

Village of Wonder Lake Comprehensive Plan – 2010 Revision

VILLAGE of WONDER LAKE McHENRY COUNTY, ILLINOIS

COMPREHENSIVE MUNICIPAL DEVELOPMENT PLAN 2010 REVISION

(Revised June 2, 2010)

Revision: June 9, 2010

Vision Statement

The advancement of a Village governance to provide a full range of services to all residents of the recreational lake community and to require that land use planning will respect environmental resources so that aesthetics will be enhanced, open space promoted and Lake heritage and character preserved.

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I. INTRODUCTION

The Village of Wonder Lake Year 2020 Comprehensive Plan was originally adopted in 2004 and is hereinafter referred to as the “2004 Plan.” In the summer of 2005 its plans and text were amended to expand its geographic scope and this amendment is hereinafter referred to as the “2005 Revision”. Both the 2004 Plan and the 2005 Revision were prepared under the direction of the Village of Wonder Lake Village Board pursuant Illinois Compiled Statutes, Chapter 65. Both Plans update the Village’s Comprehensive Municipal Development Plan, which was adopted on September 30, 1991.

In 2010, the Plan also received a minor update to reflect Village planning and zoning activities since 2005. These revisions included:

- The annexation and zoning of the Thatcher meadows Development.
- The incorporation (by reference) of the Hancock Area Plan, adopted by the Village Board in 2009, so that it formally becomes part of this 2010 Comprehensive Municipal Development Plan as it relates to the Hancock Drive Area.
- Revisions to Map 9, “The Plan Map” to both reflect the previous two amendments and update the Plan Map’s designated extraterritorial planning jurisdiction areas in light of annexation activity since 2005. Pursuant to applicable sections of the Illinois Compiled Statutes, the Village’s extraterritorial jurisdiction area extends one and one-half miles beyond present Village limits and recent annexations to the Village have both extended Village limits and those corresponding areas falling with one and one-half miles thereof. Readers of the plan are advised that the extra-territorial boundaries reflected in Map 9, the Plan Map, were updated in 2010. Other maps that are part of this document were not revised in 2010 and reflect planning and extra-territorial boundaries in effect at the time of the 2005 Revision.

The 2010 Revision has been developed to serve as the official guide to Village policy and community development. The Plan and Map should serve as a blueprint to guide the timely and orderly development of the Village of Wonder Lake into the year 2020. The Plan has been designed for use by Village officials when making policy decisions regarding municipal growth, land use conversion and zoning decisions.

As with the 2004 Plan and the 2005 revision, this 2010 Revision has been adopted by the Village of Wonder Lake Board of Trustees. It should be evaluated on a continuing basis to remain current with development trends.

A. Description and History of the Planning Areas

The “Wonder Lake Area” is comprised of the incorporated Village of Wonder Lake and unincorporated areas within its one and a half mile planning jurisdiction. This area includes densely populated subdivisions, unique natural areas, prime farmlands and the body of water known as Wonder Lake.

In 1929, the Jones and Winter Company, a real estate syndicate from Chicago, purchased fourteen hundred acres and began construction of a dam across Nippersink Creek in an area that once was the farm and timberland known as the Queen Anne Prairie. The Company’s plan called for a lake to be twelve to eighteen feet deep, three and a-half miles in length and contain more than nine miles of shoreline frontage.

Today, Wonder Lake’s measurements are nearly exactly as planned and its area covers almost eight hundred and thirty acres. The Lake runs in a north to south orientation and lies on the township line bordering Greenwood and McHenry Townships.

The Wonder Lake area was originally intended as a resort destination for the Chicago metropolitan population. Over the years, the cottages along the shores of Wonder Lake were converted for full-time occupancy. As this happened Wonder Lake became a true population center. Today, the area boasts a full-time population of over 10,000 people.

With this in mind, the Village of Wonder Lake recognized the need for a Comprehensive Plan Update and work on the 2004 Plan was initiated in 2000 and ultimately adopted in 2004. Work began when the Planning and Development Committee of the McHenry County Board directed Planning and Development Department staff to assist the Wonder Lake Planning Commission in creating a development plan which took into consideration the “Wonder Lake Area” in a comprehensive fashion. Both incorporated and unincorporated areas of Wonder Lake were to be studied comprehensively. However, during the time the 2004 Plan was being prepared and increasingly since its adoption, the Village experienced a growing population as existing subdivisions in the vicinity area annexed and the submission of various very large development proposals with the potential to greatly affect the Village. In response to these conditions, and the increasing potential to encourage the development of a municipal utility system, the Village Board recognized the need for an expanded planning area encompassing all of the land over which the Village is granted authority to exert its extraterritorial jurisdiction under Illinois statute. This recognized need was the genesis of the 2005 and 2010 Revisions.

Finally, it must be noted that the 2010 Revision does not represent a comprehensive revision to the 2004 Plan and 2005 Revision. Rather, it was amended with the principal aim of reflecting recent planning and zoning activities and the aforementioned expanded jurisdiction. As a result, it must be noted some statistics contained in this 2010 Revision were originally developed for the 2004 Plan and therefore describe characteristics of the smaller 2004 Planning Area further described below. Where this occurs, their limited geographic scope is so identified.

B. Purpose of the Comprehensive Plan

As with any planning document, the purpose of the Village of Wonder Lake Comprehensive Plan is to develop a policy framework which will, at a minimum, identify the future needs of the residents of the Wonder Lake Area in terms of land use, infrastructure, support services and other amenities.

The overall goal of this 2010 Revision is to provide future guidance and direction for the incorporated and unincorporated areas of McHenry County, which are commonly referred to as “Wonder Lake” or the “Greater Wonder Lake Area.” From the macrocosmic perspective, major underlying goals of this planning effort are to:

1. Satisfactorily identify the geographic area known as “Wonder Lake” including the incorporated Village and the unincorporated environs;
2. Establish a coordinated policy framework which adequately serves the dual needs of both the incorporated and unincorporated portions of the “Wonder Lake Area” thereby fostering a better pattern of growth and development;
3. Build a consensus of “regionalism” and begin to consider the “Wonder Lake Area” as a unified entity and how the area impacts surrounding environs; and

4. Create a plan which is comprehensive enough to provide direction for future growth and development but retains sufficient flexibility to meet the dynamic needs and goals of the “community” of Wonder Lake.

Plans and planning are not meant to be a cure-all for the troubles and ills of a community. Plans do not bring about immediate action. Nor are they meant to be a substitute for action needed to correct situations requiring immediate attention. Plans provide a general framework for understanding where a community is at a given point in time.

Plans also identify the direction in which a community wishes to head (i.e. goals) and outlines the steps necessary, both now and in the future, to obtain these goals (i.e. objectives). A successful plan provides attainable goals which clearly identify the future direction in which the community, as a whole, wishes to head. A plan is also the foundation that allows implementation tools such as zoning and subdivision regulations to influence change over time. Short-term changes maybe slight. However, commitment to a long term planning program permits the cumulative effects of these short-term changes to, over time achieve the goals identified in both the maps and text of a comprehensive plan.

C. Location of the Planning Areas

In the preparation of the original 2004 Plan, McHenry County Departmental staff, in conjunction with representatives of the Village of Wonder Lake, the Master Property Owners Association (MPOA), and the Wonder Lake Planning and Zoning Commission, first identified an area hereinafter referred to as the 2004 Planning Area. It is bounded by Queen Anne Road on the west, the Greenwood/McHenry Township line to the north, a line bisecting Sections 5, 8, 17 and 20 in McHenry Township on the east, and a line running south of Illinois Route 120 and dividing Sections 29 and 30 in McHenry Township and Sections 25, 26 and 27 in Greenwood Township on the south ending at Queen Anne Road. (**Reference Map 1**)

Since the delineation of the 2004 Planning Area described above, it has become necessary for the Plan to evolve into the geographic area technically known as the one and one-half mile municipal planning jurisdiction of the Village of Wonder Lake over which the Village has an interest in planning and development. (Readers of this document are advised to refer to Map 9, “The Plan Map” for a depiction of the extra-territorial limits as they existed in early 2010.)

For purposes of this 2010 Revision, the “2010 Planning Area” encompasses an even larger area than that reflected in 2005 maps and includes incorporated Village of Wonder Lake and all unincorporated areas lying within its one and one-half mile planning jurisdiction. However, as with the 2004 Plan and 2005 Revision, the 2010 Revision does not plan for or designate land uses for any property within one and one-half miles that has already been annexed to another municipality (as determined at the time the 2005 Revision was being prepared).

As was the case in 2005, in 2010 the Village of Greenwood also lies entirely within Wonder Lake’s defined 2010 Planning Area. Most of the Village of Bull Valley likewise falls within the 2010 Planning Area. Portions of McHenry and Ringwood also fall within the Village’s one and one-half mile planning jurisdiction (2010 Planning Area).

The one and one-half mile planning jurisdictions for the City of Woodstock, City of McHenry, Village of Ringwood, plus the aforementioned villages all fall wholly or partially within the 2010 Planning Area.

As a result of having a 2010 Planning Area with many jurisdictional overlaps, tension frequently rises between communities. The Village recognizes this fact and attempts to reduce these conflicts by considering all adopted Village, City and Township Plans as well as the McHenry County Land Use Plan when developing and utilizing the Plan.

During the spring and summer of 2001, County planning staff sent out a mail-out/mail-back survey to approximately four thousand residents living in the planning area. More than eleven hundred (a 28% response rate) were returned and collated by staff. This input was central in the formation of the 2004 Plan, upon which the 2005 and 2010 Revisions have been based.

II. EXISTING CONDITIONS

In order to better plan for the future, it is necessary to analyze the existing conditions within the Planning Area. This snapshot of the Area will be used as a basis for future recommendations regarding land use, transportation and infrastructure, among others, as part of this 2010 Revision. (Reference Map 2)

Existing conditions will focus on land use, existing zoning, natural environment/character of the area, transportation network, population infrastructure and schools. Land use data was collected principally through the use of 2001 aerial photographs of the planning area. As part of the 2005 Revision, land use data for areas outside the 2004 Planning Area were updated for the expanded areas utilizing aerial photos and a field verification of selected locations to confirm usage. The following includes discussion of land use data that was not updated as part of the 2010 Revision. However, the present status of key infrastructure improvements and general land use trends has been updated.

A. Land Use

1. Agricultural and Natural Areas

In 2004, approximately 46% of the 2004 Planning Area was in agricultural production. However, land in agricultural use in the areas surrounding the Village is diminishing. Given the location of the Village, which, at the present time, is literally on the edge of growth radiating out from the Chicago metro area, this trend is likely to continue. Municipal boundaries, particularly in the north, south and eastern portions of the 2010 Planning Area have expanded in the recent past incorporating land via the annexation process. These lands are typically converted to uses other than agriculture thus making much of the land in the southern and eastern portions of the planning area transitional in nature.

Agriculture continues to be the predominate use within the 2010 Planning Area and opportunities to keep land in production still exist. These agricultural areas are located in the northern portion of the 2010 Planning Area and more predominately in its western, eastern and northwestern portions.

Within the Village proper very few, if any, agricultural uses exist. Furthermore, very little opportunity exists for agricultural purposes to flourish within the Village. Given the density and overall pattern of development within the Village, agricultural uses should be encouraged to locate in appropriate unincorporated areas outside the corporate limits of the Village.

In 2004, one-fifth of the 2004 Planning Area remained in a natural state. This percentage represented roughly 2,700 acres. Natural Areas are typically environmentally sensitive areas including, but not limited to, floodplains, wetlands, high quality woodlands and soils rated severe or very severe for septic installation. McHenry County Conservation District (MCCD) sites and other public, as well as private, open spaces have also been designated as Natural Areas.

Most of the natural areas found in the planning area are associated with Wonder Lake, the Nippersink Creek and larger wetland areas. The 2005 Revision recognized these areas as sensitive and valuable in terms of wildlife habitat and natural open space. These areas offer

an opportunity for the provision of open space and recreational uses. If used for these purposes the character of the area will likely be preserved and potentially enhanced. It is recommended that these areas be maintained in a natural state, however, each area must be judged individually to determine what impact development may have on the land and the surrounding area.

Although many areas around the Lake are developed (typically at a relatively high density in the Village and adjacent to the Lake) there are some areas in the south and west portions of the 2010 Planning Area which remain in a natural state.

2. Residential

In 2004, residential land use was determined to be the third most predominant land use within the 2004 Planning Area with just under 20% of the land being used for residential purposes. In 2010, single family detached dwellings continued to be the most common form of residence found. Lot sizes range from 5 acre plus estates and farmsteads to very small lots of approximately 6,000 square feet of land area. While residential uses continued to be found throughout the 2010 Planning Area, some of the densest residential development surrounds the east and west shores of the Lake itself, which includes most of the Village of Wonder Lake.

