## Visioning Workshop

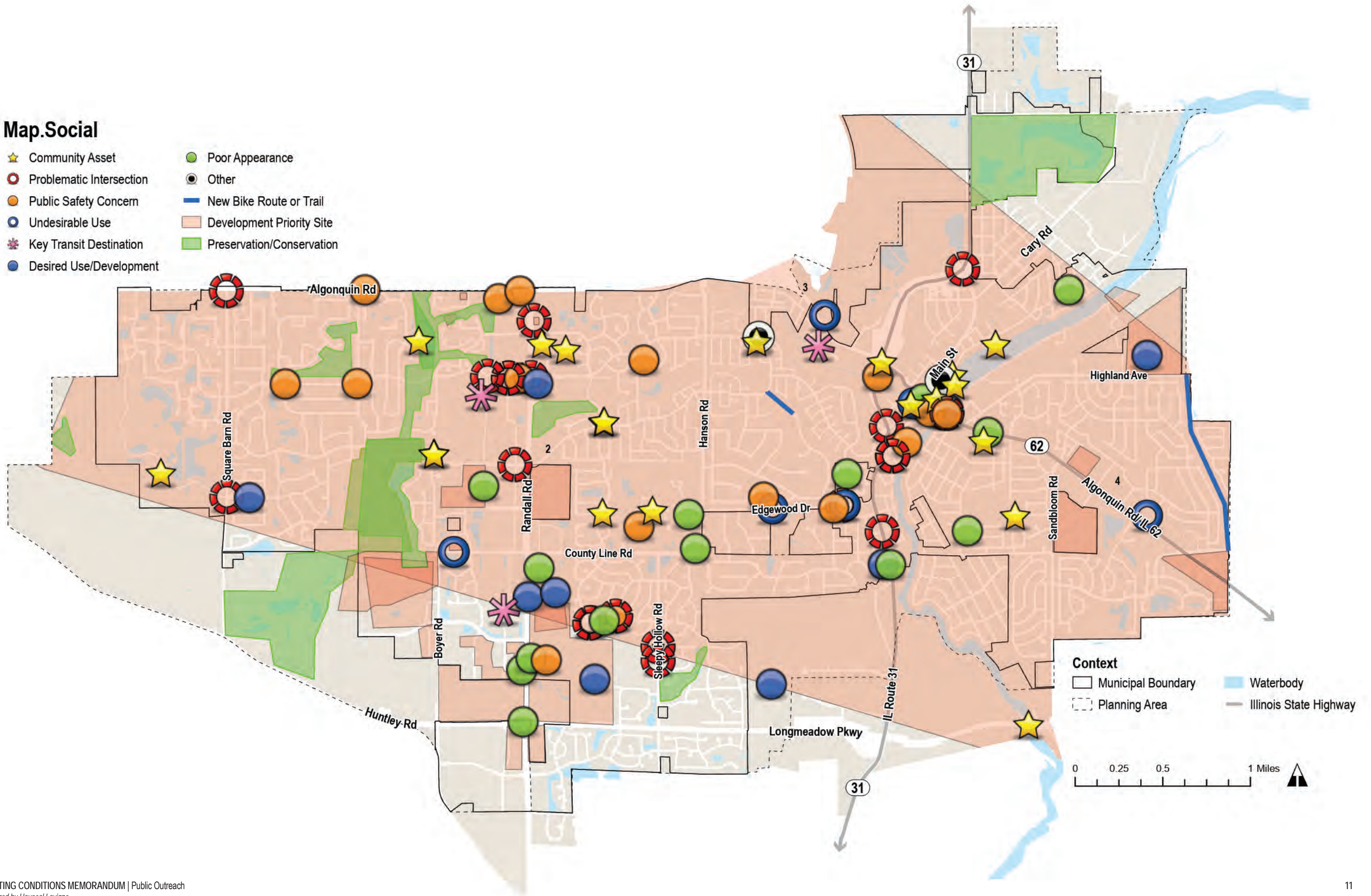
The purpose of a community visioning workshop is to encourage residents and stakeholders to collectively create their vision before recommendations are crafted and plans are drawn. Participants will work in groups to create their own maps of the Algonquin community to identify planning priorities, indicate priority areas for future development, and propose projects and improvements. The Community Visioning Workshop will be open to residents, business owners and operators, and community stakeholders. The Visioning Workshop is scheduled to take place on July 25, 2023, from 6-8pm at St. John's Lutheran Church in Old Town.

## Community Open House

Later on in the planning process a community open house will be held to encourage residents to review and discuss the draft Comprehensive Plan. This gives community members the opportunity to ask questions and discuss some of the findings and planning efforts with the project team. As the next meeting following the Visioning Workshop, the community will have a chance to see how their vision is incorporated into the new Comprehensive Plan before the adoption process begins. Following the community open house, the final Comprehensive Plan will be prepared for the public hearing presentation and adoption process.

# Map.Social

- ★ Community Asset
- ⊙ Problematic Intersection
- Public Safety Concern
- ⊙ Undesirable Use
- ✳ Key Transit Destination
- Desired Use/Development
- Poor Appearance
- Other
- New Bike Route or Trail
- Development Priority Site
- Preservation/Conservation



**Context**

- Municipal Boundary
- Planning Area
- Waterbody
- Illinois State Highway

0 0.25 0.5 1 Miles



# COMMUNITY OUTREACH TAKEAWAYS

The following section summarizes the top priorities or concerns across all input received from the community as key takeaways. These takeaways represent areas of focus for the Algonquin Comprehensive Plan. As the Comprehensive Plan framework is developed, these key takeaways help to inform the overall vision for the community and provide the foundation for the goals and recommendations to be outlined in the Comprehensive Plan.

## East Algonquin and East Algonquin Road Corridor

One of the most prominent themes that emerged from the workshops and online outreach was Algonquin east of Fox River and the East Algonquin Road Corridor. It was noted that the east side of Algonquin has not seen the same level of private investment as the west side of the Village. Many people feel as if there is a disconnect between the two sides of the river.

It was expressed that, while there is some development interest in the East Algonquin Road corridor, the developments that are currently under construction are not of the same caliber as those in other areas of the Village.

## Downtown Algonquin

Many of the discussions during outreach revolved around Old Town Algonquin and how it could be better utilized, maintained, and reimagined. It was discussed that there have been numerous planning efforts related to the downtown area and significant investment in public improvements. However, participants expressed a need to continue to improve Old Town Algonquin, build on past planning efforts, and determine how Old Town should develop or redevelop in the future.

Specific areas of concern include parking availability, pedestrian connections and crossings, ongoing construction, elevating Old Town as a destination, expanding events and activities, and creating additional housing options.

## Transportation

Transportation throughout the Village was mentioned both as an issue and opportunity. The Village has made a concerted effort to prioritize its infrastructure and roadway projects. However, traffic congestion and speeding on local roads were cited as problems that need to be addressed. Traffic flow along Bunker Hill near Meijer and Jacobs High School was specifically mentioned. When asked what the Village's top weakness is, 30% of online survey respondents stated transportation.

## Retail Options

Participants identified the need for more retail options in Old Town, such as more small shopping opportunities that would draw people to the area. Similarly, participants felt that the Village should encourage retail opportunities throughout the community but be more selective in the types of retail allowed. Participants from the Economic Development Commission especially felt that there was too much of a reliance on retail uses for the tax base and that there should be more of a focus on other commercial/industrial salaried jobs.

## Parks, Trails, and the Fox River

Many outreach participants felt that the existing parks, trails, and the Fox River were assets to the Village. It was mentioned that the Village is always working to expand parks and trails with plans for future sites and connections clearly laid out. Though parks, trails, and open space were listed as a strength, participants wanted to further expand the existing system. Participants also noted a desire to create more destination parks that would bring people into the Village.

## SECTION 3

# PAST PLANS, STUDIES, AND REPORTS

This section of the Existing Conditions Memorandum summarizes past plans and studies that have been adopted by the Village or overlapping entities. This section also evaluates past plans for inconsistencies, relevance of previously collected data, and gaps in data which must be corrected as part of this planning process.

## THE VILLAGE OF ALGONQUIN COMPREHENSIVE PLAN (2008)

The purpose of the *2008 Algonquin Comprehensive Plan* document was to guide the physical growth of the community and help make land use decisions. The plan provides the framework for where the Village wants to head in its future. It provides general goals and objectives for the community as well as specific strategies for achieving them. The Plan looks at Algonquin's history, policy framework, public facilities, thoroughfare plan, future land use, and planning areas.

## THE FOX RIVER CORRIDOR PLAN (2015)

The *Fox River Corridor Plan* presents a vision for the future of the waterway that connects the villages of Algonquin and Carpentersville. The plan serves as a guide for making informed decisions about development and conservation that will affect the river and adjoining land. It recommends collaborating to improve aquatic and terrestrial environments, removing the Carpentersville dam, improving and adding recreational amenities, boosting the safety and connectivity of bicycle and pedestrian networks, and taking advantage of the river's unique features to enliven Old Town Algonquin.

## THE VILLAGE OF ALGONQUIN DOWNTOWN PLANNING STUDY (2013)

The construction of the IL Route 31 Bypass provided new improvement and enhancement opportunities via the reduction of pass-through traffic on Main Street. The bypass allowed Old Town the ability to reposition itself as a pedestrian-oriented environment while attracting new business and private sector investment to the area. The *Downtown Planning Study* develops a market-supportable improvement plan that protects the existing asset characteristics within the Old Town and sets the stage for sustained but managed growth for future generations. The plan identifies properties that are appropriate to support new development (single-purpose and multi-purpose) and introduces a mix of residential product types and densities necessary to support expanded retail/ commercial uses. The plan promotes the expansion of streetscape improvements to adjacent blocks, while integrating pedestrian-friendly amenities along Main Street in order to capitalize on a desired transformation from an automobile dependent district to pedestrian-oriented environment.

## Key Considerations

### *Fox River Corridor Plan*

Being a river city is one of Algonquin's defining characteristics. The Algonquin Comprehensive Plan will look to the Fox River Corridor Plan to provide a framework for policy recommendations related to the river and riverfront in Algonquin. This includes pedestrian access, recreational uses on and along the Fox River, strategies to improve water quality, and transportation connections.

### *East Algonquin Corridor*

The East Algonquin Corridor has often been discussed during outreach and it is one of the Comprehensive Plan's five subareas.

The Algonquin Comprehensive Plan can use the valuable findings within the Market Reconnaissance of the East Algonquin Road Corridor to provide a baseline for market data for the area.

### *Old Town Algonquin*

Planning efforts related to Old Town have spurred both public and private improvement to the area.

The Algonquin Comprehensive Plan can use the Village of Algonquin Downtown Planning Study as the foundation for any development, vision, and suggested improvements to the Old Town area.

The Comprehensive Plan should aim to build on the momentum and success of Old Town.

### *Village of Algonquin Comprehensive Plan*

The previous comprehensive plan provides the foundation which will inform much of the Algonquin Comprehensive Plan. The issues and initiatives that were specified in the previous comprehensive plan can be revisited to determine whether they should be carried forward as part of the planning process.

## MARKET RECONNAISSANCE OF THE EAST ALGONQUIN ROAD CORRIDOR (2015)

This memorandum report summarizes the results of the market reconnaissance of the East Algonquin Road corridor. The market reconnaissance included extensive interviews with property owners, developers, real estate brokers, and businesses as well as analysis of real estate, demographic, and income data. The reconnaissance consisted of completing of the following tasks:

- To gain insight into the trade area served, supply competition, advantages and disadvantages associated with the study area, and market factors affecting businesses and property owners located in the East Algonquin Road study area (the project team inspected the study area and conducted interviews);
- Identified and analyzed the supply of commercial building space within the trade area as well as land use and business characteristics of the study area;
- Analyzed demographic, income, and retail expenditure data within the trade area and estimated potential current and future retail demand within the trade area;
- Converted estimates of retail demand or purchasing power into estimates of sales and the amount of on-the-ground retail space the sales could support;
- Evaluated the relationship between the demand for and supply of retail space in the trade area to identify the intensity of competition for retail space users and customers; and
- Synthesized the results of site inspections, interviews, and data analysis to reach conclusions and judgments about the present and likely future market conditions and policy implications drawn from the market reconnaissance.

## VILLAGE OF ALGONQUIN DOWNTOWN STREETSCAPE MASTER PLAN (2016)

The Village of Algonquin conducted a nine-month planning process to develop a framework to guide the physical improvement to the public rights-of-way within the Village's downtown. The document represents the summary of this process with the following goals:

- Establish a unified design for streetscape in the downtown and set of materials that can be implemented in a phased approach,
- Highlight and enhance the historic character of the downtown,
- Create additional visual character and amenities to attract and retain shoppers,
- Improve pedestrian comfort and circulation,
- Introduce traffic calming features to slow traffic,
- Incorporate bicycle lanes and amenities,
- Better announce the downtown at the by-pass and along Algonquin Road, and
- Improve wayfinding to and within the downtown and to convenient parking.

## THE ALGONQUIN-CARY SUBAREA PLAN (2021)

*The Algonquin-Cary Subarea Plan* presents a vision for the future of the Route 31 corridor and adjacent surface mining operations. After decades of sand and gravel mining, several hundred acres of land – predominantly owned by Lafarge Holcim, Ltd. – may become suitable for restoration and redevelopment in the future. This plan is the result of a collaborative effort led by the Village of Algonquin and the Village of Cary to plan for the redevelopment of their shared border. The planning area comprises three unique restoration and redevelopment areas.

# VILLAGE OF ALGONQUIN PARK AND RECREATION MASTER PLAN (2021)

The *Village of Algonquin Park and Recreation Master Plan* will be used by the Village as a guide to implement parks and recreation action items over the next ten years. The first two chapters provide recommendations for the next ten years while the last two chapters summarize the supporting evidence of those recommendations gained through the Analyze and Connect phases. The purpose of the Master Plan is to:

- Assess existing parks, facilities, and programs;
- Determine community opinion about services and facilities;
- Identify park, facility, and program needs;
- Define strategic and measurable needs and strategies;
- Provide an action plan to implement strategies over the next ten years;
- Benchmark Village recreation service assets relative to statewide, national, and industry standards and against peer communities;
- Solicit community opinion regarding the current and/or desired state of Village recreation service facilities, assets, and associated uses;
- Define measurable needs and high-level strategies to accommodate such needs; and
- Develop preliminary conceptual plans and cost estimates for key parks and facilities.

## ADDITIONAL PAST PLANS AND STUDIES

The following plans, studies, and reports were also reviewed for consideration in the development of the Algonquin Comprehensive Plan. Some are dated, such as the 2000 Downtown Revitalization Plan, or are location-specific and directed towards one development or study area. More recent documents, such as the Community Survey Results, provide community information, but no goals, policies, or recommendations.

- Downtown Revitalization Plan (2000)
- Public Art Master Plan (2005)
- East Side Redevelopment Plan (2007)
- Parks, Trails, and Open Space Plan (2008)
- Events and Recreation Evaluation Plan (2009)
- Environmental Action Plan (2010)
- Beautification Plan (2011)
- Spring Creek Watershed-Based Plan (2012)
- Existing and Future Land Use in Woods Creek Watershed (2012)
- Woods Creek Watershed-Based Plan (2013)
- Community Survey Results (2022)

SECTION 4

# DEMOGRAPHIC AND MARKET PROFILE

This section summarizes the existing characteristics of Algonquin’s demographics and real estate market. Data sources include the US Census Bureau’s American Community Survey for population, age, racial and ethnic composition, housing, and income; the US Census Bureau’s On the Map dataset for labor force and employment data; and CoStar, a resource for real estate data used to analyze Algonquin’s multifamily, retail, office, and industrial market trends. An understanding of Algonquin’s demographics and local market will enable the development of a Comprehensive Plan that responds to current issues and needs. Algonquin’s current demographic conditions are compared to Kane County, McHenry County, and the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area (Chicago MSA). These communities were used analyzed to understand how Algonquin compares to the region.

## DEMOGRAPHIC SNAPSHOT

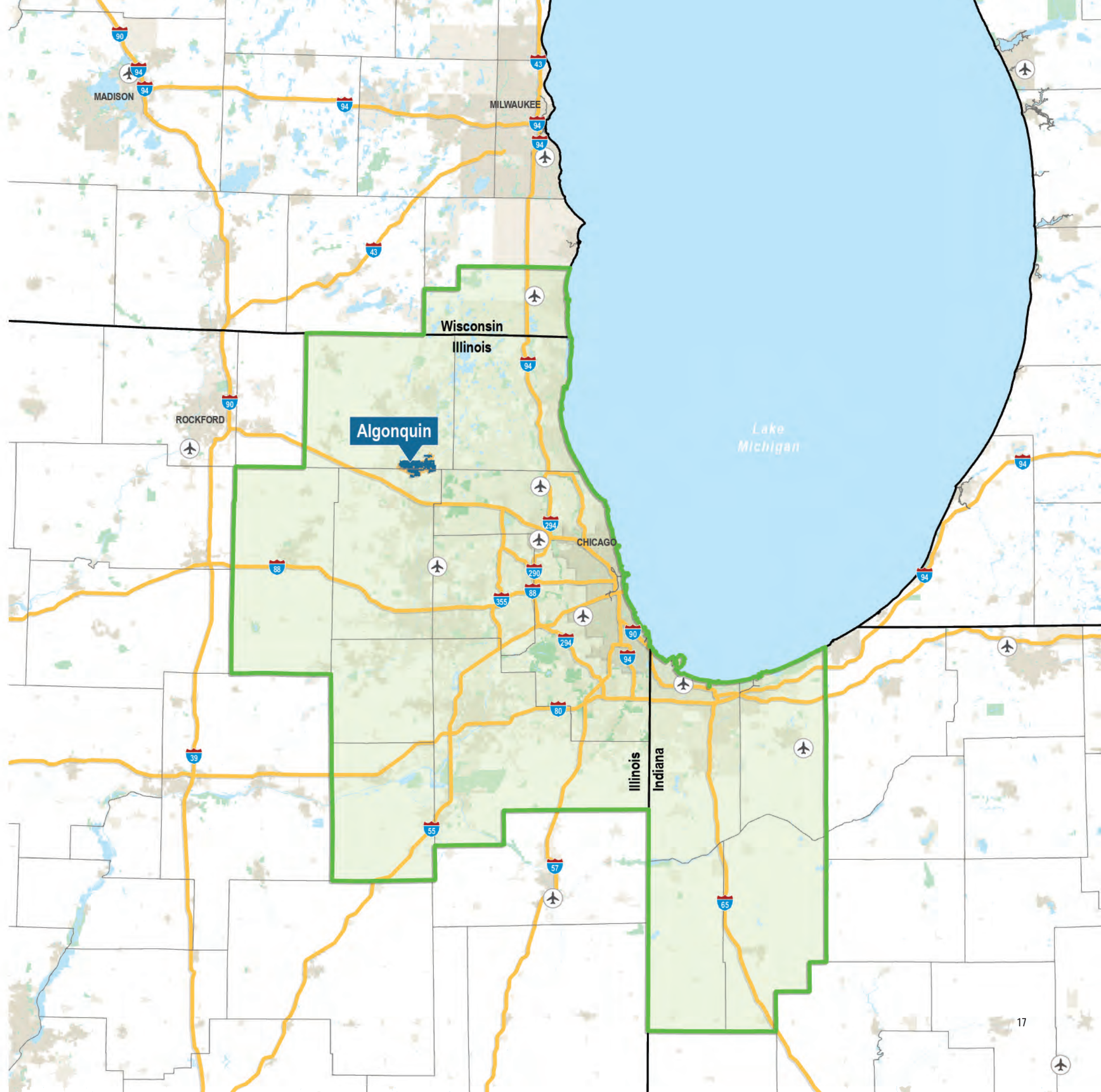
According to the US Census Bureau, Algonquin’s population was 29,869 in 2021. The Village’s median age is 42, nearly two years older than McHenry County (40.4), four years older than Kane County (38), and four years older than the Chicago MSA (37.9). There are 11,305 dwelling units in the Village, a 12% increase in dwelling units since 2010 (10,086). Homes in Algonquin are primarily single-family detached units (72.6%), followed by single-family attached units (18%). The majority of homes in Algonquin are owner-occupied (85.1%), and Algonquin has more owner-occupied homes compared to McHenry County (81.5%), Kane County (75.1%), and the Chicago MSA (65.1%). Algonquin’s average household size is 2.71 and has declined in size since 2010 (2.97). Algonquin’s median household income is \$115,346, which is a 19.5% increase since 2010 (\$96,507). Algonquin’s median household income is higher than McHenry County (\$93,801), Kane County (\$88,935), and the Chicago MSA (\$78,790). Each of these summary data points is discussed further in this demographic profile.

Demographic Profile (2021)				
	Algonquin	McHenry County	Kane County	Chicago MSA
Population	29,869	310,749	518,648	9,607,711
Households	11,305	119,465	178,651	3,926,750
Median Age	42.0	40.4	38.0	37.9
Median Household Income	\$115,346	\$93,801	\$88,935	\$78,790



## Regional Setting with Chicago MSA

- Village of Algonquin
- Planning Area
- Cities
- Other Municipalities
- Chicago MSA
- State Lines
- Counties
- Highways
- ✈ Airports
- Forest Preserves
- Public Open Space
- Major Water Bodies





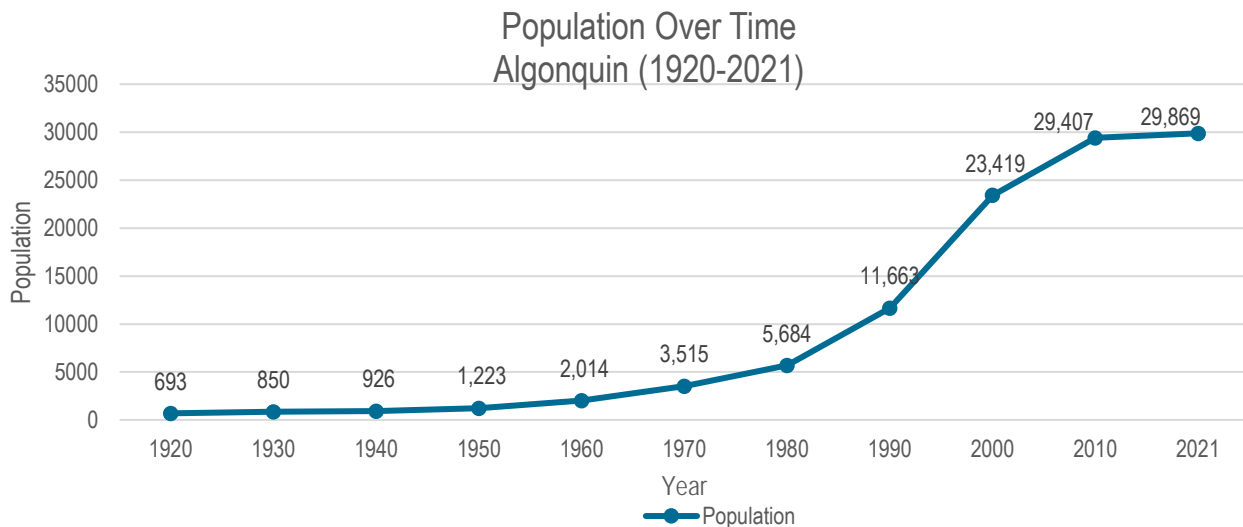
## Population

An examination of Algonquin's population trends that up to the present day provide the foundation for demographic analysis. Between 1980 and 1990, the Village's population spiked. Rapid growth continued until 2010 when the population reached and has remained at almost 30,000. However, several new subdivisions are under construction at this time.

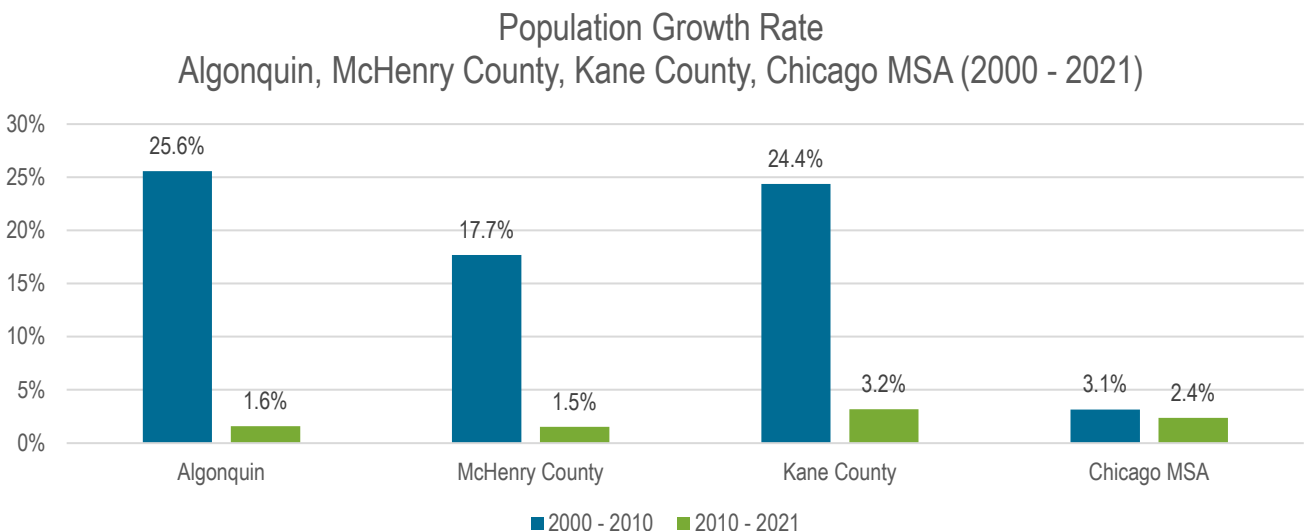
According to 2021 US Census data, Algonquin's population is 29,869. The Village experienced a spike in its population between 1980 and 1990 as the population grew by 105%, or by 5,979. Between 1990 and 2000, the village's population doubled in a decade, growing by another 11,758 residents.

Algonquin has continued to grow since 2000, but the pace of growth has tapered off over the last decade. Between 2000 and 2010, Algonquin's population grew by 25.6%, or by 5,988. Within the region, McHenry County grew by 17.7% and Kane County grew by 24.4% over the same period.

Like most communities in the region, post housing pandemic population growth was minimal from 2010 to 2021. Algonquin saw an increase in population of 1.6%, or by 462 residents. Similarly, from 2010 to 2021, McHenry County grew by 1.5%. Kane County and the Chicago MSA grew at a slightly higher rate, with Kane County's population increasing by 3.2% and the Chicago MSA's population increasing by 2.4%.



Source: U.S. Decennial Census and Chicago Metropolitan Agency for Planning



Source: 2000, 2010, and 2021 ACS 5-Year Estimates

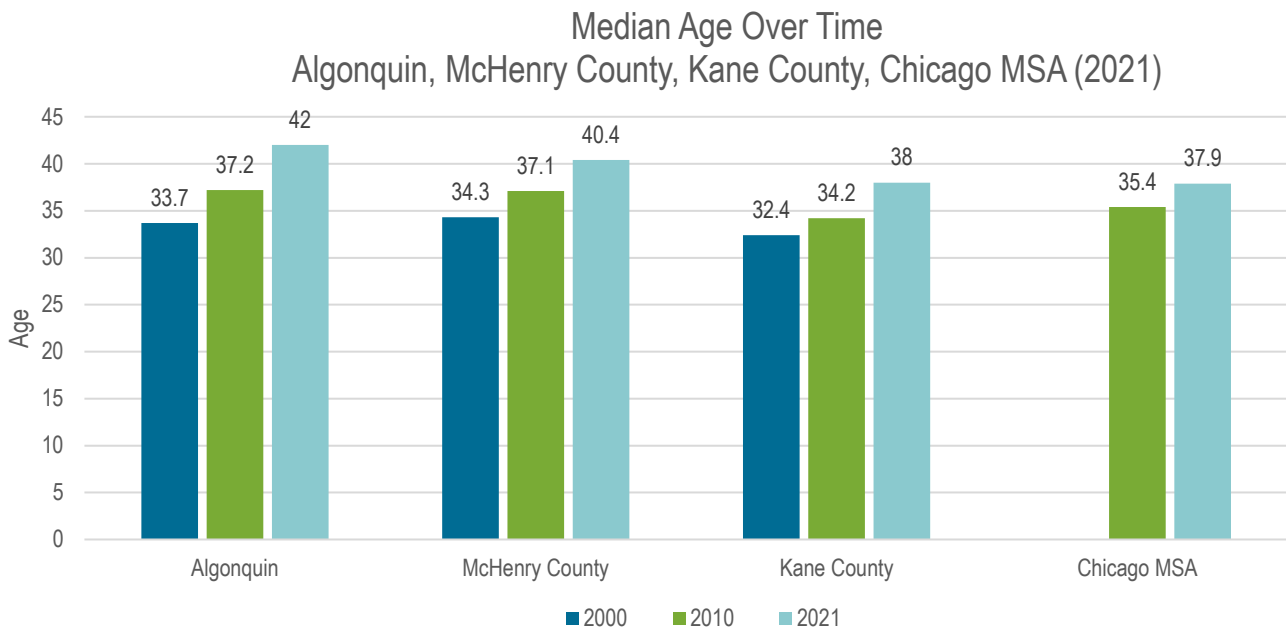
## Age

Age is an important dimension to consider when evaluating a community's population. The relationship people have with their community changes with their stage of life, particularly in terms of education, employment, housing, and leisure needs and preferences. Algonquin has a slightly older population compared to McHenry County, Kane County, and the Chicago MSA, with a median age of 42 years. The 35 to 54 year-old population makes up the largest age group, followed by 5 to 19 year-olds. This is significant as it gives insight into housing and development preferences that the majority of Algonquin residents may have.

The largest age group in Algonquin is the 35 to 54 year-old cohort, who make up 8,401 residents, or over 28% of the Village's total population. Similarly, this is also the largest age group in McHenry County (27.5%), Kane County (27.2%), and the Chicago MSA (26.6%). The 19 year-old and under age group is the second largest population in Algonquin, making up 20% of the Village's population (7,371 people). The 19 year-old and under population is additionally the second largest population in McHenry County (20.5%) and Kane County (21.85), and the third highest population in the Chicago MSA (19.5%). Seniors, or individuals who are 65 years or older, make up 13.1% of Algonquin's population (3,898 people), which is in line with McHenry County (14.9%), Kane County (13.8%), and the Chicago MSA (14.7%).

Over 40% of the Village's population is in prime working age at 25 to 54 years old. Though working age adults and children are Algonquin's two most populous age groups, the Village's population as a whole is aging. Between 2000 and 2010 the population aged 55 and older increased by 104% (2,753 people). The 55 and older population increased by 128.3% over the following decade (3,455 people). All other age groups lost population between 2000 and 2021.

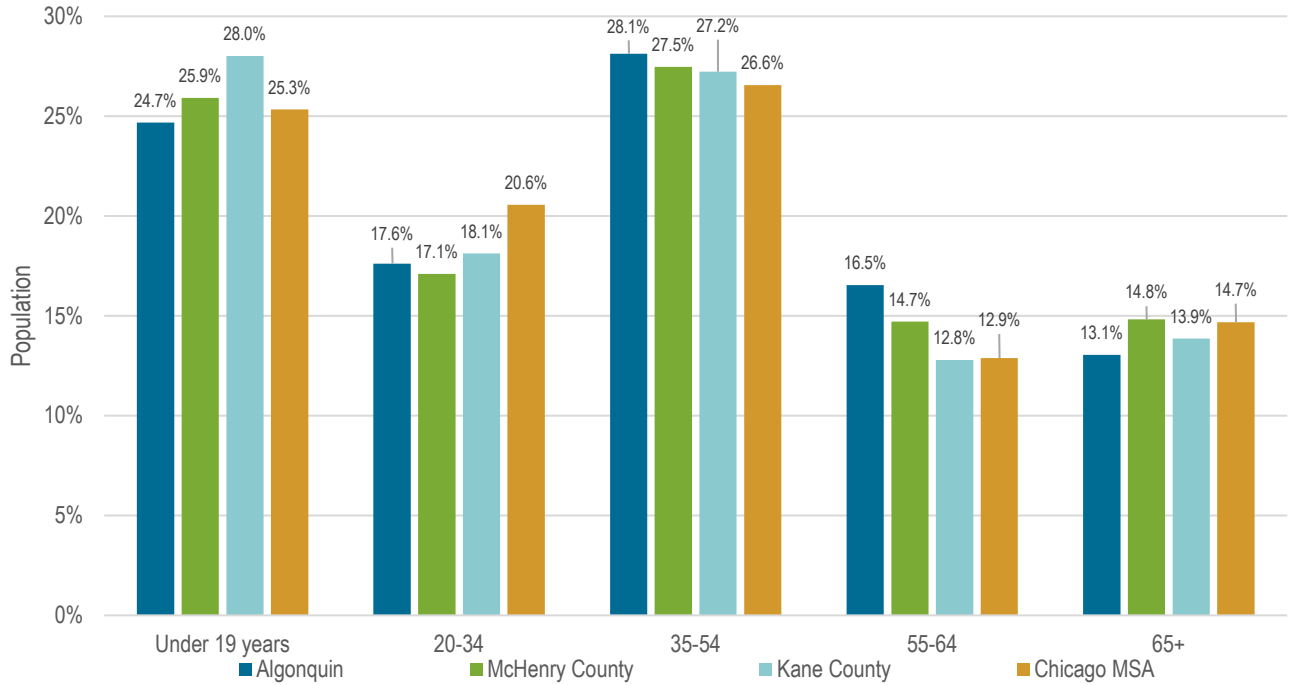
The median age of Algonquin residents is 42. The median age grew by 3.5 years from 2000 to 2010 and by nearly 5 years from 2010 to 2021. Algonquin's median age is older than McHenry County, Kane County, and the Chicago MSA, and, similarly, these communities' median ages have been aging over the past two decades.



While the 2000 Chicago MSA median age could not be calculated from the available information, the median age ranged from a low of 31.5 years in Chicago to a high of 35.2 years in DuPage County.

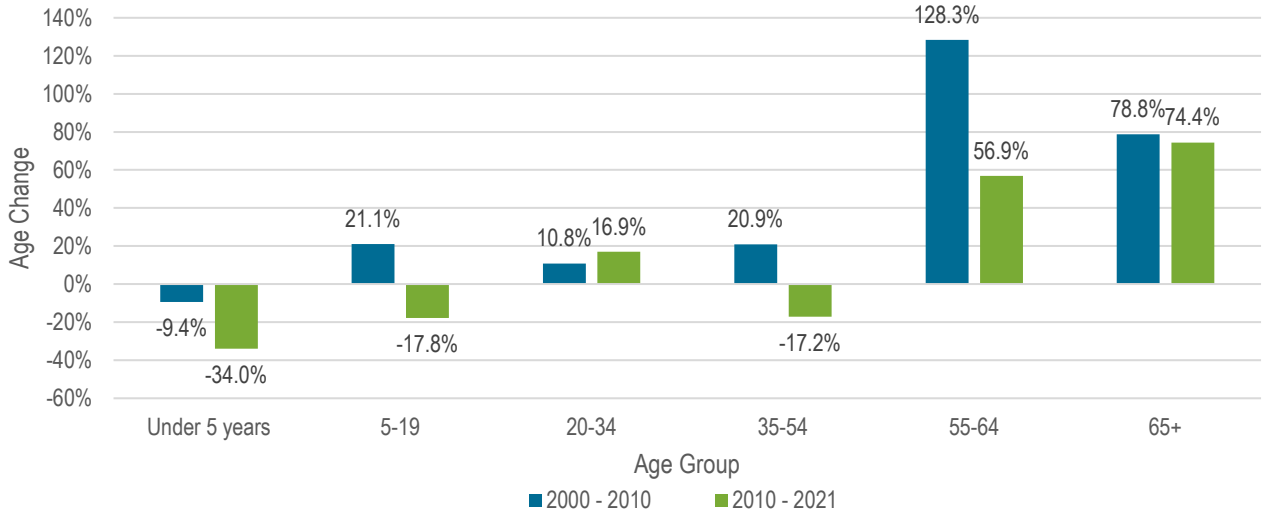
Source: 2000, 2010 and 2021 ACS 5Year Estimates

## Age Distribution Algonquin, McHenry County, Kane County, Chicago MSA (2021)



Source: 2021 ACS 5-Year Estimates

## Age Change Over Time Algonquin (2000 - 2021)



Source: 2000, 2010, and 2021 ACS 5-Year Estimates

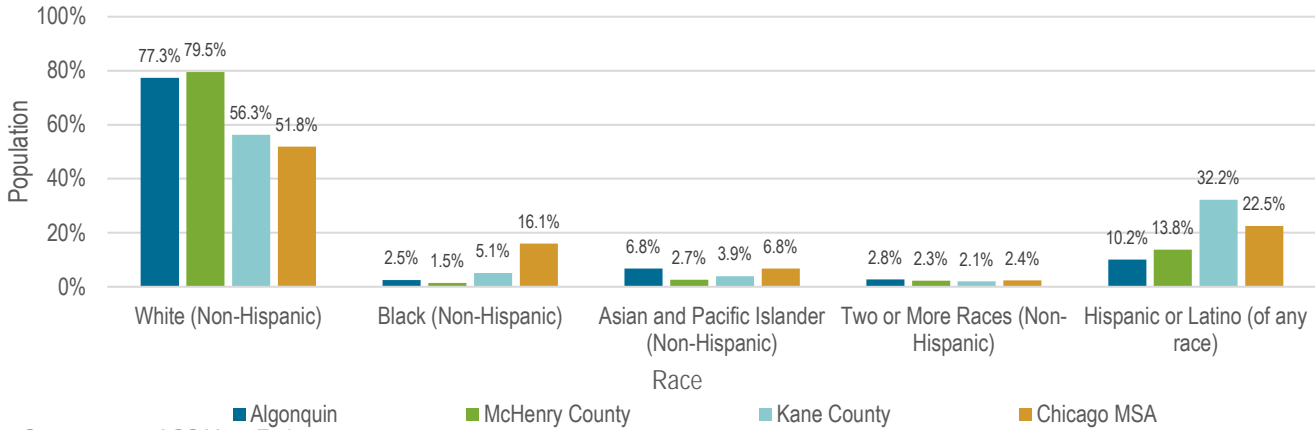
## Race and Ethnicity

An analysis of a community's racial and ethnic composition can shed light on important planning factors, such as a community's neighborhoods and its history. Algonquin, similar to McHenry County, Kane County, and the Chicago MSA, is predominantly white. The white, non-Hispanic or Latino population (77.3%) is Algonquin's largest racial and ethnic group followed by the Hispanic or Latino (of any race) population (10.2%).