Many of these smaller lots were created as subdivisions in the 1920's and 30's at the time the Lake itself was created. In 2004, 25 subdivisions are located within the greater Wonder Lake area. Of these, seventeen are currently members of the MPOA (Master Property Owners Association, Inc.) Of these seventeen, fifteen continue to be responsible for management of the Lake proper, with both Lake rights and Lake access. Three subdivisions have deeded access but are not required to participate in lake management. Five subdivisions are located within the area and have no deeded Lake rights.

Many of the older home sites (situated on small lots) found in the area were built as summer or vacation homes many years ago. As time progressed many of these "cottages" have been converted to year round residences.

Under current zoning regulations (both Village and county) lot sizes of less than one-half acre would no longer be permitted. This is largely due to County restrictions placed upon the use of septic systems which are necessary to service the wastewater needs of the area. However, more recently some developments containing smaller lots have been authorized through the PUD process when alternate forms of sewage treatment were provided. Aside from a small portion of the City of McHenry, no municipal sanitary sewer service was offered within the 2005 Planning Area. Since 2005, several developments have been improved with spray irrigation systems run by the Village (Woods Creek and the Meadows of West Bay). However, more recently, the Village has expressed interest in seeing the establishment of conventional sanitary service for the residents of Wonder Lake and the developer of the Thatcher Meadows development created a Facility Planning Area (FPA) to authorize the construction of a point-source treatment plant. The Village also purchased a private water system since the 2005 Revision was adopted.

Some multiple family and two family dwellings existed within the 2010 Planning Area, however their numbers were insignificant in comparison to the single family detached units.

3. Commercial

Very little of the 2004 and 2005 Planning Areas were being used for commercial purposes and this trend occurred through 2010. A strip of land extending from approximately the eastern shore of the Lake and along both sides of Hancock/McCullom Lake Road to East Wonder Lake Road contains the most commercial development in the entire 2010 Planning Area. Small parcels of commercial development were scattered throughout the predominantly residential subdivisions abutting both sides of the Lake. Most notably these were located along Thompson Road just south of the incorporated Village of Wonder Lake and along Barnard Mill Road and the northern portion of East Wonder Lake Road abutting Barnard Mill Road.

4. Vacant/Other Uses

As part of the 2005 revision— existing land use patterns were reviewed through the use of aerial photos and an updated land use survey of portions of the expanded 2005 Planning Area was conducted. It revealed a significant amount of vacant lands. For the purposes of that 2005 Revision, vacant land was identified as land which has been zoned and platted for a particular use but not yet built upon. Agricultural lands are not considered vacant lands.

Vacant lands, which are scattered throughout the entire 2005 and 2010 Planning Areas, are most concentrated in its south half. Many of these lands may be unsuitable for building due to inadequacy of the soils to accommodate a septic wastewater treatment system. Vacant lands that were available for construction, however, (mostly in newly platted subdivisions) appear to be built upon as the aerial photos indicate foundations and other construction activity present in these areas.

In short, some vacant platted land now exists in the 2010 Planning Area. It appears, however, that these lands are actively being developed or may have restrictions which render them unsuitable building sites. For growth to continue, it would appear additional lands would need to be zoned and/or platted in either the incorporated or unincorporated portions of the 2010 Planning Area.

In 2004, other uses were identified within the 2004 Planning Area which were for the most part, institutional in nature. These included five churches, two schools, government offices for the Villages of Wonder Lake and Greenwood, two cemeteries, one gravel pit, (located within the McHenry corporate limits) and the Galt Airport (located within Greenwood corporate limits).

5. Open Space

Prior to the adoption of the 2004 Plan, the Village proposed and approved the development of an Open Space/Recreational District-Private Lake District. It was intended to primarily accommodate and protect those lands dedicated to private open space, such as private, artificial water courses like lakes, streams, creeks, ponds, culverts, gullies or other bodies of water. Only those uses that are compatible with or support private recreational, resource conservation, storm water detention and other open space purposes are permitted within this district. This district is not intended to accommodate new development except as such may occur on property adjacent to or nearby the private water course or other private resource when the development is for the purpose of using the resource, and is not detrimental to the resource. The actual body of water, Wonder Lake, is currently defined under this specific district.

B. Existing Zoning in the Region

The regulation of land use and development within the 2010 Planning Area is primarily accomplished by the implementation of zoning regulations. The enforcement of zoning laws creates districts or “zones” which separate land uses to protect the public safety, health and welfare. Assigning land to different zoning districts serves to separate incompatible land uses and to locate development in appropriate locations.

Zoning also controls development of land within said zones by governing use, bulk regulations and intensity of development. Zoning also directs the orderly and logical development of land within communities. Zoning plays a critical role in the implementation of planning efforts. In land planning, the zoning ordinance is the primary tool and subdivision regulations as a secondary tool, implement the goals and objectives of the adopted plan.

1. Unincorporated McHenry County

In 2004 it was determined that over half of the approximate 13,000 acres (20 square miles) included in the 2004 Planning Area was unincorporated. Unincorporated McHenry County lands are bound by the provisions of the McHenry County Zoning Ordinance. Because the unincorporated portions continue to occupy a majority of land in the 2010 Planning Area, the potential for land development is dependent on the zoning districts, and their development potential, as defined by the McHenry County Zoning Ordinance.

Unincorporated county lands are classified into the following zoning districts:

a. Agriculture Districts

Agricultural zoning districts are intended to protect and foster the farming industry in McHenry County. Agriculture zoning serves to maintain agriculture and agricultural activities while protecting land from dense development.

Agriculture zoning has potential for development; certain lands zoned as Agriculture can also provide for individual home sites on parcels that are unsuitable for farming. Land use conversion in the Agriculture Districts is normally accomplished through zoning amendment or annexation.

b. Estate Districts

Estate zoning provides for single-family residential development. The most common type of development in this district is the large lot subdivision. Estate zoning should provide a buffer of land use between the agricultural countryside and dense developments occurring within or near municipalities.

In the 2004 Planning Area, a relatively small percentage of land area was dedicated to Estate zoning. These country subdivision developments primarily occur in its far southern half. The majority of the properties located in Estate zoning districts have been developed.

c. Residential

Residential zoning districts provide areas for residential land use at higher densities than the Estate districts. Residential districts are intended be located near or adjacent to municipalities. It is anticipated that higher density residential areas annexed in the future will either provide individual wells, community wells or be provided access to municipal services. Because much of the 2010 Planning Area is not yet serviced with a public sewer and water system, densities are heavily dependent on septic suitable soils and/or the ability to provide alternate treatment processes. However, at the time the 2010 Revision, the Village is in the process of making some of these services available to some residents of the 2010 Planning Area.

Next to Agriculture zoning, lands zoned Residential occupy the most land area. Most of this area is near or adjacent to Wonder Lake. These dense, unincorporated residential areas that surround Wonder Lake were assigned Residential zoning when McHenry County adopted a Zoning Ordinance.

d. Business

Business Districts provide areas for the selling of goods and provision of services. Business zoning ranges from less intense neighborhood businesses to heavy regional commercial centers. Business Districts should be located along viable transportation corridors.

The majority of Business zoning in the 2010 Planning Area exists on the east side of Wonder Lake. A Commercial corridor extends from the eastern shore of Wonder Lake, approximately one-half mile along Hancock/McCullom Lake Road. Another area of business zoning is located on Thompson Road, just south of the Village of Wonder Lake's southern boundary. Scattered throughout the residential lake neighborhoods, east side and west, are individual lots zoned for commercial purposes.

e. Industry

The McHenry County Zoning Ordinance allows for light and heavy industrial use to be located in Industrial zoning districts. These zoning districts should be separated from residential areas and be located near transportation routes.

Industrial zoning is nearly absent from the 2010 Planning Area, with the exception of a few very small lots located on the east side of Wonder Lake.

2. Village of Wonder Lake

The Village of Wonder Lake's original Zoning Ordinance was adopted in 1979, under the original name of Village of Sunrise Ridge. It was adopted under the name of the Village of Wonder Lake, as were all ordinances enacted under that name, in 1980. A comprehensive revision to that Ordinance was adopted on November 1, 2006. This document regulates zoning within the current municipal boundaries of the Village of Wonder Lake. The Village is predominantly zoned residential, single family, a small amount of estate zoning, a minimal level of business zoning and the Open Space/Recreational – Private Lake District of Wonder Lake.

C. Land Use Plans in the Region

As described previously, the 2010 Planning Area encompasses the incorporated boundaries of the Village of Wonder Lake and The Village of Greenwood (but does not attempt to Plan for properties already annexed to another municipality). It contains portions of the Village of Bull

Valley, the Village of Ringwood and the City of McHenry. Illinois Statutes give cities and villages a mile and one-half planning jurisdiction of unincorporated areas beyond their corporate limits. This authority essentially allows municipalities to exercise their planning and subdivision powers in this area. The expanded 2010 Planning Area was delineated to reflect the limits of this extraterritorial jurisdiction and denotes where the Village may exert its authority over development in accordance with its power to do so. The City of Woodstock, the Village of Ringwood, the Village of Greenwood, City of McHenry and the Village of Bull Valley all have overlapping mile and a half jurisdictional boundaries. **(Reference Map 3)**

The Illinois Compiled Statutes provide conflicting direction as to how to proceed with overlapping extraterritorial planning jurisdictions in the absence of a boundary agreement between municipalities. One way to resolve this issue (as endorsed by Statute, and favored by some municipalities) is to divide the planning jurisdiction equidistant from each municipal boundary. However, this solution poses some difficulties as The Village of Greenwood, the Village of Bull Valley, and The Village of Wonder Lake not only share planning jurisdictions but also have common municipal boundaries. Map 3 indicates municipal boundaries within as of Dec. 31, 2003.

This section of the document is intended to recognize the plans, which have been adopted by each respective city, village, township and McHenry County. It is suggested that where such plans are deemed to be consistent with the goals and objectives of this planning effort, that the recommendations (regarding future land use) found in other planning documents be strongly considered. As a significant portion of the 2010 Planning Area is presently unincorporated, the McHenry County Land Use Plan **(Reference Map 4 -)** should also be considered. The McHenry County 2010 Plan was used in the following analysis prepared for the 2004 Plan because it was in effect at that time.

Greenwood Township has formed a planning commission and adopted a land use plan that should be considered in this planning effort. As of 2004, McHenry Township had not adopted a plan nor formed a planning commission.

1. Village of Bull Valley

Incorporated in 1977, the Village of Bull Valley has adopted several land use plans. At the time the 2004 Plan was drafted, the most recent plan was “The Official Comprehensive General Plan of the Village of Bull Valley” adopted January 27, 1992.

In very general terms, this Plan calls for low density residential development (5 acre minimum) with a “feathering” of density toward adjacent municipalities. Smaller residential sites under planned development schemes which creatively utilize large tracts of land with ample open space are also anticipated under the plan. Agricultural use is encouraged but expected to decline. Open Space is to be encouraged and preserved through a variety of public and private means. Commercial land should be evaluated along the periphery of the village and should meet all aesthetic and environmental standards of the Village as well as being fiscally beneficial. Certain home occupations are also acceptable.

In 2001, the Village of Bull Valley annexed approximately 485 acres of land within the boundaries of the 2010 Planning Areas. This land was principally north along Thompson Road. As indicated previously, the 2010 Planning Area encompasses almost all of presently incorporated Bull Valley.

The Plan Map for the Village of Bull Valley identifies future land use north of Route 120 as being residential and public or private open space. The Plan targets residential densities to be from 1 to 4.9 acres of land per dwelling unit in this area.

2. Village of Greenwood

Incorporated in 1995, the Village of Greenwood adopted a land use plan text in 1996. The Land Use Plan Map was adopted separately in 1999.

In general the Land Use Plan for the Village of Greenwood is a “preservation plan” in that the principal function of the plan is to maintain the rural character of the Village. The plan recognizes and encourages agricultural uses. Limited residential uses and small commercial business uses are situated within the center of the Village. The plan encourages the preservation of historic buildings within the village and highly values the preservation of open space. The plan is also sensitive to the natural areas which are prevalent around the Village and encourages their protection.

3. City of McHenry

Incorporated in 1872, the City of McHenry was the former county seat from 1836 to 1844. Located on the Fox River, the city grew and prospered fueled by river and railroad trade. The City of McHenry has evolved into a typical mix of suburban land uses yet retains its own unique characteristics. It is served by a fire protection district, two school districts as well as two waste water treatment plants. The most recent Land Use Plan for the City was adopted in 1999.

As of January 2002, the City of McHenry was composed of 8,531 acres of land area (approximately 13.3 sq miles). A portion of the City land area is located in the very southeastern corner of the 2010 Planning Area. Rather than focus on the plan for the entire City, this section will focus on projected land uses of the City Plan which have the greatest impact.

The adopted 1999 plan map targets the vast majority of the land area in the northwest corner of its municipal planning area as developing for low-density residential purposes. Low density residential is defined as more than one but not more than 4 dwelling units per acre based upon net development acreage as defined by the City. Some lands are targeted as environmental corridors which appear to be land along streams, wetlands and other “environmentally sensitive” areas. A small portion of land located along the north side of Route 120 is targeted for Business Park and commercial development and is contained within the Wonder Lake 2010 Planning Area.

4. Village of Ringwood

Settled in 1837, the Village of Ringwood remained an unincorporated rural hamlet until incorporation took place in 1994. In October of 1996, the Village adopted a Land Use Plan and map which is the first and most current plan for the Village.

Based upon annexation data existing Ringwood corporate limits are within one and one-half miles of the Village of Wonder Lake boundaries.

The 2010 Land Use plan of the Village of Ringwood recognizes the McHenry County Conservation District (MCCD) property (Glacial Park) and calls for “Rural/Residential” land use in the eastern portions of the 2010 Planning Area.

“Rural/Residential” is a land use designation which permits agricultural uses which are compatible with low to medium single family residential development and institutional facilities. A maximum residential density of one (1) dwelling unit per acre is permitted, however, densities of one (1) dwelling unit to three (3) acres or lower are encouraged. This land use category is designed to promote and preserve “unique rural character”.

5. Village of Wonder Lake

Incorporated in 1974 as the Village of Sunrise Ridge, the Village changed its name through referendum to the Village of Wonder Lake. The Village adopted a land use plan in 1991. However, this 2010 Revision targets land usage not only for the incorporated Village but the unincorporated Wonder Lake Area as well.

As with previous revisions, this 2010 Revision targets “single family” as the predominant land use category within its designated Planning Area. Park land and open space uses are projected along stream corridors and as a buffer along some of the residential uses on the east side of the lake. Existing open space is recognized as well.

Limited “business” development is shown on the Plan map. This reflects mostly existing commercial uses and zoning, however a limited amount of new commercial development has been added to provide area residents with more convenient shopping and to augment the Village’s tax base.

Agricultural uses are also recognized. Agricultural uses are targeted predominately to the north and west of the Village limits of the 2010 Planning Area.

In 2008, a new Village Hall was completed at 4444 Thompson Road.

6. City of Woodstock

Incorporated in 1844, the boundaries of the City of Woodstock (per 2002 annexation data) do not encroach into the 2010 Planning Area. However, the City’s 1.5 mile planning jurisdiction does fall into the southwestern portion of the 2010 Planning Area.

At the time the 2004 Plan was prepared, the City of Woodstock had adopted the Comprehensive Plan 2002 on May 7, 2002. This comprehensive plan was the most current plan for the City at that time. The plan map for the City’s Plan indicates a boundary agreement between the City of Woodstock and the Village of Bull Valley, which runs down Queen Anne Road from Charles Road to Illinois Route 120. As such, the City of Woodstock did not target land uses in any part of the 2004 Wonder Lake Planning Area and only targets minimal land within the 2010 Planning Area.

7. Greenwood Township

In 1993, the Greenwood Township Board created a Planning Commission. The text of the Township Plan was drafted in 1996. In 1999, a Land Use Plan Map for the Township was adopted.

This Township Plan recognizes the corporate boundaries of the Villages of Greenwood and Wonder Lake and targets agricultural land use to the west of these incorporated areas. To the south of Greenwood agricultural uses are also targeted. To the south of the Village of Wonder Lake residential, agricultural/rural, estate and “conditional use” uses are proposed. To the north in sections 1, 2 and 3 of the township and subsequently the the Township Plan’s Planning Area calls for agricultural uses in the west half of section 2 and all of section 3. Agricultural/rural and “conditional use” (Galt Airport) are called for in sections 1 and 2. A small area of estate development and “conditional use” are identified north of Howe Road in section 1. It appears that by and large the Township Plan reflects the existing land uses at the time of its creation rather than projecting future land use.

The text of the Greenwood Township Plan does not identify or define what is meant by these various land use classifications however.

8. McHenry County 2010 Land Use Plan

55/ILCS Division 5-14 provides the enabling legislation for Counties to create regional plans and planning commissions. This legislation also indicates that such a plan, when adopted, shall be “designated as the official plan of that County or part thereof.” Essentially this means that the officially adopted County Plan is the planning document for the unincorporated areas of the County.

In McHenry County the 2010 Land Use Plan, adopted in 1993, is presently the officially adopted plan by the County. The County recently completed the process of updating that Plan. Notwithstanding that effort, municipalities may plan and have subdivision approval over unincorporated lands within one and one-half miles of their corporate boundaries.

As a large portion of the 2010 Planning Area remains unincorporated, the County Plan should have some influence over the projected land use pattern for this area. Principal projected uses for the area by the County 2010 Plan are defined as follows:

Agricultural/Rural - is a land use category identified in the land use plan which includes agricultural land, agricultural related activities, rural residences (individual parcels) and privately owned natural areas which do not meet the criteria of environmental corridors.

High Density Residential Development - less than one acre of land area per dwelling unit.

Medium Density Residential Development - 1.0 to 2.9 acres of land area per dwelling unit.

Environmentally Sensitive Area - a land use category identified in the land use plan including but not necessarily limited to: groundwater recharge areas, flood hazard areas, wetlands, natural areas, outstanding geologic features, soils rated severe or very severe for septic installation, publicly owned State Parks, McHenry County Conservation District existing and priority acquisition sites.

Infilling (Low Density Residential) - the process of building upon existing vacant lots within existing subdivisions in unincorporated areas and the municipalities.

Village of Wonder Lake Comprehensive Plan – 2010 Revision

Very limited commercial, institutional and transportation uses (i.e. Galt Airport) are also listed. These are not defined, as the titles are self-evident. See Map 4 for the location of proposed uses per the County 2010 Land Use Plan.

On April 20, 2010, the County Board adopted the McHenry County 2030 Comprehensive Plan. However, that plan was not reviewed as part of the 2010 revision.

III. NATURAL ENVIRONMENT AND CHARACTER OF THE AREA

A distinguishing feature of the Wonder Lake 2010 Planning Area is the diversity of important natural features found within a relatively small geographic area. The 2010 Revision place a strong emphasis on the protection, preservation and enhancement of the natural resources and open spaces within the Area.

Open space and natural resources provide an abundance of benefits including outdoor recreation, aesthetics, protection of wildlife and plant communities, and air and water quality improvements. Preserving “belts” of green space can also serve to buffer incompatible land use. Overall, the protection and addition of natural lands preserves the rural character of the area.

This section of the 2010 Revision identifies and describes the important natural resources.. The lands include Wonder Lake, portions of the Nippersink Creek, glacial features, wetlands, floodplains, forestlands and fertile soils. Refer to Map 5 for illustration of these resources as identified in the original 2004 Plan.

A. Wonder Lake

Perhaps the greatest natural feature of the area is ironically man-made, and that being Wonder Lake itself. The Lake was created in 1929, by damming the Nippersink Creek north of now what is the Village of Wonder Lake.

Wonder Lake covers approximately 830 acres and is the largest man made body of water in McHenry County. The Lake runs in a north-south direction and is roughly 3 ½ miles long and averages ½ mile in width. Wonder Lake has an average depth of 6 feet and a maximum depth of 13 feet. The Lake is part of the Nippersink Creek Watershed which encompasses approximately 87,000 acres.

Wonder Lake functions as a large contiguous area of open space. As such, the Lake is heavily used as a recreational amenity. Wonder Lake provides an array of opportunities such as boating, swimming, fishing and waterfowl hunting. Presently access to the lake is restricted (via individual property deeds) and the lake is not accessible to the general public.

An association of subdivisions, known as the Master Property Owners Association, (MPOA) is charged with the management and maintenance of Wonder Lake. The MPOA consists of property owners from the 23 subdivisions that surround the Lake. Lake ownership and access is held by the members of the MPOA.

The Nippersink Creek is the source of water that fills Wonder Lake. Because the Lake is manmade and relatively shallow, sedimentation has been and continues to be a serious problem facing the future ecological health and well being of the lake. Estimates indicate that an annual sediment load of approximately 30,000 to 37,500 tons enters the lake each year. As a result some bays in the lake are no longer navigable and recreational use of the Lake is limited.

Because of an increasing decline in water quality, Wonder Lake has been characterized as hypereutropic by the Illinois Environmental Protection Agency (IEPA) and the Northeastern Illinois Planning Commission (NIPC). Wonder Lake's watershed area consists of both

agricultural and urban land use. The 75 to 1 ratio of watershed area to Lake water surface area causes the Lake to suffer from the negative impact of sedimentation, storm water run-off, upstream conventional wastewater treatment and the concentration of septic systems in the Lake's immediate watershed. The result is decreased water quality, reduced recreational uses caused by the continuing accumulation of sediment, algae growth, turbidity, and an imbalanced fishery dominated by rough fish populations. These issues have been detrimental to water quality, recreational use and navigational access. A regular program of lake management should be considered by the Village and the MPOA, cooperatively, in order to maintain this valued resource.

B. The Nippersink Creek

The Nippersink Creek is a meandering prairie stream which makes its course through the north half of the 2010 Planning Area. The Nippersink is considered a high quality water resource in terms of water quality and biodiversity.

The main channel of the Nippersink Creek enters the Area from the northwest and flows east. The Creek travels through the Village of Greenwood and feeds Wonder Lake, through the Village of Wonder Lake. The Nippersink is dammed at the north end of Wonder Lake, where it exits through a water level control structure. From the Lake, the Nippersink flows north and out of the Area, winding through Glacial Park before eventually spilling into the Fox River.

Much of the Nippersink Creek and its tributaries have been channelized for agricultural purposes. The change in velocity and course has contributed to soil erosion and runoff problems.

The Nippersink Creek and its associated floodplain and wetlands are an extremely valuable resource that provides for wildlife habitat, recreational opportunities and aesthetics. To achieve the goals outlined in this Plan the preservation and enhancement of this natural resource should be a priority.

C. Floodplain and Wetland Areas

Floodplains are defined as lands that are located at an elevation at or below the base flood elevation of a 100 year flood event. These areas are typically located adjacent to bodies of water and are subject to periodic flooding.

According to the Clean Water Act, wetlands are areas that are inundated or saturated by water at a frequency and duration to support vegetation adapted for life in saturated soil conditions.

Floodplain and wetland areas serve a variety of important functions. Most importantly they store flood water in major storm and seasonal high water events. Floodplains and wetland areas also have very important ecological functions; they are often composed of wet, organic or hydric soils that support unique plant communities.

Development in floodplains is very limited because of the vulnerability to flooding and unique soil composition. Additionally, conventional septic systems cannot function properly when inundated with floodwater. For these reasons, construction in these sensitive areas should be highly discouraged; protection, enhancement and use as open space should be encouraged.

In the 2010 Revision, these areas are classified as Environmentally Sensitive. As such, they have limited development potential and are targeted for preservation and to provide large areas of

green space and wildlife habitat. All wetlands and floodplains within the 2010 Planning Area should be protected to the fullest extent to protect their ecological benefits.

The majority of the floodplains and wetlands in the 2010 Planning Area are associated with the Nippersink Creek and its tributaries. Much of the shoreline of Wonder Lake is also designated as floodplain. Additionally, a large tract of land south of the Lake is composed of both floodplain and wetlands. Scattered throughout the Area are several isolated wetlands that have been identified on the National Wetland Inventory. This tract along with many of the isolated wetlands has been incorporated into an integrated open space component of the Village Plan.

D. The Nippersink Creek Watershed

A watershed is defined as an area of land that drains into a stream or lake. All water entering the watershed drains to the lowest point in the watershed, in this case, the Nippersink Creek. All of the land included in the original Wonder Lake 2004 Planning Area fell within the Nippersink Creek Watershed. The watershed drains roughly 135 square miles (87,624 acres) in McHenry County. Of the total area of the Nippersink Watershed, the 2004 Planning Area comprised about 12 square miles (7,680 acres).

All activities occurring in the 2010 Planning Area eventually have an influence on the watershed as a whole. The major problems identified in the watershed are soil erosion, runoff and wastewater disposal. All of these problems contribute to heavy sedimentation loads in the Nippersink Creek and decreased water quality in the Creek and Wonder Lake.