Algonquin's white only population is in line with McHenry County's white only population (79.5%) and is over 20 percentage points larger than Kane County's white only population (56.3%) and the Chicago MSA (51.8%). From 2010 to 2020, Algonquin's two or more races (non-Hispanic) population experienced the greatest increase in population, growing by over 200%, or 577 people. Algonquin's Black only (non-Hispanic) population grew by 69%, or by 308 people. The Village's Asian and Pacific Islander (non-Hispanic) population decreased by nearly 20%, or by 498 people.

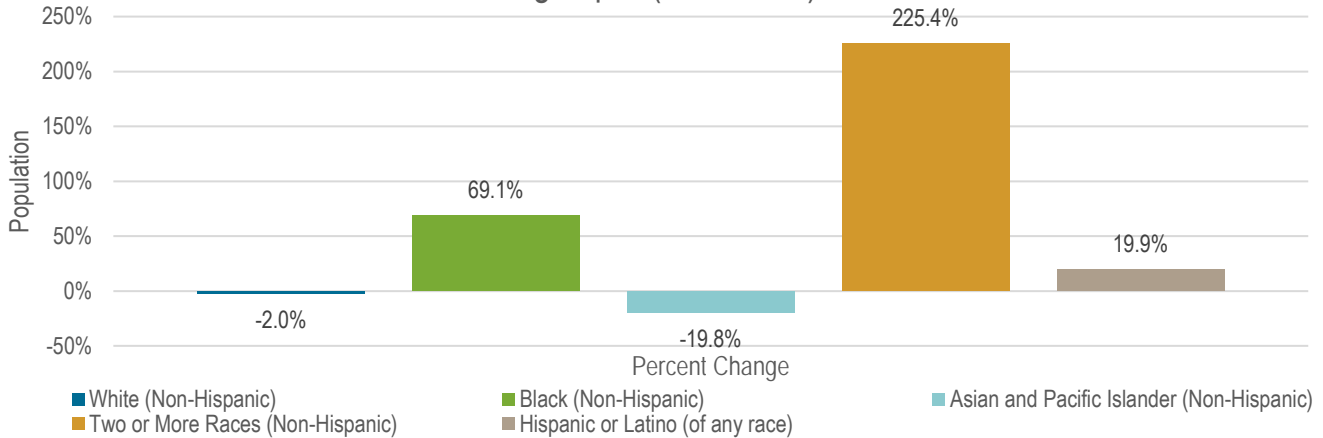
Overall, Algonquin's racial and ethnic minority population grew by 930 between 2010 and 2021, representing an increase of 15.9%. Over the same period, Algonquin's white, non-Hispanic or Latino population decreased by 2.0% (468 people). This resulted in an increase in the diversity of Algonquin's population with the non-white population growing from 19.9% to 22.7% of Algonquin's total population in 2021.

Racial Composition  
Algonquin, McHenry County, Kane County, Chicago MSA (2021)



Source: 2021 ACS 5-Year Estimates

Change in Racial Composition Over Time  
Algonquin (2010-2021)



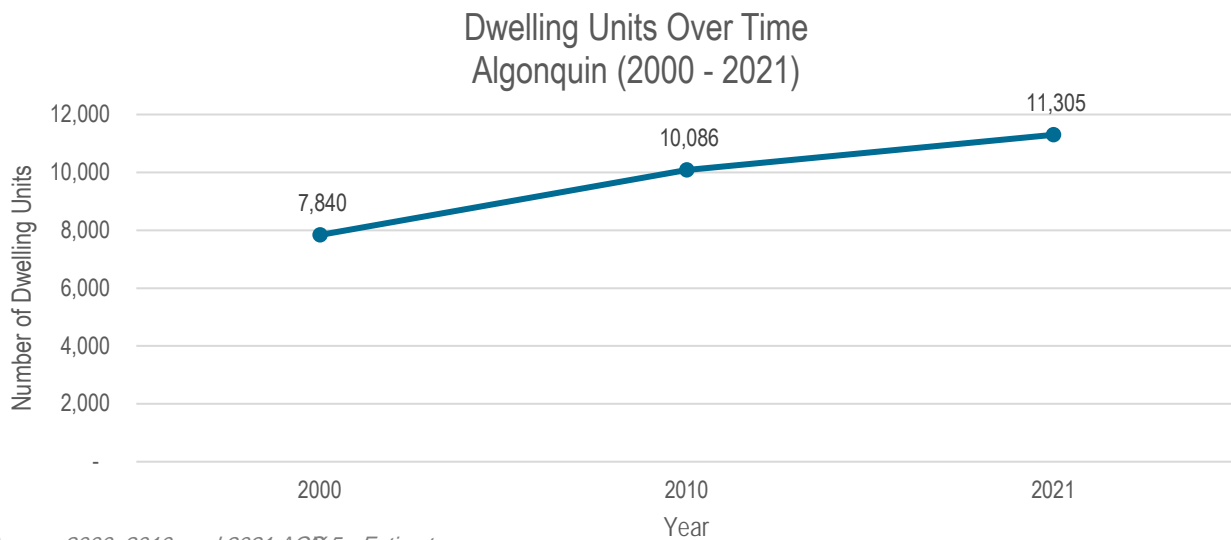
Source: 2010 and 2020 ACS 5-Year Estimates

## Housing

The majority of dwelling units in Algonquin are owner-occupied, single-family detached homes, reflective of the suburban character of the Village. The Village of Algonquin has higher home values and rents than McHenry County, Kane County, and the Chicago MSA. However, approximately 1-in-5 households are burdened by the cost of housing, meaning that they spend 30% or more of their income on housing. As the Village looks towards the next 20 years, an accurate assessment of housing types, home values, and occupancy will be critical to support new and existing residents.

The number of dwelling units has been growing in Algonquin over the past two decades, having increased by 28.6% (2,246 units) between 2000 and 2010. Similar to the growth in dwelling units Algonquin's population grew by 25.6% in that time. The population growth rate in the Village slowed between 2010 and 2021, increasing by only 1.6%, compared to the 12.1% growth (1,219 units) experienced in the housing stock over the same period.

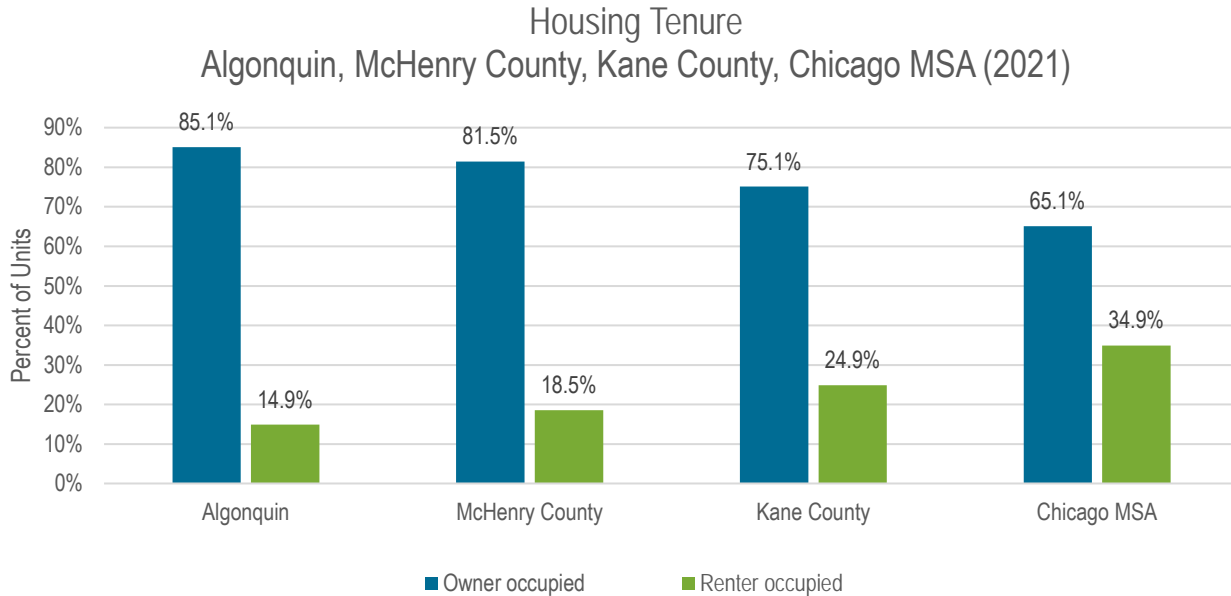
Algonquin has an occupied housing stock of 11,018 units. In the past decade, the number of occupied dwelling units in the Village increased by 11.4% (1,127 units). Of the Village's 11,305 dwelling units only 2.5% are vacant. Algonquin has a lower housing vacancy rate than McHenry County (4.2%), Kane County (3.5%), and the Chicago MSA (7.8%).



Source: 2000, 2010, and 2021 ACS Year Estimates

### Type and Tenure

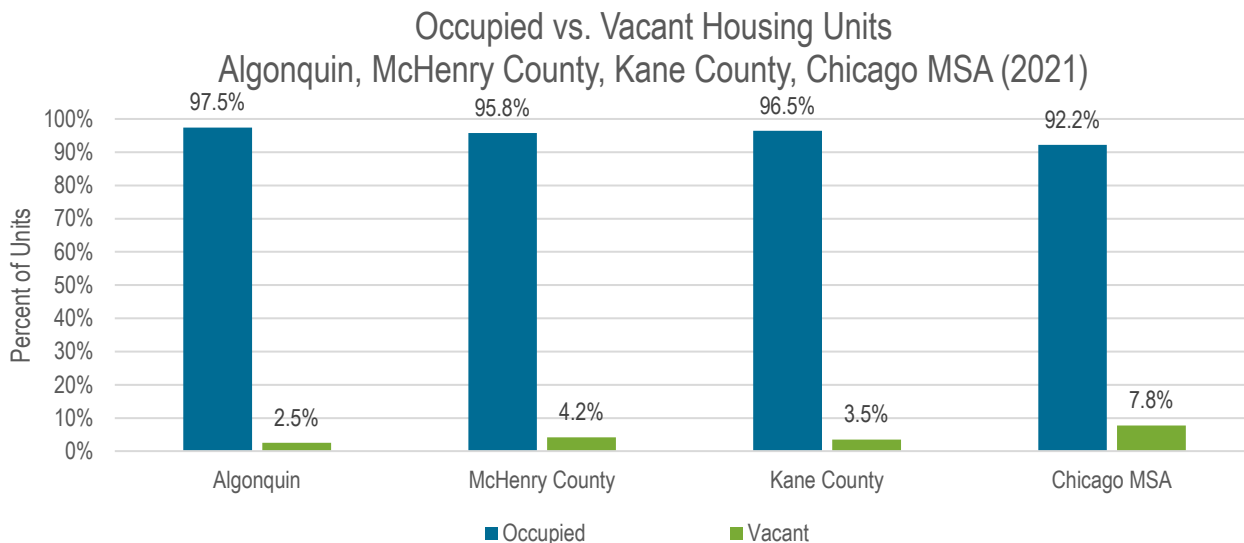
Housing tenure refers to home ownership compared to rental units. Most homes in the Village are owner-occupied (85.1%) compared to the 14.9% of renter-occupied households. The Village has a larger proportion of owner-occupied units compared to McHenry County (81.5%), Kane County (75.1%), and the Chicago MSA (65.1%).



Source: 2021 ACS Year Estimates

Of Algonquin’s 11,018 occupied homes, 72.6% (7,994 units) are single-family detached units (standalone single-family homes on individual lots). This is similar to McHenry County (77.7%) and Kane County (69.8%). The next most common housing type in Algonquin is single-family attached, or dwelling units connected by a wall with separate entrances, making up 18% of the Village’s housing stock. As a percentage of the whole, this is much more than the number of single-family attached units in McHenry County (10.2%) and Kane County (11.9%). Out of Algonquin’s housing stock, 9.4% of units are multifamily, which is in line with McHenry County (11.3%) and lower than Kane County (17.4%) and the Chicago MSA (37.6%).

In Algonquin, almost all owner-occupied units are single-family detached (81.6%), followed by single-family attached units (15.5%). Nearly half (46.5%) of renter households live in multifamily buildings. Single-family detached units make up 32.8% of all renter-occupied units, with single-family attached units making up the balance (20.75%).



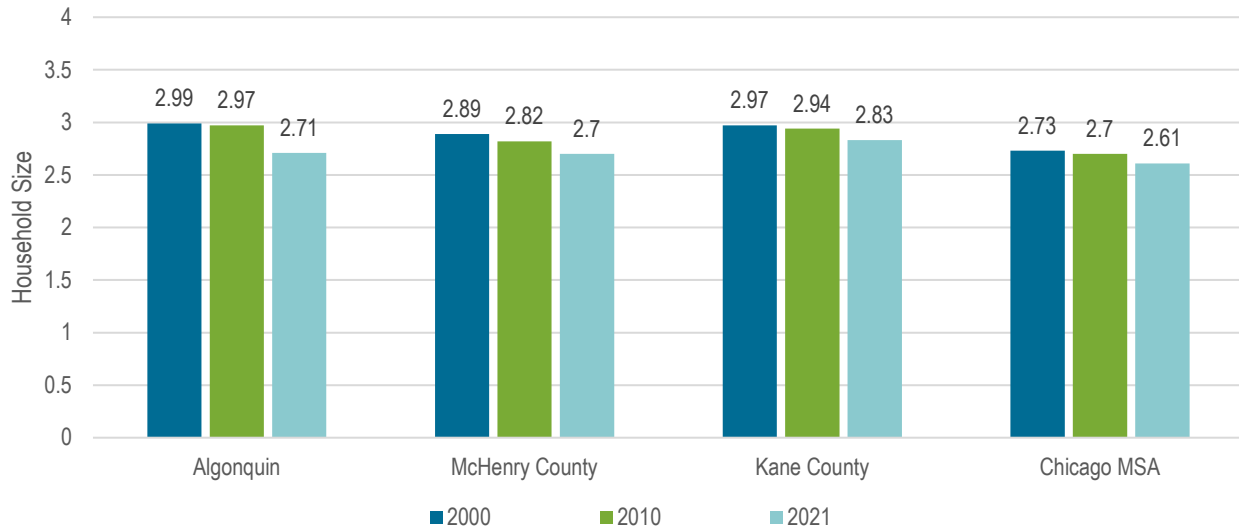
Source: 2021 ACS Year Estimates

## Household Size

According to the US Census, occupants per room is obtained by dividing the number of current residents in each household by the number of rooms per unit. Almost all of Algonquin's households have one householder for every room in the village's dwelling units. Similarly, the majority of occupied units have one occupant per room or less in McHenry County (98.6%), Kane County (96.7%), and the Chicago MSA (97.3%).

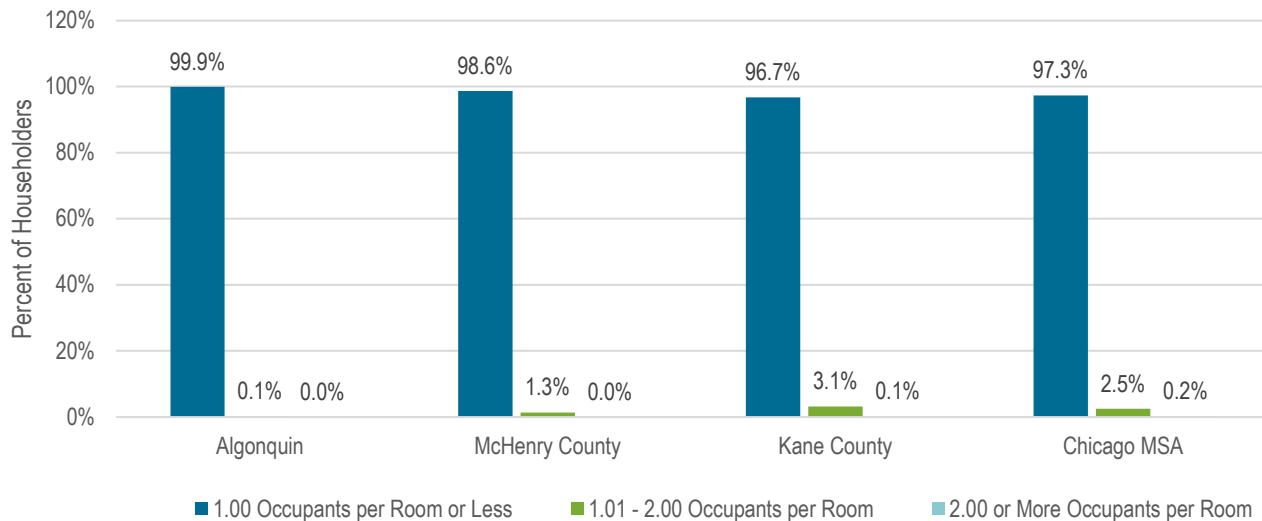
Understanding the number of bedrooms available for householders in the village's dwellings is important to understand the size of the village's households. Over 75% of dwelling units in Algonquin have three or more bedrooms. The average household size, or population per occupied dwelling unit, in Algonquin is 2.71 and has been decreasing since 2000. Between 2010 to 2021, the average household size decreased by nearly 9%. Algonquin's average household size is in line with McHenry County (2.70), slightly smaller than Kane County (2.83), and slightly larger than the Chicago MSA (2.61).

Average Household Size Over Time  
Algonquin, McHenry County, Kane County, Chicago MSA (2021)



Source: 2000, 2010, and 2021 ACS Year Estimates

Number of Householders  
Algonquin, McHenry County, Kane County, Chicago MSA (2021)



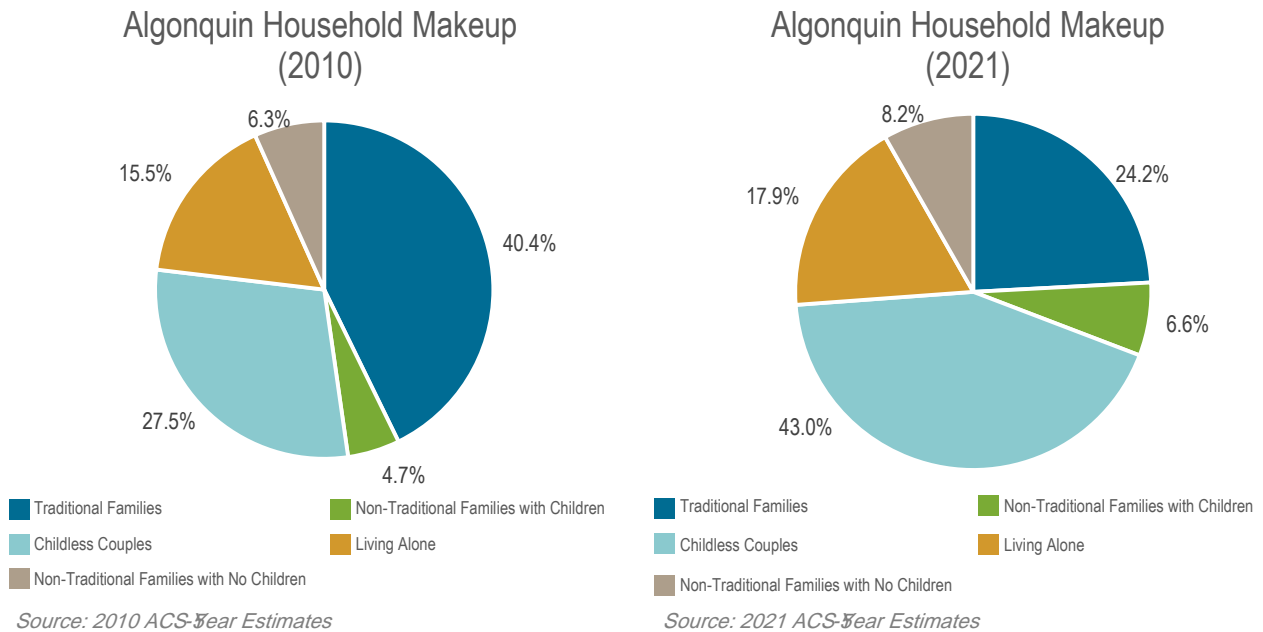
Source: 2021 ACS Year Estimates

## Household Demographics versus Housing Stock Composition

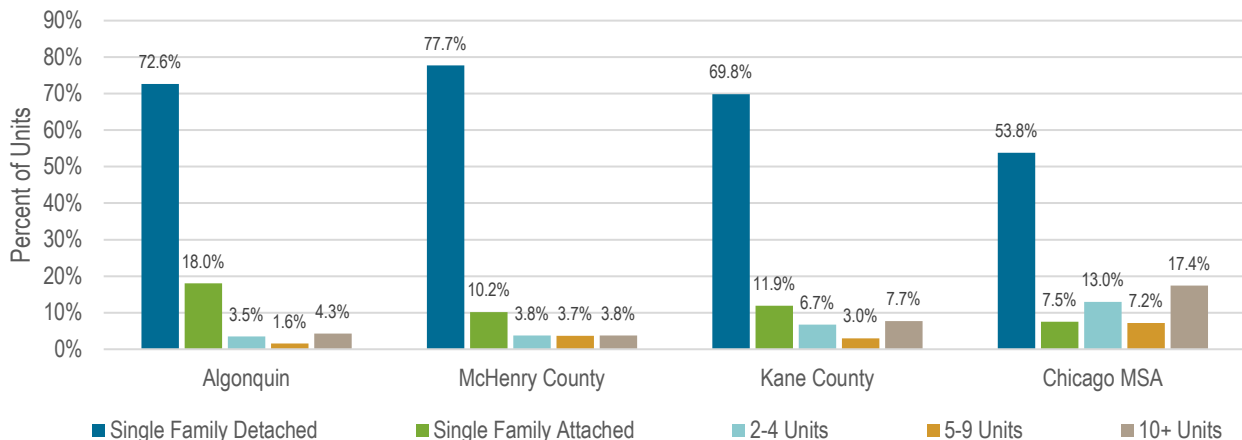
A shift in housing needs is occurring across the country and in the Chicago region, driving demand for smaller lots and alternative to traditional detached single-family development. Census data documenting shifts in household makeup over the last two decades indicates there may be a mismatch between the types of housing available in the Village and the housing needs of residents (and potential future residents).

Out of the 11,018 occupied homes in the Village, 43% of householders are couples without children (4,741 households). From 2010 to 2021, the number of couples with no children increased by 1,706 households, or 56.2%. Householders (including couples and single-parent households) with no children make up two-thirds of households in the Village, which is an increase of 2,184 households, or 40%, since 2010. The percentage of households with children in Algonquin is 30.8%, or 3,394 households.

The average household size in Algonquin has shrunk to 2.71, and households with no children, including childless couples and non-traditional families with no children, now make up more than half of all households. This indicates a need for a housing stock with more one- and two-bedroom homes. Despite this shift, more than 75% of all dwelling units in Algonquin have three or more bedrooms and nearly 43% have four or more bedrooms. While the Village's population has remained stable at around 30,000 for the past decade, a shift in the housing types being built in Algonquin may be needed to support long-term growth and help existing residents age in place.



## Housing Type for Occupied Units Algonquin, McHenry County, Kane County, Chicago MSA (2021)





## Home Value

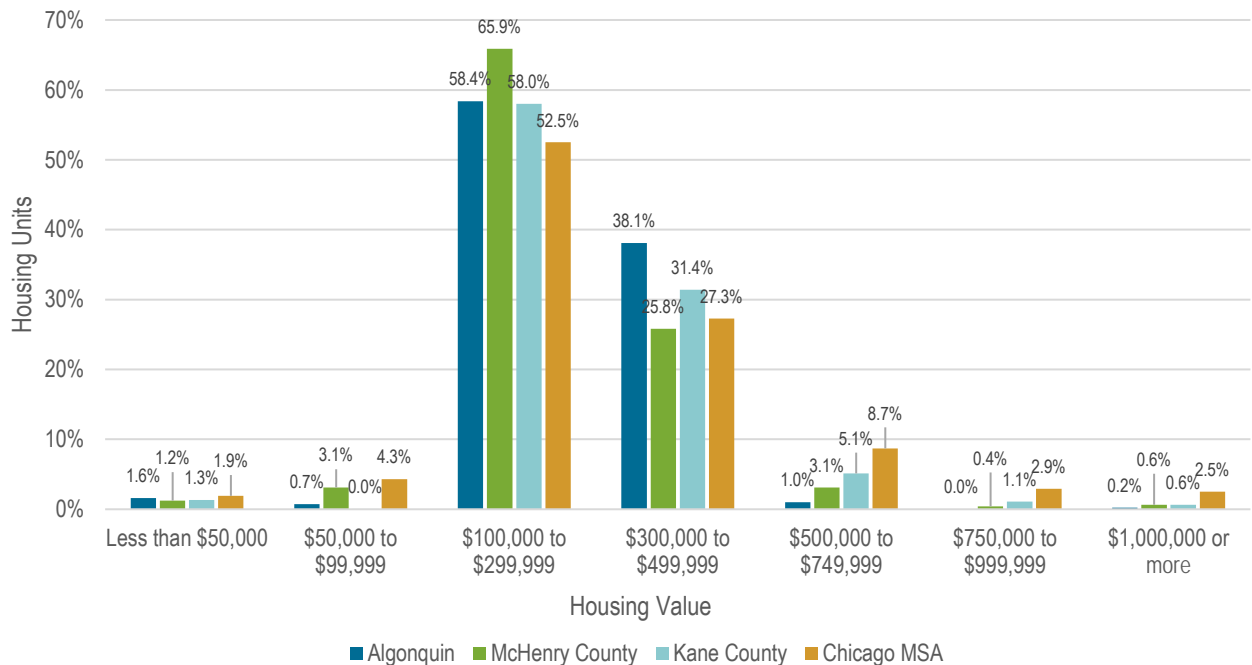
In Algonquin and the surrounding region, the majority of owner-occupied dwelling units are valued are between \$100,000 to \$299,999. Over half of homes in Algonquin (58.4%) are valued at \$100,000 and \$299,999, which is similar to McHenry County (65.9%), Kane County (58%), and the Chicago MSA (52.5%). Over 38% of homes in Algonquin are valued at \$300,000 to \$499,999. More homes in Algonquin fall within this value range compared to McHenry County (25.8%), Kane County (31.4%), and the Chicago MSA (27.3%).

The median home value in Algonquin is \$273,600. From 2000 to 2010, the Algonquin median housing value increased by nearly 50%, or by \$90,600. From 2000 to 2010, median housing values also increased in McHenry County and Kane County by 40%. Following Algonquin's median home value increase from 2000 to 2010, the median housing value decreased slightly by 4.2%, or by \$12,100, from 2010 to 2021. Between 2010 to 2021, the median housing values in McHenry County, Kane County, and the Chicago MSA continued to increase. Despite the decrease in housing values from 2010 to 2021, Algonquin's housing values are 13.3% higher than McHenry County, 2.6% higher than Kane County, and 5.8% higher than the Chicago MSA.

From 2000 to 2010, the median rent in Algonquin increased by 79%, or \$629. From 2010 to 2021, rent in Algonquin increased by 21%, or by \$301. McHenry County experienced similar growth in its median rent from 2010 to 2021, as it increased by 25%. Between 2010 to 2021, median rents increased in Kane County and the Chicago MSA at a quicker pace compared to Algonquin as they increased by over 35%.

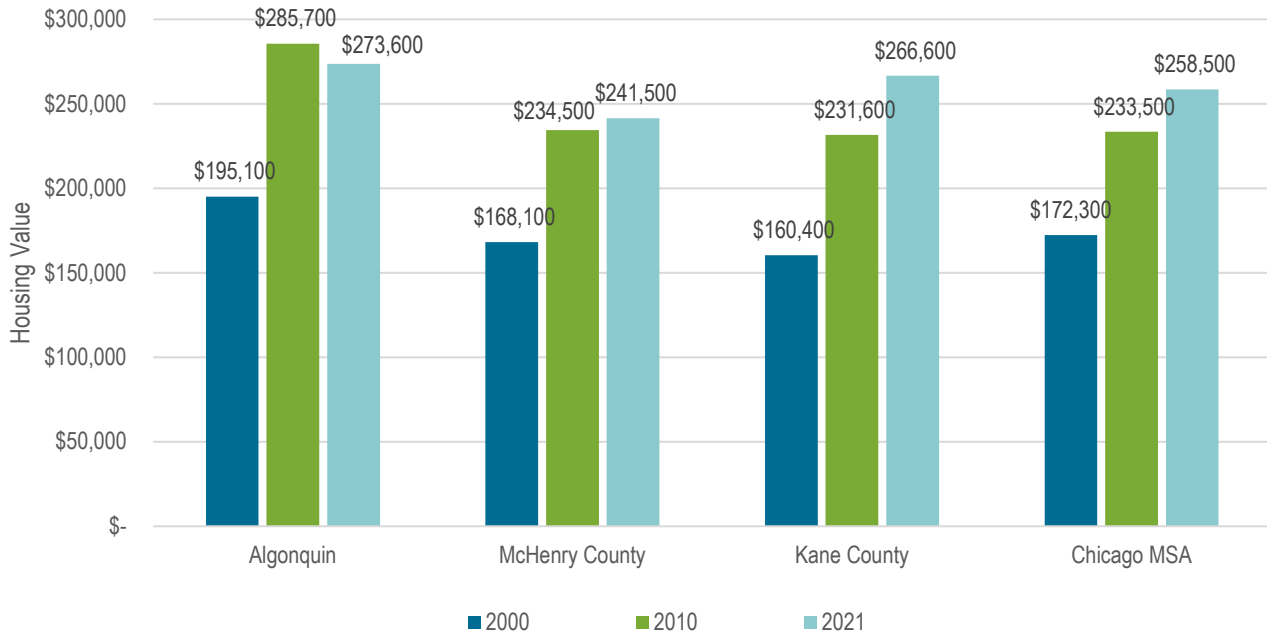
The 2021 median rent in Algonquin was \$1,725, which is more than double what it was in 2000 (\$795). From 2000 to 2021, the median rent increase in Algonquin outpaced other areas as the median rent in Algonquin increased by 117%, much higher than McHenry County (65%), Kane County (79%), and the Chicago MSA (73%). That increase in median rent also outpaced inflation by nearly \$500 over the same period.

Housing Value  
Algonquin, McHenry County, Kane County, Chicago MSA (2021)



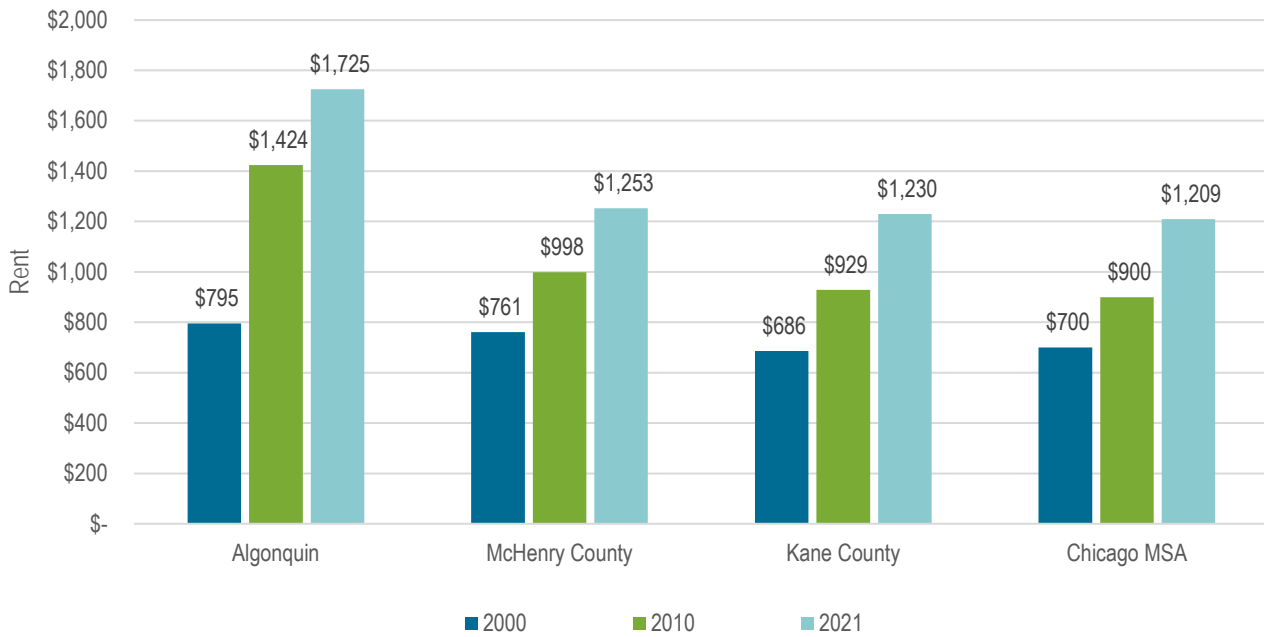
Source: 2021 ACS 5-year Estimates

### Median Housing Value Over Time Algonquin, McHenry County, Kane County, Chicago MSA (2021)



Source: 2000, 2010, and 2021 ACS Year Estimates

### Median Rent Over Time Algonquin, McHenry County, Kane County, Chicago MSA (2021)

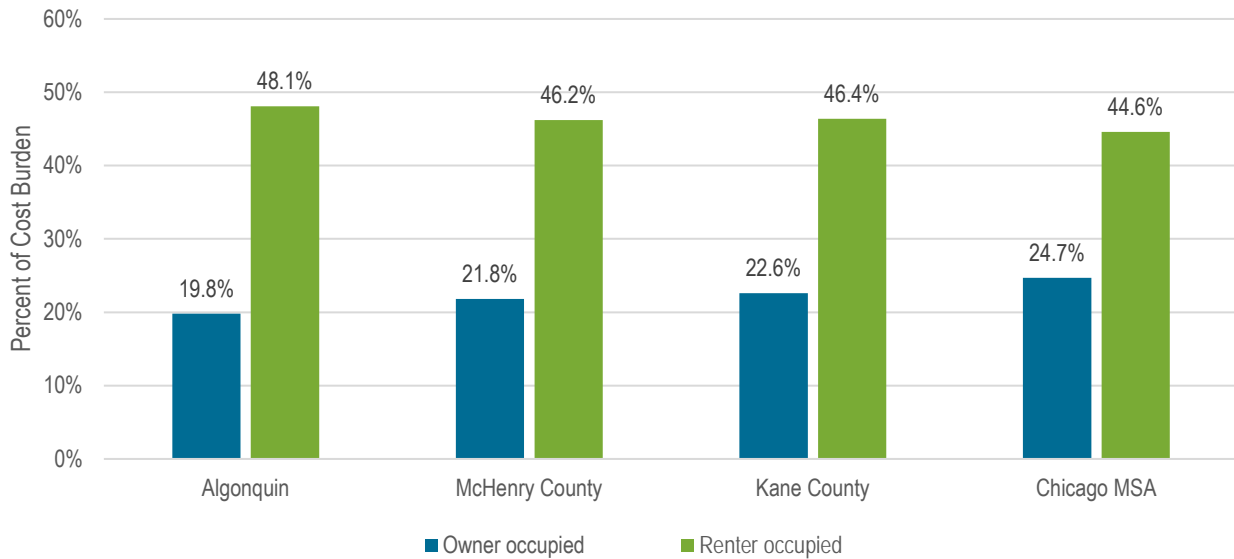


Source: 2000, 2010, and 2021 ACS Year Estimates

### Cost Burden

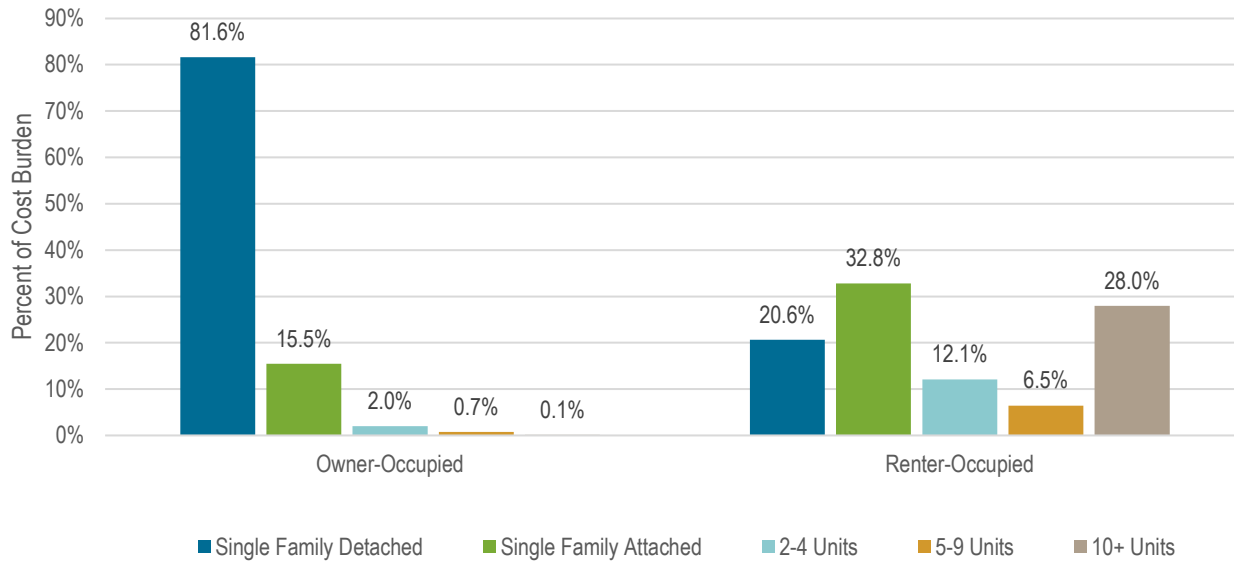
Cost burdened households were recorded among owner-occupied and renter-occupied units in Algonquin, McHenry County, Kane County, and the Chicago MSA. Housing cost burden is defined as a household paying more than 30% of its income towards housing. Algonquin has a slightly lower rate of cost burdened owner-occupied households (19.8%) compared to McHenry County (21.8%), Kane County (22.6%), and the Chicago MSA (24.7%). The amount of cost burdened renter-occupied homes in Algonquin is slightly higher than McHenry County, Kane County, and the Chicago MSA at over 48%. This means that collectively, regardless of whether a household owns or rents their home, nearly 1-in-4 households in Algonquin struggle to afford the home they live in.