Even though the 2004 Planning Area comprised only 14% of the total watershed, this area has a tremendous influence on the entire watershed. Most importantly, Wonder Lake functions as a sediment trap. According to the Nippersink Watershed Plan, the lake traps 29,000 tons of sediment per year and releases roughly 7,200 tons over the spillway. Additionally, the Planning Area portion of the watershed contains a variety of land uses including agricultural and urban uses that affect the health of the watershed.

In 1995 a group of County citizens and government officials formed the Nippersink Creek Watershed Planning Committee to develop a watershed plan. In 1998 the Plan was adopted. The Village of Wonder Lake Comprehensive Plan recognizes the importance of a healthy watershed and encourages the implementation techniques and practices outlined in the Nippersink Watershed Plan.

E. Topography and Soils

The landforms in the Wonder Lake Area were created by glaciers that advanced and receded across McHenry County over 12,000 years ago. The glaciers left behind a generally rolling topography with thick deposits of glacial material and carved unique landforms including moraine ridges, stream terraces, kettles, kames and bogs. These glacial landforms occur more frequently in northern McHenry County than elsewhere in Illinois.

As the glaciers melted they left behind the materials of which the soil in the area was formed. The two significant materials are glacial outwash and glacial till. Other types of parent material include loess (windblown silt-like material) and organic deposits. The physical makeup of the soils in the 2010 Planning Area include; gravels, sand, silt loams and clay loams, peat and muck.

A large percentage of the soil in the 2010 Planning Area is classified as Prime Farmland by the United States Department of Agriculture and, as such, a natural resource. Prime farmland is defined as available land which has the soil qualities and moisture content to produce high yields of crops. As a general rule, prime farmland soils should be reserved for agricultural use and should not be converted to non-agricultural uses. (See Addendum Topography Resource Map)

The Wonder Lake Area, as with the remainder of McHenry County may contain viable quantities of sand, gravel and other earth materials. The Village recognizes the economic value of mineral resources and encourages the extraction when the mining operation can be done with minimal impacts to the environment and neighboring lands. The 2010 Revision also recognizes the benefits that reclaimed mines can make when converted into open space or other alternative uses. The Village should consider implementing strong regulations regarding earth extraction to insure that future mining operations are conducted safely and without negative impacts to the community. Also, to ensure mined out lands are reclaimed for open space or other uses compatible with adopted plans and the character of the 2010 Planning Area.

F. Resource Corridors

Linking important natural areas and large tracts of public open space is an important component of the Village of Wonder Lake 2010 Revision. As illustrated on the Natural Resources Map, a resource corridor network is proposed that would essentially surround the Village center providing open space and recreational opportunities. The “green belt’s” main function would be to:

- Preserve and maintain significant areas of public open space
- Provide connectivity to existing public open space
- Provide for passive recreational opportunities such as hiking, biking and wildlife viewing.
- Provide opportunities for native wildlife habitat and movement
- Preserve sensitive environmental features.
- Act as a buffer between incompatible land uses
- Provide open space opportunities for the “Greater Wonder Lake Area” as a whole.

Ideally, the proposed resource corridor network would be protected as permanent open space and be publicly owned and maintained. Village officials should coordinate with land owners along the corridor system, including MCCD to permanently preserve the valuable environmental and recreational opportunity.

A pedestrian and bicycle trail system should be incorporated into the corridor and be linked to existing public areas including parks, MCCD sites, school district sites and the eastern “downtown” area along Hancock Drive.

G. Woodlands

Upon entering areas of Greater Wonder Lake, it is noticeable how several subdivisions have been built within oak-hickory woodlands. These are the remnants of the upland woods that exist along creeks that were flooded to form the lake.

A few underdeveloped, high quality woodlands still exist on both the east and the west sides of Wonder Lake. Ideally, these woodlands would serve as green space focal points.

The woodlands and residential trees are extremely valuable resources which add immensely to property values and make a highly significant contribution to environmental quality. Watershed and wetland quality are enhanced as well by the trees and woodlands. The character and aesthetics of the Wonder Lake Area are dependent on the resident trees, existing woodlands and the ornamentals chosen for preservations and future plantings.

H. Preservation Methods

The Village of Wonder Lake can use a variety of techniques to direct development away from environmentally sensitive areas and enhance the existing natural features.

The major tool the Village can use to protect the resources identified in this 2010 Revision is the implementation of a strong Subdivision Ordinance. The Village should consider adopting an Ordinance that contains strict Open Space Standards to insure that any development includes an open space/park land component. The Village may also consider adopting landscaping standards and require developer dedications of open space. As with any Subdivision Ordinance, it should encourage useable green space while strongly discouraging any development that would negatively affect environmentally sensitive areas.

Cluster developments should be highly encouraged in the Residential and Countryside designations of the Village Plan. Cluster developments allow the landowner to build a number of dwelling units in relatively small land area while preserving a majority of the project in open space. Cluster developments are often more economical for the developer because there is less site disturbance, less roadway and shorter utility runs. Cluster Developments concentrate the buildings to prime building sites while preserving natural drainage ways, open space, and other natural features that help control soil erosion and runoff. The open space component of a cluster development is usually held for public use.

The Village of Wonder Lake may consider pursuing Federal and State grants for the purposes of land acquisition. The Village should coordinate land acquisition efforts with MCCD and other organizations that are focused on land conservation.

IV. TRANSPORTATION NETWORK

A transportation network can be broken down into at least 4 different scenarios (or “street hierarchy”) each with a different function. This is consistent with the fundamental principal of matching street design to street function. These classifications are as follows:

1. Expressway Systems – Such as the interstate highway network which is designed for the expeditious movement of substantial volumes of traffic between areas with limited access points.
2. Arterial Systems - including both major roads and secondary roads (i.e. major and minor arterials) which are designed to carry volumes of through traffic to and from an area.
3. Collector Streets – which provide for traffic movement between arterials and local streets.
4. Local Streets - which provide access to property and meet local service needs.

A. Existing Conditions

The greater Wonder Lake area is served primarily by a series of County Highways and Township Roads best classified local, collector and arterial streets. Roads represent the main mode of transportation into and out of the area. Illinois State Highway 120 provides principal east/west access to the Wonder Lake Area and is the only Strategic Regional Arterial (SRA) identified within the 2010 Planning Area. State Highway 120 provides direct access to both Routes 31 and 47 which are also SRA’s and major north/south transportation corridors through the County. Both Routes 31 and 47 provide access to Interstate 90 which is the nearest interstate available to McHenry County residents. See **Map 6** for traffic counts on SRA’s within the area. These counts were made by the Illinois Department of Transportation (IDOT) with data collected in 2001 and 2002.

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Aside from Illinois Route 120, Howe and Barnard Mill Roads provide the only other through east/west access in the 2010 Planning Area. Both are considered to be arterial streets and are under the jurisdiction of the townships (i.e. townships roads). Hancock/McCullom Lake Road (also known as Hancock Road west of East Wonder Lake Road) is an arterial street providing east /west access to the east side of the Lake. Hancock/McCullom Lake Road is also a township road. The Lake itself prevents the continuation of this road in a westerly direction. These roads also provide access to Illinois Route 31.

Greenwood Road, which is a County Highway, is located west of the Village of Wonder Lake and serves as an arterial street which provides north/south access linking Illinois Route 173 (also an SRA) with Illinois Route 120. Other arterial streets providing north/south access to the area include Thompson Road and East Wonder Lake Road. These roads provide access on the west and east sides of the lake respectively and both are township roads. Thompson Road terminates at West Wonder Lake Road which travels east/west and north/south and links Greenwood Road with Howe Road. The northern most portion of West Wonder Lake Road (from the terminus of Thompson Road to the connection with Howe Road) is also considered to be an arterial street and is a township road. Traffic counts for arterial roads in the area are provided on **Map 7**. These counts were also made by the Illinois Department of Transportation (IDOT) with data collected in 2001 and 2002.

Numerous local subdivision streets also exist within the 2010 Planning Area. These serve primarily to provide access to property and subdivisions surrounding the Lake. Local streets also connect to the arterial street system and carry traffic to destinations such as work, school and shopping as well as to and from residences. Local streets may also serve as easements for the location of utilities, provide temporary parking for vehicles as well as provide for separation between land developments and uses.

A safe and efficient transportation network is essential to the smooth functioning of the greater Wonder Lake Area as well as the County as a whole. The transportation system in McHenry County is one of the most critical issues facing the County at this point in time. The location and quality of the local street system will have a major impact on the location of future growth and development within the 2010 Planning Area and the whole of McHenry County as well.

In addition to the goals and objectives identified within this document the following should be kept in mind with regard to future transportation improvements and planning:

1. Development of a transportation system which moves people and goods with a minimum of interference to residents and activities.
2. Connectivity within the system which allows residents to move safely and easily from one part of the community to another.
3. Development of linkages which effectively tie into the regional transportation and highway systems.
4. Creation of a street system which encourages the separation of through and local traffic.
5. Improvement of deficiencies within the existing street and roadway network.
6. Minimization of pedestrian/vehicular conflict points.
7. Minimization of access/curb cuts along major arterial streets.
8. Transportation network design which is complementary to the topography, land use pattern and overall character of the area.
9. Consideration of alternatives, within the transportation network, to the automobile as the principal mode of transportation.

B. Highway's and SRA's

No new highways or SRA's are proposed within the 2010 Planning Area. However, careful consideration should be given to any proposals for development along SRA's particularly with regard to access control and sight distances. County Highways and SRA's should be designed to safely and efficiently move traffic to and from the area as well as "fit in" with the character of the area to the greatest extent possible.

C. Arterial Streets

No new major arterial streets are proposed within the 2010 Planning Area. However, over time the north-south “spine road within the Thatcher Meadows development may eventually function as one. Minor arterial streets, defined as main feeder streets, will likely be necessary over time as the 2010 Revision is implemented. Minor arterial streets standards should be spelled out in either Village or Township regulations regarding roadways. These standards should be adhered to in the design and construction of proposed minor arterial roadways. Access and access control should also be considered along arterial streets. Speeds of 35 to 40 mph should be anticipated on minor arterial streets. Sidewalks should be considered along arterial streets where appropriate and particularly where connections to other sidewalks are possible.

D. Collector Streets

Map 8. Potential Future Road Improvements, identifies numerous new collector streets have been identified in the 2010 Planning Area. In general these have been proposed at a quarter mile to half mile spacing. These streets should function as main interior streets. Standards for construction are contained within the Village subdivision. These standards should be adhered to during the subdivision process. Location of proposed collector streets should also be considered at this time. A speed of 30 mph would be anticipated on a collector street. Sidewalks should be required along collector streets.

E. Local Streets

Local streets have purposely not been identified on the Plan Map (Map 9). It is assumed that local streets will be developed as part of the subdivision process. Standards for local streets should be found in the subdivision regulations for the Village. These standards should be adhered to during the subdivision process. In general, local streets should be non-conductive to through traffic and provide principal access to property. Local streets typically serve to identify blocks within subdivisions. Standards for local street construction may vary based upon the preferences of the community. Speeds of 25 mph or less would be anticipated on local streets.

Cul-de-sac’s (streets open only on one end with a turnaround at the other) may be considered whenever necessary or practical. Standards for cul-de-sac’s may vary. Special consideration should be given to the cul-de-sac turn around so as to allow large service vehicles (snow plows, emergency vehicles, delivery trucks, etc.) ingress and egress to the cul-de-sac without having to back-up. Cul-de-sacs should have sidewalks along the edge and be constructed with landscaped islands to soften the appearance of large expanses of otherwise uninterrupted pavement provided proper access for emergency and service vehicles is included in the design.

F. Other Transportation Modes

Presently, the greater Wonder Lake Area is almost entirely dependent on the automobile and road system for transportation to and from the area. Based upon 2000 Census data, of the 453 occupied housing units identified in census, 349 (or 77%) had two or more vehicles available within the household.

1. Air Transportation

Galt Airport, founded in the early 1950’s by Arthur Galt Jr., is one of three general aviation airfields within McHenry County. Galt Airport does lie within the 2010 Planning Area and was annexed into the Village of Greenwood in November of 2002. The airport is an uncontrolled field with a paved east-west runway and a sod north-south runway. As presently

configured the runway is too short to accommodate jet aircraft. The airport principally serves small private planes, sells fuel, and provides flying lessons and hangar space.

2. Rail Transportation

Access to rail transportation (both freight and passenger service) within the 2010 Planing Area is non-existent. At the present time no plans are being contemplated to bring rail access into this Area. The lack of freight service will, no doubt, have an impact on future land use in the area and will likely limit industrial development opportunities in the Area.

Access to commuter rail service is most readily available in the City of McHenry to the east. Woodstock and Crystal Lake respectively provide the next most convenient access points to commuter rail service.