#### Cost Burden by Tenure Algonquin, McHenry County, Kane County, Chicago MSA (2021)



Source: 2021 ACS 5-year Estimates

#### Household Type by Tenure Algonquin (2021)



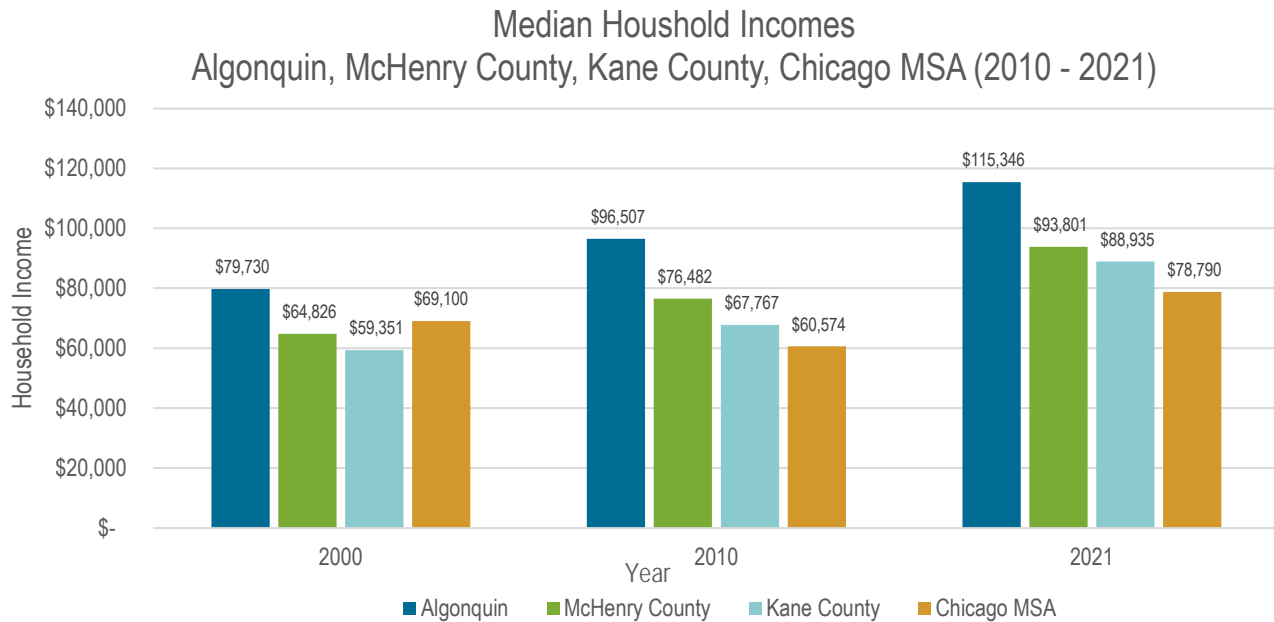
Source: 2021 ACS 5-year Estimates

## Income

Household income data is a good measure of residents' general quality of life and, by extension, of the community as a whole. The median household income in Algonquin has been growing over the past two decades. Based on 2021 data, Algonquin's median household income is over \$21,500 more than the median household incomes of McHenry County, Kane County, and the Chicago MSA.

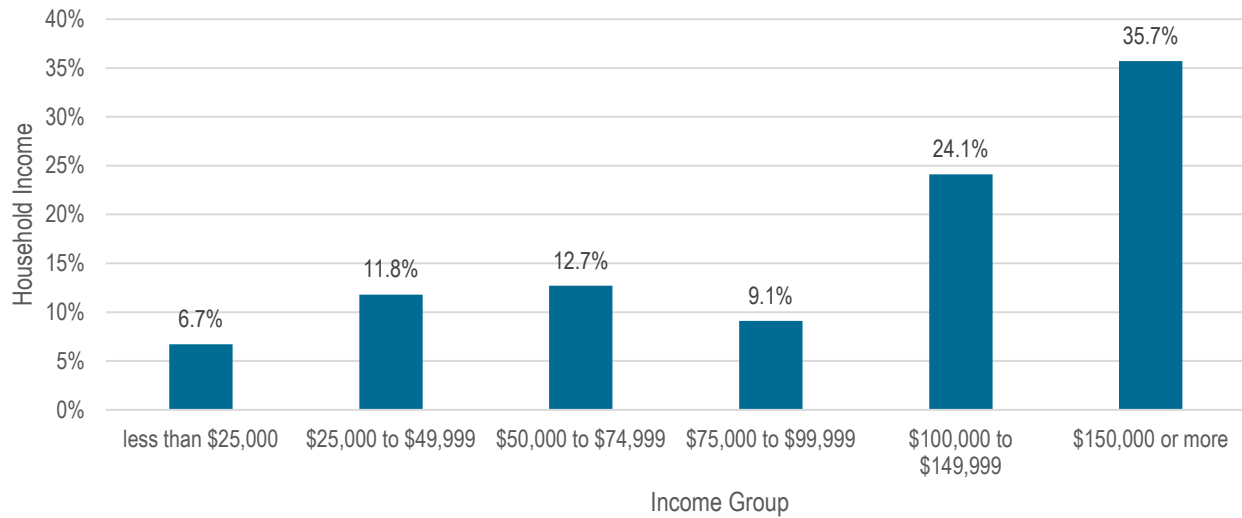
The 2021 median household income of Algonquin is \$115,346. Algonquin's median household income is higher than the median income in McHenry County, Kane County, and the Chicago MSA. It is also higher than median income in the U.S., which was \$70,784 in 2021.

According to 2021 data, nearly 60% of households are making over \$100,000 a year in Algonquin. The number of households earning \$150,000 or more increased by 53% from 2010 to 2021 in Algonquin. Households earning less than \$25,000 over this period. The number of household earnings within all other income ranges decreased.



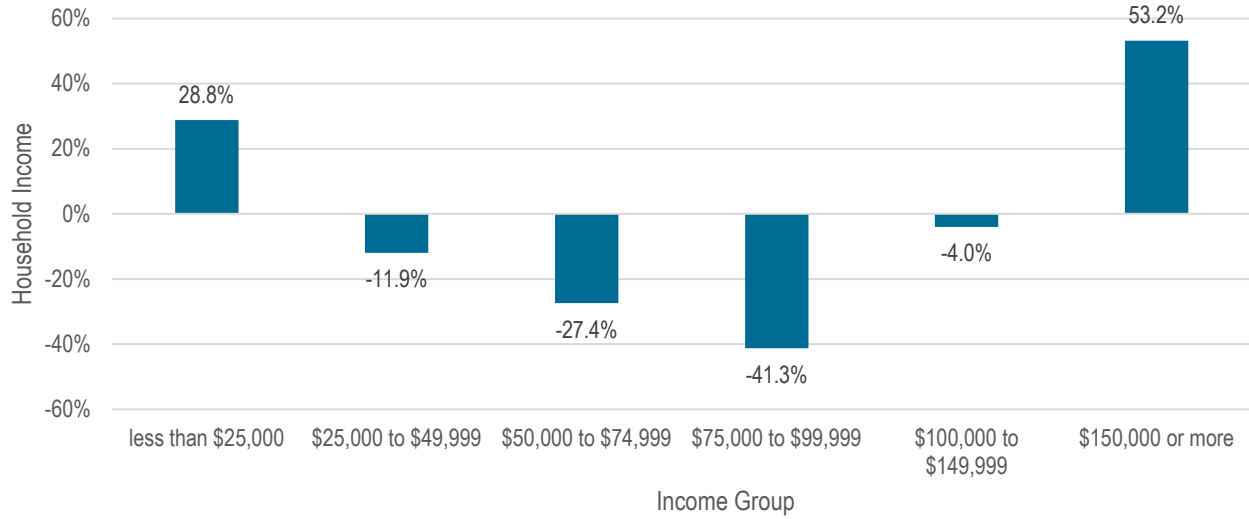
Source: 2000, 2010, and 2021 ACS 5-Year Estimates

### Household Income Distribution Algonquin (2021)



Source: 2021 ACS 5-Year Estimates

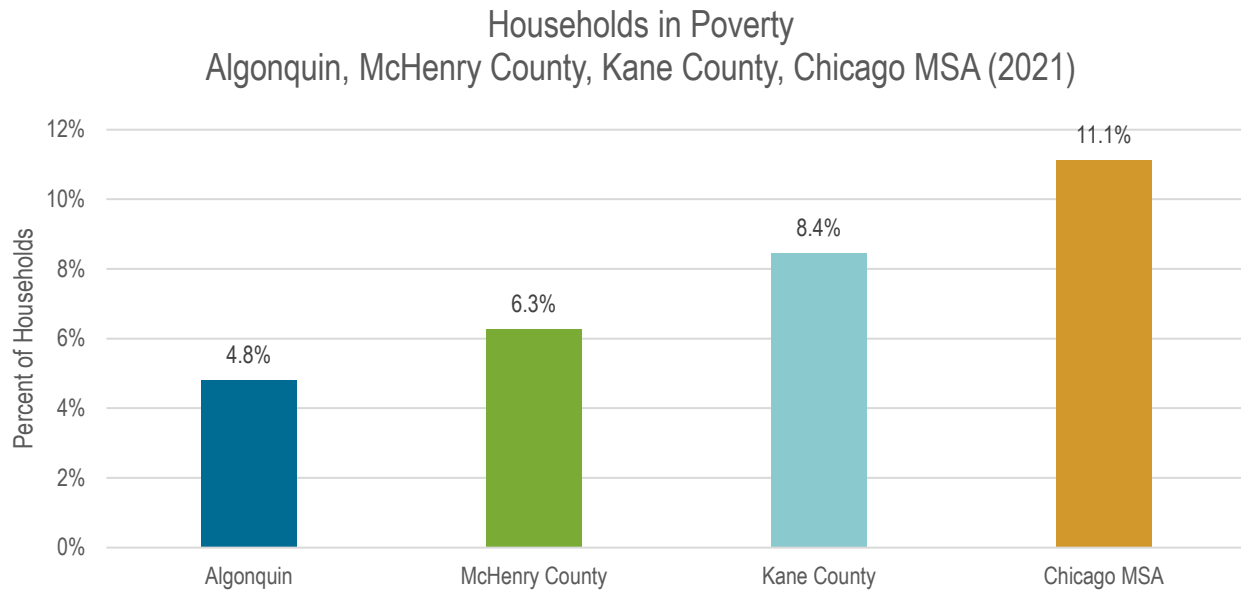
### Change in Households by Income Algonquin (2010 - 2021)



Source: 2010 and 2021 ACS 5-Year Estimates

## Poverty

According to the US Census, households in poverty are defined as individuals earning less than the cost of living threshold. The threshold is calculated every year to consider changes in the cost of necessities like housing and food. In Algonquin, 4.8% of the Village's population is considered to be living in poverty. This is less than half the national average (11.6%). This is also lower than the percentage of population in poverty in McHenry County, Kane County, and the Chicago MSA.



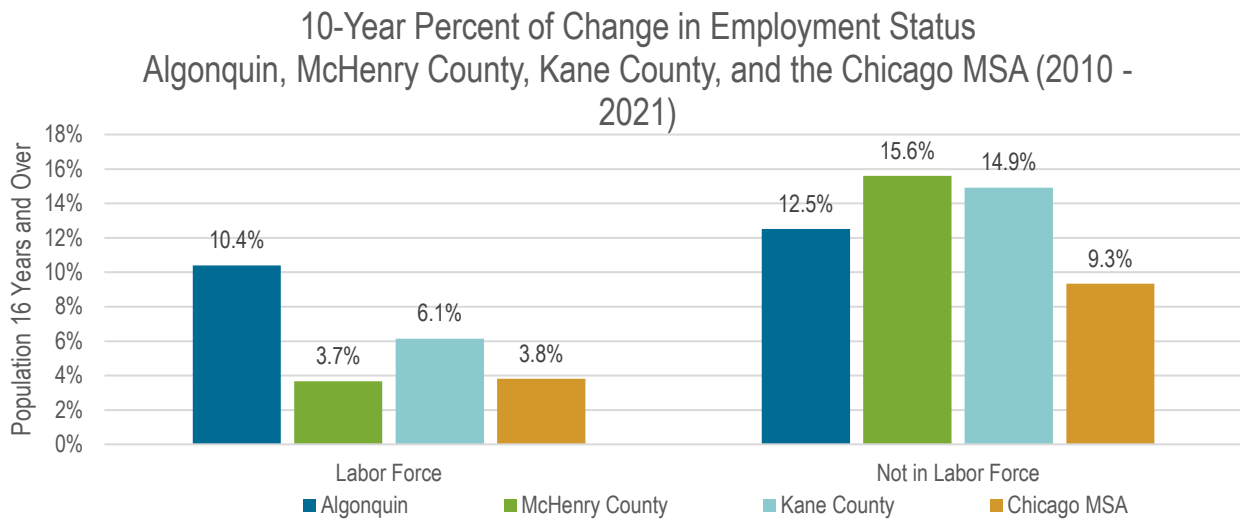
Source: 2021 ACS 5-Year Estimates

## Employment

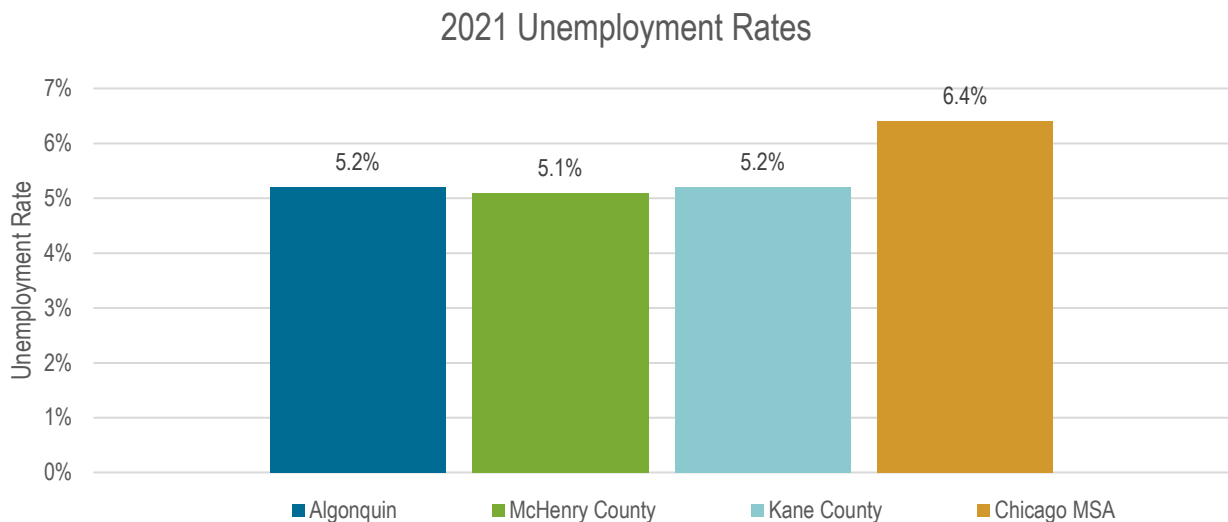
The most important indicator of a community's employment status is its labor force participation rate. Employment has myriad effects on a community's residents, including quality of life and local spending power. Based on 2021 data, Algonquin's unemployment rate is 5.2%, which is in line with McHenry County (5.1%) and Kane County (5.2%).

Nearly 75% of Algonquin residents are in the labor force. The Village experienced a 10% increase in its labor force from 2010 to 2021. Algonquin has a higher percentage of individuals in the labor force compared to McHenry County (70.4%), Kane County (69.5%), and the Chicago MSA (66.9%). Additionally, Algonquin has an unemployment rate of 5.2%, which is similar to McHenry County (5.1%) and Kane County (5.2%). Algonquin and the two counties both have a lower unemployment rate compared to the Chicago MSA (6.4%).

*NOTE: According to the US Bureau of Labor Statistics (BLS), the civilian labor force is defined as people aged 16 and older who are classified as either employed or unemployed. The labor force participation rate represents the number of people in the labor force who are either employed or unemployed and actively looking for work. BLS defines a person as unemployed if they were not employed when the Current Population Survey was taken; they were available for work during the survey reference week, except for temporary illness; and if they made an active effort to find a job or they were temporarily laid off.*



Source: 2010 and 2021 ACS Year Estimates



Source: 2021 ACS Year Estimates

## Labor Shed

There are 6,488 individuals employed at establishments located in Algonquin. Out of those 6,488 employees, over 92% live outside of the village and just 8% are both employed in and live in Algonquin. Of Algonquin's residents, 96.3% are employed outside of the village and 3.5% of those individuals are employed within the village.

## Jobs in Algonquin by Sector

Based on US Census data, the number of jobs in Algonquin increased by 16% from 2010 to 2021. The five employment sectors with the highest number of jobs include Retail Trade; Accommodation and Food Services; Health Care and Social Assistance; Manufacturing; and Professional, Scientific, and Technical Services.

- The Retail Trade sector makes up 36.4% of jobs in the Village, and between 2010 and 2020, this sector experienced an increase of 22%.
- The Accommodation and Food Services sector makes up almost 18% of jobs in the Village, and this sector increased by 38.5% between 2010 and 2020.
- The Health Care and Social Assistance sector makes up 9.2% of Algonquin's jobs, and this sector increased by 16.7% from 2010 to 2020.
- The manufacturing sector accounts for 6.4% of all jobs in Algonquin, and this sector experienced a small decrease of 1.4% from 2010 to 2020.
- The Professional, Scientific, and Technical Services sector makes up 5.4% of jobs in the Village, and this sector experienced a 65% increase in the number of jobs from 2010 to 2020.

The Transportation and Warehousing sector experienced the greatest percent increase in jobs from 2010 to 2020 as it grew by 181%, or by 123 jobs.

### Jobs Located in Algonquin: 10 Employment Sectors (2020)

	Number of Jobs	Share of Job Market in 2020	Change in Jobs Since 2010
Retail Trade	2,359	36.4%	21.7%
Accommodation and Food Services	1,162	17.9%	38.5%
Health Care and Social Assistance	599	9.2%	16.8%
Manufacturing	416	6.4%	-1.4%
Professional, Scientific, and Technical Services	348	5.4%	64.9%
Construction	236	3.6%	5.8%
Wholesale Trade	234	3.6%	40.1%
Other Services (excluding Public Administration)	231	3.6%	-3.8%
Transportation and Warehousing	191	2.9%	180.9%
Public Administration	152	2.3%	-43.7%

Source: 2020 US Census On the Map

### Top Employers for Algonquin Residents by Industry Sector (2020)

	Number of Jobs	Share of Job Market in 2020	Change in Jobs Since 2010
Health Care and Social Assistance	1,599	11.7%	29.9%
Retail Trade	1,479	10.8%	2.3%
Manufacturing	1,453	10.6%	12.0%
Educational Services	1,182	8.7%	4.0%
Professional, Scientific, and Technical Services	1,114	8.2%	10.4%

Source: 2020 US Census On the Map

## Where Algonquin Residents Work

Based on 2020 US Census data, there are 13,644 employed Algonquin residents. Between 2010 and 2020, the number of employed residents increased by 1,392 people, which is an 11.4% increase. The Health Care and Social Assistance sector employs 11.7% of all employed residents and is the largest sector for employment by share. Between 2010 and 2020, the Construction sector experienced the highest growth rate for jobs among Algonquin residents, as this sector increased by 55.7%. Followed by the Construction sector, the Real Estate and Rental and Leasing sector grew by 42.8% and the Agriculture, Forestry, Fishing and Hunting sector increased by 31.8%. The Mining, Quarrying, and Oil and Gas Extraction sector experienced the largest loss in residents employed as it decreased by nearly 78% from 2010 to 2020 based on US Census data.



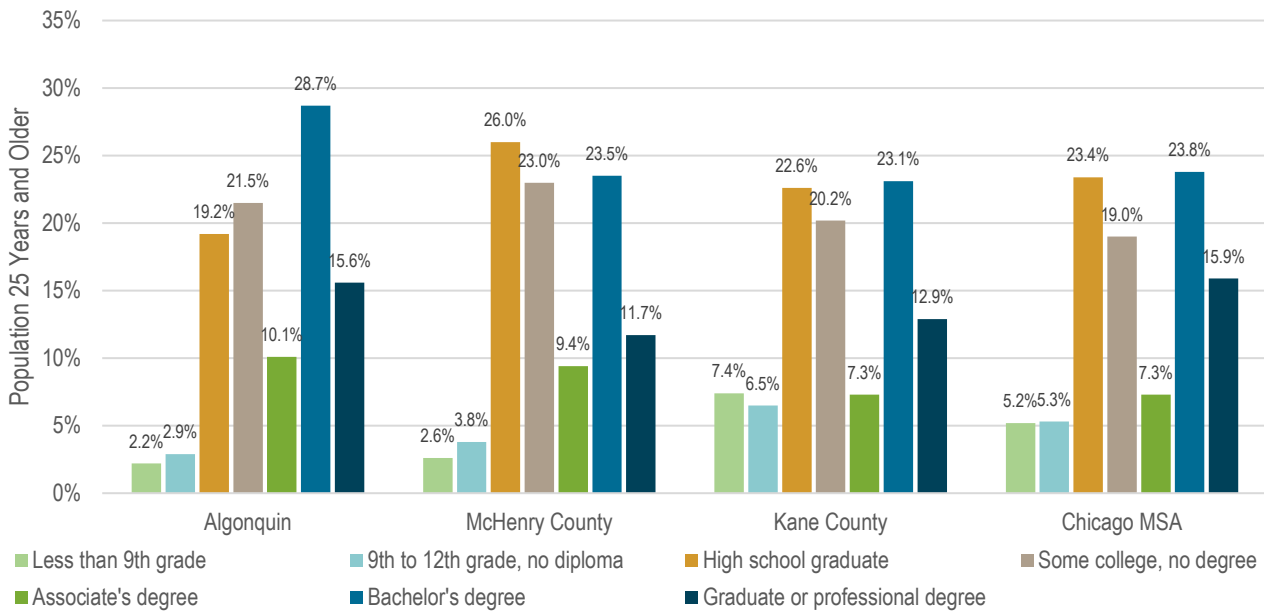
## Education

The educational attainment of a community's adult residents has a direct impact on the quality and skills of the labor force and, by extension, the sectors of the economy that are most likely to succeed in the community. Algonquin has a higher educational attainment compared to McHenry County, Kane County, and the Chicago MSA with nearly 29% of individuals reporting to have a bachelor's degree.

Among the Algonquin 25 years-old and over population, about 75% have some level of college education. Nearly half (44.3%) have a bachelor's degree or higher, which is more than McHenry County (35.2%), Kane County (36.0%), and the Chicago MSA (39.7%). Since 2010, educational attainment rates in Algonquin have remained constant, with residents having some college but no degree, bachelor's degrees, and graduate or professional degrees increasing by a small percentage. Similar to 2010, the biggest share of the Village's 25 years-old and over population in 2021 received their bachelor's degrees (28.7%). The 25-years and over population with less than a 9th grade education doubled from 2010 to 2021 but is currently the smallest educational attainment level in the Village (2.2%). Algonquin residents with a 9th to 12th grade education but no diploma decreased by nearly 50% from 2010 to 2021.

Among Algonquin's residents, 67.2% of its population (48,93 people) are enrolled in kindergarten through 12th grade based on 2021 data. Within this population, 24.0% (1,751 people) attend high school. The percentage of residents enrolled in kindergarten through 12th grade aligns with Algonquin in McHenry County (74.6%), Kane County (70.2%), and the Chicago MSA (68.4%).

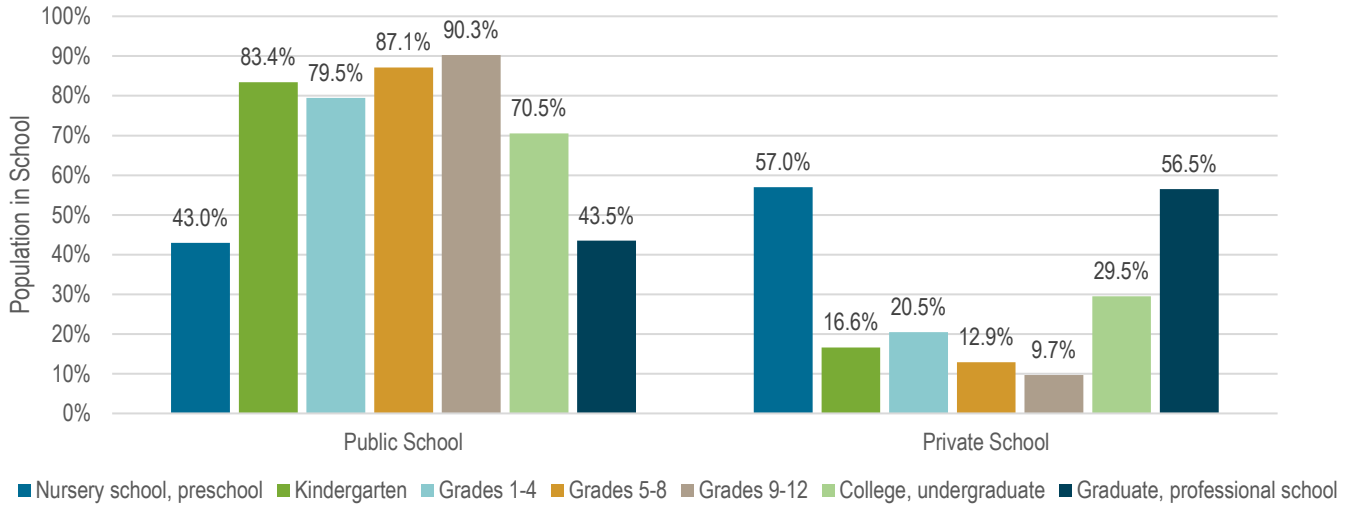
Educational Attainment  
Algonquin, McHenry County, Kane County, Chicago MSA (2021)



### School Enrollment

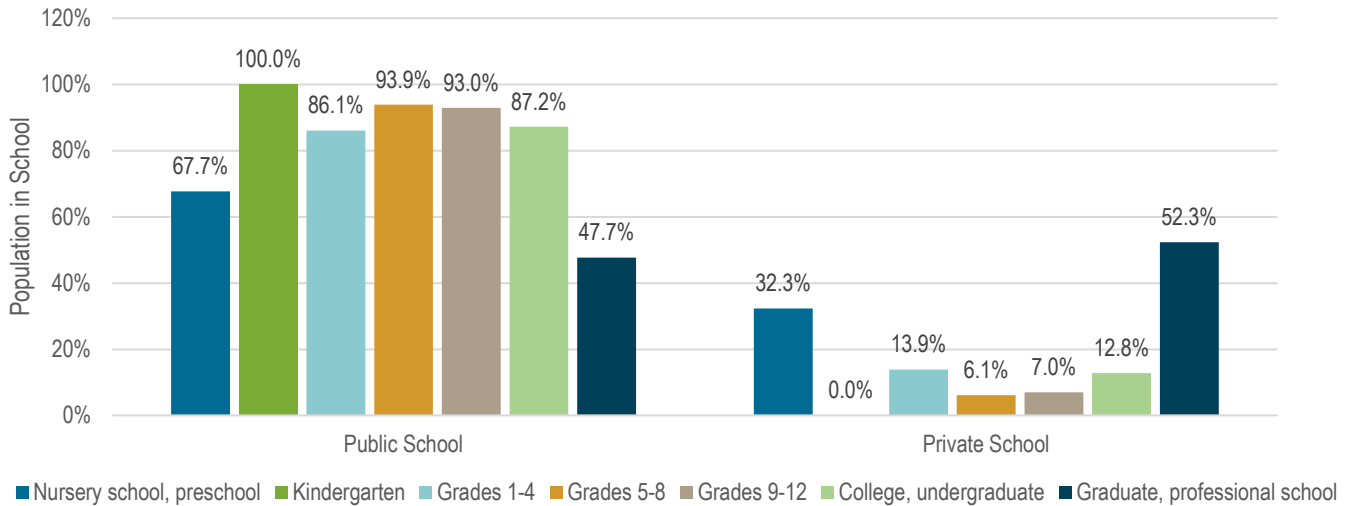
School enrollment at both public and private institutions, and across all grades, has decreased by nearly 21% (approximately 2,000 students) since 2010. This may be a result of the decrease in the 'under 5 years old' and '5 to 19 year old' populations in the Village. The majority of Algonquin students are enrolled in public school (86.5%), which is similar to McHenry County (87.4%), Kane County (84.8%), and the Chicago MSA (79.4%). The percentage of students enrolled in public school increased by nearly 10% since 2010, increasing from 77.7% of students enrolled in public school in 2010 to 86.5% in 2021.

### School Enrollment Algonquin (2010)



Source: 2010 ACS 5-Year Estimates

### School Enrollment Algonquin (2021)



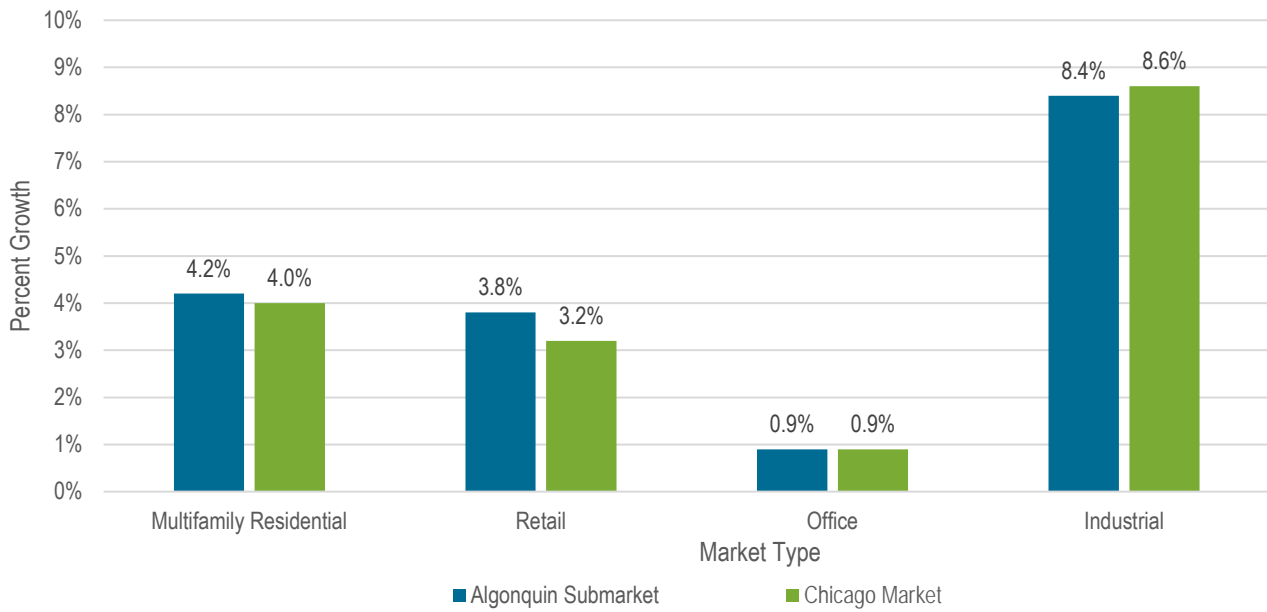
Source: 2021 ACS 5-Year Estimates

# MARKET SUMMARY

The primary identifiers for the health of the real estate market are vacancy rates, rents per square foot, and the amount of construction activity. Low vacancy rates, stable or gradually increasing rents, and high construction activity are the ideal scenarios for healthy markets. The assessments described in this snapshot are based on real estate data from CoStar.

*NOTE: Using CoStar data, the Algonquin real estate submarket boundary is made up of eastern McHenry County and northeastern Kane County. This submarket is compared to the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area market.*

## 12 Month Asking Rent Growth Algonquin Submarket and Chicago Market (2022 - 2023)



Source: CoStar, Houseal Lavigne

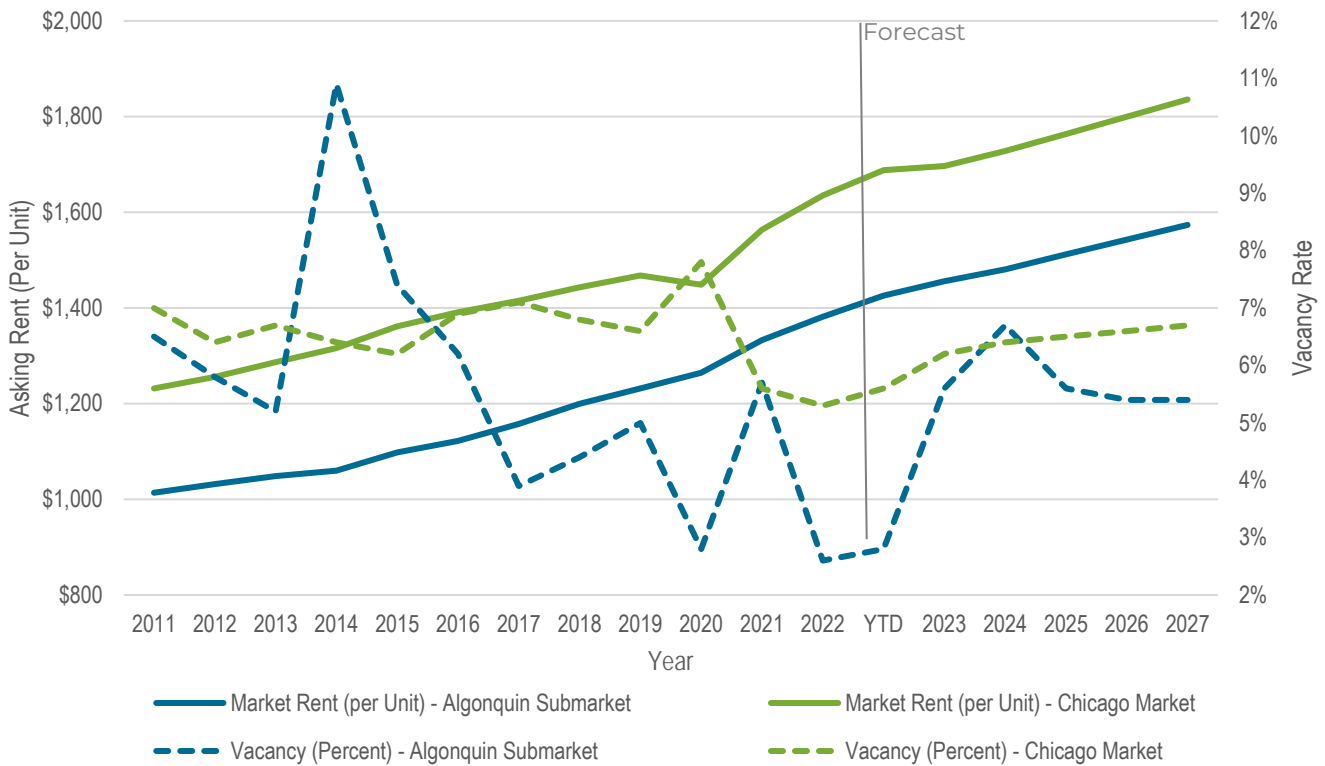
## Multifamily

Multifamily rents in the Algonquin submarket have been rising over the past 10 years, and the rent has increased by 4.2% in the past 12 months. Multifamily rents in the Algonquin submarket are projected to increase through 2027. Vacancy rates are low at 2.8% and are lower compared to the regional vacancy rate (5.3%).

Based on May 2023 data, the median rent of multifamily units, or buildings with more than one unit, in the Algonquin submarket is \$1,426 per unit. In the past 12 months, the rent has increased by 4.2% and, similarly, the multifamily rents in the Chicago market rose by 4% in the past 12 months. Multifamily rents are more than \$260 less in the Algonquin submarket compared to the Chicago market (\$1,688 per unit). It should be noted that two thirds of the Village's renter-occupied units are single-family buildings, and the CoStar data in this section examines multifamily buildings.

The Algonquin submarket has a vacancy rate of 2.8%, which has been decreasing over the past 10 years. The vacancy rate for multifamily units in the Algonquin submarket is projected to reach 5.4% in 2027. In the Chicago market, the multifamily vacancy rate is projected to steadily rise to 6.7% by 2027.

Multifamily Rent & Vacancy Trends by Year  
Algonquin Submarket and Chicago Market (2011-2027)



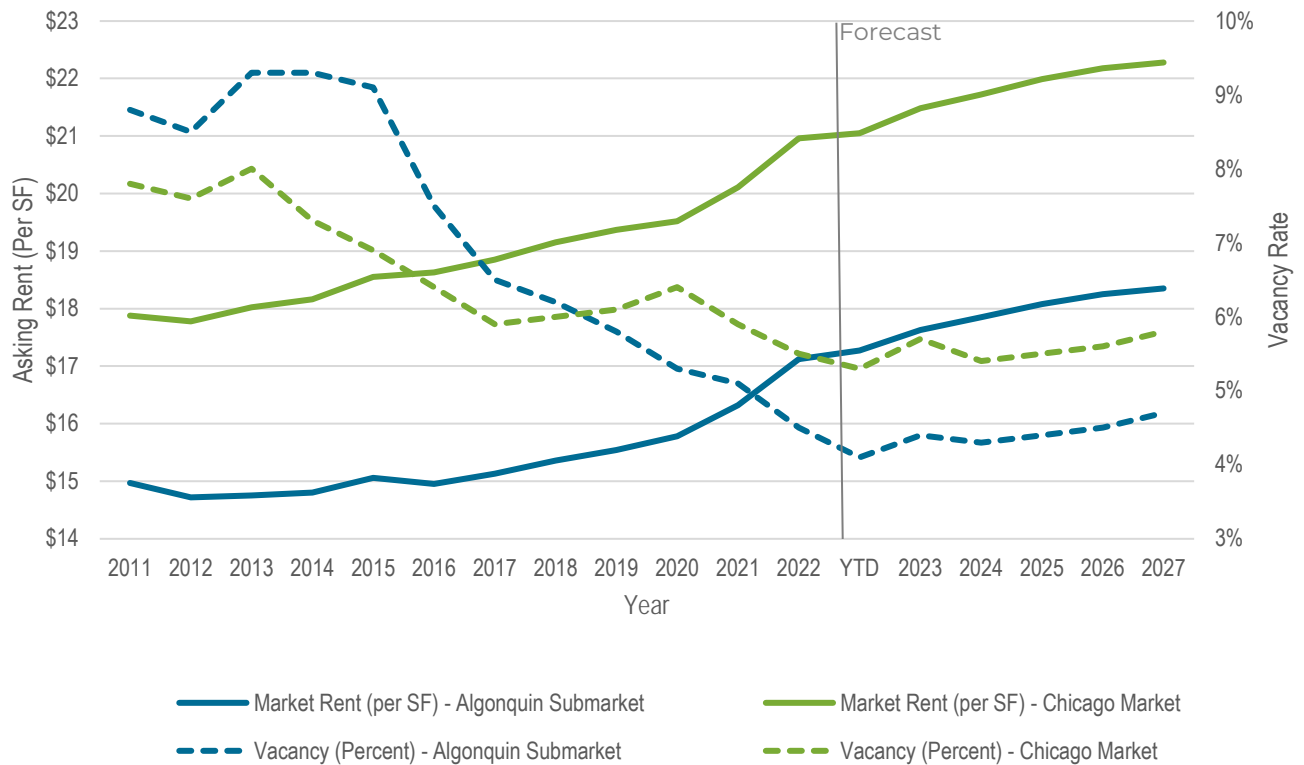
Source: CoStar, Houseal Lavigne

## Retail

The retail real estate market in the Algonquin submarket is performing well with vacancy rates low at 4.1% and rents high and increasing at \$17.27. Vacancy rates are currently lower than the Chicago market and rent is nearly \$4 less than the Chicago market.

The retail vacancy rate in the Algonquin submarket is 4.1%, and the retail vacancy rate has been decreased by 53% over the past 10 years. The retail vacancy rate is projected to slightly rise and reach 4.7% in 2027. Retail vacancies in the Chicago market are slightly higher than the Algonquin submarket at 5.3%. The retail rent in the Algonquin submarket is \$17.27 per square foot, which is slightly lower than the Chicago market at \$21.05 per square foot. Over the past 12 months, the retail rent grew by 3.8% in the Algonquin submarket and by 3.2% in the Chicago market. In the Algonquin submarket, rent is projected to rise by 6.3%, reaching \$18.35 per square foot, by 2027.

Retail Rent & Vacancy Trends by Year  
Algonquin Submarket and Chicago Market (2011-2027)



Source: CoStar, Houseal Lavigne

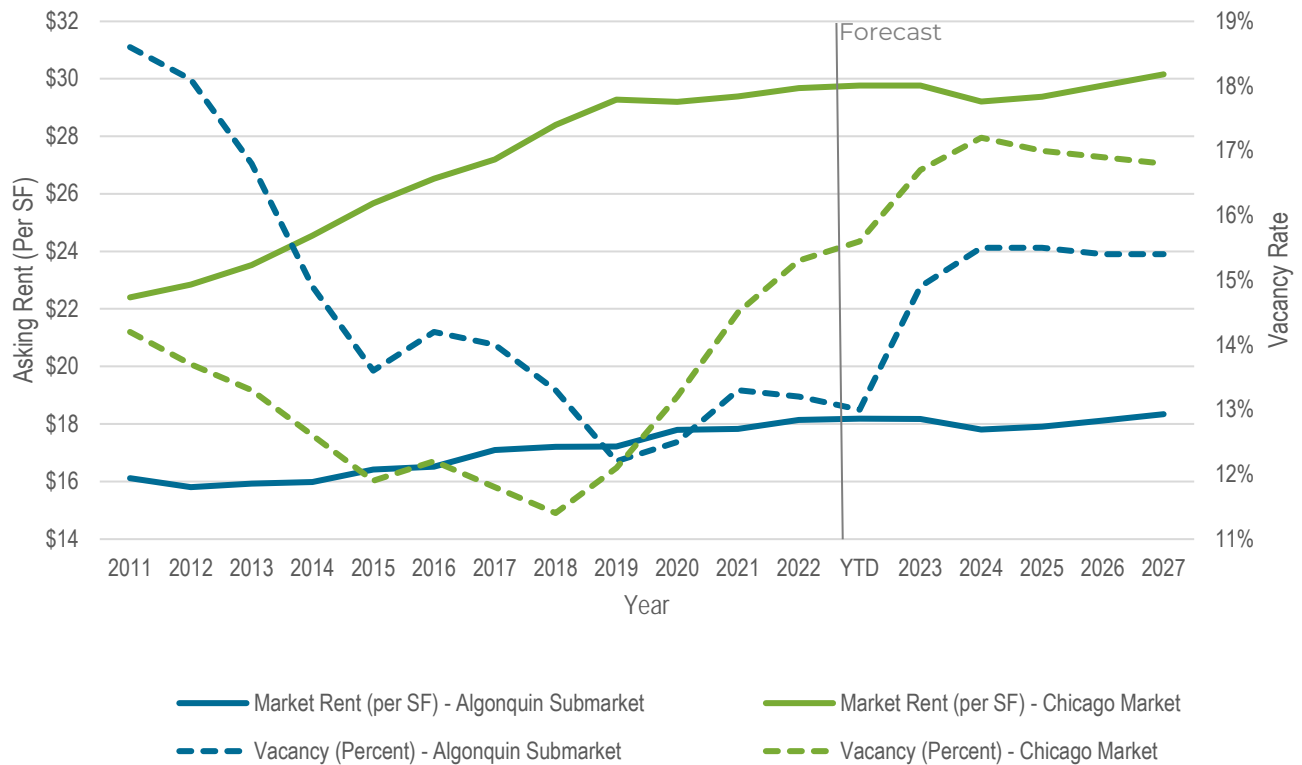
## Office

Within the office real estate market in the Algonquin submarket, rents are \$18.18 per square foot and the vacancy rate is 13%. While the rent is much lower than the Chicago market, the vacancy rate is slightly lower than the Chicago market.

The median asking rent for office spaces in the Algonquin submarket is \$18.18 per square foot. The rent has grown by 0.9% in the past 12 months and has increased by 12.8% in the past 10 years. Office rent is over \$11 more in the Chicago market than the Algonquin submarket, as office rent in the Chicago market is \$29.76 per square foot. Over the past 12 months, the Chicago market experienced a similar rent growth of 0.9%. However, the Chicago market experienced a faster rent growth in the past 10 years compared to the Algonquin submarket as rent in the Chicago market has grown by 32.9%.

Currently, the office vacancy rate is 13% which is over two percentage points lower than the vacancy rate in the Chicago market. However, vacancy rates in the Algonquin submarket are expected to grow through 2027 and is projected to reach 15.4%.

Office Rent & Vacancy Trends by Year  
Algonquin Submarket and Chicago Market (2011-2027)



Source: CoStar, Houseal Lavigne

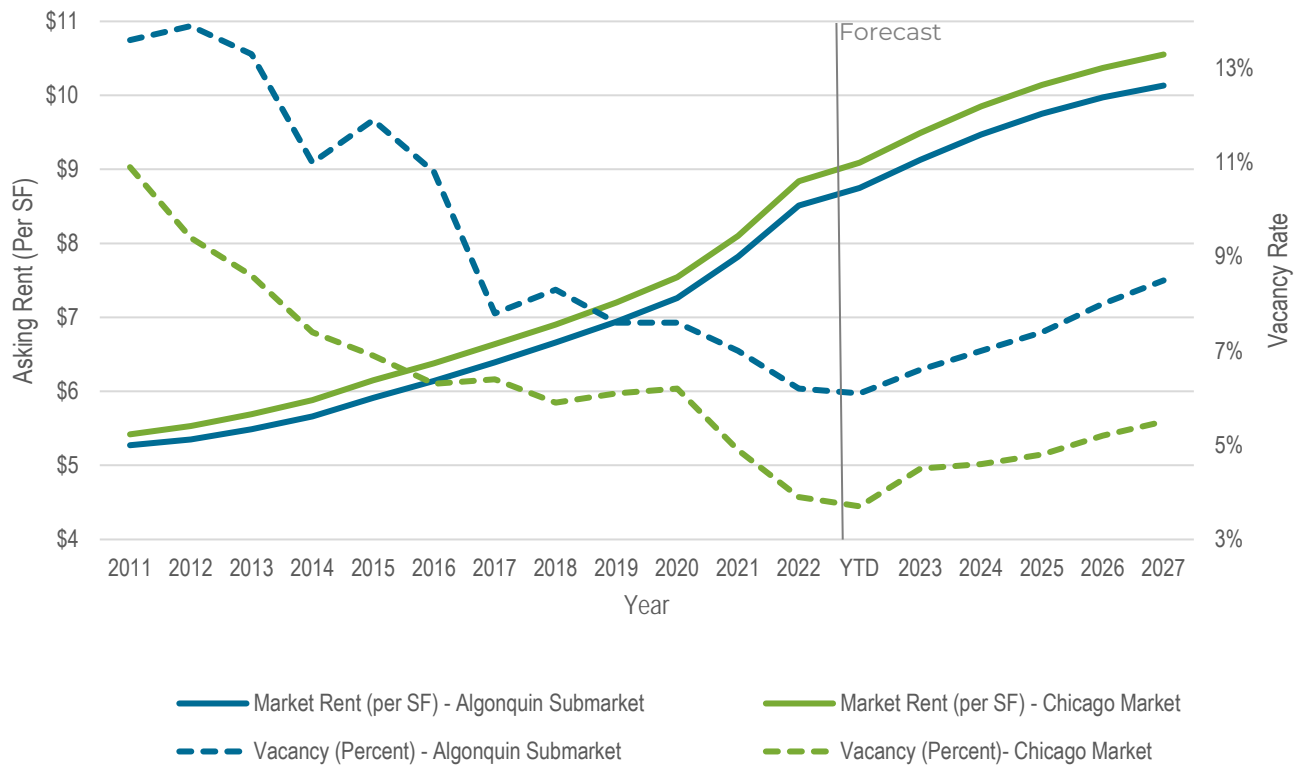
## Industrial

Industrial market rents are rising in the Algonquin submarket and in the region. The vacancy rate has been declining over the past 10 years, but it is projected to rise through 2027 as planned projects come online.

Rents for industrial spaces in the Algonquin submarket have grown by 8.4% over the past 12 months, and rents have similarly grown by 8.6% in the Chicago market over the same period. Over the past decade, rents in the Algonquin submarket have grown by 63.6%, or by \$3.40 per square foot. Industrial rent in the Algonquin submarket currently costs \$8.75 per square foot, which is slightly less compared to the current cost of rent in the Chicago market (\$9.09).

The Algonquin submarket vacancy rate is 6.1% and the vacancy rate has been declining over the past decade. The vacancy rate in the Chicago market is over two percentage points lower than the Algonquin submarket at 3.7%.

Industrial Rent & Vacancy Trends by Year  
Algonquin Submarket and Chicago Market (2011-2027)



Source: CoStar, Houseal Lavigne

## SECTION 5

# EXISTING LAND USE AND DEVELOPMENT

This section examines Algonquin's existing land use composition and development patterns. The information presented in this section sets the stage for future land use planning that will help guide the Village's built form and character moving forward. The existing land use inventory is based on field reconnaissance conducted in March 2022 and digital aerial review.

## LAND USE CATEGORIES

All parcels within the Village of Algonquin are categorized into one of the following land uses.

### Agriculture

Agricultural land uses include land actively used to produce crops and conduct farming-related activities. Low-density, single-family detached homes within the same parcel utilized for agricultural production are also included in this land use. Agricultural land uses are limited to the west and southwest sides of the Village. Most of the agricultural land is located outside of the Village boundary but within the planning area.

### Single-Family Detached

Single-family detached uses consist of single-family homes occupying individual lots in a range of sizes. Single-family detached is the predominant residential dwelling type within the Village. Single-family detached includes planned subdivisions, such as the new Trails of Wood Creek, and older established neighborhoods, which include areas surrounding Old Town and neighborhoods closer to the river.

### Single-Family Attached

Single-family attached uses include structures where dwelling units share an exterior wall with at least one adjacent unit while maintaining a separate dedicated entrance for each unit. This land use includes townhomes and duplexes. There are several single-family attached homes in planned subdivisions or planned developments throughout the Village such as Canterbury, Highland Glen, and Millbrook.

### Multifamily

Multifamily uses include residential structures with multiple dwelling units stacked vertically with shared entrances and corridors, such as apartment buildings and condominiums. Multifamily homes are found mainly in transition areas between commercial uses and low-impact, single-family uses. These consist of assisted living facilities, apartments, and condos. Some of the more prominent examples are the Arrowhead Apartment Complex, the Pointe at Eastgate, and Clarendale of Algonquin.

### Downtown Live/Work

This commercial land use pertains to businesses that operate within a single-family home. These uses are only located within Algonquin's Downtown area. Some examples include Clock Tower Cupcakes, Heavenly Attic Resale, and Family Pet Care Clinic.

## Key Considerations

With more opportunities for new development, the west side of the Village has seen new subdivisions, commercial developments, and industrial developments. The west side of the Village seems to be preferred for private investment and many of the remaining vacant or underdeveloped land is located on the west side allowing for new greenfield developments like Westview Crossing. One of the main themes that emerged from community outreach was balancing investment and development between the east and west side of the Village. Community members feel that the level of investment is not equal on both sides of the river and that there is a clear division separating the community. Tools to spur investment on the east side were suggested as well as developing a community facility that would have a Village-wide draw and could connect the two areas more fluently.

Old Town Algonquin has a great backbone but is missing a lot of the features that make a downtown special. During outreach efforts the community mentioned that Old Town Algonquin could benefit from additional improvements and investment. There is a desire to build on past plans put forth by the Village to create more residential development, expand the footprint of the downtown to adjacent streets, establish Old Town as a walkable and bikeable area, and create more of a destination. The uniqueness of Old Town is a draw and there are a lot of opportunities to make it more of a destination for the community.



## Mixed-Use

Mixed-use includes various uses within one building or development area. Uses are typically stacked vertically or arranged horizontally and can feature multiple businesses in one building. Most common examples of mixed-use are ground floor retail or restaurant uses with residential or office uses on upper floors. Mixed-use buildings are most commonly found within Algonquin's Downtown. Most of these are along Main Street with the largest being the mixed-use retail residential ReNew on Main development.

## Commercial

Commercial uses include businesses located in the study area with the purpose of buying, selling, or trading merchandise or services. They include clothing, furniture, and drug stores but also include restaurants, bars, and grocery stores. Randall Road, as well as Algonquin Road, has the highest concentration of commercial land uses. These typically are strip mall type developments with smaller outlet developments.

## Office

Office uses include local office buildings or larger scale planned office parks used for professional services or medical offices. Also included in this land use are banks. Office uses are typically located adjacent to the commercial land uses along Randall and Algonquin Roads. One of the larger office parks is home to Brairwood Office Center, which includes several medical offices. Another large area designated as office is the Advocate Sherman Immediate Care Center and the Ortho Illinois facility along Randall Road.

## Industrial

Industrial businesses include warehouses, auto service garages, and small manufacturing. Industrial uses are located throughout Algonquin. Notable examples include Makers Park along Algonquin Road and the two new buildings within the Corporate Center along Randall Road.

## Heavy Industrial

Heavy industrial uses are generally larger in scale and may include gravel and materials operations. These uses typically have significant environmental impacts on surrounding properties. Within the Village and its Planning area, heavy industrial uses include two quarries located within the planning area. One of these sites is located on the northeast side of the Village, and is owned by Lafarge/Meyer Material Company. The heavy industrial area sits on either side of Route 31, is bounded to the north by Klasen Road, and is adjacent to the Algonquin Public Works Facility along Meyer Drive. The second site is located at the northeast corner of Huntley Road and Square Barn Road. Mining operations are expected to remain in place for the next ten years.

## Parks and Open Space

This land use includes parks that provide both active and passive recreation options and open space areas. Parks consist of public parks owned and maintained by the Village and private parks in planned subdivisions. The Existing Land Use Map indicates parks and open space within the Village and within the planning area. This category includes everything from mini parks to large conservation areas.

## Public/Semi-Public

Public and semi-public uses include local government, municipal facilities, community service providers, schools, and places of worship and assembly. Some examples include Algonquin Village Hall, police stations, fire stations, the library, churches, and the Village's public schools.

## Utilities

Utility uses support local infrastructure and provide rights-of-way or easements for the transmission of gas, electric, water, and sewer. This includes both facilities and infrastructure as well as related rights-of-way.

## Vacant and Undeveloped

Undeveloped land includes natural areas, such as fields, former farmland, or wooded areas, that have not been prepared for development or set aside for conservation. Some areas include vacant sites within planned subdivisions, property adjacent to large businesses, as well as space set aside for future development but with no active site work occurring.

## Parking

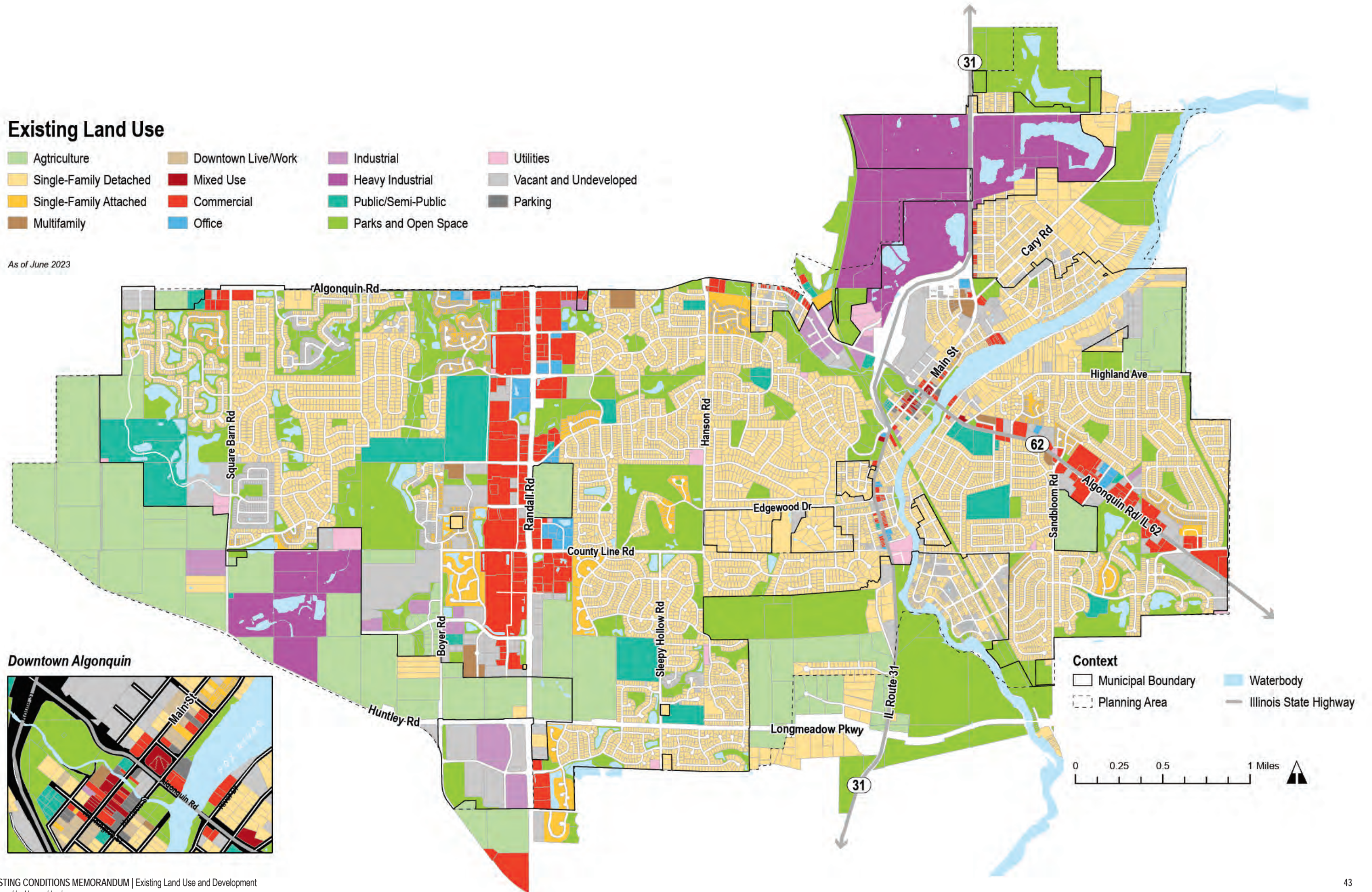
Parking uses include surface lots that are located on their own designated parcel. These include public and private off-street parking facilities. These are primarily located within Downtown.



# Existing Land Use

- |                        |                    |                      |                        |
|------------------------|--------------------|----------------------|------------------------|
| Agriculture            | Downtown Live/Work | Industrial           | Utilities              |
| Single-Family Detached | Mixed Use          | Heavy Industrial     | Vacant and Undeveloped |
| Single-Family Attached | Commercial         | Public/Semi-Public   | Parking                |
| Multifamily            | Office             | Parks and Open Space |                        |

As of June 2023





## DEVELOPMENT PROJECTS

The Village is growing and proactively pursuing new developments and businesses to locate in the Village. There are several new developments that are being constructed and coming online. Some residential development projects in progress include the 273 single-family unit Trails of Woods Creek subdivision, the 150 single-family unit Westview Crossing subdivision, and the completion of the Grand Reserve subdivision with 129 single-family units. In addition to the construction of 552 new single-family homes, the Village is facing commercial and industrial development.

Some of the new commercial developments along Randall Road include a new CarMax, Polish-Slavic Federal Credit Union, and the expansion of Rosen Hyundai. Also along Randall Road, just south of County Line Road, is the Algonquin Commons Revitalization and the Enclave project. The Commons Revitalization will rework the current commercial area to include open space, improved amenities, and create more than 20,000 square feet of new commercial space. The Enclave development will create around 40,000 square feet of commercial space to include restaurants and an auto repair shop.

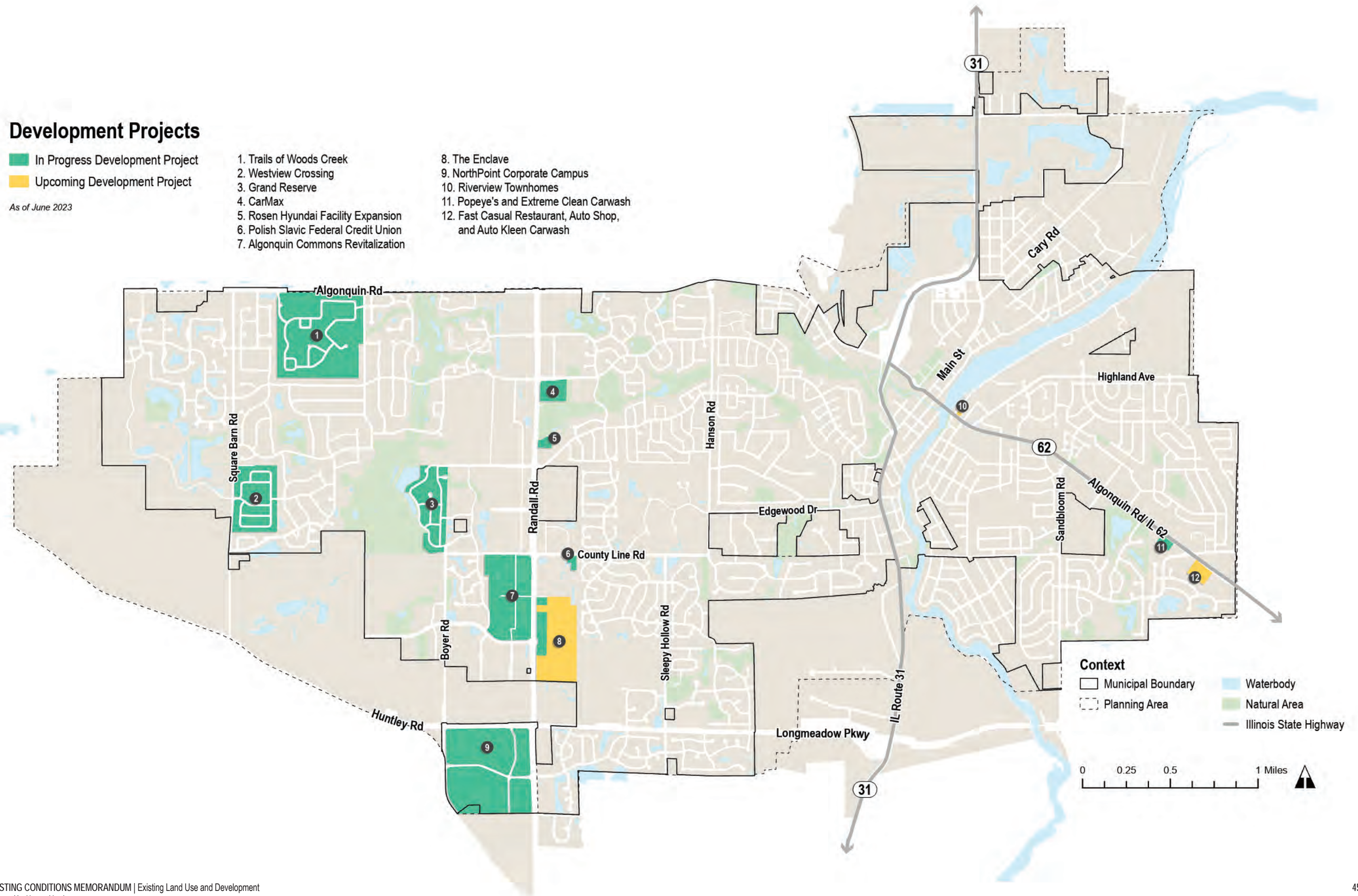
In addition to the newly proposed commercial development, Algonquin is actively adding to their industrial square footage. The NorthPoint Algonquin Corporate Campus is a new development located along Randall Road and Longmeadow Parkway. Two of the five proposed buildings have been constructed, making up 750,000 square feet. The remaining three buildings will make up 925,000 square feet which will cover most of the 147-acre site.

## Development Projects

- In Progress Development Project
- Upcoming Development Project

As of June 2023

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. Trails of Woods Creek</li> <li>2. Westview Crossing</li> <li>3. Grand Reserve</li> <li>4. CarMax</li> <li>5. Rosen Hyundai Facility Expansion</li> <li>6. Polish Slavic Federal Credit Union</li> <li>7. Algonquin Commons Revitalization</li> </ol> | <ol style="list-style-type: none"> <li>8. The Enclave</li> <li>9. NorthPoint Corporate Campus</li> <li>10. Riverview Townhomes</li> <li>11. Popeye's and Extreme Clean Carwash</li> <li>12. Fast Casual Restaurant, Auto Shop, and Auto Kleen Carwash</li> </ol> |
|--|--|



# CURRENT ZONING AND DEVELOPMENT REGULATIONS

Zoning and development controls are critical to shaping the community and implementing land use and development goals. They establish which specific land uses are permitted; the density, intensity, scale, and orientation of those uses; and requirements for parking, signs, and other standards. Understanding regulations within Algonquins Zoning Ordinance will assist in directing growth in a visually attractive and suitable manner and are some of the primary tools for implementing the Algonquin Comprehensive Plan.

## Old Town District

The purpose and intent of this Section is to protect and enhance downtown Algonquin by permitting a variety of commercial, office, residential, and institutional uses to create a center of business, civic, and cultural activity consistent with the goals and objectives of the Downtown Algonquin Planning Study 2013. Permitted uses include professional offices, retail specialty shops, eateries, personal service shops, studios, residential, churches, and breweries, wineries, or distilleries.

## Residential Districts

The residential districts are established in order to protect public health and promote public safety, convenience, comfort, morals, prosperity, and welfare. These general goals include protecting residential areas against fire, explosion, noxious fumes, offensive odors, noise, smoke, vibrations, dust, heat, glare, and other objectionable factors; protecting against unduly heavy motor vehicle traffic; ensuring undue congestion of public streets and other public facilities by controlling the density of population through regulation of the bulk of buildings; providing ample light and air to buildings and the windows thereof; and allowing open space on the same zoning lot with residential development. The Village's Zoning Ordinance designates seven residential zoning districts each with their own allowances and standards. These include the following districts.

### *One Family Dwelling (R-1E, R-1, R-1A, and R-2)*

One Family dwellings within the Village fall into one of four districts. These include R-1E, R-1, R-1A, and R-2. These districts make up most of the Village with a large number of R-1E zoned properties on the west side of the Village. The minimum square footage for lot area is the primary distinguishing factor between districts. The minimum lot area is 18,000 square feet for the R-1E District, 14,000 square feet for the R-1A District, 10,000 square feet for the R-1 District, and 8,700 square feet for the R-2 District. Side yard setbacks differ between districts, as well as dwelling unit sizes and height of the principal structures.

### *Two Family Dwelling (R-3)*

The R-3 District is less frequent in the Village as there are only a few areas with this designation. The Glenloch subdivision, located on the far southeast corner of the Village, and Manchester Lakes on the northwest side of the Village are two developments with single-family attached homes that have this designation.

### *Multiple Family Dwelling (R-4, R-5)*

There are a few areas within the Village that have a multiple family dwelling zoning designation. These areas are mostly located in or around Downtown and include the Arrowhead Apartment Complex located along Main Street, the four properties along Washington Street between South Harrison and La Fox River Drive, and several properties between the bypass and South Main Street.

## B-1 Limited Retail

The B-1 district is mainly located within Old Town and some areas scattered throughout the Village. Allowed uses include breweries, wineries, distilleries, financial institutions, food stores, facilities/utilities, business offices, medical offices, professional offices, retail sales, restaurants, services, residential with units above the ground floor as secondary uses to primary commercial, and office uses in Old Town.

## B-2 General Retail

This district is the primary retail district found in the Village and is mostly located along Randall Road as well as Algonquin Road. Allowed uses include any use permitted in the B-1 Business District, studios, art galleries, museums, retail sales, restaurant, taverns, and services.



## B-P Business Park District

This district primarily includes the Algonquin Corporate Campus. Allowed uses include blueprint; photostating; bookbinding; lithographing; printing and publishing; salesrooms and offices; and warehouse storage of nonhazardous materials, products, and equipment wholly enclosed within the building.

## OR&D Office, Research, and Development District

The OR&D District is intended to provide innovative office and nuisance-free research uses. This district is characterized by controlled ingress and egress to major streets, extensive setbacks and yard areas, imaginative landscaping, and high-quality building architecture. Permitted uses include business offices, financial offices, governmental offices, hotels, municipal facilities/utilities, professional offices, research laboratories, sales offices, and wholesale sales and subordinate offices.

## I-1 Limited

This district allows for any use permitted in the B-1 Limited Retail, B-2 General Retail, or OR&D Districts, not including residences or apartments, brewery, winery, distillery, wholesale and/or retail sales, building materials, machine shops, manufacturing, municipal facilities/utilities, public parks and playgrounds, and services. All uses must ensure that manufacturing, processing, or assembly of materials and products must be carried on in a manner not injurious or offensive to the occupants of adjacent premises by reason of the emission of odors, fumes, gases, dust, smoke, noise, vibrations, or fire hazards.

## I-2 General

The uses permitted in this district generally include those manufacturing and industrial activities which cannot be operated economically without creating offsite impacts to adjacent properties. Permitted uses include any use in the I-1 District, building materials, churches, machine shops, manufacturing, municipal facilities/utilities, public parks and playgrounds, radio and television transmitting or antenna towers, and services.

## Planned Developments

A planned development is a tract of land containing two or more principal buildings that is developed as a unit under single ownership or control and that may not completely conform to all the regulations of the district in which it is located. Any condominium project of any size, any townhouse project of any size, or any other residential project containing eight units or more, whether in one building or more than one building, shall be considered a planned development. Any redevelopment project within the O-T District, as defined and regulated in Sections 21.3 and 21.6 herein, shall be considered a planned development. A concept plan at the discretion of Village staff, preliminary plan, and final plan are required for each development.

## Watershed Protection Overlay District

The Village has a Watershed Protection Overlay District which was created to promote public safety, enjoyment, and general welfare by preserving, protecting, and enhancing the natural areas associated within each watershed. The planning area contains several watersheds including the Main Branch Kishwaukee River, South Branch Kishwaukee River, Woods Creek, Crystal Creek, Jelkes Creek Fox River, and Spring Creek.

## Conservation Design

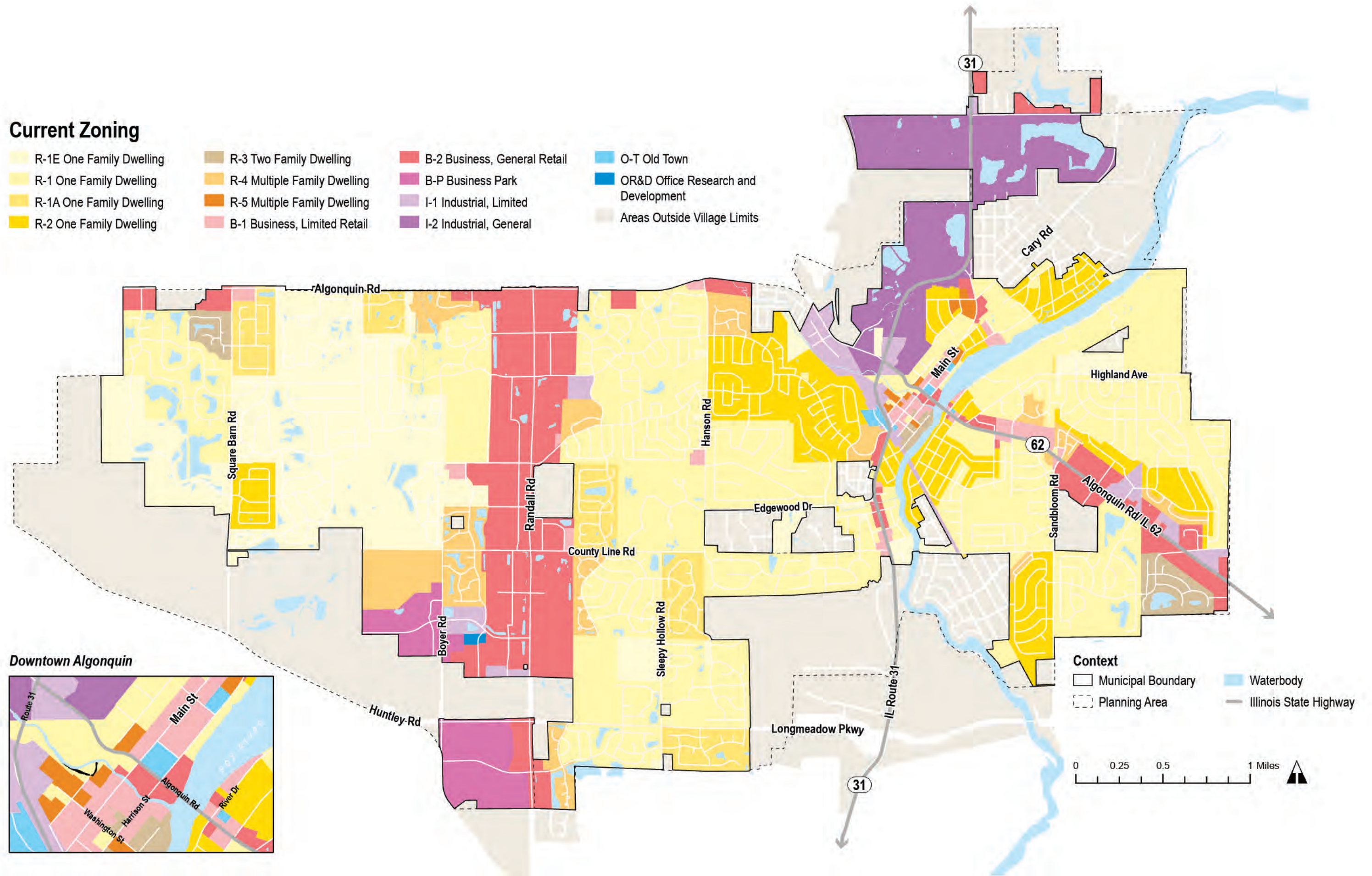
All developments within the Watershed Protection Overlay District need to meet conservation design standards and procedures. They also need to take into consideration the size and type of the proposed use and proximity to the creek, rare fens, and wetlands to determine the best management practices for the development. Administrative considerations shall be given to each project to reduce negative impacts to the District and all natural resource areas within the District shall be connected by eco-corridors.

Conservation Design is a type of design that considers the natural landscape and ecology of a development site and facilitates development while maintaining the most valuable natural features and functions of the site. Within the Village these standards include cluster development, buffering, street and trail standards, stormwater best management practices, natural landscaping standards, parking lot standards, outdoor lighting standards, tree protection standards, and open space requirements.



## Current Zoning

- |  |  |   |  |
|--|--|---|--|
|  R-1E One Family Dwelling |  R-3 Two Family Dwelling      |  B-2 Business, General Retail |  O-T Old Town                         |
|  R-1 One Family Dwelling  |  R-4 Multiple Family Dwelling |  B-P Business Park            |  OR&D Office Research and Development |
|  R-1A One Family Dwelling |  R-5 Multiple Family Dwelling |  I-1 Industrial, Limited      |  Areas Outside Village Limits         |
|  R-2 One Family Dwelling  |  B-1 Business, Limited Retail |  I-2 Industrial, General      |  |





## SECTION 6

# TRANSPORTATION AND MOBILITY

The Transportation and Mobility Assessment for the Village of Algonquin examines the “State of the Village” as it relates to current multimodal transportation conditions including the roadway, bicycle, and pedestrian network. Algonquin is well connected to neighboring communities and the broader region through multiple modes of transportation. The Village has great regional accessibility with IL Route 31 and Randall Road both providing access to Interstate-90 (I-90) to the south. Algonquin also provides great connectivity for bicyclists and pedestrians through the Fox River and Prairie Trail systems and sidewalks along most Village streets. The following sections provide an assessment of key elements as it relates to Algonquin’s existing transportation network and identifies some key takeaways that will act as building blocks to inform the overall comprehensive plan.

## ROADWAY NETWORK

Within the Village, Randall Road and IL Route 31 serve as key north-south routes through the community while also providing regional connectivity. Randall Road provides a full-access interchange with Interstate I-90 approximately seven miles south of the Village. Randall Road serves as a key route through Kane and McHenry Counties, connecting communities along the Fox River. IL Route 31 provides a full-access interchange with I-90 approximately 5.5 miles south of the Village. IL Route 31 provides connectivity between US Route 34 in Oswego and US Route 12 near the Illinois-Wisconsin border. West of the Village, IL Route 47 also provides north-south regional connectivity and a full-access interchange with I-90. Along the eastern boundary of the Village, IL Route 25 provides north-south regional connectivity. Through the Village, east-west regional connectivity is provided via Algonquin Road, which transitions to IL Route 62 east of IL Route 31. I-90 travels northwest-southeast with connectivity between the Wisconsin state line at South Beloit and the Indiana state line at Chicago, extending from coast to coast.

The roadway network provides both regional and local access. Randall Road serves as a key commercial corridor in the Village with additional neighborhood-serving commercial uses along Algonquin Road and IL Route 31. These roadways provide connectivity to adjacent communities and visibility to a higher volume of traffic, thereby creating a desirable environment for businesses and positively contributing to economic development within Algonquin and neighboring communities. Through the Village, Randall Road generally is a divided roadway with three lanes in each direction and turn lanes at key intersections. Although crosswalks and pedestrian signals are generally provided at key intersections along the corridor, the 120- to 130-foot pavement width may be an obstacle for pedestrians and bicyclists traveling east-west through the Village.

## Key Considerations

The roadway network provides efficient access to regional highways at multiple locations within Algonquin and more broadly to the region via I-90, making it an attractive place for industry to locate and bring jobs. The effective planning already in place for future roadways will only further this point.

According to CMAP, approximately 89% of Algonquin can be considered to have low transit availability, while 7% of the Village population does not own a vehicle. This can make it difficult for those people to get around. Exploring options to increase transit availability throughout the Village can be beneficial to those who need it most.

Traffic volumes along major roadways, such as Randall Road and Algonquin Road, can present barriers to pedestrians and bicyclists attempting to cross streets. Exploring strategies to increase pedestrian mobility and accessibility throughout the Village will be a key component of this plan.