3. Bus Service

PACE does provide limited weekday suburban bus service to the area. PACE Route 807 links residents in the area with both the Woodstock and McHenry Train stations as well as the McHenry County Government Center and shopping destinations in the City of McHenry.

PACE does not provide weekend or holiday bus service and is the only non-auto related transit alternative available to residents of the area.

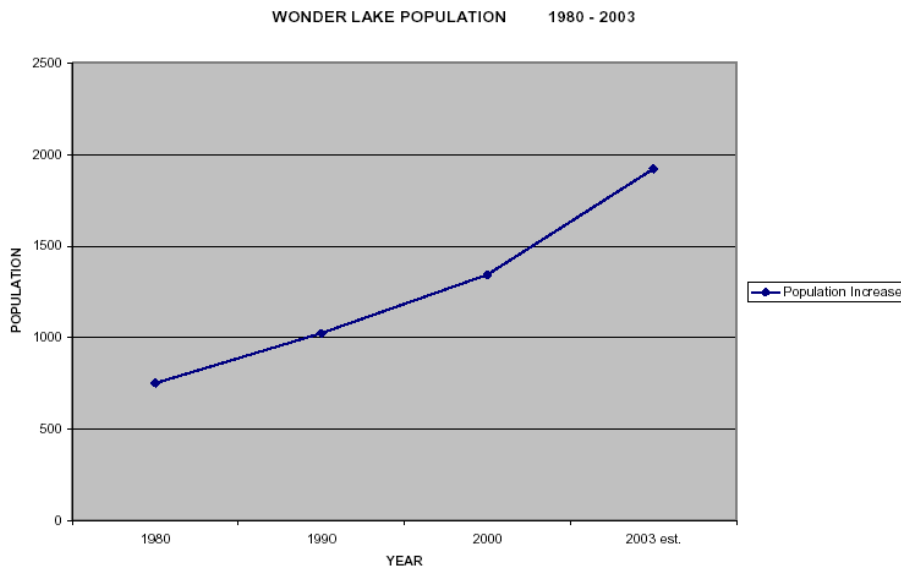
V. POPULATION, DEMOGRAPHICS AND HOUSING

A. Population Trends

Note: The following data was compiled and analyzed as part of the Original 2004 Plan. It was not updated comprehensively as part of the 2005 or 2010 revisions. Furthermore, it does not include data collected as a result of the 2010 Decennial Census. As of 2010, the best current estimate of Village population is 3,975.

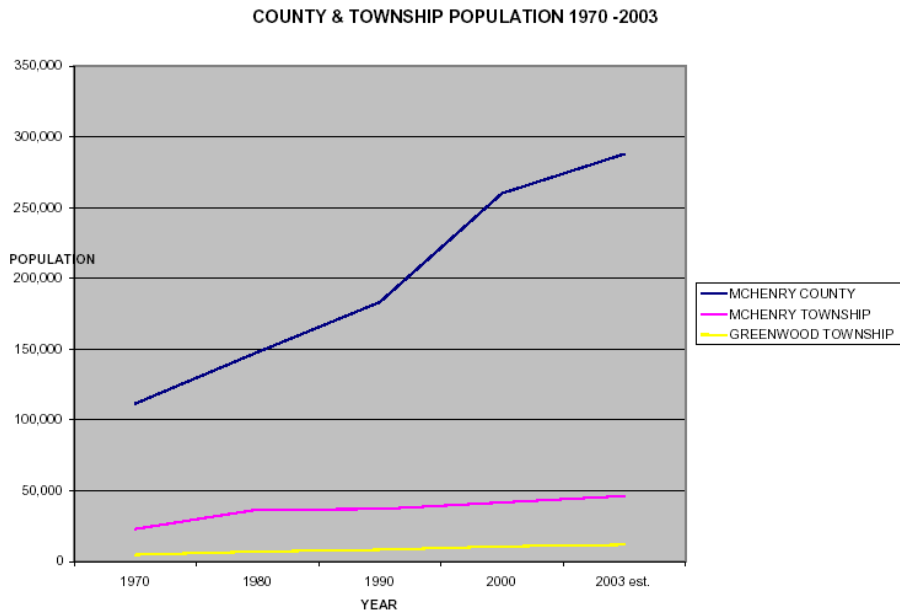
Prior to incorporation in November 1974 (as the Village of Sunrise Ridge) there were no population figures for the Village or for the Greater Wonder Lake Area. Population within this area was simply rolled into the Township and County population totals. As such, historical population figures for the Village are limited to the year 1980 as a starting point.

As indicated in the attached population chart, population has shown a steady increase within the Village limits since census data was first collected in 1980. At that time, Village population was 752 individuals. In 2003, the best estimate of Village population was 1,923. This represented an increase of approximately two and one half times the Village population since 1980.



Although not known for certain, it is likely that population in the unincorporated portions of the Greater Wonder Lake Area have experienced similar increases in population given the population growth occurring overall in McHenry County.

Since the 2005 Revision was prepared, the Village conducted Special Censuses of recently annexed/developed areas. The results of this Special Census were used to increase the availability of additional state and federal revenue for the Village.



The *County & Township Population* chart listed above illustrates this notion. While overall county population has grown much faster than either Greenwood or McHenry Township, consistent population growth can also be seen in these townships since 1970 as well. This trend generally mirrors the County population growth since 1970.

The Northeastern Illinois Planning Commission (NIPC) is a regional agency with oversight authority for planning activities in the 6-county Chicago metro area including McHenry County. As part of this authority, the Commission produces long range population projections for counties, cities and villages within the area. The most recent set of projections are the year 2020 population projections as produced by NIPC. These projections forecast a 2020 population of 347,159 individuals for the whole of McHenry County and population of 3,179 individuals for the Village. In short, while population projections are more of an art than a science, it is clear from past trends and future projections that additional population growth can be expected in County, Village and unincorporated portions of the Greater Wonder Lake Area in the foreseeable future.

1. Household Size

Nationally, the average household size is 2.59 individuals per household per 2000 Census data. As an overall trend, household size nationally has been steadily decreasing for a number of years. This may potentially be attributed to an aging population (empty nester households), more individuals remaining single and/or delaying marriage and/or couples postponing having children or limiting the number of children they raise.

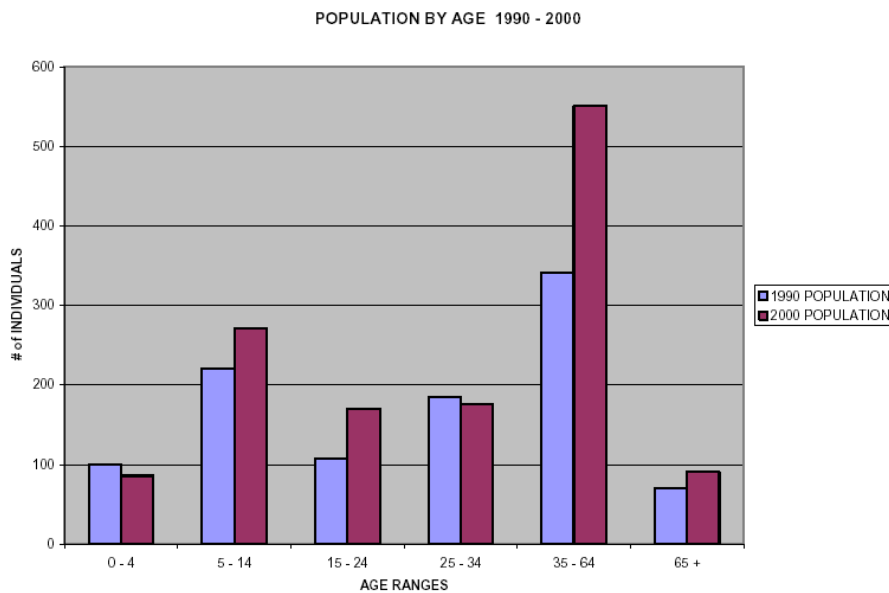
Household size for the Village is calculated as 3.02 individuals per household based upon 2000 Census data. This is down from the 1990 figure of 3.12 individuals per household.

This figure is greater than the national average and as well as the state average of 2.63 individuals per household. Overall, the average household size in the County was 2.89 individuals, based on 2000 Census data.

Household size for Greenwood and McHenry Townships are 2.8 and 2.6 individuals per household respectively, based upon 2000 Census data.

2. Age Characteristics

The attached chart gives some insight into the age characteristics of the Village of Wonder Lake population. This chart graphically represents the changes in age characteristics of the of the Village population between 1990 and 2000. In both instances data from the US Census Bureau was used in making the comparison.



From 1990 to 2000 the Village saw an overall increase in population from 1,024 individuals to 1,345 individuals. This represents a 31.3% increase from 1990 to 2000.

The population in the 0-4 year age bracket experienced a 14% decline in population over that time span. This represents the largest decline of any of the age brackets examined. In terms of actual numbers the population went from 100 individuals in 1990 to 86 in 2000.

Individuals in the 5 to 14 year age bracket increased from 107 individuals in 1990 to 271 individuals in the year 2000. This represents a 23% increase in this population group over the last ten years.

The 15 to 24 year old age bracket saw a 59% increase in population between 1990 and 2000. This represents the second largest increase of any of the age brackets examined. Population numbers increased from 107 individuals in 1990 to 170 individuals in 2000.

The 24 to 34 year old age bracket saw a modest decline of 5% going from 185 individuals in 1990 to 176 individuals in 2000. The median age of the Village population in 2000 was 33.8 years of age.

Individuals ranging in age from 35 to 64 saw the largest increase in population from 1990 to 2000. Individuals in this age bracket went from 341 in 1990 to 551 in 2000 or a 62% increase over the last 10 years.

Finally, individuals in the 65 and over age bracket saw a 30% increase in population between 1990 and 2000. In 1990 there were 70 individuals within the Village aged 65 and over. This number increased to 91 in the year 2000.

3. Population Composition

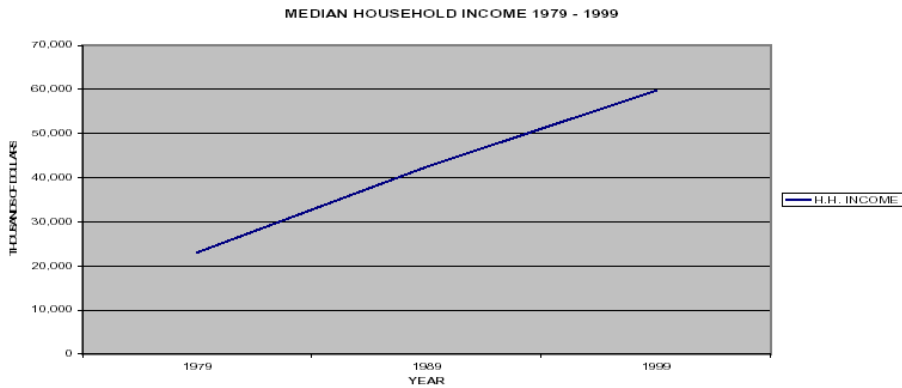
Of the 1345 individuals counted in the Village during the 2000 Census 691 (51%) were male and 654 (49%) were female. Racially 1307 (97%) of the 1345 resident population within the community were classified as white. The Hispanic population increased from 11 individuals in 1990 to 60 in 2000 or increase of 445% over 10 years.

4. Household Composition

Households as identified in the Census for 2000 identified 445 total households within the community. This is increased 35.7% since 1990 when 328 households were identified. Of these, 367 are identified as “Married-couples families”. This number represents an increase of 30% for the 1990 figure of 252. Male headed households increased by 64% from 1990 (11 households) to 2000 (18 households). Female headed households increased by 110% over the same time period. In 1990 there were 19 female headed households. This number jumped to 40 in the year 2000. Single person households increased from 35 in 1990 to 57 in the year 2000 (63%). No persons were identified as being institutionalized or living with group quarters per the 2000 Census data.