Participants in various workshops mentioned that traffic throughout the Village was an issue. Traffic congestion as well as speeding on local roads were cited as problems that needed to be addressed. Traffic flow along Bunker Hill near Meijer and Jacobs High School were specifically cited. High traffic volumes on Route 62, the need for safer pedestrian crossings, and enhancing the Old Town bike paths were also discussed.

Transportation and commuting characteristics, such as average greenhouse gas emissions per household, number of vehicles per household, and transportation costs per household within Algonquin are comparable to that of its peer communities of Huntley, Crystal Lake, Streamwood, and Lake Zurich.

Electric Vehicle (EV) charging stations are limited throughout the Village and exploring strategies and funding opportunities to increase the number of stations will be a consideration of the plan.

The Fox River Trail and Prairie Trail are key assets within the community, as well as the extensive trail network throughout the rest of Algonquin. The effective planning already in place for future trails will be continued and expanded upon in this plan.



## Functional Classification

The roadways within the Village are classified by the *Illinois Department of Transportation (IDOT)* according to the character of service they are intended to provide. This functional classification process recognizes a hierarchy of roadways and the fact that they do not operate independently, but instead collectively as a system-wide supportive network. The following provides a list of major routes within or near Algonquin and their classifications. The Functional Classification Map also graphically depicts this list.

### Interstate/Freeways

Interstates and freeways are designed to move high volumes of traffic at higher speeds amongst communities with limited curb cuts or traffic signals. There are no interstates or freeways within the Village. The closest interstate or freeway is I-90, located about seven miles south of the Algonquin.

### Principal Arterial

Principal arterial roads are designed to move large volumes of traffic at moderate speeds to provide community mobility or connect neighboring communities with intersecting streets generally supporting traffic signals or roundabouts. Examples within the Village include Randall Road and Algonquin Road.

### Minor Arterial

Minor arterial roads are designed to carry moderate volumes of traffic and provide community mobility through connection to principal arterials and major/minor collectors. Examples within the Village include IL Route 31, Huntley Road, Square Barn Road, and Longmeadow Parkway.

### Major and Minor Collector

Major and minor collector roads are designed to collect a moderate amount of traffic from neighborhoods or commercial areas and distribute it to arterials or other collectors. Examples within the Village include Bunker Hill Drive, County Line Road, Hanson Road, Huntington Drive, and Sandbloom Drive.

### Local

Local roads are designed to move small amounts of traffic at low speeds through neighborhoods or commercial developments, often to distribute to a collector, while providing a high level of access to adjacent properties. Most neighborhood streets within the Village are classified as local roads.

## Roadway Jurisdiction

Roadway jurisdiction is an important factor regarding roadway maintenance and function. The roadway network within the Village municipal boundary is under the jurisdiction of various agencies, including Illinois Department of Transportation (IDOT), Kane County Division of Transportation (KDOT), McHenry County (MDOT) as summarized below.

Roadways in unincorporated McHenry County are generally under the jurisdiction of the Algonquin Township Highway Department and Dundee Township Road District. Any suggested improvements within the public right-of-way will require review and approval from the applicable jurisdictional agency. IDOT, Kane County, and McHenry County should be involved in the planning process moving forward to ensure that plan recommendations are implementable and balance the needs of the community and respective jurisdictional agency.

Roadway Jurisdiction	
Jurisdiction	Roadway
Illinois Department of Transportation (IDOT)	IL Route 31
	IL Route 47
	Algonquin Road east of IL Route 31
Kane County Division of Transportation (KDOT)	Randall Road south of County Line Road
	Longmeadow Parkway
	Huntley Road
	County Line Road east of Randall Road
McHenry County Division of Transportation (MCDOT)	Randall Road (V29) north of County Line Road
	Algonquin Road (A48)

## Roadway Functional Class

- Principal Arterial
- Major Collector
- Minor Arterial
- Minor Collector



**Context**

- Municipal Boundary
- Planning Area
- Waterbody
- Natural Area

0 0.25 0.5 1 Miles

## Truck Routes

The Village of Algonquin has defined truck routes that direct heavy vehicles along the Principal and Minor Arterials through the Village unless the destination is along local roads. In general, State and County roadways are designed to standards that support heavy freight truck traffic. Through the Village, these roadways provide direct access to commercial uses along IL Route 31, Randall Road, Algonquin Road, and Pyott Road.

Additional review of existing truck route signage is suggested in order to guide truck drivers to the designated truck route system and increase compliance, as well as to notify drivers of changes in speed and weight limits.

## Traffic Volumes

Traffic volume is one factor that can help define roadway operations. These volume measurements are taken in several ways, one standard being Annual Average Daily Traffic (AADT). IDOT-published AADT data was referenced for roadways through the Village as summarized below.

The highest AADT volumes occur along the Principal and Minor Arterials in Algonquin. Except where otherwise noted, the data reflects Year 2021 conditions.

- Randall Road: 40,300 vehicles per day (vpd) south of Algonquin Road to 28,800 vpd north of Algonquin Road
- Algonquin Road: 30,800 vpd east of Randall Road to 22,300 vpd west of Randall Road
- IL Route 31: 24,000 vpd north of Algonquin Road; 20,800 south of Algonquin Road
- Pyott Road: 13,400 vpd north of Algonquin Road
- Huntley Road (CH 30): 14,500 vpd west of Randall Road (Year 2018)
- Square Barn Road: 11,300 vpd north of Huntley Road (Year 2018); 11,900 vpd south of Algonquin Road

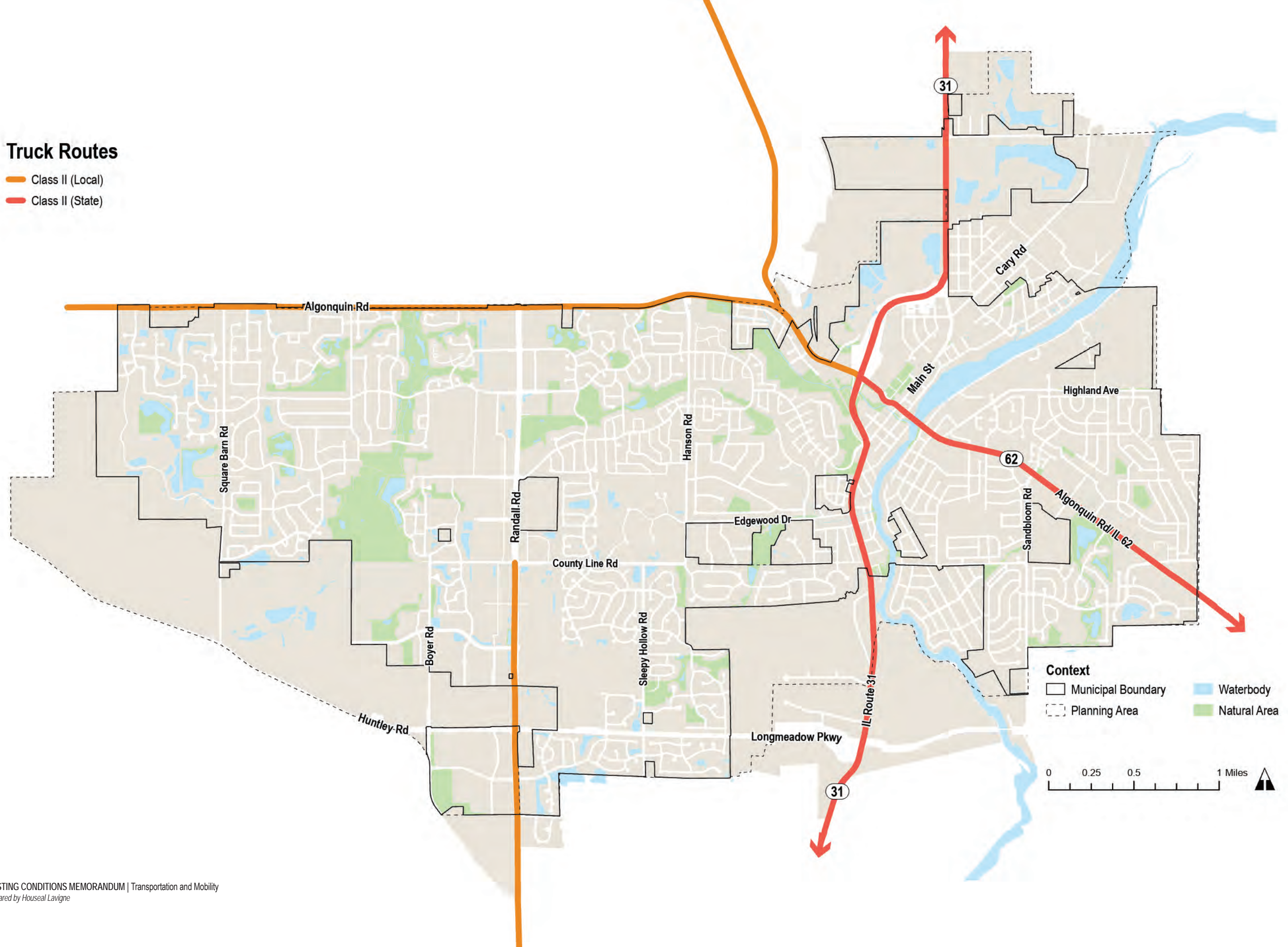
The Major and Minor Collector roadways through Algonquin generally range from 3,000 to 6,500 vehicles per day.

Traffic volumes are appropriate along these corridors given the number of lanes available on each roadway. The Traffic Counts and Primary Corridors Map displays the AADT data and graphically depicts the main thoroughfares throughout Algonquin.



## Truck Routes

- Class II (Local)
- Class II (State)







# PLANNED ROADWAY IMPROVEMENTS

The following is a list of major planned improvements that will impact transportation circulation within the Village. These projects and plans will be reviewed and incorporated into the Comprehensive Plan.

## Kane County Department of Transportation Planned Improvements

According to the KDOT [Comprehensive Road Improvement Plan \(CRIP\) for Impact Fees](#), the following improvements are identified for roadways located in the Village.

- **Randall Road** – From Silver Glen Road (South Elgin) to approximately 1,000 feet south of Longmeadow Parkway (Algonquin), Randall Road will be widened to provide three lanes in each direction. A grade-separated crossing is planned at the ICRR. In association with the roadway widening, improvements are planned at key intersections along the Randall Road corridor including Huntley Road.

In addition, the CRIP identifies improvements for the following roadways located within one mile of the Village municipal boundary. These improvements are likely to impact Algonquin residents and their travel patterns.

- **Huntley Road (CH 30)** – Between Kreuzer Road and Sleepy Hollow Road, Huntley Road will be widened to provide a four-lane cross-section. Intersection improvements would be provided as follows:
  - Galligan Road – Signal modifications and turn lane improvements to accommodate the widened cross-section along Huntley Road.
  - Square Barn Road – Addition of a southbound right-turn lane and signal modifications and channelization improvements to accommodate the widened roadway cross-section along Huntley Road.
  - Longmeadow Parkway – Signal modifications.
  - Miller Road – Signal modifications and turn lane improvements to accommodate Huntley Road widening.
  - Binnie Road – Install a new traffic signal and provide an eastbound right-turn lane.
  - Sleepy Hollow Road – Signal modifications and channelization improvements to accommodate the Huntley Road cross-section.
- **Galligan Road (CH 6)** – South of Huntley Road, realignment of Galligan Road is planned. The realigned Galligan Road would be located west of its current intersection with Huntley Road and would provide a two-lane cross-section. The location depicted on the map is approximate in nature and will be refined as the planning process continues.

## McHenry County Department of Transportation Planned Improvements

Based on a review of the MCDOT [2023-2027 Transportation Program](#), the following improvements are planned for roadways located in the Village.

- **Algonquin Road Bicycle and Pedestrian Accommodations** – this project will add a bike path along approximately 1.75 miles of Algonquin Road from Oakleaf Road to IL Route 31.
- **Randall Road Bicycle and Pedestrian Accommodations** – this project will add a shared-use path and sidewalk along Randall Road from County Line Road to Harnish Drive. This project would also install pedestrian crossings at the intersection of Randall Road/County Line Road.

In addition, the following projects are located within one mile of the Village municipal boundary. These improvements are likely to impact Algonquin residents and their travel patterns.

- **Pyott Road Corridor Roadside Safety Review** – This project will address safety concerns along the Pyott Road corridor from Rakow Road to Algonquin Road. This project will include improvements to the intersection of Pyott Road/Oak Street.

## Village Planned Transportation Improvements

Based on a review of Village of Algonquin plans, the following roadway extensions are planned for streets located within the Village's planning boundary.

- **Corporate Parkway Extension** – As development occurs in the southwestern portion of town, Corporate Parkway is planned to extend west to Square Barn Road. The location on the map is approximate in nature and will be refined as future development continues.
- **Lakewood Drive Extension** – As development occurs in the far west, Lakewood Drive is planned to extend from its current terminus south to connect to Huntley Road. The location on the map is approximate in nature and will be refined as future development continues.



## Planned Transportation Improvements

- Major Road Improvements
- Proposed Local Road

1. Lakewood Drive Extension
2. Huntley Road Improvements
3. Corporate Parkway Extension
4. Randall Road Widening
5. Randall Road Bike and Pedestrian Accommodations
6. Algonquin Road Bike and Pedestrian Accommodations
7. Pyott Road Corridor Roadside Safety Review



# COMMUNITY TRANSPORTATION AND COMMUTING CHARACTERISTICS

Characteristics on commuting patterns for residents of Algonquin were obtained from the [U.S. Census Bureau](#) and are summarized in the Commuting Pattern table.

These characteristics are typical for the Chicagoland area, as the management, business, sales, and office occupations provide a sizeable number of jobs and are located most likely closer to or in the City of Chicago. Residents traveling outside the community for work increases the number of vehicles miles travelled (vmt), which leads to greater wear and tear on roadways, more traffic, and increased emissions.

Additional community transportation characteristics were referenced from the [Center for Neighborhood Technology \(CNT\)](#) data and compared with four neighboring communities: Huntley, Crystal Lake, Lake in the Hills, and Carpentersville. Based on this data, Algonquin's data reflects that of its neighboring communities.

Providing increased opportunities for safe and convenient active transportation options, as well as establishing future land use and development frameworks that promote walking and biking can reduce dependency on vehicles for everyday transportation needs. These opportunities will be explored through this comprehensive planning process.

## PARKING

Off-street parking is generally provided for commercial uses throughout the community, including commercial development along Randall Road, Algonquin Road, and IL Route 31. On-street parking is available for most Collector and Local roadways. Per Section 41.03 (All Night Parking) of the [Algonquin Municipal Code](#), overnight (2:00AM-5:00AM) on-street parking is prohibited in the Village. According to Section 41.10 (Parking After a Snowfall) of the [Algonquin Municipal Code](#), parking on any public street after a snowfall of 2 inches or more is prohibited.

As a practical matter, some businesses along Algonquin Road and most businesses along Randall Road can be considered "over-parked", meaning the parking lots are providing more capacity than necessary. The excess parking capacity detracts from a desirable character and presents an opportunity for new/additional development and other uses that achieve a higher and better use of visible and valuable land.

## Electric Vehicle Charging Stations

Electric Vehicles (EV's) are becoming more prevalent on our roadways as battery charge capacity increases and market forces push more legacy car manufacturing companies to create their own EV lines. This means that parking spaces that contain EV charging stations are becoming increasingly important. In recent years charging stations have increased throughout Algonquin: around 40 are located in the Meijer grocery store parking lot, another at the Huntley Community School District 158 building, and two Village owned charging stations were recently installed at 106 and 302 S. Main Street as part of the Old Town Algonquin Improvements. The Comprehensive Plan will explore strategies to increase the number of charging stations throughout the Village and funding opportunities to help with installation.

Commuting Pattern	
Work Location	Percentage
Worked in Algonquin	25.6%
Worked outside Algonquin	74.4%
<i>Total</i>	<i>100%</i>
Worked in County of Residence	42%
Worked outside County of Residence	57%
Worked outside State of Residence	1%
<i>Total</i>	<i>100%</i>

Commuting Patterns Comparison	
Average greenhouse gas emissions per household	
Algonquin	9.09 Tonnes/ year
Huntley	9.02 Tonnes/ year
Crystal Lake	8.52 Tonnes/ year
Lake in the Hills	9.36 Tonnes/ year
Carpentersville	9.09 Tonnes/ year
Average number of vehicles per household	
Algonquin	2.07 autos
Huntley	2.09 autos
Crystal Lake	2.03 autos
Lake in the Hills	2.07 autos
Carpentersville	2.07 autos
Transportation costs per household	
Algonquin	\$16,163/ year
Huntley	\$16,360/ year
Crystal Lake	\$15,897/ year
Lake in the Hills	\$16,226/ year
Carpentersville	\$16,137/ year



# NON-MOTORIZED TRANSPORTATION MODES

Non-motorized transportation options are available throughout the Village via an integrated network of bike paths, sidewalks, and trails. According to the [Village of Algonquin Bike Route Map](#), there is a vast network of bike paths across Algonquin with a variety of different length loops for recreational use and local connectivity.

## Regional Trails

Along with local bike paths, Algonquin provides regional connectivity to surrounding communities via trail routes. The Fox River and Prairie Trail are located within the Village:

- Fox River Trail is a 44.6-mile asphalt, concrete, and crushed stone trail that spans from Oswego north to Algonquin and runs along the Fox River. The trail can be accessed on the east side of the Fox River just west of Sandbloom Road and south of Algonquin Middle School at Scott Street.
- Prairie Trail is a 26.5-mile asphalt, concrete, and crushed stone trail that spans from Algonquin north to Genoa City, Wisconsin on the Wisconsin-Illinois border. Access to the trail is provided in the same location as the Fox River Trail and continues as the north segment to the Fox River Trail. A pedestrian bridge is provided for the trail to cross Algonquin Road.

## Sidewalks

Throughout the Village, sidewalks are generally provided on at least one side of the street. The sidewalk network is generally connected with gaps noted along some key corridors such as Algonquin Road, IL Route 31 (Main Street), Huntley Road, Bunker Hill Drive, and the residential streets near Zange Drive which is east of Golf Club of Illinois. Generally, striped crosswalks and pedestrian signals are provided at key intersections in the Village. The Bicycle and Pedestrian Facilities Map depicts sidewalks, bike routes, and existing and planned trails.

The Comprehensive Plan will seek to examine future off-street trail connections and locations with the goal of increasing recreational and mobility opportunities throughout the community, expanding the existing system.

# PUBLIC TRANSIT

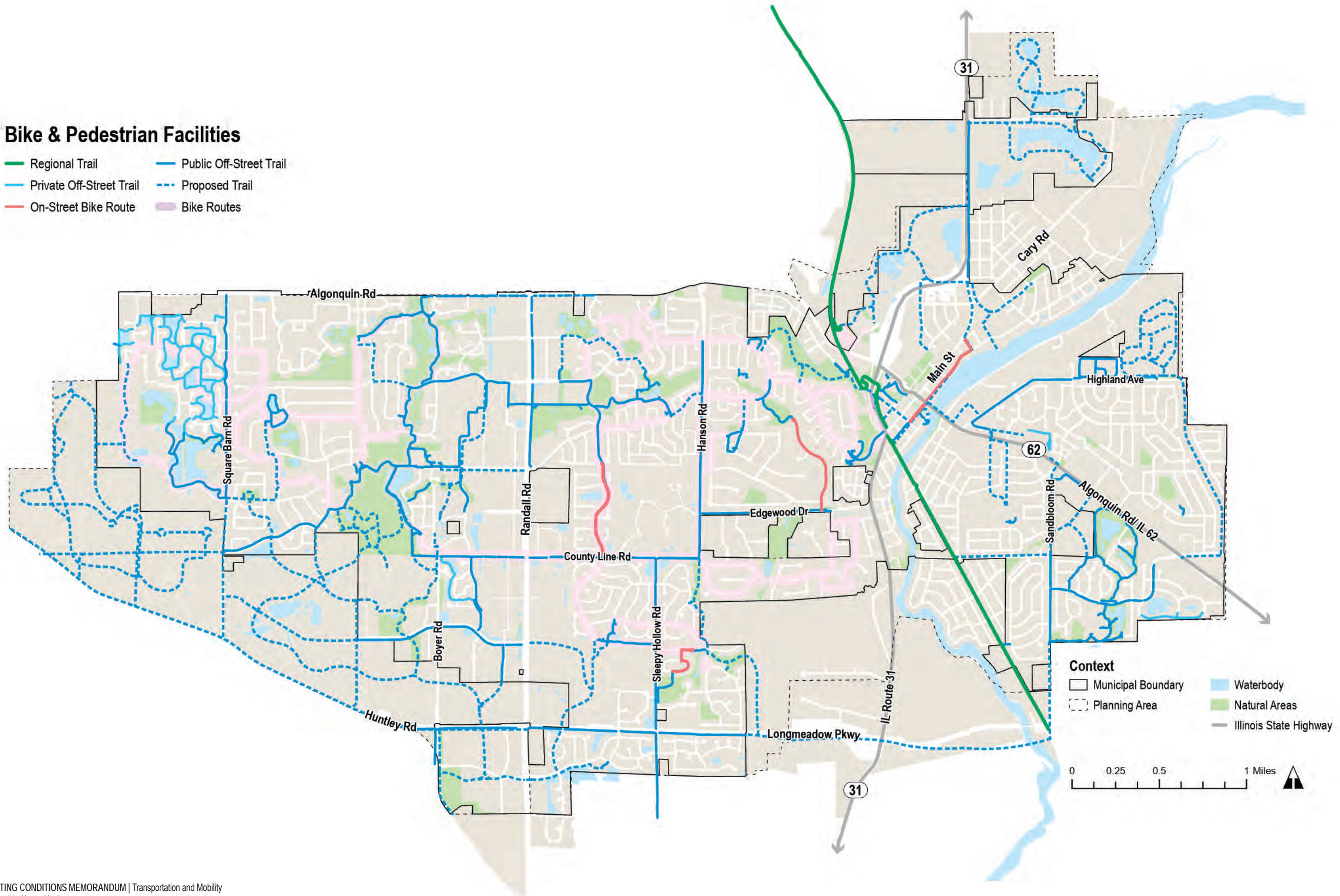
The Village of Algonquin provides various public transportation opportunities, including nearby access to the Metra commuter train, Pace Suburban Bus, and paratransit shuttle service. This provides mobility options for residents who may not have access to a car or bicycle. The Metra Union Pacific Northwest (UP-NW) rail line, with access to the City of Chicago, is located north of Algonquin and can be accessed via nearby stations in Cary, Fox River Grove, and two stations Crystal Lake. Along with Metra, Pace Suburban Bus provides limited service in Algonquin. Pace Bus Route 550 runs through Algonquin along Randall Road and provides multiple stops along the corridor. The Pace Bus Routes Map depicts this route.

In addition to fixed-route transit, Ride in Kane is a public paratransit service for individuals 65 and older, individuals with a disability, and those with low income who qualify. The service is available to residents of Kane County only. Algonquin Township also provides curb-to-curb transportation for Algonquin Township residents, including seniors and disabled residents within the Township boundary. The Ride in Kane and Algonquin Township services require advanced reservations and a per ride fee is assessed. Also offered is the MCRIDE Dial-a-Ride service. MCRide service is a countywide paratransit service. Riders schedule their trips in advance and the vehicle provides curb-to-curb service from the rider's desired pick-up and drop-off destinations. MCRide is a shared-ride service, so vehicles may make stops for other passengers.

The Comprehensive Plan will review mobility options for residents and visitors of all ages and abilities. The Plan will acknowledge opportunities to provide further mobility options and connectivity to key destinations in the community.

## Bike & Pedestrian Facilities

- Regional Trail
- Public Off-Street Trail
- Private Off-Street Trail
- On-Street Bike Route
- Proposed Trail
- Bike Routes



**Context**

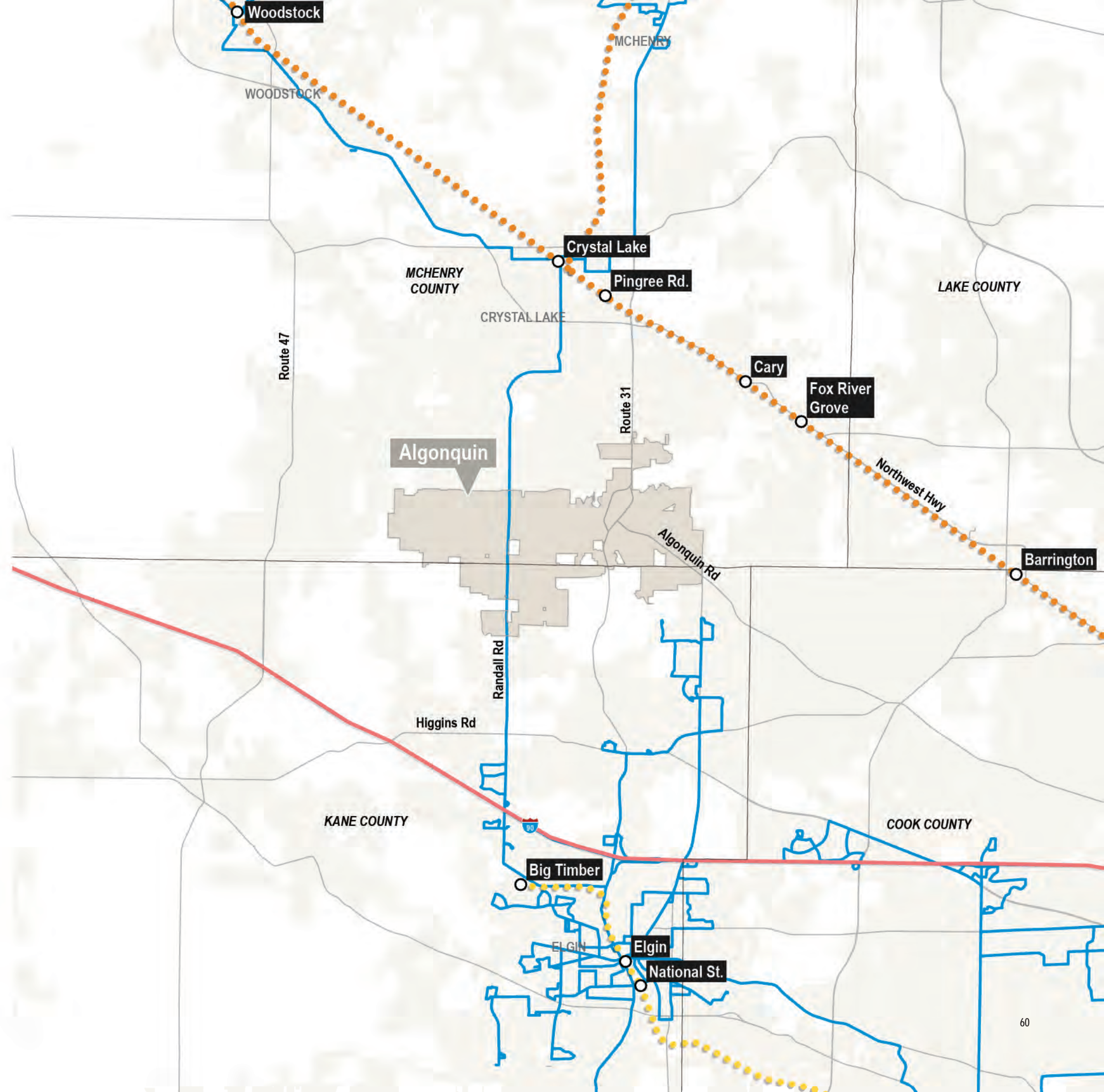
- Municipal Boundary
- Planning Area
- Waterbody
- Natural Areas
- Illinois State Highway

0 0.25 0.5 1 Miles



## Public Transit

- Highways
- Metra Milwaukee District West (MD-W)
- Metra Union Pacific Northwest Line (UP-NW)
- Metra Station
- Pace Bus Route
- Village of Algonquin



## SECTION 7

# COMMUNITY FACILITIES AND SERVICES

Community facilities and services ensure a high quality of life for residents of Algonquin. These are predominantly provided by the Village but are supplemented by public or semi-public partner organizations and other service providers in the community. To support the Comprehensive Plan, an inventory of service providers was completed with a focus on local government, municipal services, emergency services, education, and healthcare.

## GOVERNMENT STRUCTURE

All Village of Algonquin government offices are centrally located in the William J. Ganek Municipal Center at 2200 Harnish Drive. Algonquin is organized under the Trustee-Village Manager form of government. The Village Board of Trustees (Village Board) consists of a President, six Trustees, and a Village Clerk elected at-large to serve overlapping four-year terms. The Village Board works closely with the local government administrator, as well as other Village staff, to make decisions and act as the legislative department of the Village.

## PUBLIC WORKS

The Village of Algonquin's website indicates that the Public Works Department provides infrastructure maintenance services for the community and is comprised of several divisions including Administration, General Services, and Water and Sewer Utilities. The Administration Division is responsible for the overall direction of the Public Works Department. Management of all department personnel issues and development of policies, procedures, negotiation, and oversight of bargaining unit contracts are handled by the Public Works Administration office. This office also oversees the administration and implementation of all major maintenance and construction contracts.

The General Services Division is responsible for the care and maintenance of roadway features, park and open space facilities, trees and landscaping, vehicles and equipment, and buildings and grounds. This division includes Parks and Forestry, Streets & Rights-of-Way, Fleet Services, and Buildings and Grounds work teams.

The Water and Sewer Utilities Division is responsible for the overall management and maintenance of the Village's drinking water, including its groundwater wells, water treatment, storage, and pipe network for distribution. This division is also responsible for the overall management and maintenance of the Village's sanitary sewer system, including sewage lift stations, a network of pipes for conveyance, and a wastewater treatment facility. The Village maintains a reporting service called Algonquin Fix It! This online portal allows residents to identify, map, and upload photos of issues in the Village. These can range from animal issues to traffic light issues or tree trimming issues.

## Key Considerations

Within the Village there is a divide between the east and the west sides. The river bisects the community splitting it into two sides. In addition to the physical barrier of the river, the school boundary between Dundee-Crown and Jacobs High School adds to the perception of a barrier between the east and west sides of the Village. Whether this divide is more perceived than actual is up for debate. In discussions during community outreach, people felt that the divide between the east and west sides was more of a perceived barrier than an actual barrier. This divide has caused the community to feel disjointed. Several suggestions have been made to attempt to merge the two sides. One suggestion was to create a community facility on the east side with a Village-wide draw to bridge that gap.

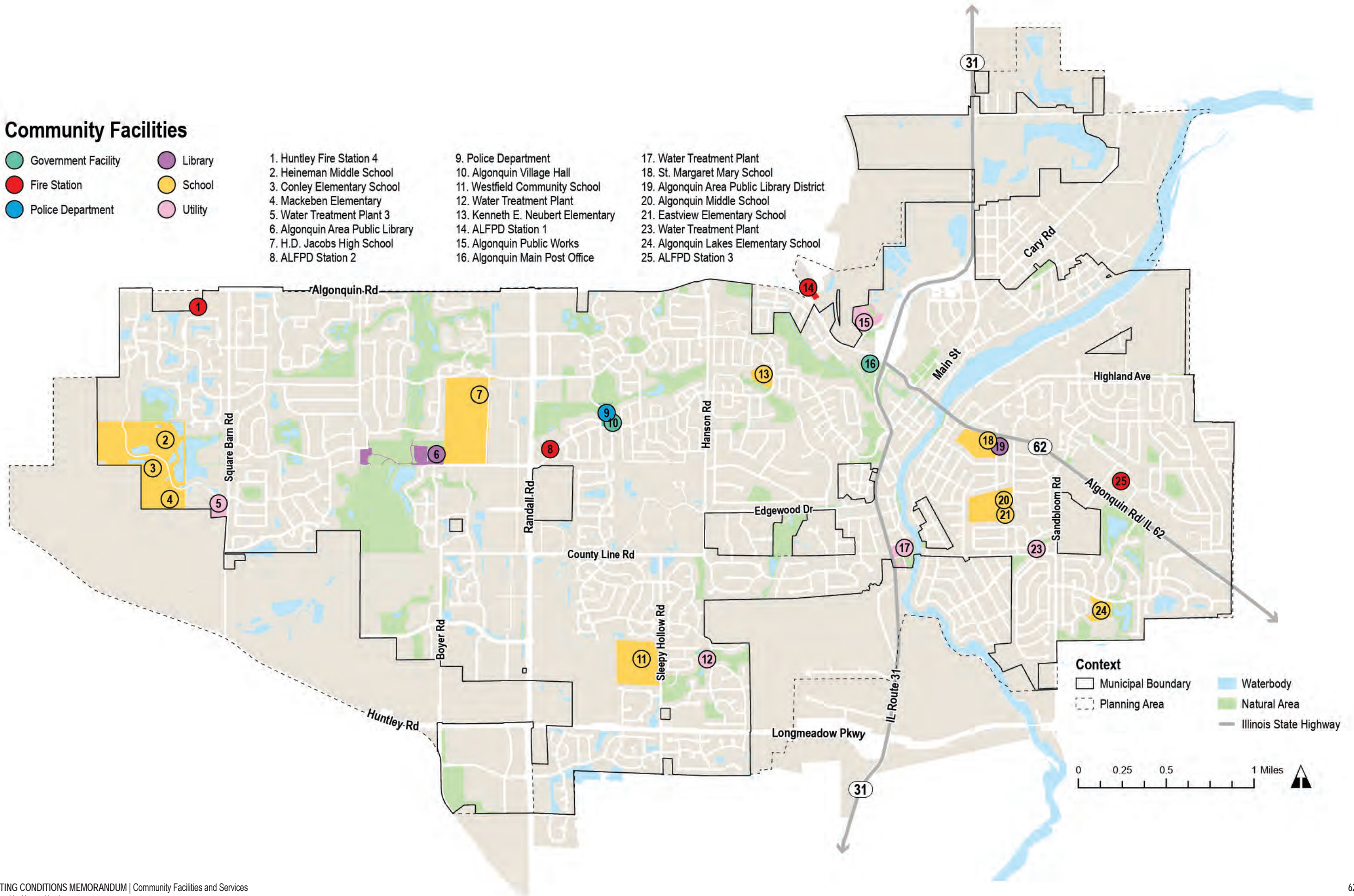
The Village places a high priority on parks and recreation. Though highly valued, these resources are under-utilized and could improve as only 45% of residential parcels within the Village are located within a 10-minute walk of a playground. It was mentioned during community outreach that creating more destination parks could bring people into the Village. Some examples suggested were incorporating dog parks, creating a canoe or kayak rental area to promote activity on the river, building a riverwalk, utilizing the Buffalo Park sledding hill, and creating an indoor sports facility. It was also suggested that any destination park should be located on the east side and could tie into a new community facility. There is an opportunity to expand the existing resources and create more specialized spaces for recreation in the community.



# Community Facilities

- Government Facility
- Fire Station
- Police Department
- Library
- School
- Utility

- |   |   |   |
|---|---|---|
| <ul style="list-style-type: none"> <li>1. Huntley Fire Station 4</li> <li>2. Heineman Middle School</li> <li>3. Conley Elementary School</li> <li>4. Mackeben Elementary</li> <li>5. Water Treatment Plant 3</li> <li>6. Algonquin Area Public Library</li> <li>7. H.D. Jacobs High School</li> <li>8. ALFPD Station 2</li> </ul> | <ul style="list-style-type: none"> <li>9. Police Department</li> <li>10. Algonquin Village Hall</li> <li>11. Westfield Community School</li> <li>12. Water Treatment Plant</li> <li>13. Kenneth E. Neubert Elementary</li> <li>14. ALFPD Station 1</li> <li>15. Algonquin Public Works</li> <li>16. Algonquin Main Post Office</li> </ul> | <ul style="list-style-type: none"> <li>17. Water Treatment Plant</li> <li>18. St. Margaret Mary School</li> <li>19. Algonquin Area Public Library District</li> <li>20. Algonquin Middle School</li> <li>21. Eastview Elementary School</li> <li>23. Water Treatment Plant</li> <li>24. Algonquin Lakes Elementary School</li> <li>25. ALFPD Station 3</li> </ul> |
|---|---|---|



## POLICE

The Village of Algonquin has one police station which is part of the William J. Ganek Municipal Center. The Police Department is charged with protecting the safety and welfare of the public. The majority of officers serve on patrol but others serve as DARE, crime prevention, accident investigator, high school liaison, and investigation officers. Additionally, one officer is assigned to the North Central Narcotics Division. Department members serve a number of task forces in the area. Civilian personnel serve a vital role in the support services area, including records processing, telecommunications, and community service. During outreach efforts community members felt that safety was a strength of the community.

The Algonquin Police Department sponsors the Public Safety Cadet Program. This program is designed to train and guide youth in the functions of law enforcement. Several of the program participants have gone on to become full-time police officers. The Community Facility survey responses indicated that there are 48 sworn Full-Time Officers, 6 Full-Time Civilians (Records, Administrative Assistant, Community Service Officer), 4 Part-Time Crossing Guards, and 1 Part-Time Police Social Worker contracted through the McHenry County Sheriff's Department. Through the Community Facilities survey it was indicated that the department is understaffed.

## FIRE

There are five fire service districts within the Village's planning area but only three located within the Village boundary. Most of the fire services are provided by the Algonquin-Lake in the Hills Fire Protection District (ALFPD). This district serves the Village of Algonquin, Village of Lake in the Hills, Kane County, and McHenry County. The ALFPD has an ISO Class 3 rating. Fire services in the Village are also provided by the Carpentersville and Countryside Fire Protection District and the Huntley Fire Protection District. The three additional fire protection districts within the planning area include the Cary, Carpentersville, and Rutland Dundee Fire Protection Districts. The Carpentersville and Countryside District serves certain areas of Algonquin south of County Line Road. Huntley Fire Protection District serves the area west of Fairway View Drive in Algonquin. There are four fire stations in the Village:

- Huntley Fire Station 4 located on the northwest corner of the Village
- ALFPD Station 2 located just west of the William J. Ganek Municipal Center
- ALFPD Station 1 located along Algonquin Road on the north side of the Village
- ALFPD Station 3 located on the east side of the Village between Algonquin Road and Cumberland Parkway

## LIBRARIES

There are five library districts within the Village's borders. These include the Algonquin Area Public Library, the Cary Area Public Library, the Barrington Library, the Huntley Area Public Library, and the Dundee Township Public Library District. These districts have sharing privileges meaning a library card holder can utilize a library even if it is in another district. Algonquin has two libraries available to its residents both located in the Algonquin Area Public Library district. The main library is located at 2600 Harnish Drive on the west side of the Village, and a branch library is located at 115 Eastgate Drive on the east side of the Village. The main library offers a number of services, events, and resources for community members. Library card holders from any of the districts can do anything from renewing a license plate sticker or applying for a passport to donating blood in one of the community blood drives held at the library. The library offers over 255,500 items including not only traditional format books, DVDs, and CDs but also digital media such as eBooks, audiobooks, newspapers, movies, music, and more.

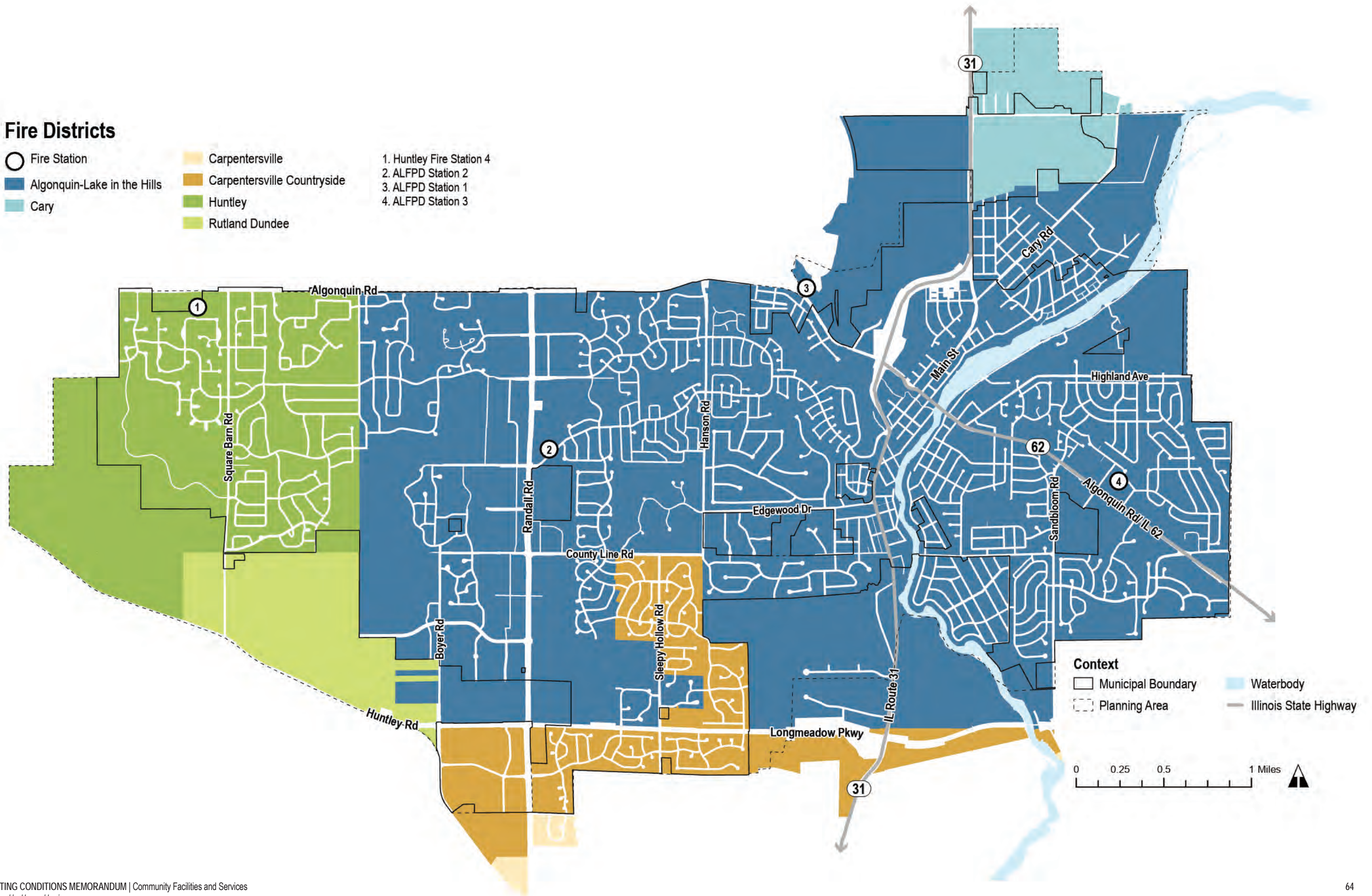
The library has unique learning opportunities for both kids and adults. Computer classes and a makerspace give library card holders the opportunity to learn about technology with guidance from staff. The makerspace is a collaborative place offered at the main library which encourages exploration, creativity, design, and building using a variety of media, tools, technology, and objects. Some of the highlights include 3D printers, button makers, sewing and embroidery machines, and other self-directed tools. The library also offers a conversation club for non-native English speakers and those learning English.

In the Community Facilities Survey, when asked about the condition of the facilities, it was stated that the branch library at 115 Eastgate is in need of future renovations. Renovation of this facility is planned for 2023-2024.






# Fire Districts

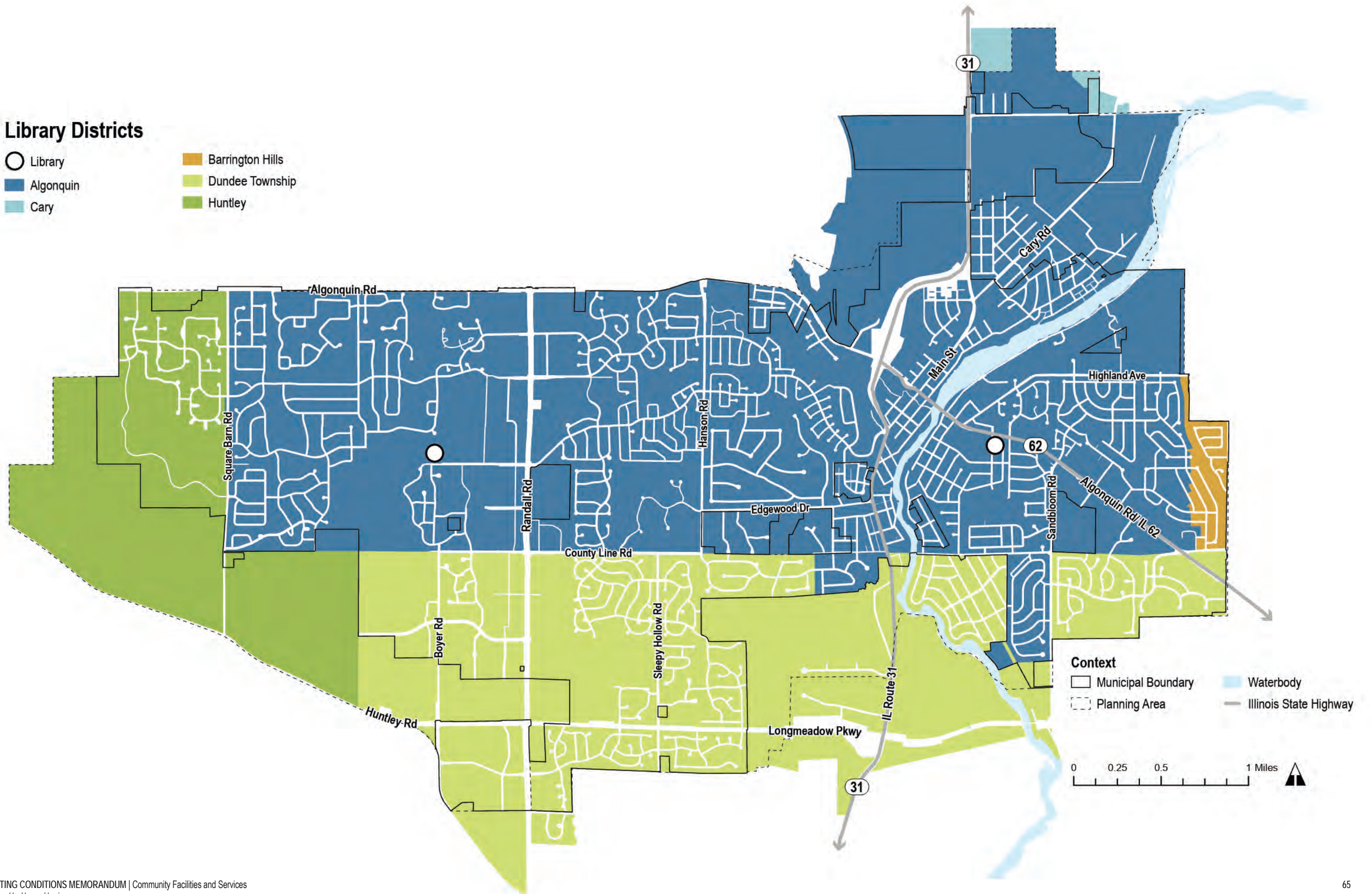
- Fire Station
  - Algonquin-Lake in the Hills
  - Cary
  - Carpentersville
  - Carpentersville Countryside
  - Huntley
  - Rutland Dundee
1. Huntley Fire Station 4
  2. ALFPD Station 2
  3. ALFPD Station 1
  4. ALFPD Station 3





# Library Districts

-  Library
-  Algonquin
-  Cary
-  Barrington Hills
-  Dundee Township
-  Huntley



# RECREATION

The Village of Algonquin contains five different park districts. Within the Village's Planning Area, the Districts include Algonquin, Cary, Lake in the Hills, Dundee Township, and Huntley. The Village of Algonquin maintains 20 parks totaling approximately 750 acres and includes the Algonquin Historic Village Hall and the Algonquin Swimming Pool and Splashpad which are operated and maintained by the Village.

The Village takes pride in its parks, recreation, and open space. In the community survey and in workshops community members frequently cited these as assets and draws that encourage people to live in the Village. As a part of Village identity, there is a recognition that these should be continually updated and improved. The 2021 Village of Algonquin Park and Recreation Master Plan outlined a 10-year plan for park improvements. Some improvement projects that have or are expected to start include the Towne Park Improvement Project, Hill Climb Park Play Structures Replacement, and Gaslight Park Tennis Court Replacement Project.

## Parks

The Village of Algonquin Park and Recreation Master Plan provided an inventory of existing parks based on a classification system. The categories identified included mini parks, neighborhood parks, community parks, special-use parks, and open space. The following categories were also applied to other parks within the Village planning area that are not managed by the Village of Algonquin Recreation Department.

### *Mini Park*

Mini Parks meet the need for a walkable, drop-in recreation experience. Appropriate elements in these parks include playgrounds, picnic areas, and seating. These parks usually do not include parking. They are used to address limited, isolated, or unique recreational needs. Examples include Braewood Park, Broadsmore Park, and Tunbridge Park.

### *Neighborhood Park*

Neighborhood Parks remain the basic unit of the park system and are generally designed for informal, active, and passive recreation and community gathering spaces. Elements in these parks often include playgrounds, picnic areas, sports fields, and trail systems. Neighborhood Parks serve as the recreational and social focus of a neighborhood. Examples include Gaslight Park, High Hill Park, Hill Climb Park, Holder Park, James B. Wood Park, Merrill Pioneer Park, Robert "Bob" Smith Park, Snapper's Field, and Stoneybrook Park.

### *Community Park*

Community Parks focus on meeting community-wide recreation needs. These parks preserve unique landscapes and often serve the community as gathering places and for general athletics. Elements in these parks include playgrounds, pavilions, trails /paths, multiple sports courts, and fields. These parks serve a broad purpose focusing on meeting community-based recreation needs as well as preserving unique landscapes and open spaces. Examples include Algonquin Lakes Park, Keliher Park, Presidential Park, Ted Spella Community Park, Towne Park, and Willoughby Farms Park.

### *Special-Use Facility/Park*

Special-use facilities focus on meeting community-wide recreation needs. Often, these spaces (indoor and outdoor) are designed as single-use active recreation. Examples include golf courses, nature centers, recreation centers, and museums. These facilities/parks may also charge admission. Examples include Cornish Park, Jaycees Field, Lions Armstrong Memorial Pool, Rotary Park, and Riverfront Park.

### *Open Space*

Open Space is land owned by the agency but not yet developed with any active or passive recreation amenities or meaningful access to the site such as trails and seating areas. These areas are eligible for future recreation development. Examples include Arbor Hill Nature Preserve, Algonquin Arboretum, Falcon Ridge Nature Preserve, and Brunner Family Forest Preserve.



## Playground Access

The National Recreation and Parks Association (NRPA) provides metrics on park supply based on population. For a community of Algonquin's size, the median number of acres per 1,000 is 11.3 acres. Based on the 2021 population of about 30,000 people, the Village of Algonquin currently provides about 25 acres of parkland per 1,000 residents.

While the Algonquin community meets the standards for parkland acreage, it is important to examine the distribution to ensure all areas of the community have equitable access to recreation opportunities. The purpose of this analysis is to help identify residential areas in which residents must walk more than 10 minutes to one of the Village's 19 playgrounds. The 10-minute walk is used as a benchmark because it is the typical distance a person is willing to walk to get to a park. Beyond this, they are more likely to use other modes of transportation. Similarly, while several of the parks in Algonquin are larger and serve a community-wide function, playgrounds represent a common design element and have been used as the starting point to delineate neighborhood service areas for larger parks.

### Parameters

For this analysis, sidewalks and trails were utilized as the network in which residents would be traveling. If there is a gap in this network, it is assumed that it is not a viable route. Additionally, primary arterial roads were used as barriers, as pedestrians typically are less willing to cross major roads when walking to a destination. Primary arterial roads include Algonquin Road, Randall Road, Route 31, Longmeadow Parkway, and Huntley Road.

### Results

There are about 12,200 residential parcels in the Village and its planning area. Of those parcels, about 45% are within a 10-minute walk of a playground. There are a few notable residential areas that have reduced access to playgrounds within the Village. These include the neighborhoods:

- North and south of Edgewood Drive between Hanson Road and Route 31,
- Between the Fox River and Sandbloom Road, south of Algonquin Road, and
- South of Algonquin Road and north of Huntington Drive/Bunker Hill Drive between Hanson Road and the Village's western boundary.

## Lions Armstrong Memorial Pool

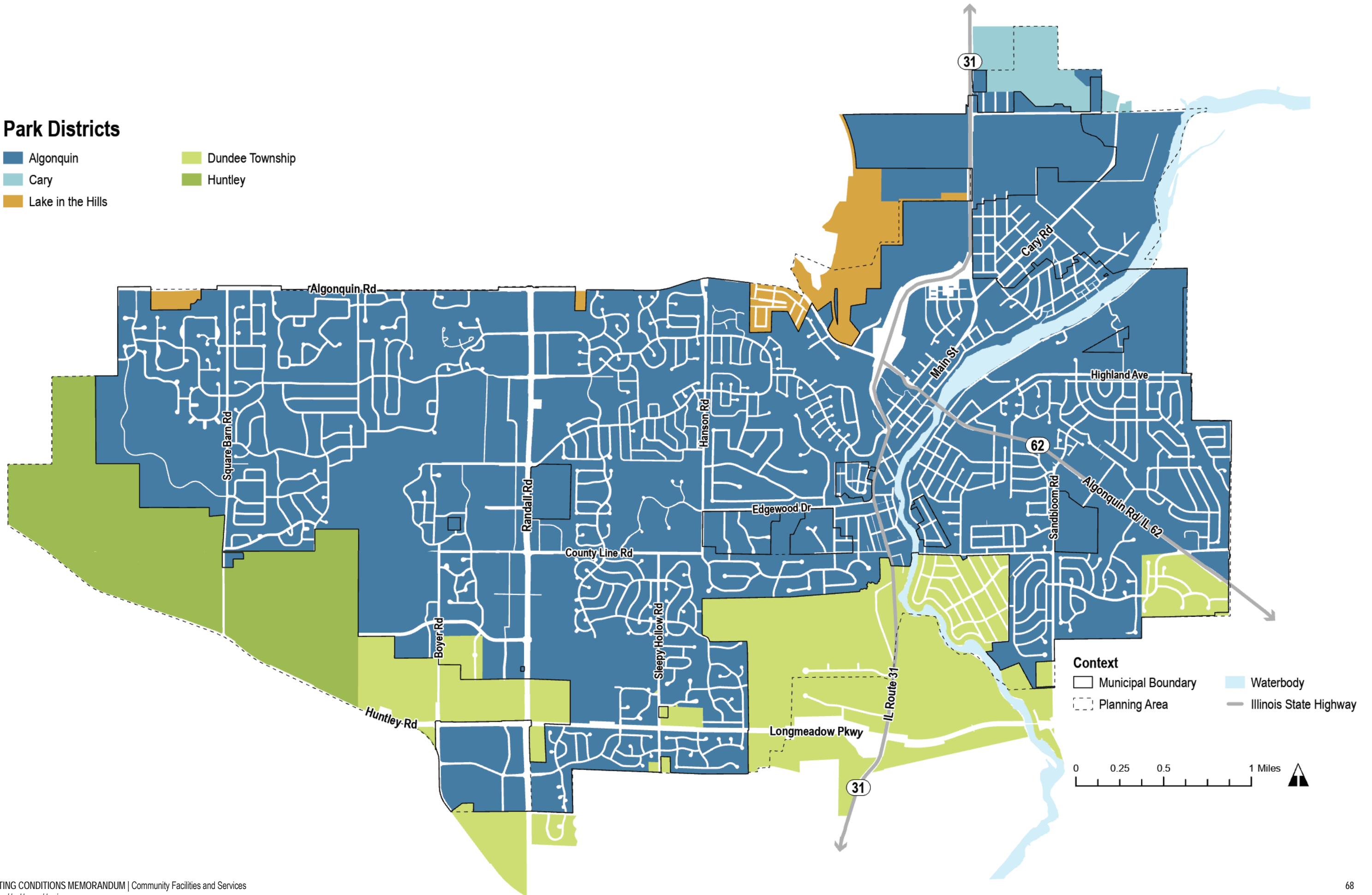
The Lions Armstrong Memorial Pool is located at 599 Longwood Drive adjacent to Algonquin Middle School on the east side of Algonquin. The pool provides seasonal swimming and programming opportunities for the community. The facility features a 1-meter spring diving board, lap pool, interactive splashpad area, and pool deck. Swimming lessons are available as well as other programming for the community. Daily and seasonal passes can be purchased, and there are resident and non-resident rates for those looking to purchase a membership.

## Randall Oaks Recreation Center

The Randall Oaks Recreation Center is in West Dundee just south of Algonquin. It is run by the Dundee Township Park District which serves 60,000 residents in the communities of Carpentersville, East Dundee, West Dundee, Sleepy Hollow, and portions of Algonquin, Gilberts, Elgin, Barrington Hills, and Hoffman Estates. Algonquin residents living within the Township are located in the southeastern portion of the Village which includes neighborhoods such as the Glenloch subdivision and the unincorporated area along Fox River just south of Souwanas Trail. The park District offers over 1,000 recreation programs annually for those living in Dundee Township. The larger Randall Oaks area includes 141 acres of open space, the Recreation Center, a baseball complex, football fields, playgrounds, the Randall Oaks Golf Club, and the Randall Oaks Zoo.

## Park Districts

- Algonquin
- Dundee Township
- Cary
- Huntley
- Lake in the Hills

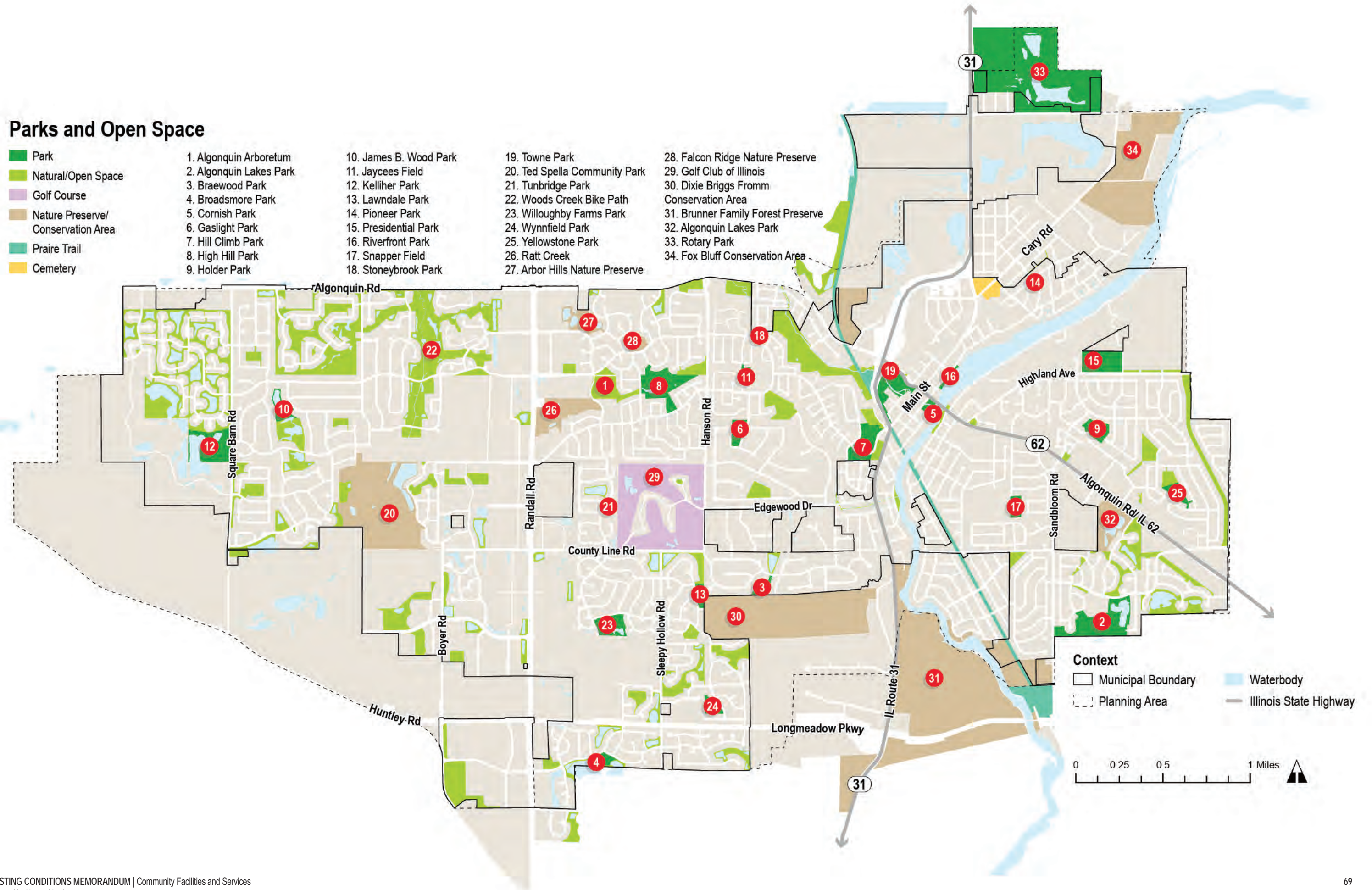




# Parks and Open Space

- Park
- Natural/Open Space
- Golf Course
- Nature Preserve/  
Conservation Area
- Prairie Trail
- Cemetery

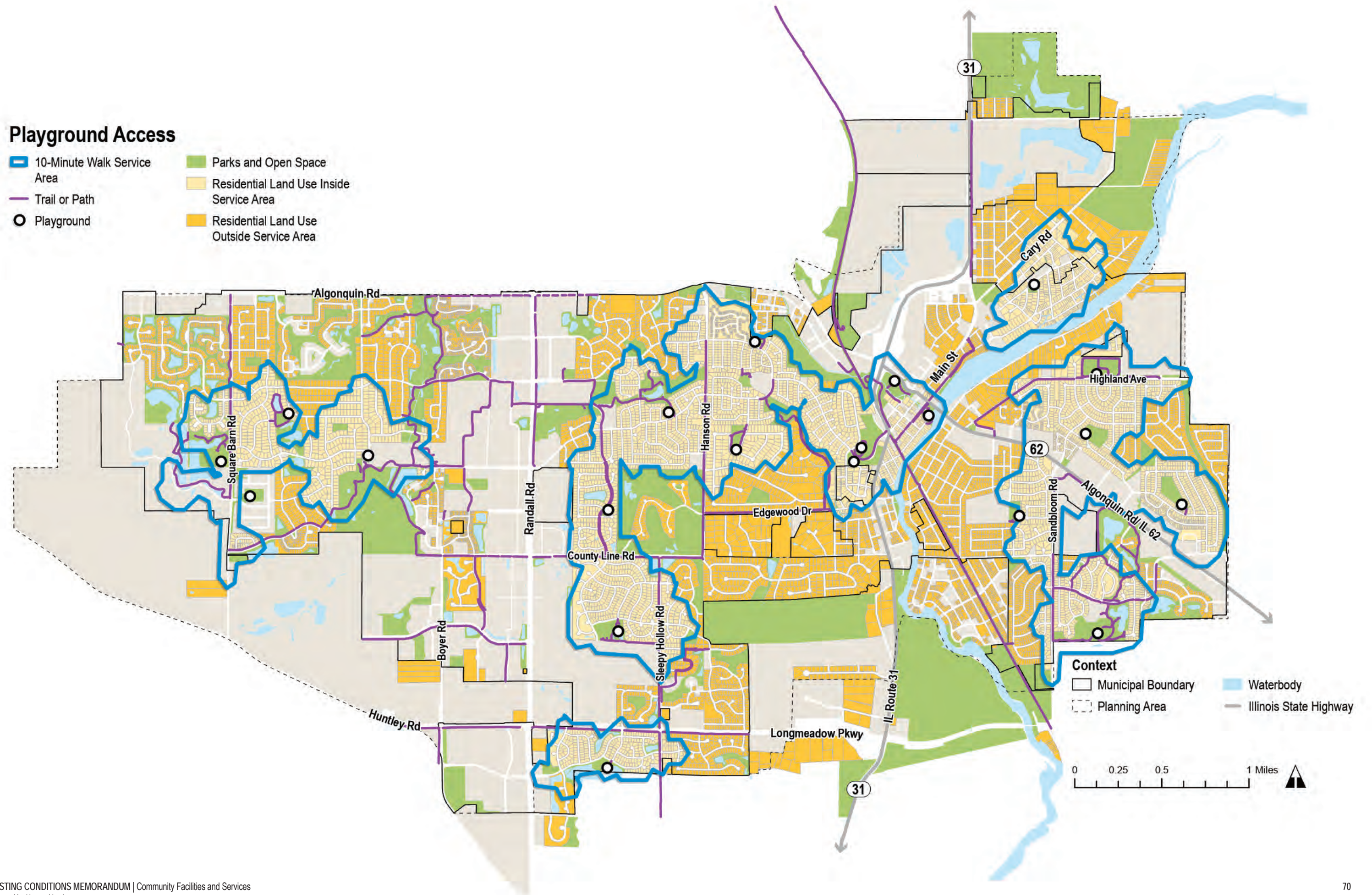
- |                         |                        |                                 |   |
|-------------------------|------------------------|---------------------------------|---|
| 1. Algonquin Arboretum  | 10. James B. Wood Park | 19. Towne Park                  | 28. Falcon Ridge Nature Preserve            |
| 2. Algonquin Lakes Park | 11. Jaycees Field      | 20. Ted Spella Community Park   | 29. Golf Club of Illinois                   |
| 3. Braewood Park        | 12. Kelliher Park      | 21. Tunbridge Park              | 30. Dixie Briggs Fromm<br>Conservation Area |
| 4. Broadmore Park       | 13. Lawndale Park      | 22. Woods Creek Bike Path       | 31. Brunner Family Forest Preserve          |
| 5. Cornish Park         | 14. Pioneer Park       | 23. Willoughby Farms Park       | 32. Algonquin Lakes Park                    |
| 6. Gaslight Park        | 15. Presidential Park  | 24. Wynnfield Park              | 33. Rotary Park                             |
| 7. Hill Climb Park      | 16. Riverfront Park    | 25. Yellowstone Park            | 34. Fox Bluff Conservation Area             |
| 8. High Hill Park       | 17. Snapper Field      | 26. Ratt Creek                  |   |
| 9. Holder Park          | 18. Stonybrook Park    | 27. Arbor Hills Nature Preserve |   |





# Playground Access

- ▭ 10-Minute Walk Service Area
- ▭ Parks and Open Space
- Trail or Path
- ▭ Residential Land Use Inside Service Area
- ▭ Residential Land Use Outside Service Area
- Playground





# SCHOOLS

Two public school districts serve Algonquin, Community Unit School District 300 and Consolidated School District 158. District 300 serves all of the Village east of Fairway View Drive, whereas District 158 serves the Village west of Fairway View Drive. The Village has five elementary schools and three middle schools. In addition to the several public schools available, Algonquin has one private school. St. Margaret Mary School, located on Algonquin Road just east of the river, has an enrollment of approximately 300 students.

## High Schools

There are three school districts in the surrounding region that serve the Village of Algonquin. Children living west of Fairway View Drive are within District 158 and would attend Huntley High School. Children living east of Fairway View Drive are within District 300 and would attend either H.D. Jacobs High School or Dundee-Crown High School. IL Route 31 serves roughly as the dividing line between H.D. Jacobs and Dundee-Crown high school districts. H.D. Jacobs is the only high school that is located within Village limits.

### *H.D. Jacobs High School*

H.D. Jacobs is located in Algonquin just west of Randall Road. Most of the students in Algonquin attend Jacobs for high school. Jacobs serves 2,115 students from the communities of Algonquin, Carpentersville, Lake in the Hills, and West Dundee. The primary feeder pattern schools include Westfield Community School in Algonquin and Dundee Middle School in West Dundee. Jacobs has a 97% graduation rate. There is 12:1 student to teacher ratio with 53% of the teachers having a master's degree or higher. In 2021, over 450 students took Advanced Placement (AP) tests and mean scores for the SAT were 1010, 42 points higher than the state average. In addition to AP courses, students have access to the Pathways Program which gives them the chance to focus on a specific pathway to prepare them for college and careers afterwards. The pathways offered include Computer Networking, Computer Programming, Cyber Security, Early Childhood Education and Development, Graphic Design, and Website and Development.

### *Dundee-Crown High School*

Dundee-Crown is located in Carpentersville just east of Algonquin. Dundee-Crown serves 2,542 students from the communities of Algonquin, Carpentersville, East Dundee, West Dundee, Sleepy Hollow, southwest Cary, southwest Fox River Grove, and western Barrington Hills. The primary feeder pattern schools include Algonquin Middle School in Algonquin, Carpentersville Middle School in Carpentersville, and Dundee Middle School in West Dundee. Students from Algonquin that attend Dundee-Crown primarily live on the east side of the Village. Dundee-Crown has a 95% graduation rate. There is a 12:1 student to teacher ratio with 53% of the teachers having a master's degree or higher. In 2021, 388 students took AP tests and mean scores for the SAT were 897, 71 points lower than the state average. In addition to AP courses, Dundee-Crown students also have access to the Pathways Program. The pathways offered include Early Childhood Education and Development, Electric Technology, Elementary and Secondary Education, Entrepreneurship, Pre-Law, STEM, and Engineering.

### *Huntley High School*

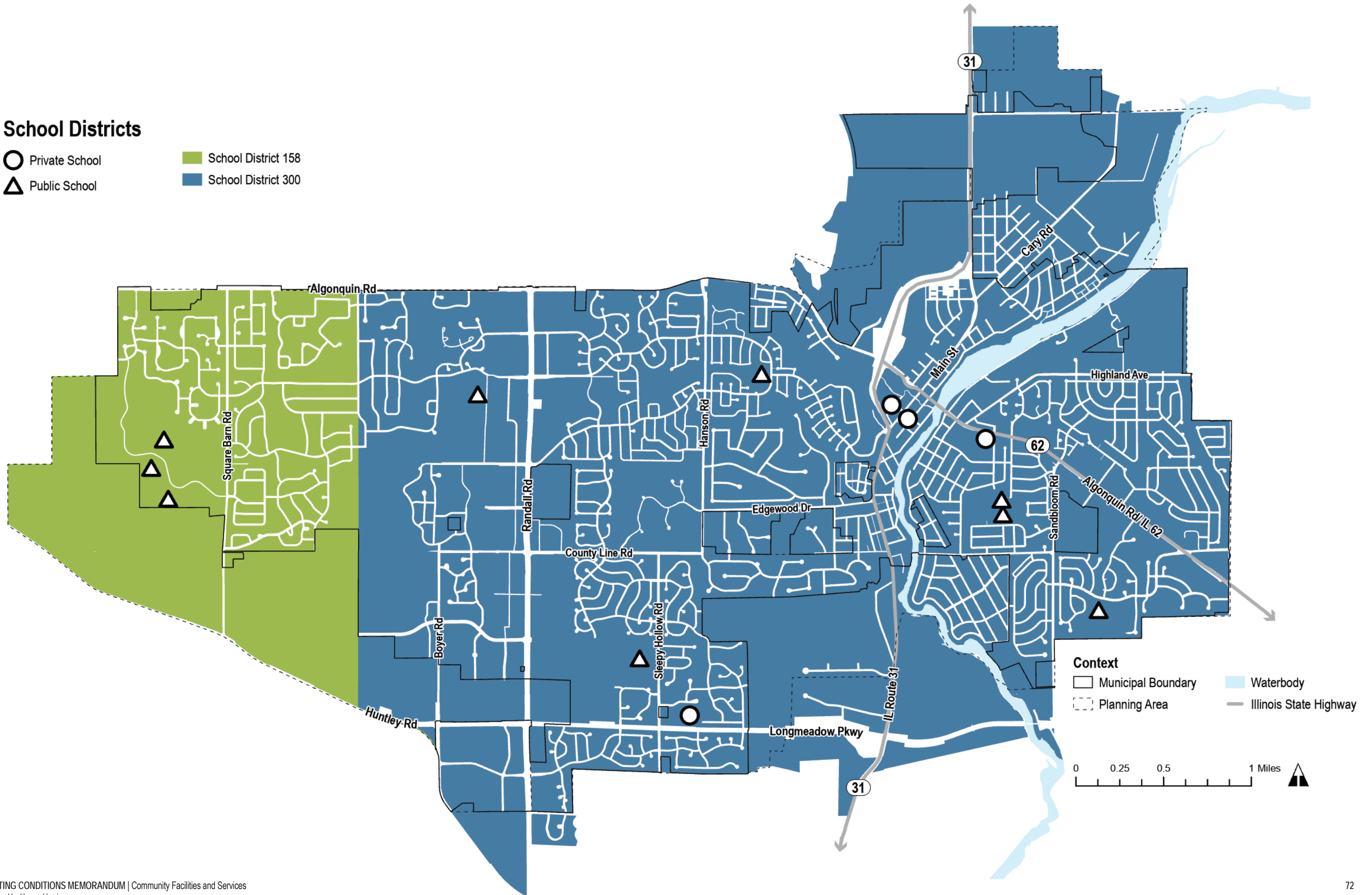
Huntley High School is part of District 158 and is located in Huntley immediately west of Algonquin. It serves over 3,000 students and is the only high school in District 158. Students living on the west side of Algonquin are likely to attend Huntley High School. Huntley is ranked the #1 blended learning school in the U.S. which is a curriculum that blends online and in-person learning to better prepare students for success later in life. Huntley has a current graduation rate of 96% and a staff to student ratio of 20:1. Over 62% of the teachers have a master's degree or higher.

## Community Colleges

There are a few options where community members can go for a secondary education. Residency requirements are based on location and zip code. Individuals can go to either McHenry County College (MCC), Elgin Community College (ECC), or William Rainey Harper Community College. Those living in 60013 are in the MCC District. MCC is located in Crystal Lake about nine miles from Algonquin and is part of Community College District 528. The Algonquin residents living in the 60102 zip code can go to MCC or ECC. ECC is located in Elgin about thirteen miles from Algonquin and is part of Community College District 509. The Algonquin residents living in the 60110 zip code can go to ECC or William Rainey Harper College. William Rainey Harper College is located in Palatine about thirteen miles from Algonquin and is part of Community College District 512. The Algonquin residents living in 60118 are in the ECC District. Tuition rates for these colleges are based on residency. Individuals must reside in the respective district for at least 30 days immediately prior to the start date of the semester to be considered a resident for in-district tuition purposes.

## School Districts

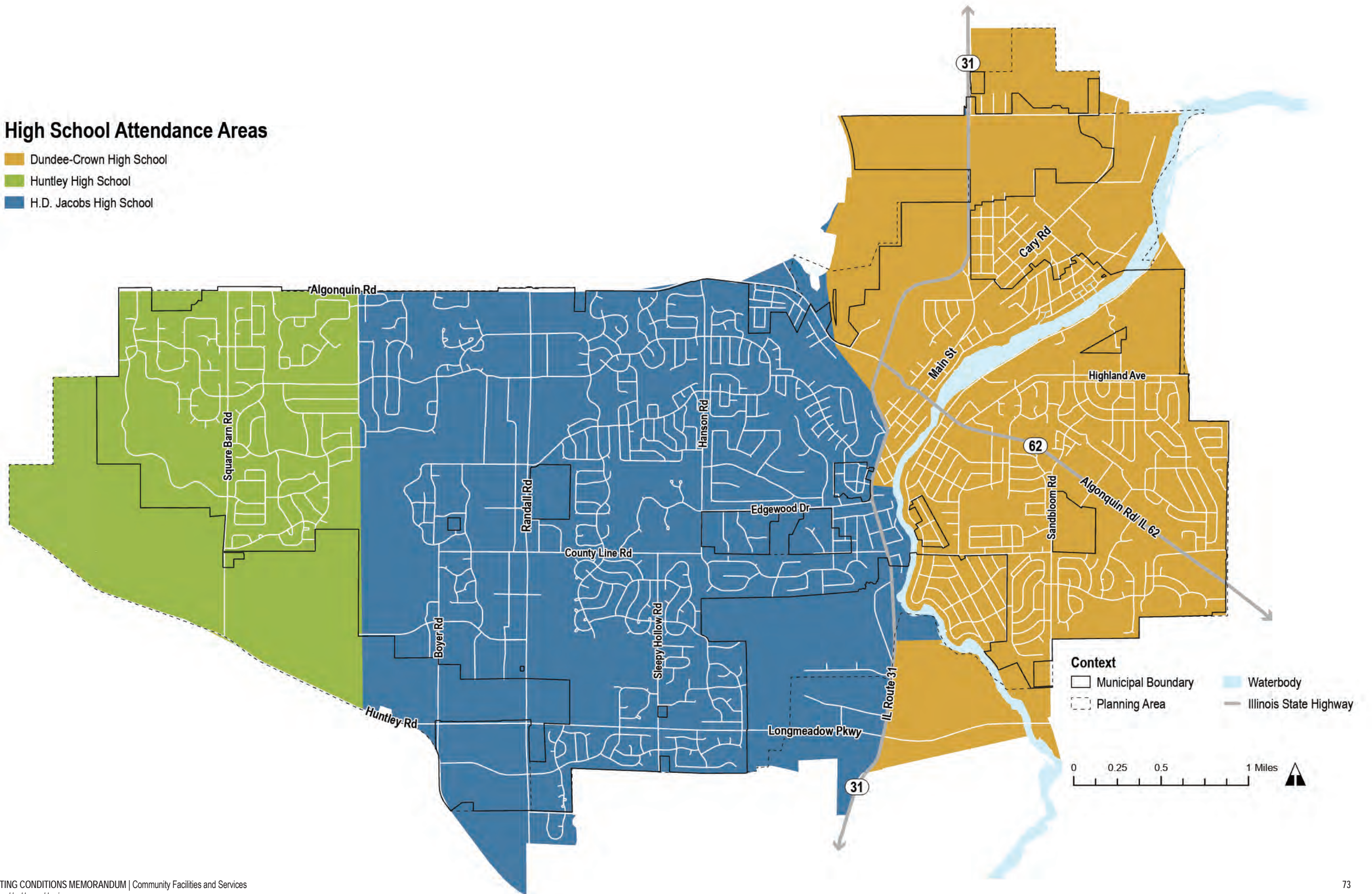
- Private School
- △ Public School
- School District 158
- School District 300





# High School Attendance Areas

- Dundee-Crown High School
- Huntley High School
- H.D. Jacobs High School





## HEALTHCARE

Algonquin residents typically utilize one of three hospitals in the region. The closest is the Northwestern Medicine Huntley Hospital. As an extension of the Northwestern Medicine McHenry Hospital, this facility sits on the Village's western border along Algonquin Road. This 128-bed facility has over 600 physicians and provides a Level 2 Trauma Center and surgical services including a Cardiac Catheterization Laboratory, 20-bed Family Birth Center, Medical-Surgical Services, 12-bed Intensive Care Unit, Comprehensive Medical and Surgical Weight Loss Center, and Hip and Knee Replacement Center.