B. Income

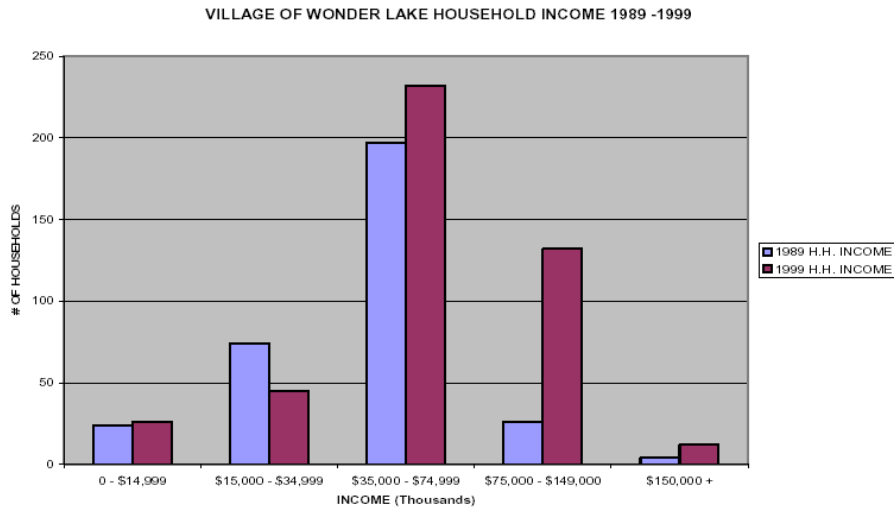
The chart listed below indicates median household income for the Village for 1979, 1989 and 1999 respectively. As the chart illustrates the median household income of Village residents has been steadily rising over this time period.



Based upon 2000 Census data, the median household income for the Village was \$59,712. This figure is less than, but very near the countywide median income figure of \$64,826 per household. Median household income for the Village was substantially higher than the statewide figure of \$46,590 per household. In comparison, median household income figures for Greenwood and McHenry Townships were \$53,233 and \$56,631 respectively.

The chart identified below compares median household income figures for 1989 (1990 Census) to 1999 (2000 Census). As can be clearly seen in this chart, median household income has risen dramatically on the upper end of the scale. Households on the lower end of the scale remained fairly constant with fewer households in the \$15,000 to \$34,999 income range. Households in the \$35,000 to \$74,999 income range increased by approximately 18% from 1989 to 1999. Most dramatic however, were the households in the \$75,000 to \$149,000 range. This group increased by over 400% during this 10-year time span with actual household counts in 1989 of 26 and 132 in 1990. Household incomes in the \$150,000+ range increased by 200% from 1989 to 1999 with household counts of 4 and 12 respectively.

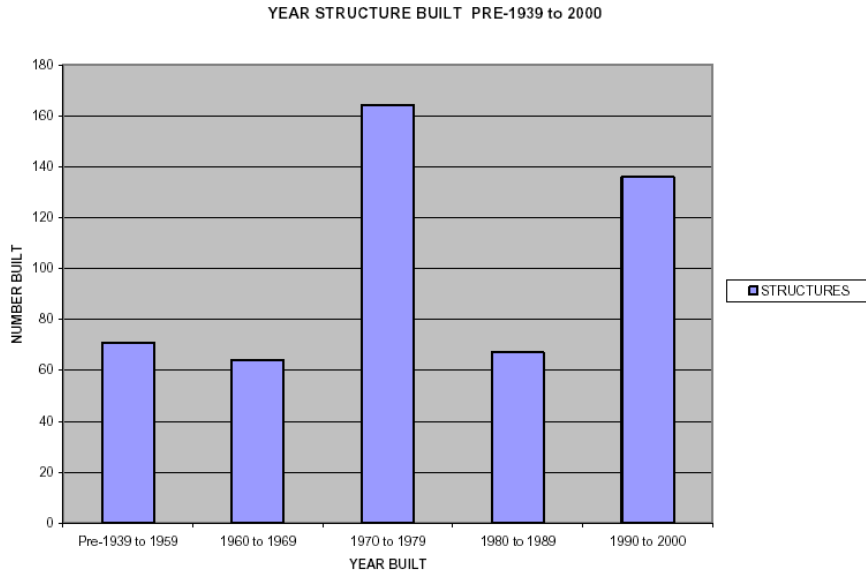
Comparison of the age and income data for the Village would suggest a younger more affluent population is moving or has moved into the Village over the last 10 years.



C. Housing Units

The 2000 Census identified 502 dwelling units within the Village. Of these, 496 (98.8%) were identified as single family detached units. Three structures (0.6%) were identified as containing two units each (i.e. duplexes). Three structures (0.6%) were also identified as containing 5 to 9 units each (i.e. multi-family units). Since 2000, an additional 115 building permits have been issued for housing units. Approximately 617 dwelling units would be anticipated within the Village limits as of April 2003. NIPC projects total housing units within the Village to be 1,111 (or a 136.36% increase from the year 2000) by the year 2020. Furthermore, the results of any Special Census (as well as the 2010 Decennial Census) will also increase the number of housing units in the Village reflecting the annexation of existing units and the construction of new units in new developments.

The following chart lists the date of construction for structures within the Village up to the 2000 Census. This data illustrates building “spurts” which have occurred in the Village. Most notably these occurred during the 1970’s and from 1990 to the present. The years prior to 1939 and up through 1959 saw very moderate construction taking place within the Village. The 1960’s and the 1980’s both experienced approximately the same amount of construction as occurred during the 20-year time span from 1939 to 1950. Substantially less construction occurred during these periods than during the peak periods of the 1970’s and 1990’s.



Assuming most structures built were dwelling units, the Village has a relatively “modern” housing stock with the vast majority of structures being built from 1970 to the present. Based upon 2000 Census data, the Village had a low vacancy rate of 3.7%.

1. Housing Value

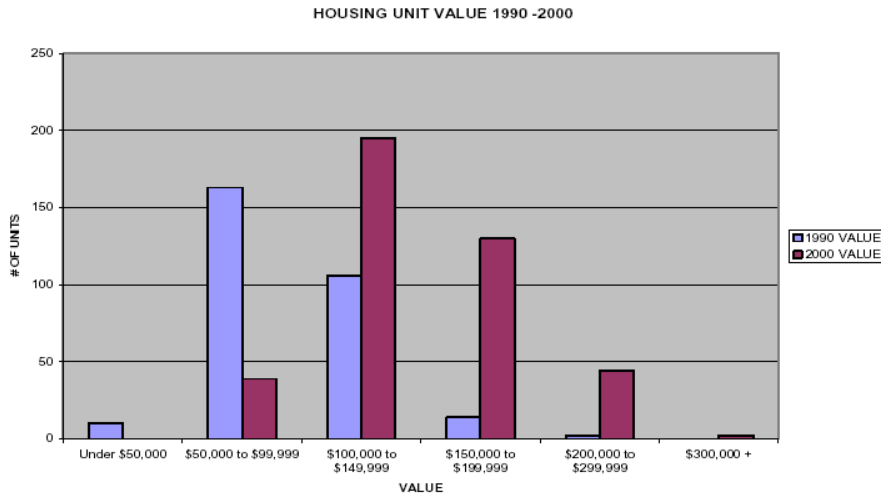
The chart listed below indicates housing values from 1990 to 2000. As identified by the Census, the values of “specified owner-occupied housing units” were examined in both 1990 and 2000. In 1990, 295 units were identified by the Bureau. This number increased by 39% to 410 in 2000.

In 1990, 10 units had a value of \$50,000 or less. This number fell to 0 in 2000. Similarly, units in the \$50,000 to \$99,999 bracket declined by 76% from 1990 to 2000, with numbers of units logged as 163 and 39 respectively.

Units in the \$100,000 to \$149,999 range increased by 84% from 1990 to 2000. Units with this value increased from 106 in 1990 to 195 in the year 2000.

Dwelling units with a value of \$150,000 to \$199,999 increased from 14 in 1990 to 130 in 2000. This represents an 828% increase over 10 years. Similarly, units in the \$200,000 to \$299,999 range increased from 2 units in 1990 to 44 in 2000. In 2000, 2 units had a value of \$300,000 or more compared to none in 1990.

The median unit value of housing increased by approximately 53% from 1990 to 2000 with median unit values of \$94,600 and \$144,600 respectively.



D. Analysis and Conclusions

Since incorporation in 1974, the Village of Wonder Lake has seen a steady increase in population. Based upon past trends and projected population estimates, the Village can expect a 65% increase in population by 2020. Given the geographic location of the Village in relation to the Chicago metropolitan area, additional population growth will most certainly occur in the foreseeable future.

Household size for the Village has followed the national trend of decline, yet household size for the Village remains higher than national, state and county averages.

The median age of Village residents is 33.8 years indicating a younger population is moving into the area. The increase in the population aged 5 to 14 years and also, perhaps to a lesser extent, the 5 to 24 year old age bracket suggests families with elementary and high school aged children are moving into the area. These could be first time homebuyers or possibly buyers “moving up” into a larger dwelling to accommodate family housing needs. This notion is also supported by the household composition of the community and, to a certain extent, by the population composition which is nearly even between males and females.

Racially, the community is exceptionally homogeneous.

Household income figures for Village residents have climbed steadily over the last 20 years. This suggests not only a younger but also more affluent population is moving into the village.

Most new construction within the Village has been for single-family detached dwellings. Construction has occurred in “spurts” most notably in the 1970’s and most recently from 1990 to the present. The character of the community is overwhelmingly residential. Housing values also increased particularly on the high end of the scale. This also supports the premise of a more

affluent population moving into the Village. However, as noted previously the results of the any Special Censuses and the 2010 Decennial Census will likely affect these conclusions.

VI. PUBLIC FACILITIES AND SERVICES

A. Health Care Facilities

Although no health care facilities are located within the Village proper, the Village and the Greater Wonder Lake area appear to be adequately served by facilities located within close proximity of the Village. One hospital, Northern Illinois Medical Center (NIMC), is located within the city of McHenry. This facility is situated approximately six miles from the Village and the Greater Wonder Lake Area.

Memorial Medical Center and Woodstock Mercy Medical Center are both located in Woodstock, approximately seven to eight miles from the Village and the Greater Wonder Lake Area. NIMC and Memorial Medical offer a full range of health care services including emergency health care services.

Additionally, the Wonder Lake Fire Protection District offers a high level of experienced service to the area including advanced life support (ALS), emergency medical services and water rescue.

B. Police Protection

The Village of Wonder Lake offers police protection services. At the time of the 2004 Plan, the Village Police Department is staffed through part-time police personnel and supervised by a salaried police chief. Calls to the Wonder Lake police are dispatched through the McHenry County Emergency Dispatch system provided by the McHenry County Sheriff's Department. A marine unit for seasonal lake patrol is also employed under contract to the Master Property Owners Association.

The unincorporated portions of the Greater Wonder Lake Area are served by the McHenry County Sheriff's Department.

Evaluation of types, number and frequency of police calls in both the incorporated and unincorporated area should occur periodically in order to determine the adequacy of police protection in the Greater Wonder Lake Area.

C. Fire Protection

The Wonder Lake Fire Protection District (WLFPD) provides service to a 30 square mile area including the Village of Wonder Lake and unincorporated portions of the Greater Wonder Lake Area. Two fire stations and 35 certified volunteer, paid-on-premises firefighters/EMT/Paramedics are located within the District.

Station #1 (East) is located at 4300 East Wonder Lake Road. The one-story station is situated on a three acre site and was constructed in 1981. The structure consists of a six-bay apparatus floor, kitchen and office and meeting rooms. Station #2 (West) is located at 3315 Thompson Road. This one-story structure was built in 1976. The structure contains a four-bay apparatus floor, kitchen and office, as well as meeting rooms.

At the time of the 2004 Plan, the WLFPD was equipped with three ALS ambulances and two ALS engine companies. Fire suppression is handled with two engine companies, two tanker trucks, a heavy rescue squad, grass/brush truck and command vehicle. A highly trained water rescue team is also utilized. In the year 2000, the WLFPD responded to 670 calls for service. Of these, 80% were Emergency Medical Services (EMS) calls, 15% were fire calls, and 5% were designated as “other.”

Standards for level of service for a fire protection district vary; for example, the National Board of Underwriters recommends a maximum four-mile radius. The tables listed below lists alternative standards based upon land use.

LAND USE	SERVICE RADIUS (Pumper Company)
Commercial/Industry	0.75 to 1.0 miles
Medium/High Density, Residential (Building Separation <100’)	2.0 miles
Scattered Residential (Building Separation >100’)	4.0 miles

A response time which is acceptable (both EMS and fire suppression services) to the community should be established and maintained to protect the health, safety and welfare of area residents. Should this level fail to be consistently met, consideration of additional manpower, equipment and facilities may be required. Improvements in response times and fire protection capability also serve to improve the Village’s insurance ratings.

The southerly portions of the Thatcher Meadows development, annexed to the Village in 2009, is provided falls within the McHenry Fire Protection District.

Unincorporated property in the Greater Wonder Lake area may also fall within other fire districts. Areas to the east are served by the McHenry Fire Protection District, to the far west and south by the Woodstock Rural Fire Protection District and to the north by the Hebron-Alden-Greenwood Fire Prevention District. These districts are also staffed through volunteer, paid-on-premises certified firefighter/EMT/Paramedic staff and/or officers.

D. Solid Waste Disposal

Presently there are no solid waste disposal facilities located in McHenry County. Consequently, solid waste generated in the County is hauled to landfills located outside of the geographic boundaries of McHenry County. As of January 1, 2002, the State of Illinois has estimated there is approximately six years of landfill space available within Northeastern Illinois. While not directly an issue for the Village, or the Greater Wonder Lake Area *per se*, solid waste disposal will be an issue for the County and Northeastern Illinois Region in the very near future.

The Village of Wonder Lake has issued, through ordinance, a waste hauler’s license for the provision of waste disposal services in the Village. As of 2003, this license is arrived through open bid process and renewal by contract with approval by the Village of Wonder Lake Board of Trustees.

Residents in unincorporated portions of the Greater Wonder Lake Area must contract with a county licensed waste hauler offering waste disposal services in those unincorporated areas of the county.

Both the incorporated and unincorporated areas of Wonder Lake are subject to the McHenry County Residential Recycling Ordinance which mandates the recycling of most materials as specified by County ordinance.

E. Library Facilities

The 2010 Planning Area is served by four separate library districts. The Rural Woodstock Public Library District serves principally the west half of the planning area, including the Village of Wonder Lake. The McHenry Public Library District serves the bulk of the east side of the planning area. The Johnsborg Library District serves a small portion of the extreme east side of the Area, while the Nippersink Public Library District serves a small portion to the north.

The Woodstock Public Library, located at 414 East Judd Street in Woodstock, serves the residents of Woodstock, Bull Valley, Greenwood and Wonder Lake. The combined areas of the Woodstock Public Library District and the Rural Woodstock Library District coincide with the boundaries of the Woodstock Community Unit School District 200. The City of Woodstock Public Library owns and operates the library while the Rural Woodstock Library District contracts with the city for library service.

The McHenry Library District is located in a 28,000 square foot facility at 809 North Front (Route 31) Street, just south of Illinois Route 120 in the City of McHenry, Illinois. A library card may be issued free of charge when proof of residency within the library district is established.

A small portion of the eastern-most boundary of the 2010 Planning Area falls within the Johnsborg Library District Boundary. Presently this land is about to be developed but substantial portions remain in agricultural production. The 2010 Revision targets this area as developing principally for open space, mixed and residential land uses thus potentially having an impact upon this District. The Johnsborg Library District is located at 3000 North Johnsborg Road in Johnsborg, Illinois.

A small portion of the northern extent of the 2010 Planning Area falls within the Nippersink Public Library District. The land use plan targets this area as developing principally for environmentally sensitive/open space and countryside residential land uses. These uses will likely generate minimal new patrons or tax base for the District. The Nippersink Public Library is located at 5418 Hill Road, Richmond, IL 60071.

F. Parks and Recreation

Park and recreational space are an important aspect of any community. In addition to providing both passive and active recreational opportunities, park land and open space help to define and enhance both the appearance and character of a community. The amount of land and types of recreational facilities required for a given community can vary widely upon the composition of the population and overall desires of the community. **(Reference Map 11.)**

Results of the citizen survey conducted as part of the 2004 Plan planning process indicated that parks, recreational opportunities and open space were high priority items for both incorporated and unincorporated residents. . As a high priority is placed on open space and recreational

opportunities within the planning area, further study of recreational wants and needs of the Greater Wonder Lake Area may be warranted to determine what type of facilities are best suited to the community. The wants of the community can then be compared against standards, such as those recognized by the National Recreation and Park Association (NRPA), in determining a minimum acceptable standard for a desired facility.

As of January 2003, the Village of Wonder Lake comprised approximately 1,700 acres of land area (2.66 square miles). Of this area, approximately 26 acres (or about 1.5%) of the land area within the Village is dedicated and used for open space purposes. This figure excludes the Lake itself. Using the figure of 10 acres of park land per 1000 population (a commonly accepted standard which has evolved over time), the Village would appear to have more than twice the open space to satisfy this standard. However, this open space is not well distributed geographically and is concentrated on the very north end of the Village at Jacobson Park.

Jacobson Park, the principal park land within the Village, also has limited recreational opportunities. Four softball diamonds exist within the park. As the property is heavily wooded, an opportunity for passive recreational activities, such as bird watching, may occur. There is access to the Nippersink Creek along the southern boundary of the Park property, which may provide some opportunity for fishing. Given the relatively large size of the Park, it would appear that walking paths and/or trails could be established, as well as, to allow such activities as hiking and cross-country skiing. When not being used for softball activities, the open areas of the playing fields double for soccer fields during the spring and fall seasons.

Using the customary 10 acres per 1,000 population standard (a commonly accepted standard for "local/close to home space" generally supported by the National Recreation and Park Association), the incorporated portions of the Village presently have more than twice the park/open space to satisfy this standard. However, when comparing the available recreational land with the existing population in the neighborhoods surrounding the Lake and elsewhere in the 2010 Planning Area, there is a significant lack of active open space per 1,000 population. In addition, the open space within the Village is not well distributed geographically being concentrated on the north end of the Village at Jacobson Park. Furthermore, the Lakeside parks are restricted to subdivision owners and are not available to the public. Finally, in recognition of the park goals set forth in this Plan and the open space character of the Village, a ratio exceeding the 10 acres per 1,000 population standard may be justified. Existing or planned parks at the time the 2004 Plan preparation include:

Park Name	Location and Type	Size	Improvements
Public Parks			
Jacobson Park	4200 Thompson Rd Public Regional Park	29 acres	5 acres-developed: four diamonds overlapping with three soccer fields; tennis court; six fitness stations, a tot playground, grass volleyball, basketball/in-line hockey, 24 acres-undeveloped wetlands and protected by "Acres for Wildlife" program. The Park also includes was dedicated to the Village in 1978.
Heger Triangle Park	Greenwood & Richmond Roads 1/2 acre Neighborhood Park		Play equipment (swings, teeter totter and Public camelback climber). Acquired from Sunrise Ridge Association and drainage improvements and woodchips were recently added. An adjacent wooded lot is being developed as an annex to the Park.
Village Green	Deerpath Subdivision Public Neighborhood Park	3 acres	Play equipment (swingset, sandbox and digger, geodesic climber and handpump from former dairy farm on the site. A 5 acre water retention pond owned by the Deerpath Association abuts the site and is maintained in natural vegetation.

Parks, continued

Park Name	Location and Type	Size	Improvements
Huff Farm Park	Deerpath Subdivision Public Neighborhood Park	3-1/2 acres	Play equipment (swingset, sandbox, rally-round climber, tetherball, backstop and volleyball court) and soccer field. A 10 acre detention pond owned by the Deerpath Association abuts the site and is maintained in natural vegetation.
Woods Creek (to be named) Park	Woods Creek Subdivision Public Community Park	15 acres	Soccer field; baseball diamond and practice field, 4 soccer fields, parking lot/basketball courts and totlot
Meadows of West Bay West Park	Meadows of West Bay Public Community Park	29 acres	To be developed – one baseball/soccer field, parking lot, totlot, pathways, sedge meadow/open space, wetlands, wetland buffers and detention ponds
Meadows of West Bay East Park	Meadows of West Bay Public Neighborhood Park	69 acres	To be developed - two baseball/soccer fields, parking lot, totlot, pathways, sedge meadow/open space, wetlands, wetland buffers, creek, creek buffers and detention ponds
Meadows of West Bay Public Lakeside and Other Open Space	Meadows of West Bay Public Open Space	70 acres	To be developed - wetland, wetland buffer, sedge meadow, Village dedication, Creek mouth, Lakeshore, eastern wooded buffer, central wooded open space, pathways and detention pond

Private Parks (Subdivision Parks, members only)

Deep Springs Park	Deep Springs Subdivision Playground	½ Acre	Playground, Beach and boat access
Meadows of West Bay HOA Park	Meadows of West Bay Private Beach/Park	10 acres	To be developed - parking lot, totlot, boat launch, clubhouse, 2 bocce courts, 2 horseshoe courts, volley ball, and detention pond
Sunrise Ridge Beach Park	Lake Shore Drive	1 acre approx	Beach; swim area Private Beach/Park with raft; boat dock and loading pier; boat club, shelter, play equipment; Picnic and grill area
Sunrise Ridge Nippersink Creek Park	Westwood Drive Private Park	1 acre approx	Swings, ½ court basketball, volleyball court fishing and water front
White Oaks Bay Park #1	White Oaks Bay Subdivision Private Park	1 acre	Playground equipment, boat access and piers
White Oaks Bay Park #2	White Oaks Bay Subdivision Private Park	½ acre	Playground equipment and beach and piers
Hickory Falls Parks #1& 2	Hickory Falls Subdivision Private Park	1 acre	Playground equipment, beach, and boat access
Wooded Shores Park	Wooded Shores Subdivision Private Park	½ acre	Playground equipment, beach, and boat access

A relatively dense residential development pattern has evolved on the unincorporated east side of the planning area. Very few recreational and open space amenities exist within these developed areas. Small private beaches of approximately 1 acre or less, scattered along the lakeshore, provide Lake access to those subdivisions which own them.

The McHenry County Conservation District (MCCD) provides some recreational/open opportunity to this area via Glacial Park (predominately located north of and outside the planning area) and the Harrison Benwell facility located on Hancock Drive/McCullom Lake Road.

From the planning perspective, however, significant opportunities exist for the creation of new park and open space facilities. These include the ability to link existing facilities, natural areas and future planned park/open space areas together. As proposed on the plan map, an environmental corridor is located on the eastern portion of the planning area. The purpose of this corridor is two-fold; first, it provides a buffer between land uses on the east and west side of the corridor. This may be particularly beneficial should FAP 420 become developed. Right-of-way for this road improvement has been acquired; however, if and when this roadway will get built

remains uncertain. Second, it allows recreational areas to be linked, thereby providing greater opportunities for access and use. As proposed on the plan map, existing MCCD sites, proposed open space and existing natural areas (mature tree coverage, wetland, flood hazard and other environmentally sensitive areas) have been linked together as an open space network. The weakest “link” in this network is found to the west of the incorporated area of the Village of Wonder Lake. Existing and proposed development has limited the opportunity for the establishment of a true environmental corridor. However, the opportunities still exist to provide a link in the form of a bike path or multi-use trail which would tie the area around the Nippersink Creek to the overall open space network as identified on the plan map.

To function as a true environmental corridor, bigger is better when it comes to the physical layout of the corridor. However, a minimum corridor width of 300’ should be adequate to provide a useful multi-purpose corridor. Such corridors may also have the added benefit of allowing Wildlife the opportunity to migrate between areas of natural habitat.

Consideration should be given to setting aside sufficient land during the development process (i.e. the subdivision of land) which creates the linkages which will establish the overall open space network.

As the Wonder Lake is a private lake with limited access, it has not been discussed as open space *per se*. For the purposes of this plan, the Lake is considered under the Natural Resource and Environmental Chapter of the plan. However, there is no denying that the Lake itself is the focal point of the Greater Wonder Lake Area. Public or private, the lake serves to identify the area and has a strong influence on the character and recreational opportunities of the Village and Greater Wonder Lake Area.

G. Water Supplies and Sewage Disposal

Presently, no public sewer or water service is available to the Village of Wonder Lake or the Greater Wonder Lake Area. Sections of the Village, as well as several unincorporated subdivisions, are serviced by a community water system, owned privately. With this lone exception, all development in the area is done on septic wastewater disposal systems and private wells. Recent development requests have proposed the use of private “package plants” for wastewater treatment.

At the time the 2005 Revision was being prepared an application for the creation of a facility planning area (FPA) was prepared and approved by appropriate state and regional jurisdictions. The successful creation of this FPA will permit the construction of a sanitary treatment facility with discharge into Dutch Creek. This will provide the Village with an alternative means of treating sewage and a facility that may be expanded as additional development takes place. Concurrently, the Village also purchased an existing private water system. Opportunities for expansion of this system may occur as new development takes place. As additional opportunities for publicly owned sewer and water systems arise, a separate planning effort may need to be conducted which addresses cost and overall feasibility of such ownership. If at all possible, it is recommended that the Greater Wonder Lake Area, as a whole, eventually be provided such infrastructure improvements.

Based upon the *Strategic Plan for Water Resource Management*, as adopted by the Northeastern Illinois Planning Commission (NIPC) in 2001, the Village of Wonder Lake and the Greater Wonder Lake area is not anticipated to have a shortfall in terms of water supply. Potable water supplies will be obtained from groundwater sources. Anticipated 2020 demand as identified in the

NIPC study for non-cooling purposes in the Greater Wonder Lake Area is 1 to 5 million gallons per day. Quality of groundwater supply is also critical.