Another nearby hospital is Advocate Good Shepherd Hospital in Barrington. It is located nearly eight miles from Algonquin and was named one of the top 100 hospitals in the country. The hospital treats approximately 35,000 patients per year. The hospital has clinical expertise and specialties in heart care, bariatric surgery and weight loss, neurology, cancer care, women's health, and integrative medicine. The 176-bed hospital has 889 physicians and 568 nurses.

Another nearby hospital is Advocate Sherman Hospital located in Elgin, IL, more than eight miles from the Village. The acute care community hospital provides more than 300,000 outpatient visits annually. Comprehensive and recognized programs provided by Advocate Sherman include cardiology, cancer care, oncology, neuroscience, orthopedics, and women's health. The hospital was recognized as one of U.S. News & World Report's 2022-2023 Best Regional Hospitals. The 255-bed hospital has 952 physicians and 726 nurses who provide nationally recognized care.

## INFRASTRUCTURE

Village infrastructure includes the systems that are essential to everyday life, such as streets, water service, and sanitary sewer service lines. These systems are maintained by the Algonquin Public Works Department Water and Sewer Utilities Division and require regular upkeep and maintenance to ensure safe and quality services for Algonquin residents. Key infrastructure maintained by the Public Works Department includes:

- Water service system including three water treatment plants and nine wells
- Sanitary sewer system including one wastewater treatment facility
- Streets, sidewalks, streetlights, traffic signal lights, and trees within Village right-of-way

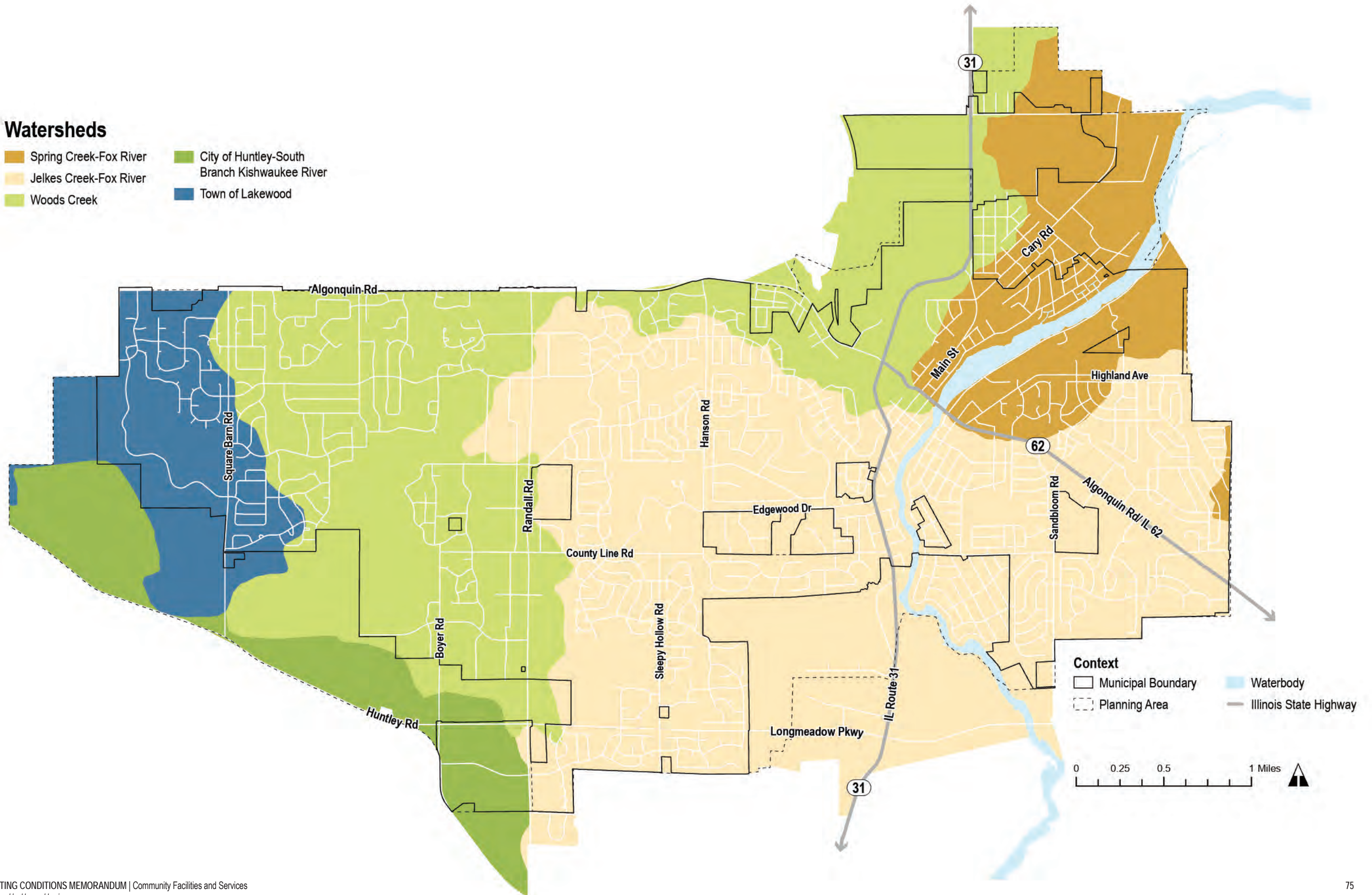
### Watersheds

Within its municipal limits, Algonquin is primarily part of three watersheds – the Woods Creek, Jelkes Creek-Fox River, and the Spring Creek watersheds, all of which are part of the Upper Fox River Basin. It should be noted that a small portion of the Village on its northern boundary is located within the Crystal Creek watershed. A watershed is a geographic area of land that drains water to a stream or lake. The Woods Creek watershed drains approximately 9 square miles to Crystal Creek and eventually the Fox River, while the Jelkes Creek-Fox River and Spring Creek watersheds drain to the Fox River. Each of these three watersheds have plans that were adopted in 2012-2013 and outline goals and objectives associated with improving water quality, flood reduction, groundwater protection, and utilization of green infrastructure. Algonquin has been active in implementing recommendations from the plans, such as instituting zoning overlay districts (Section 21.13 of the Zoning Ordinance) along the watershed boundaries that ensure appropriate measures are taken to preserve the watersheds and ensure development conforms to conservation design standards.

Much of the land development patterns we see today within Algonquin and around the region (Far Northwest Suburbs) began around the 1990's, with heavy residential and commercial development occurring within previously agricultural focused land uses. According to the Woods Creek Watershed Plan, the drastic pace of development and alteration to the landscape brought negative impacts to the environment within the region. Increased streambank erosion, more invasive species causing loss of habitat, and a reduction of infiltration of groundwater into aquifers are a few impacts noted in the report. Many of the recommendations posed in the watershed plans to help improve conditions are in action today within Algonquin. The Comprehensive Plan will seek to further the goals and strategies in the watershed plans where appropriate, such as reviewing the overlay districts and subsequent conservation design standards, as well as green infrastructure policy to ensure it is up to date with current best practices.

## Watersheds

- Spring Creek-Fox River
- City of Huntley-South  
Branch Kishwaukee River
- Jelkes Creek-Fox River
- Town of Lakewood
- Woods Creek





## Water Services

Water service includes the delivery of potable water to properties within Algonquin Village limits. A well-run water service means that when residents or businesses turn on the faucet, clean and drinkable water is distributed each and every time. Water Service within Algonquin is provided using numerous types of infrastructure including nine wells, three treatment plants, water mains, and water service lines. The Public Works Department, and more specifically the Water and Sewer Utilities Division, is responsible for delivery of water and the maintenance of the system.

The three water treatment plants within the Village provide a combined capacity of 11 million gallons per day (MGD). The current estimated demand experienced by the system is approximately 2.40 MGD. This is based on a daily water consumption per capita of 80 gallons and a population of approximately 30,000 residents. According to Chicago Metropolitan Agency for Planning (CMAP) data, water demand in 2003 and 2013 was 2.57 MGD and 2.55 MGD, respectively. This means that demand is staying relatively flat, despite the growth experienced in the Village.

It is likely that the conservation policies and directives put in place are having an impact, as well as the general population becoming more aware of water issues and strategies to conserve as climate related events become more prevalent. One of the main strategies Algonquin has in place is Water Conservation Guidelines. Based on the water status set by the Village and communicated via signage on main roadways and on the Village website, this sets the regulation around the use of outside water for the purposes of watering landscaping. In addition to this, the Village also has surcharge rates, where billing rates are tripled for water consumption over 20,000 gallons per month. The Village also engages in outreach and educational efforts to help residents learn how to conserve water. These strategies employed largely come from the Water Conservation Plan originally drafted in 2003 and updated every year after until 2006.

## Water Source

The Village of Algonquin receives its potable water from nine wells that are located throughout the Village. Eight out of the nine wells in the Village are shallow wells, which generally means they are less than 400 feet deep. One well, Well #10, is considered a deep well and is approximately 1,300 feet deep. These wells draw water from aquifers, which are bodies of rock and/or sediment underneath the surface that hold groundwater. The shallow wells draw water from shallow sand and gravel aquifers, while the deep well draws water from sandstone aquifers. Most of the available water in Kane and McHenry counties is in the shallow sand and gravel aquifers, but this groundwater is more susceptible to contamination by pollutants from the surface, such as stormwater runoff that collects salt, gasoline, or heavy metals. The water in the deep sandstone aquifers is less likely to become polluted because it is further from the surface, but there is less water to draw from and it is more expensive to construct and maintain deep wells.

According to the Illinois State Water Survey, one of the deep sandstone aquifers (St. Peter Sandstone) that supplies water to Northeastern Illinois (and Algonquin) is at risk for desaturation – or depletion – by 2050 in some areas. The most impacted areas for desaturation are located around Joliet in Will and Kendall counties to the southwest. In the northwest in Kane and McHenry counties near Algonquin, there is only partial risk of desaturation by 2050. This information was referenced from the Changing Groundwater Levels in the Sandstone Aquifers of Northern Illinois and Southern Wisconsin: Impacts on Available Water Supply report completed in 2014. New and more recent information on this topic will be incorporated into the planning process as it becomes available.




The Village of Algonquin completed a Comprehensive Water Master Plan in 2012 and similar conclusions were reached with respect to water source. This report concluded that, “for the 2040 planning period, continued use of the shallow sand and gravel aquifer and deep aquifer will be sustainable for the Village’s immediate and long-term water supply plan”. Additionally, the document reviewed the sustainability of the Fox River as a source of water supply and concluded that it was not cost-effective during the planning timeframe of that document (2040), but there may be a need and opportunity to integrate this supply source in the future. A Lake Michigan water interconnection was also reviewed, and it was deemed cost prohibitive at the time due to the need of obtaining an allowance from one or more members of the Northwest Suburban Municipal Joint Action Water Agency (NSMJAWA) and the extent of capital improvement cost to extend service to Algonquin.

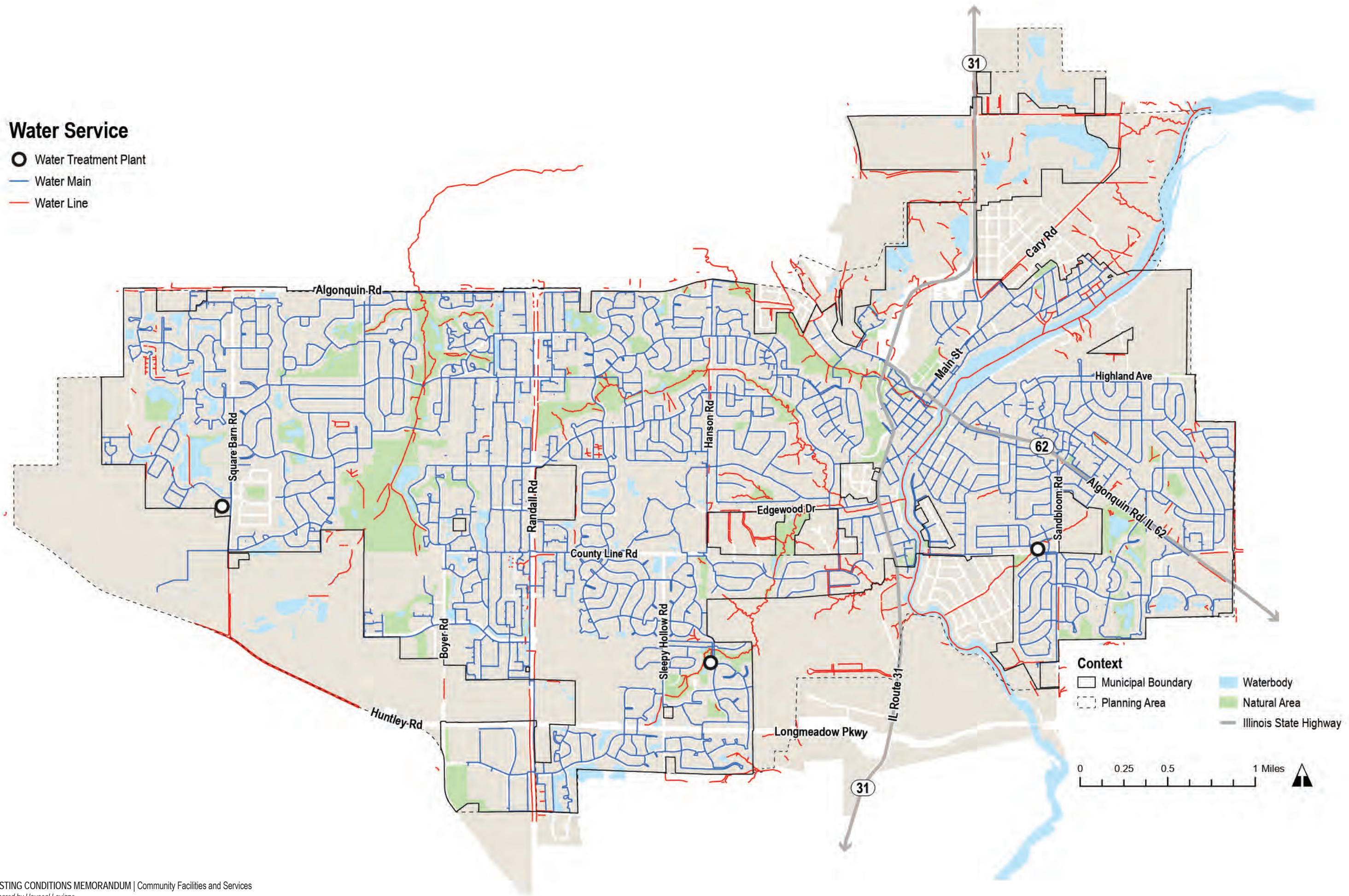
While there is no cause for concern as it relates to Algonquin’s water supply currently and the Village is able to meet current and future water needs, it is important to plan for the increased protection of water quality and conservation measures to protect water levels in the shallow sand and gravel aquifers. Algonquin already has a number of policies and directives that help achieve this goal, including a lawn watering ordinance, installation of green infrastructure by new development, and conservation strategies employed for new development, as well as for management of parks and open spaces.

The Comprehensive Plan will seek to identify methods by which the Village can increase revenue to fund maintenance of the system such as a water rate study, along with outside funding sources and opportunities.




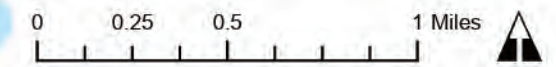
## Water Service

-  Water Treatment Plant
-  Water Main
-  Water Line



### Context

-  Municipal Boundary
-  Planning Area
-  Waterbody
-  Natural Area
-  Illinois State Highway





## Sanitary Sewer Services

Wastewater and sewer service includes the collection of wastewater from most properties within Algonquin. The Village collects wastewater using a system of gravity sanitary sewers and 10 lift stations to convey the wastewater to the Algonquin Wastewater Treatment Facility (WWTF), which is located along Willbrandt Street near the 1400-1500 block of S Main Street (IL 31) on the west side of the Fox River. The Algonquin Public Works Department is responsible for the inspection of all existing and new sanitary sewer lines throughout the Village. The Algonquin WWTF treated approximately 1,200 million gallons of water in 2022.

The most recent Wastewater Facility Plan Update was completed in 2014 and outlined the current state of the wastewater system at the time, along with anticipated upgrades and associated cost to maintain a state of good repair into the future. The Algonquin WWTF's most recent expansion was completed in 2008 and expanded the plant's capacity to 5 million gallons per day (MGD). The plan estimated that the capacity of the WWTF would be exceeded by approximately 2 MGD with a full build-out scenario of the future land use map at the time. Based on that information, the plan outlined a Phase 7 Expansion of the Algonquin WWTF, which would increase its capacity to 8 MGD to accommodate the new growth. The time horizon estimated for when this would occur was between 2030-2039 and anticipated cost was roughly \$41 M in 2015 dollars, not accounting for future inflation. In addition to this, numerous sanitary sewer collection system upgrades were noted to come due between 2030-2039, particularly in the northern and eastern portions of town with an estimated combined cost of approximately \$17 M in 2015 dollars.

## Broadband

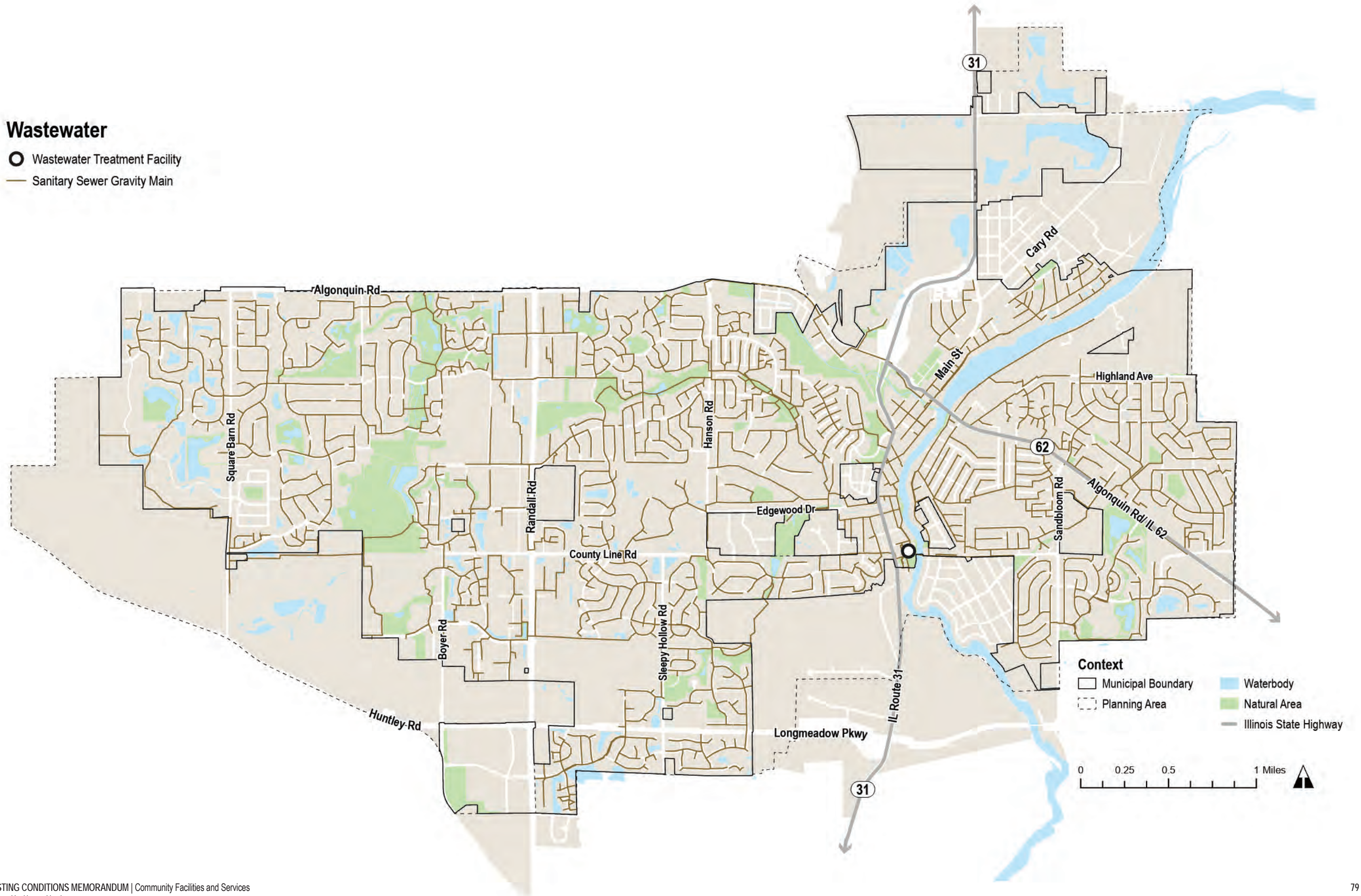
Broadband services are offered throughout all of Algonquin with a choice between multiple providers. According to CMAP Data, 5.1% of Algonquin households have no internet access and 4.4% of Algonquin Households do not have access to a computer. These metrics are on par with Kane and McHenry counties but are more favorable than the Chicagoland region, which has about 10.2% of households with no internet access.

The main providers of Broadband services within Algonquin are AT&T, Comcast (Xfinity), and EarthLink, as well as through newer 5G Home Internet services via T-Mobile or Verizon, however these services require mobile phone plans with the respective provider. According to U.S. Census Bureau data compiled by the National Telecommunications and Information Administration (NTIA), the area (census tract) with the least access to broadband services lies in the center of the community along Randall Road and is generally bound by Algonquin Road on the north, Hanson Road on the east, County Line Road on the south, and Fairway View Drive on the west. This will be a focus area for the planning process moving forward.

The Household with No Internet Access map depicts all areas within the Village, and their respective percentages of households with no internet access, as well as no computer access. Overall, these metrics across the Village can be considered favorable and in line with the socioeconomic status of its residents.

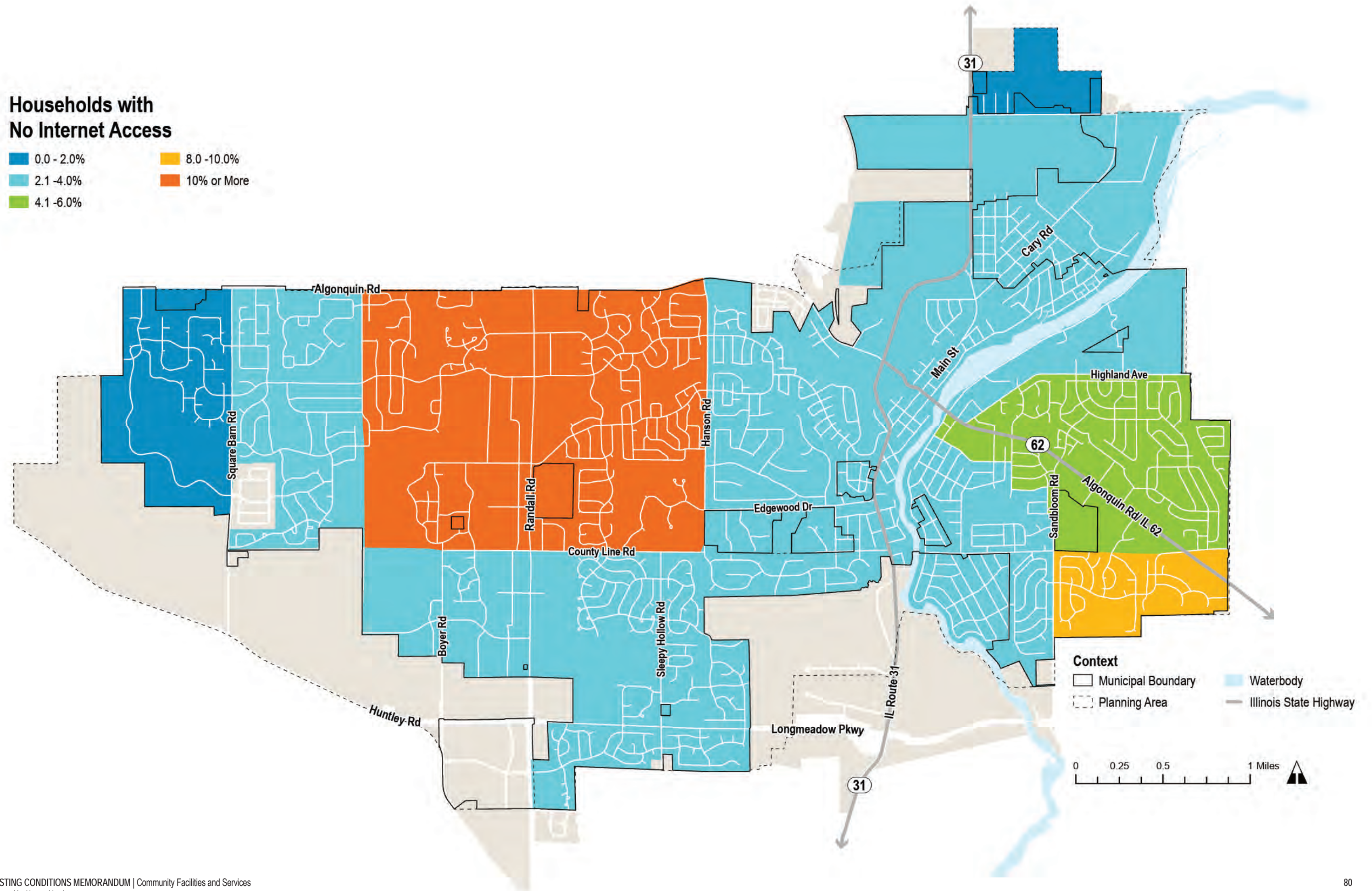
## Wastewater

- Wastewater Treatment Facility
- Sanitary Sewer Gravity Main





# Households with No Internet Access

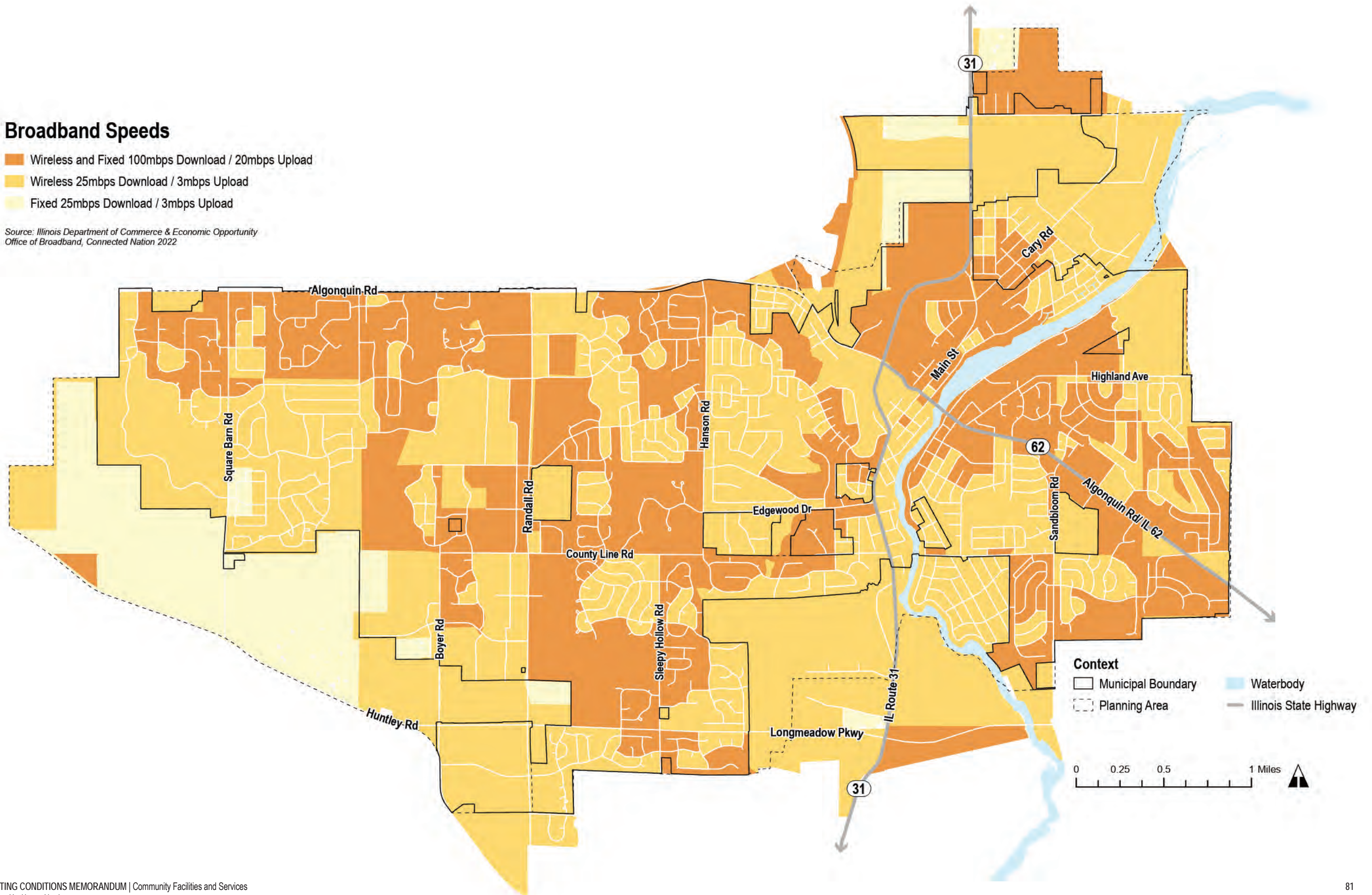




# Broadband Speeds

- Wireless and Fixed 100mbps Download / 20mbps Upload
- Wireless 25mbps Download / 3mbps Upload
- Fixed 25mbps Download / 3mbps Upload

Source: Illinois Department of Commerce & Economic Opportunity  
Office of Broadband, Connected Nation 2022



## SECTION 8

# NATURAL ENVIRONMENT

Natural areas serve important biological and functional purposes in addition to being recreational destinations for residents. The unique ecosystem of Algonquin features prairies, wetlands, forests, streams, and agricultural land. Wetlands enhance the quality of stormwater runoff, provide important habitats to native wildlife, and can help reduce flooding. Prairies and woodlands provide refuge for rare and unusual plants and animals while providing groundwater recharge functions. These natural areas have been managed and advocated for by the Village which has led to their success and positive association with the public.

The Village of Algonquin is committed to preserving, maintaining, and expanding its environmentally sensitive areas. Residents of Algonquin place a high priority on restoring high-quality native habitats and maintaining passive recreation, like hiking on Algonquin's nature trails. About half of Algonquin's 530 acres of natural areas have been restored to their natural ecosystem.

## NATURAL AND PRESERVATION AREAS

Natural Areas include conservation and wildlife areas, wooded areas, and waterways that are reserved exclusively for nature conservation. These properties can only be developed for passive recreation but are also permitted to be restored to their natural state.

- Falcon Ridge Natural Area
- James B Woods
- Trails of Woods Creek
- Merrill Pioneer Park Natural Area
- Fields Property Natural Area
- Park Natural Area
- Millbrook Natural Area
- Surrey Lane Natural Area
- Spella Wetland
- Gaslight Park Natural Area
- Keliher Park Wetland
- Oceola Drive Natural Area
- Village Hall Natural Area
- Grand Reserve Natural Area
- Lake Drive South Park Natural Area
- Randall Road Natural Area
- Winding Creek Natural Area
- High Hill Dam Natural Area
- Ratt Creek Natural Area
- Woods Creek Natural Area
- Wynnfield Park Natural Area
- High Hill Park Natural Area
- Lawndale Park Natural Area
- Robert "Bob" Smith Park Natural Area
- Hill Climb Park Natural Area
- Manchester Lakes Natural Area
- Souwanas Trail Natural Area

## Key Considerations

Though the Fox River runs through Algonquin's Downtown, private ownership as well as lack of programming have limited the use and stifled efforts to better utilize this unique asset. Residents in community outreach felt that access to the Fox River from Downtown and other areas of the Village should be improved. One strategy that was suggested was to come up with creative ways to bring people to the river. A challenge in improving access is that much of the land along the riverfront is privately owned, making it difficult for the Village to plan for future riverfront connections.

Algonquin, like many surrounding communities in McHenry County, has increasingly been more concerned with water supply. The Village is entirely dependent on groundwater which is vulnerable to the effects of climate change. During outreach community members were concerned with protecting surrounding watersheds as well as ensuring that the Village's water supply is consistent and sustainable.



### *Dixie Briggs Fromm Nature Preserve/Conservation Area*

This 150-acre site was purchased in 1998 for \$4,224,740 from the heirs of Dixie Briggs Fromm. New public trails have been added and existing trails improved. The Dixie Briggs Fromm Nature Preserve's 66 acres were dedicated in 2003. The preserve and conservation area includes a unique dry prairie habitat which is rare in Illinois. The area also has sedge meadow and graminoid fen wetlands. Regular prairie burns and invasive brush clearing are conducted throughout the year.

In 2005, a prairie restoration began on the eastern portion of the property containing a 70 acre "old field". Thanks to an Illinois Department of Natural Resources (IDNR) C-2000 grant, additional seeding, brush clearing, and tree planting was accomplished from 2006-2008.

The Dixie Creek 319 Restoration was completed in 2008. The Township received grants from CMAP and the Forest Preserve totaling \$305,000. CMAP, the EPA, and Kane County Forest Preserve partnered with the Township and stabilized the stream with a series of rock structures. Repairing this stream system will enhance ground water infiltration and improve water quality flowing into Lake Braewood and the Fox River. This project reduced non-point source pollution into the stream which benefits everyone upstream and down.

### *Brunner Family Forest Preserve*

Brunner Family Forest Preserve features woodlands and wetlands along a 3.5-mile stretch of the Fox River. Located between Route 31 and the Fox River, Brunner is bordered by Buffalo Park Forest Preserve in Algonquin to the north, Fox River Shores Forest Preserve in Carpentersville on the south and east sides of the Fox River, and Raceway Woods Forest Preserve to the southwest. Owned by the Kane County Forest Preserve District due to a grant from the Illinois Clean Energy Community Foundation. The preserve was also awarded a grant from the Illinois Department of Natural Resources for the initial development of the preserve in 2013. Some amenities include a picnic shelter; water pump; information kiosk; fishing access; interpretive signs; parking lot; restrooms; and access to the Brunner Trail, Creek Trail, and Airstrip Trail. The area has been deemed to have some of the highest quality, unprotected habitat in Kane County. Bald eagles have been observed along the riverfront, in addition to rare mussels in the Fox River and regionally rare plant and shrub species. Prairie, wetland, and fen restoration is planned for the Preserve to reestablish its natural habitats.

### *Ted Spella Community Park*

Spella Park is a large 43-acre park located on the west side of the Village. Named after former Village President Ted Spella, this park has two entrances: one located next to the Algonquin Area Public Library on Harnish Drive and the other at the intersection of Wintergreen Terrace and Fairway View Drive. The western park has a playground, pavilion, shoot-around basketball court, and tennis courts. The eastern park gives you easy access to the walking paths that thread their way through the park. The park is used for the Algonquin Founder's Days which runs in late July and is one of the premier events in Algonquin every year. The park also features Algonquin's most popular sledding hill which gives a spectacular view any time of year. The Village received an Open Space Lands Acquisition and Development (OSLAD) grant in 2005 from the Illinois Department of Natural Resources (IDNR) to help develop this park facility.

### *Fox Bluff Conservation Area*

The Fox Bluff Conservation Area sits within Algonquin and neighboring Cary. The Fox Bluff complex includes woodlands, wetlands, fens, wet prairies, and 3,530 linear feet of shoreline along the Fox River. The topography is steep with varying slopes and ravines. The northern portion is currently open to the public for hiking and access to the Fox River. The southern portion of the area is the former Camp Algonquin.

Fox Bluff Conservation Area has a long history. Former native American tribes inhabited the area and some of Algonquin's earliest influential families have had some ownership in the area. The Camp, which closed in the early 2010s, traced its roots back to the 1800s. Camp Algonquin emerged from the Progressive Era as a permanent camp to help treat ill and under privileged women, children, and babies of Chicago. Established on 20 acres located adjacent to the Fox River, the camp was supported by the Chicago Bureau of Charities, Chicago Board of Trade, Chicago Tribune, Oak Park churches, and numerous private donors. In 1910, Jens Jensen, a famous landscape architect, was hired to produce a plan for the grounds of Camp Algonquin. The Jensen plan is the earliest known drafted map of Camp Algonquin. Over the next half century, the camp continued to expand with the addition of support buildings along with programmed services and activities. In later years the camp was taken over by the McHenry County Conservation District and operated by the YMCA of McHenry County until the camp ceased operations in 2011.

## FOX RIVER

The Fox River runs through Algonquin on its path from Colgate, Wisconsin to Ottawa, Illinois. Algonquin, as well as many other riverfront communities, was strategically located along the Fox River and utilized it as an area to focus development. When Algonquin initially started to grow, people were attracted to the country-like scenery and numerous opportunities for fishing and boating along the Fox River. Within the Village, the Fox River can only be crossed over by car via Algonquin Road, Illinois Route 62. The only other crossing is via the multi-use Prairie Trail path which is located just south of Algonquin Road. Though Downtown has developed in close proximity to the river, most of the development is focused along South Main Street and faces away from the river. With the exception of Cornish Park, Port Edward, and the Riverfront Park, there are few areas in and around Downtown that interact with both the river and the Downtown. An important aspect of the Downtown Plan will be looking at ways to activate the river.

The Fox River also flows through the Dexter Doggold Memorial Dam and moves through the Village. This dam is owned by the State of Illinois and was initially built to increase the depth of the river so boats north of Algonquin could get onto the Chain of Lakes through the locks at the McHenry dam. Cornish Park and Riverfront Park are currently the only parks in the Village sitting along the river. Most of the other riverfront property is privately owned by homeowners. In 2015 the Village worked with the Village of Carpentersville and CMAP to create the Fox River Corridor Plan which provided recommendations for improvements to the environmental and overall health of the river and its surrounding areas. Some of the recommendations of the plan were to improve the launch at Cornish Park, create additional visitor boat slips, create a creek walk from Towne Park to Cornish Park, and create a new park along South River Road on the east side of the river. Also included along the Fox River is the Fabulous Fox! Water Trail. This is an existing trail that runs from the headwaters in Wisconsin to the southern border of Kendall County, Illinois. The water trail offers paddlers the opportunity to enjoy, as well as explore vibrant Midwest communities and varying landscapes along the Fox River. In June 2023, the U.S. Secretary of Interior announced the Fabulous Fox! Water Trail as one of nine trails selected as National Recreation Trails in 2023.

## ACCESS TO REGIONAL NATURAL RESOURCES

Within the region, the Village of Algonquin has access to several open space areas. Just north sits the 229-acre Lake in the Hills Fen Nature Preserve, to the northwest sits the 116-acre Exner Marsh Nature Preserve, to the southeast sits the 75-acre Helm Woods Forest Preserve, and the largest nearby preserve is the 4,000-acre Spring Lake Forest Preserve. All these areas are within 20 minutes of the Village providing residents with ample recreation opportunities and access to natural areas in and around the Village.

## VILLAGE CONSERVATION AND PRESERVATION EFFORTS

Conservation is imperative in order to protect the environment and conserve natural resources such as groundwater, wetlands, and natural water bodies. The Village has worked to promote sustainable operating policies and continues to work with other governments and agencies to address issues of water quality and quantity on a regional basis. The Village has taken an active role in conserving water and has created a water conservation program to educate residents about conserving water and the importance of conserving water. Because the Village relies on underground aquifers to supply drinking water and is not connected to Lake Michigan it is important to ensure that water recharge is occurring to keep the aquifers sustainable. The Village is considered a Tree City and has been since 1996. It has won several awards for environmental accomplishments as well, the most recent being the Metropolitan Mayors Caucus Certificate of Environmental Achievement in 2017.

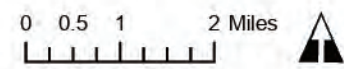
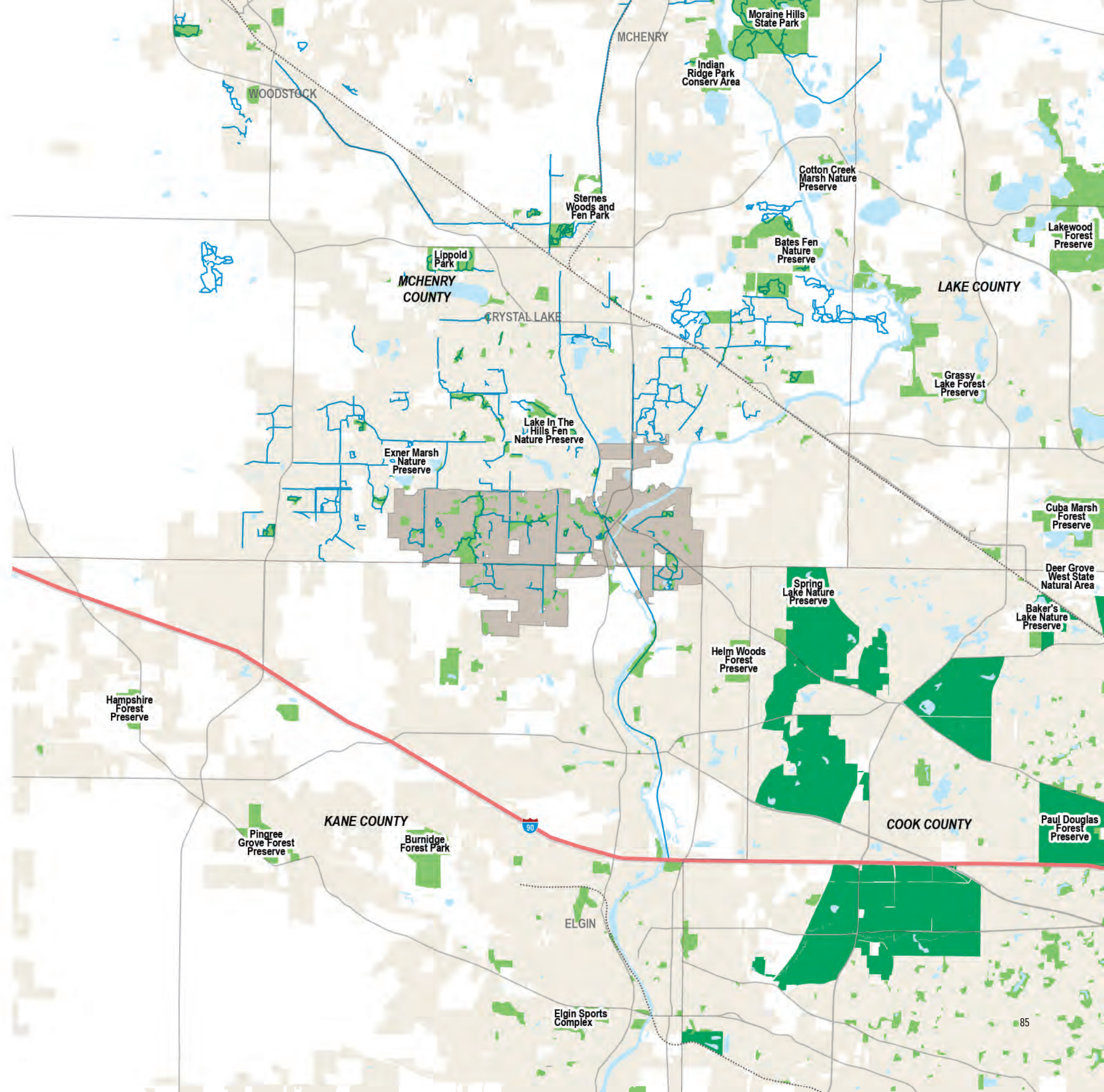
## FLOODPLAINS

Floodplains are important environmental features that impact development in the Village. Floodplains are lowland areas adjacent to lakes, wetlands, and rivers that become inundated with water during flood events. The 100-year floodplain is the standard term for areas that have a 1 percent chance of flooding in any given year. The floodplain overlay is the baseline for many communities when defining developable areas. Additionally shown on the map is the 500-year floodplain which indicates areas that have a 0.02 percent chance of flooding in any given year.



## Regional Open Space

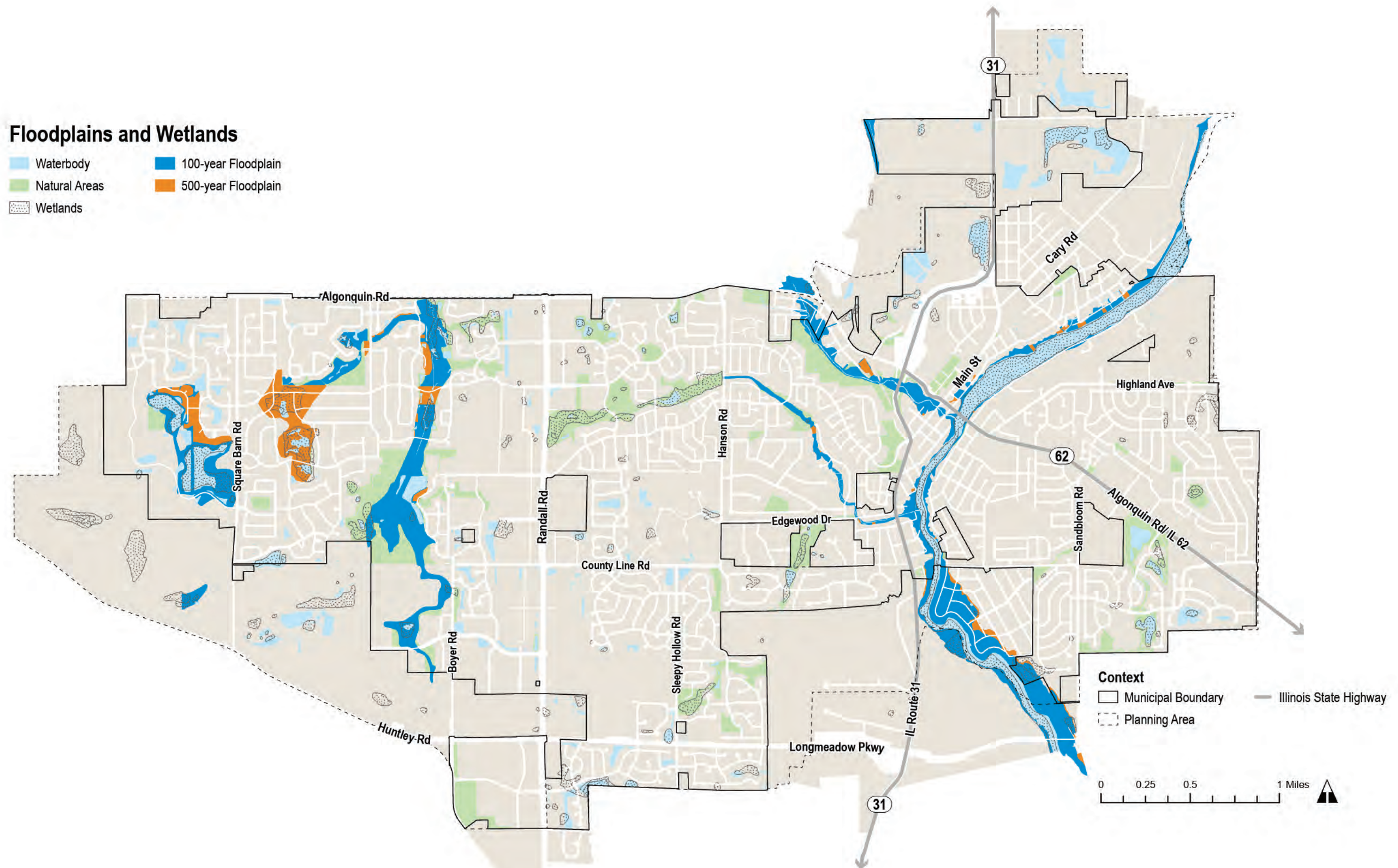
- Forest Preserves
- Other Public Open Space
- Major Water Bodies
- Bike and Pedestrian Facilities
- Village of Algonquin
- Other Municipalities





# Floodplains and Wetlands

- Waterbody
- Natural Areas
- Wetlands
- 100-year Floodplain
- 500-year Floodplain



**Context**

- Municipal Boundary
- Planning Area
- Illinois State Highway

0 0.25 0.5 1 Miles



## SECTION 9

# SUBAREAS

The Village has identified five subareas to be looked at in further detail to analyze land use, development, urban design, and access and mobility issues as part of the Comprehensive Plan. The subarea plans will provide more specific recommendations for target areas in the Village that are most susceptible to redevelopment and have the potential to greatly affect the character of the community. The five subareas include Old Town, East Algonquin Corridor, Algonquin Corporate Campus, Randall Road, and Maker's Park. This section looks at some of the existing conditions for each area and identifies some of the key spatial considerations that must be understood for each area.

## OLD TOWN

Old Town subarea is the Village's beloved historical downtown, featuring nearly 40 structures and sites of cultural significance. Over the years, the Village has continuously planned for the success of Old Town through the Downtown Revitalization Plan (2000), the Downtown Planning Study (2013), and Downtown Streetscape Master Plan (2016). Through these efforts, Old Town Algonquin has seen substantial public investment over the years. Some of these improvements include: infrastructure improvements and maintenance, pedestrian and streetscape enhancements, clearing of properties, flood management projects along the Crystal Lake Outlet stream, the Route 31 bypass project, and construction of the Riverwalk Path which is almost completed.

Old Town has also seen private investment as well, including Port Edwards' "facelift" and patio and dock construction and new businesses such as Bold American Fare, Whiskey and Wine, Manne Boutique Hair Lounge, and Bullseye Pub and Eatery. Through these improvements and past planning efforts, the Village of Algonquin has made it clear that Old Town is a vital piece of the community that should continue thriving into the future.

## EAST ALGONQUIN CORRIDOR

East Algonquin Road is a commercial corridor that has not seen the level growth and development that other areas of the community have seen. The corridor has seen some investments such as the Algonquin Town Center (the former home of Butera Market) "facelift" and new businesses such as Favia Primary Care. Though there are some recent improvements and new developments underway, there are number greenfield development opportunities, namely around the Jewel shopping center and Fountain Square.

## ALGONQUIN CORPORATE CAMPUS

The Algonquin Corporate Campus is a budding logistics and industrial hub which started on Corporate Parkway twenty years ago and has expanded to include new developments at the southwest corner of Randall Road and Longmeadow Parkway. With phase 1 currently under construction, Algonquin is on its way to becoming the home of various logistics and industrial users, providing numerous job opportunities to its residents. As the Algonquin Corporate Campus grows, the Village should take great care in ensuring development is of the highest quality.

## RANDALL ROAD

Randall Road is the Village's primary commercial corridor. Randall Road underwent major improvements over the recent years to help the flow of nearly 50,000 cars per day, widening the road to three lanes in each direction in most areas. The Village has taken care to manage transportation and access along Randall Road to limit the number of curb cuts, creating a cohesive and connected commercial corridor.

In the wake of COVID and accelerated trends toward online retail, commercial districts need to be repositioned for long term success. Retail format trends toward smaller footprints with additional amenities have the potential to impact planned connections in areas previously envisioned for deep setback retail centers. It is imperative that the Village accommodates the shifts in commercial development trends to maintain the success of the commercial corridor.

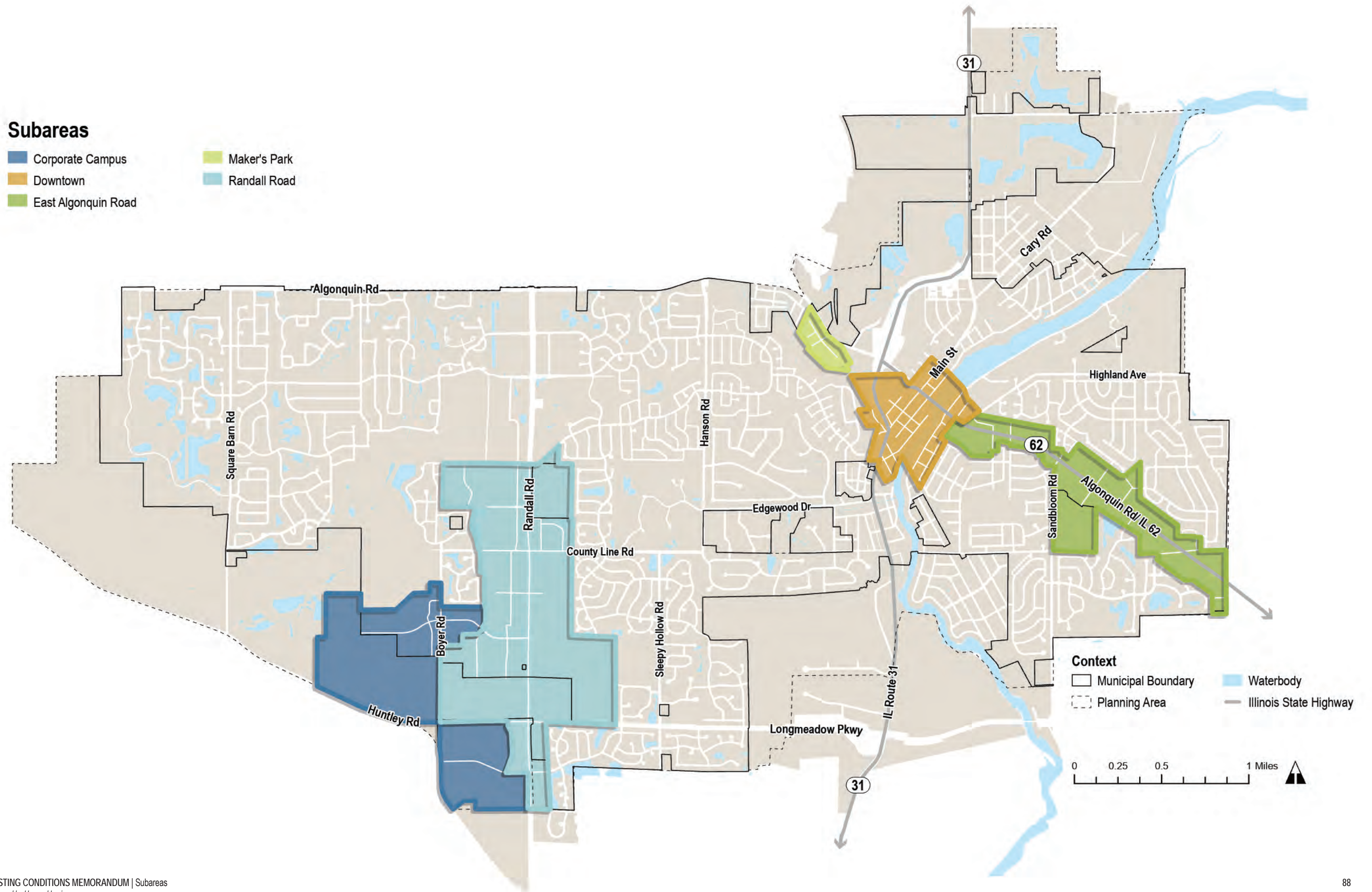
## MAKER'S PARK

Maker's Park is identified in the Village's Site Selection Handbook as an area intended for small manufacturing and maker spaces. The area is currently home to tool and die shops, plastic, mold and casting, craft brewing, and reclaimed wood furniture industries, Maker's Park is a space for creative and hands-on businesses. Although the Park's lack of available spaces can be seen as a testament to its success, the inability to accommodate new businesses can hinder the Village's economic growth. The Park's location provides limited opportunity for expansion with the residential neighborhood to the west and the Crystal Lake Outlet stream to the south. Additionally, Maker's Park has limited visibility and access from vehicular traffic along Algonquin Road.

As part of the Village's work to improve connections to the Prairie Trail, pedestrians from the residential neighborhoods to the north and Old Town residents to the east can now safely travel to Maker's Park. The project also cleared space for additional development.

## Subareas

- Corporate Campus
- Downtown
- East Algonquin Road
- Maker's Park
- Randall Road



**Context**

- Municipal Boundary
- Planning Area
- Waterbody
- Illinois State Highway

0 0.25 0.5 1 Miles






## OLD TOWN KEY SPATIAL CONSIDERATIONS















The Old Town subarea map highlights the spatial conditions facing the area that should be considered as part of the comprehensive planning process.

The 180-acre Old Town subarea boundaries align with the Village's Historic District boundary. Properties within the area are primarily within one of the following zoning districts: B-1 Limited Retail Business, B-2 General Retail Business, R-3 Two Family Dwelling, and R-5 Multiple Family Dwelling. Development is limited because there are few vacant parcels within the subarea. Construction is occurring however as there is a public improvement project occurring in the area along Harrison Street and along the creek. The areas along the creek and adjacent to the Fox River are within the floodplain. Riverfront access is limited because of private property ownership. The topography is challenging as there are moderately steep, steep, and very steep slopes to the west of Main Street as you move towards the bypass. There are three major parks within the subarea: Towne Park, Cornish Park, and Riverfront Park and the subarea is accessible via the Prairie Trail.

### Boundaries

-  Subarea Boundary
-  Municipal Boundary
-  Planning Area

### Considerations

- |  |  |
|--|--|
|  In Progress Development Project      |  Community Facility |
|  Uncoming Development Project         |  Floodplain         |
|  Parks, Open Space, and Natural Areas |  Wetlands           |
|  Vacant and Undeveloped               |  Waterbody          |
|  Moderately Steep Slope (16° - 20°)   |  Proposed Roadway   |
|  Steep Slope (21° - 30°)              |  Proposed Trail     |
|  Very Steep Slope (31° - 90°)         |  Existing Trail     |








## EAST ALGONQUIN CORRIDOR KEY SPATIAL CONSIDERATIONS















The East Algonquin subarea map highlights the spatial conditions facing the area that should be considered as part of the comprehensive planning process.

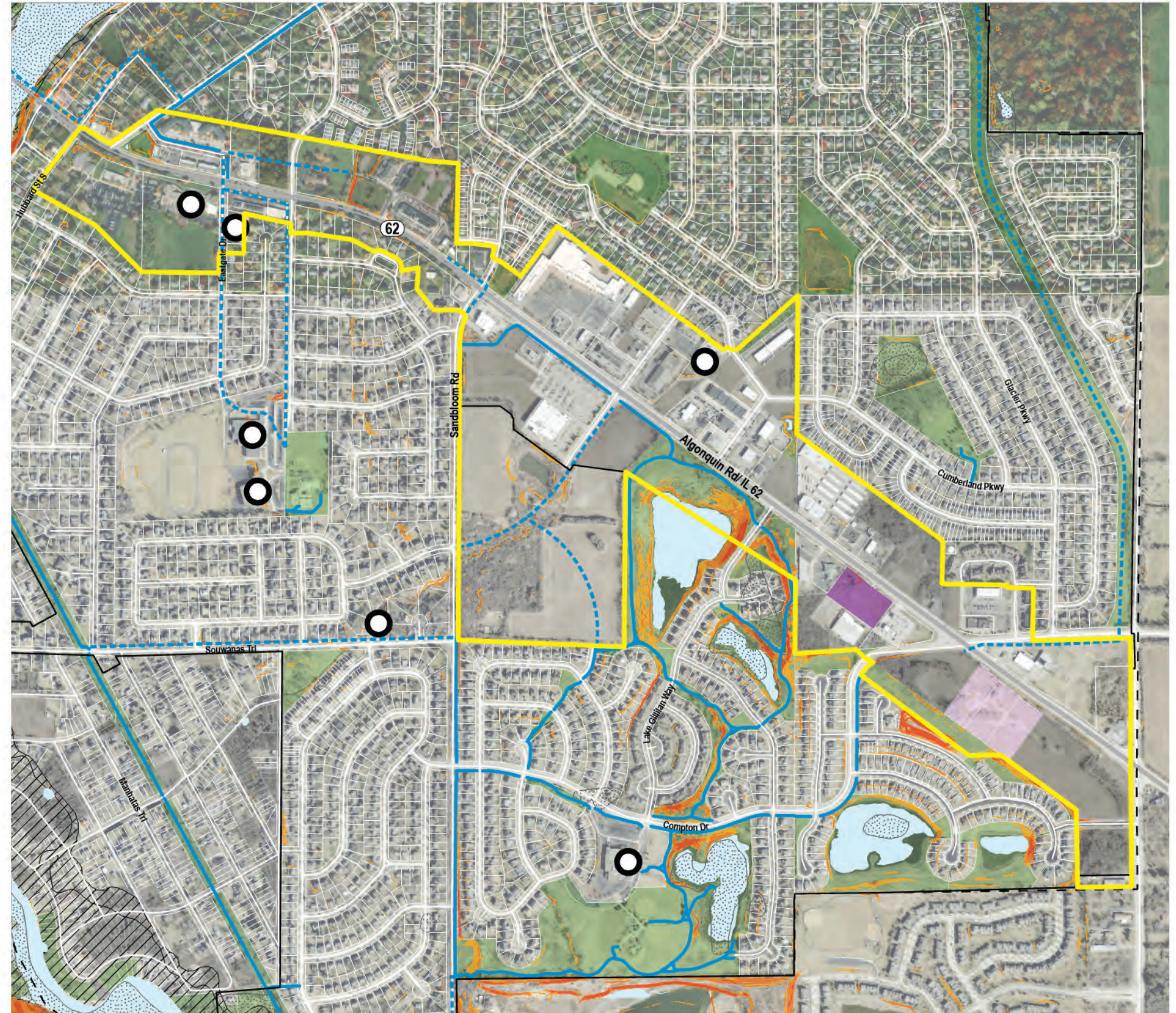
The East Algonquin subarea makes up about 300 acres and runs along Algonquin Road on the east side of the Village. The primary zoning districts include B-1 Limited Retail Business, B-2 General Retail Business, and I-1 Limited Industrial. There are a number of vacant properties along the corridor with the large parcel running along the eastside of Sandbloom Road as a potential development opportunity. The corridor is surrounded by community facilities which could support bringing another large community facility to the area.

### Boundaries

-  Subarea Boundary
-  Municipal Boundary
-  Planning Area

### Considerations

- |  |  |
|--|--|
|  In Progress Development Project      |  Community Facility |
|  Uncoming Development Project         |  Floodplain         |
|  Parks, Open Space, and Natural Areas |  Wetlands           |
|  Vacant and Undeveloped               |  Waterbody          |
|  Moderately Steep Slope (16° - 20°)   |  Proposed Roadway   |
|  Steep Slope (21° - 30°)              |  Proposed Trail     |
|  Very Steep Slope (31° - 90°)         |  Existing Trail     |








# ALGONQUIN CORPORATE CAMPUS KEY SPATIAL CONSIDERATIONS














The Algonquin Corporate Campus subarea map highlights the spatial conditions facing the area that should be considered as part of the comprehensive planning process.

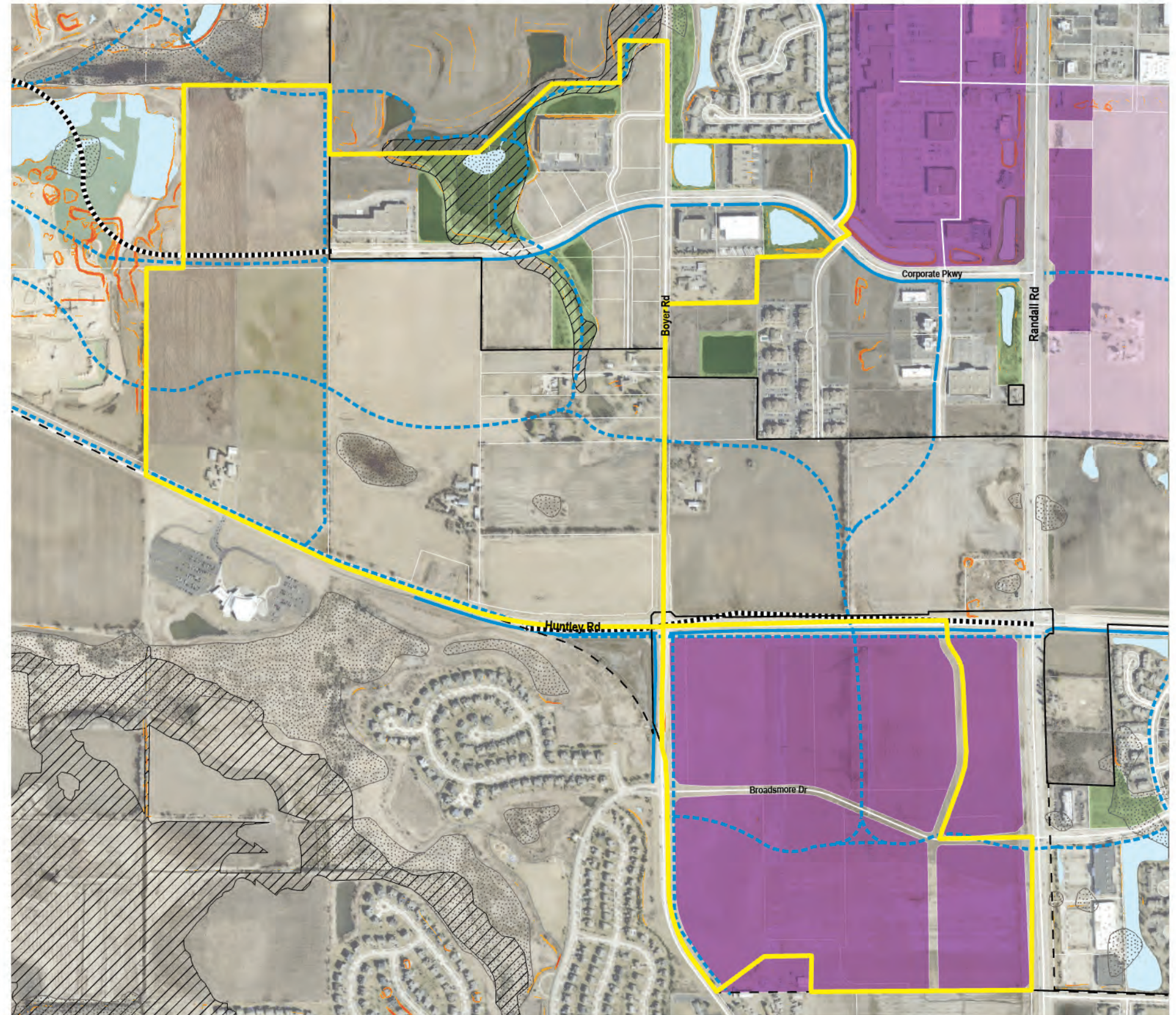
The Algonquin Corporate Campus subarea is around 450 acres just off Randall Road at the southern edge of the Village. It includes the new NorthPoint Corporate Campus development project in which 2 of the 5 buildings have been completed. The properties within the boundary that are in the Village are zoned B-P Business Park but the current land use for most of these properties is agriculture. The generally flat terrain bodes well for new development and the only flood plain within the boundary is in an existing natural area. There are numerous trails planned to connect the subarea to the rest of the Village's trail network.

## Boundaries

-  Subarea Boundary
-  Municipal Boundary
-  Planning Area

## Considerations

-  In Progress Development Project
-  Uncoming Development Project
-  Parks, Open Space, and Natural Areas
-  Vacant and Undeveloped
-  Moderately Steep Slope (16° - 20°)
-  Steep Slope (21° - 30°)
-  Very Steep Slope (31° - 90°)
-  Floodplain
-  Wetlands
-  Waterbody
-  Proposed Roadway
-  Proposed Trail
-  Existing Trail





## RANDALL ROAD KEY SPATIAL CONSIDERATIONS

The Randall Road subarea map highlights the spatial conditions facing the area that should be considered as part of the comprehensive planning process.

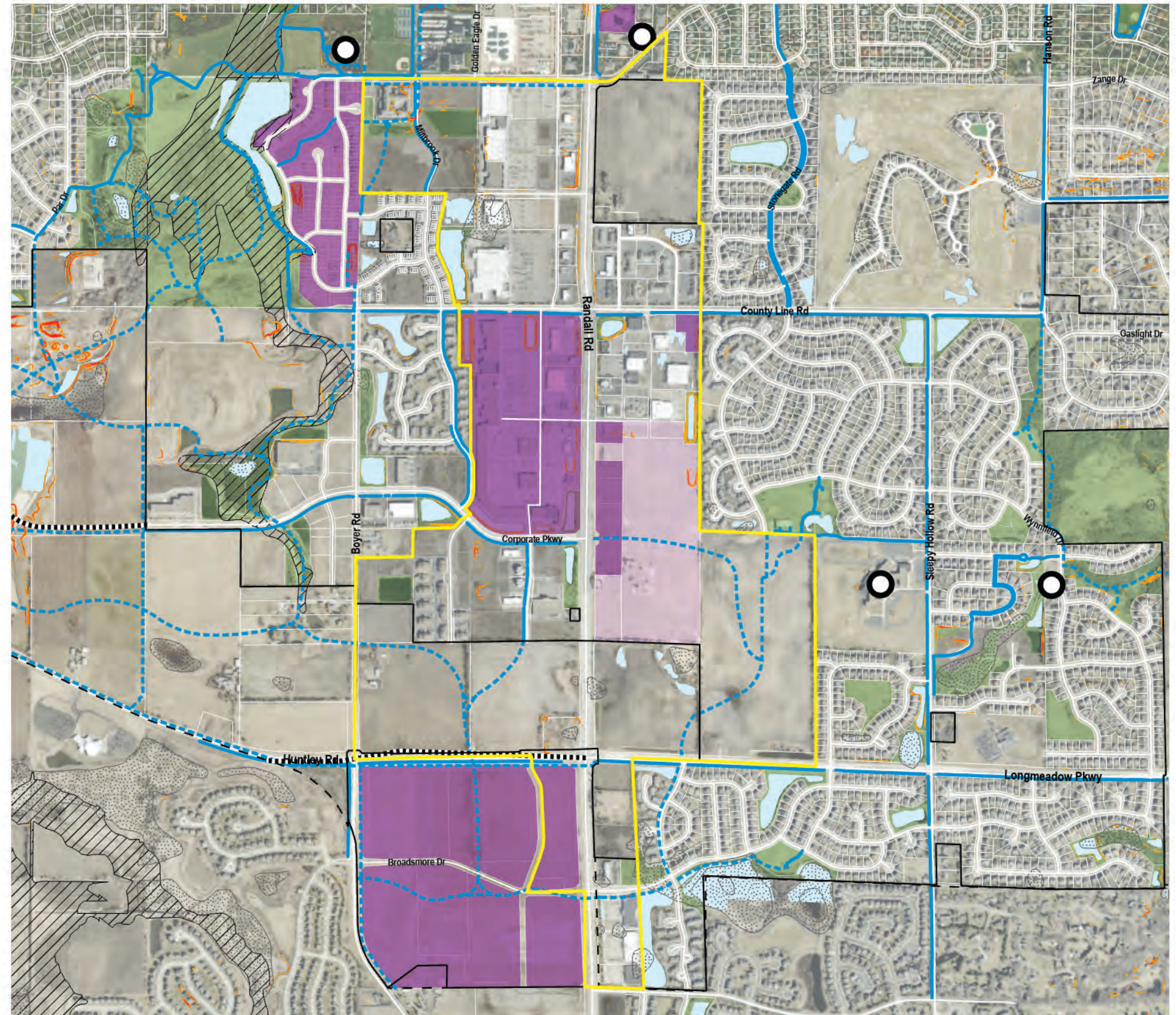
The Randall Road subarea is about 740 acres and sits adjacent to the Algonquin Corporate Campus subarea. Properties in this subarea are primarily zoned B-2 Business, General Retail. There are a number of vacant properties in the area that are ready for infill development. The underdeveloped properties along the southern end of the subarea are currently used for agriculture. There are two major development projects coming online which include the Algonquin Commons Revitalization and the Generally flat with few areas of wetlands. There are a few proposed trails running through the southern end of the corridor which will connect to the existing network in the Village.

### Boundaries

- Subarea Boundary
- Municipal Boundary
- Planning Area

### Considerations

- |  |  |
|--|--|
| <span style="background-color: #800080; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> In Progress Development Project      | <span style="border: 1px solid black; border-radius: 50%; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Community Facility |
| <span style="background-color: #C080F0; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Uncoming Development Project         | <span style="border: 1px solid black; border-style: dashed; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Floodplain       |
| <span style="background-color: #90EE90; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Parks, Open Space, and Natural Areas | <span style="background-color: #ADD8E6; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Wetlands                             |
| <span style="background-color: #A9A9A9; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Vacant and Undeveloped               | <span style="background-color: #ADD8E6; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Waterbody                            |
| <span style="background-color: #FFA500; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Moderately Steep Slope (16° - 20°)   | <span style="border-bottom: 1px dashed black; display: inline-block; width: 15px; margin-right: 5px;"></span> Proposed Roadway                             |
| <span style="background-color: #FF4500; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Steep Slope (21° - 30°)              | <span style="border-bottom: 1px dashed blue; display: inline-block; width: 15px; margin-right: 5px;"></span> Proposed Trail                                |
| <span style="background-color: #FF0000; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Very Steep Slope (31° - 90°)         | <span style="border-bottom: 1px solid blue; display: inline-block; width: 15px; margin-right: 5px;"></span> Existing Trail                                 |








## MAKER'S PARK KEY SPATIAL CONSIDERATIONS















The Maker's Park subarea map highlights the spatial conditions facing the area that should be considered as part of the comprehensive planning process.

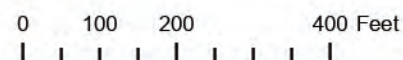
Maker's Park is about 30 acres and sits along Algonquin Road just west of the bypass. There are limited opportunities for expansion as it is limited by Crystal Lake Creek to the south, flood plain to the east, residential to the west, and Algonquin Road to the north. The topography includes moderately steep, steep and very steep slopes along the southern border and on the north side of Algonquin Road. There are two vacant parcels which abut the floodplain on the eastern side. Access to the Prairie Trail connects the area to the surrounding trail network.

### Boundaries

-  Subarea Boundary
-  Municipal Boundary
-  Planning Area

### Considerations

-  In Progress Development Project
-  Uncoming Development Project
-  Parks, Open Space, and Natural Areas
-  Vacant and Undeveloped
-  Moderately Steep Slope (16° - 20°)
-  Steep Slope (21° - 30°)
-  Very Steep Slope (31° - 90°)
-  Community Facility
-  Floodplain
-  Wetlands
-  Waterbody
-  Proposed Roadway
-  Proposed Trail
-  Existing Trail





# VISIONING WORKSHOP

# WHAT'S YOUR VISION FOR ALGONQUIN?

*Algonquin is updating its Comprehensive Plan and we need your help!  
Join the conversation today and get involved in shaping your community's future.*

## EVENT DETAILS

Come take part in an interactive **Community Visioning Workshop** to put pen to paper, meet your neighbors and share your vision for the future of the Village. Participants will work in groups to create their own maps of the Algonquin community to identify planning priorities, indicate priority areas for future development and propose projects and improvements. Community input is critical to the planning process, and all are welcome!



**Tuesday July 25, 2023**  
6:00 - 8:00pm



**St. John's Lutheran Church**  
300 Jefferson Street

## ABOUT THE PLAN

The **Algonquin Comprehensive Plan** will serve as a blueprint for our future. It will provide a foundation for decision-making and help guide the Village as it works to implement the community's vision. The Comprehensive Plan will outline the existing conditions of Algonquin, describe goals and objectives for future development, and include an action plan on how to achieve these goals and objectives.

For more information about the Plan, visit [hla.fyi/AlgonquinCompPlan](https://hla.fyi/AlgonquinCompPlan).



### CAN'T MAKE IT?

Can't make it to the workshop? Head over to the **Online Mapping App** to drop a point and leave a comment. The App allows points of interest to be identified, categorized, and mapped, bringing together ideas from the whole community.



Scan the QR code or go to  
[hla.fyi/AlgonquinCompPlan-Map](https://hla.fyi/AlgonquinCompPlan-Map)  
to make your map