Should private or municipal water systems be expanded testing of the quality of the potable water supply should be conducted on a regular basis. Individuals with private wells may contact the McHenry County Department of Health for information on well construction and maintenance, as well as, have an analysis performed on their water supply. It is recommended that water quality of private wells be analyzed at least once a year.

As a matter of general planning, areas of known groundwater recharge and other potable water supply areas should be protected so that the quality and quantity of the potable water supply is protected.

VII. Schools

Education is an important factor in the overall future of any community. Schools are often a valuable asset to a community and act as a “selling point” for property in the area. Quality schools with adequate resources can influence population trends by attracting new residents not only for decent educational opportunities, but also for higher property values that are associated with well-funded school districts.

The 2010 Revision Plan calls for Residential land development on both sides of Wonder Lake. The Revision targets these areas to accommodate the inevitable growing population of the area. As these lands become developed, more pressure is applied to school districts in terms of enrollment capacity and resources. Village officials should consider the effects of land use conversion/population growth on school districts.

Eventually, it may become necessary to construct additional schools in the Wonder Lake Area. In this circumstance, Village officials and school leaders should work together to acquire property that would be well suited for a school. School property should have good access to decent roads and utilities, be in close proximity to growing neighborhoods and be on larger sized properties to accommodate playgrounds and athletic fields. It should be noted that schools are a community resource and serve a variety of functions. Schools are often used as meeting halls and the playgrounds and fields are usually open to public use.

As a component of the Wonder Lake Plan, educational resources must be considered. Currently, the 2010 Planning Area is served by eight school districts, Richmond High School District 157, Richmond Grade School District #2, Hebron School District #19, Johnsburg Unit School District #12, Woodstock Community School District #200, McHenry Community High School District #156, McHenry School District 15, as well as, Wonder Lake Harrison Elementary School District #36.

Harrison and Greenwood Elementary Schools were the only educational facilities actually located within the 2010 Planning Area. Both schools are designated as Institutional on the Village of Wonder Lake Plan Map. The following represents school district facilities located in the 2010 Planning Area.

1. McHenry High School District # 156

The jurisdiction of McHenry High School District #156 includes portions of the 2010 Planning Area falling on the eastern side of Wonder Lake. High school students residing in the eastern side of the 2010 Planning Area attend high school at one of the McHenry High School campuses.

McHenry High School – East
1012 N. Green Street
McHenry, IL 60050

McHenry High School – West
4724 W. Crystal Lake Road
McHenry, IL 60050

2. McHenry School District #15

McHenry Elementary School District 15 is composed of 8 schools (6 elementary and 2 middle schools), two of which are available to residents within the eastern side of the 2004 Planning Area – Landmark Elementary on Route 120 and Parkland Middle School, located on Ringwood Road. As part of the development process, the developer of the Thatcher Meadows development successfully proposed the redistricting of portions of that development so that no portions of that development were located in District #15.

3. Harrison Elementary District # 36

Elementary and Middle school students living in the eastern half of the 2010 Planning Area attend Harrison Elementary School. Harrison school is one of two facilities actually located within the boundaries of the 2010 Planning Area. The school is located on nine acres directly adjacent to the Harrison Benwell MCCD site on Hancock/McCullom Lake Road. As part of the development process, the developer of the Thatcher Meadows development successfully proposed the redistricting of portions of that development. As a result, portions of that development previously located in District #15 are now located in District #36. A new school will be constructed as part of the Thatcher Meadows development and funds and/or land will be provided for the expansion of Harrison Elementary School.

Harrison Elementary School
6809 McCullom Lake Road
Wonder Lake, IL 60097

4. Woodstock School District #200

Woodstock School District #200 serves the majority of the 2010 Planning Area, comprising an area from its western boundary to the middle of Wonder Lake. Students living in this area attend Woodstock High School, Northwood Middle School and Greenwood Elementary School. Greenwood Elementary School is situated on eight acres within the 2010 Planning Area on Greenwood Road within the Village of Greenwood.

Greenwood Elementary School
4618 Greenwood Road
Woodstock, IL 60098

Woodstock High School
501 W. South Street
Woodstock, IL 60098

Northwood Middle School
2121 N. Seminary Avenue
Woodstock, IL 60098

As part of the preparation of the 2004 Plan, all three districts, which have jurisdiction within the 2004 Planning Area were contacted. A letter was sent inquiring about present and future

enrollment, facility capacity, and general educational needs. Only Woodstock Community Unit School District 200 has responded. District 200 provided specific information pertaining to the Greenwood School facility as well as general demographic information relating to the entire District. What follows is a synopsis of the District 200 response.

- A). Greenwood School
 - o Greenwood School serves grades 1-5.
 - o Greenwood School consists of 23 classrooms and 2 mobile units
 - o 2002-2003 official enrollment was 438 students
 - o Average enrollment between 1993 -2003 is 457 students
 - o Greenwood School is in good overall condition
 - o District 200 does not plan for future expansion of Greenwood School

- B). District 200
 - o Total enrollment for 2002-2003 (pre-K-grade 12) is 5808 students
 - o Projected enrollment for 2007-2008 is 6198 students
 - o Projected enrollment for 2012-2013 is 6467 students
 - o Total enrollment has experienced steady increase since 1986

NOTE: All enrollment figures are based on a report titled Demographic Trends and Enrollment Projections, prepared by John D. Kasarda, Ph.D., Consulting Demographer. The report was prepared for Woodstock Community School District 200.

VIII. GOALS & OBJECTIVES

Quality of Life

- **Ensure that future development, redevelopment and associated improvements at a minimum, maintain the existing quality of life and, whenever feasible, enhance the quality of life for residents of the area.**
 - A. Identify areas within the community which are appropriate for development.
 - B. Adequately review future development and redevelopment proposals for consistency with long term planning goals.
 - C. Recognize that the cumulative effect of short-term decision making sets the foundation for the quality of life in the future.
 - D. Be sensitive to the type, scale, and overall design of development proposals and their impact on the aesthetics of the community.
 - E. Encourage development which is sustainable and incorporates existing trees, vegetation, wetlands and other natural features into the design process.
 - F. Promote the planting of trees and encourage other natural elements which enhance the scenic character of the area.

- G. Recognize the contribution of the Lake itself to the Greater Wonder Lake Area and maintain and enhance its effect on the overall quality of life in the area.

Agricultural

- **Recognize that agriculture is a productive and legitimate use of land separate and apart from vacant land or open space.**
 - A. Be aware of the unique requirements of the agricultural community in terms of land use and the conflicts which arise from the introduction of non-agricultural uses into predominately agricultural areas.
 - B. Promote development, which is compact and contiguous to existing development thereby minimizing conflicts between agricultural and other land uses.
 - C. Identify and acknowledge the fiscal contribution of agriculture to the economy of the Greater Wonder Lake Area and McHenry County as a whole.
 - D. Encourage land conversion from agricultural uses to other uses to be done in a fiscally responsible manner and positively contribute to the fiscal well being of the Village, the greater Wonder Lake Community, and greater McHenry County.
 - E. Protect viable agricultural lands for agricultural purposes and target less viable land for conversion to non-agricultural uses.

Residential

- **Provide for a diversity of residential land uses which maintain an adequate supply of housing stock for all income groups in the Greater Wonder Lake Area.**
 - A. Locate future residential development in areas of close proximity to established subdivisions and municipalities.
 - B. Examine proposals for future residential development in terms of consistency with the character and density of surrounding existing development.
 - C. Be aware of the inherent conflict between residential and agricultural land uses and strive to minimize “urban & rural” land use conflicts.
 - D. Accurately define areas where future residential development will occur.
 - E. Encourage diversity in future housing stock, so as to provide a mixture of types and styles of housing, thus creating opportunities in housing for all segments of the existing and future populations of the Village and the Greater Wonder Lake Area.
 - F. Encourage the maintenance, upgrading and improvement of the existing housing stock.

Commercial

- **Provide for commercial development which enhances the availability of those goods and services that satisfy the wants, needs and desires of the citizens of the Village and the Greater Wonder Lake Area.**
 - A. Attempt to identify the types of commercial uses which would be most viable and beneficial to the Greater Wonder Lake Area and that will broaden the Village's tax base.
 - B. Identify areas most appropriate to accommodate commercial land uses.
 - C. Ensure that adequate screening, set-backs and/or buffers exist between commercial and other less intense land uses.
 - D. Establish and maintain adequate regulations regarding the design of commercial development (e.g. signage, parking areas, landscaping, bulk, set-backs etc.) which enhance the aesthetics of such development and maintain the character of the area.

Industrial

- **Identify appropriate areas for future industrial development.**
 - A. Identify areas which have greatest potential to support industrial uses in terms of location to transportation facilities and potential labor force.
 - B. Locate industrial uses in areas which minimize conflict with existing land uses.
 - C. Establish and maintain adequate regulations regarding the design of industrial development (e.g. parking areas, loading areas, noise, emissions landscaping, bulk, set-backs etc.) which enhance the aesthetics of such development and maintain the character of the area.
 - D. Attempt to identify those types of industrial uses which minimize externalities and have the greatest potential to be sited in areas serviced by well and septic systems.

Transportation

- **Strive to create and maintain a transportation system which has the capability to support safe, efficient and reliable movement of goods and people in the Village of Wonder Lake, the Greater Wonder Lake Area and which also complements the transportation system of McHenry County as a whole.**
 - A. Be aware of the interrelationship between land use and transportation activities and coordinate both so that various land development activities are compatible with the transportation system.
 - B. Promote the development of a diversified, integrated, economically feasible, efficient and attainable multi-modal transportation network which is sensitive to the needs of the area and McHenry County as a whole.
 - C. Establish a consistent set of standards regarding set-backs, access limitations and rights-of-way and address future widening, alignment and road extensions.

Open Space

- **Utilize open space areas for passive and active recreational use, protection of environmentally sensitive areas, separation between urbanizing communities and for the conservation and appreciation of the natural environment.**
 - A. Establish an open space network which centers on the existing body of water known as Wonder Lake and provide accessible recreational opportunities to the citizens of the area and county as a whole.
 - B. Identify ground water recharge areas, floodplain, wetlands and other sensitive areas within the larger planning area as permanent open space areas.
 - C. Promote a variety of recreational opportunities which meet the recreational needs of area residents.
 - D. Encourage the cooperative efforts of MCCD, the County, municipalities, the Master Property Owners Association (MPOA), park districts and private developers in the acquisition and development of land for parks and open space.
 - E. Support an on-going program of lake management which maintains and enhances water quality, as well as the health, ecology and recreational opportunities of Wonder Lake.

Natural Resources

- **Protect natural resources and physical features; ensure an adequate and clean supply of groundwater, provide for clean air and surface water, protect wildlife habitat and mature trees; encourage ecological diversity, health and productivity. Permit growth and change in the community that recognizes the value and positive benefits of natural features to the community and seeks to maintain them.**
 - A. Encourage the preservation, restoration and protection of environmental amenities and natural resources especially in those locations where future development and growth is anticipated.
 - B. Preserve, restore and protect the functions of flood hazard and drainage ways.
 - C. Retain, restore and improve existing beneficial wetland areas and their functions, including habitat, storm water management, flood control, recreation, water quality maintenance, and aesthetics.
 - D. Minimize the loss of soil resources by erosion.
 - E. Provide an adequate long-term source of quality water for existing and future community needs and conserve and replenish groundwater resources.
 - F. Prevent air pollution and the degradation of the micro-climate.

- G. Preserve and protect agricultural areas as designated on the Village's Land Use Map and support agricultural uses and related activities in these areas.
- H. Conserve and protect high quality woodlands and upland habitats. Encourage the maintenance, care, protection and preservation of quality tree species within the existing subdivisions and undeveloped land.

Parks

- **Provide comprehensive park resources and recreational opportunities throughout the community including areas for both active and passive recreational pursuits.**
 - A. Developers and subdividers shall be responsible for providing and improving Village parks to serve their developments.
 - B. Identify locations and develop acquisition strategies to bring park amenities to Wonder Lake neighborhoods lacking sufficient park infrastructure.
 - C. Protect existing park sites from encroachment of conflicting land uses.
 - D. Place Village parks in prominent, visible locations throughout the Village and provide a park within a reasonable walking distance of every resident of Wonder Lake.
 - E. Develop a system of bicycle and pedestrian trails which link park and recreation sites with each other, residential neighborhoods, other community facilities and resources such as schools and regional trail networks.
 - F. Provide Village parks in a variety of sizes and include both formal and informal park sites.
 - G. Provide park sites for both active and passive recreational pursuits.

Village Character

- **Protect and improve the unique character the Village derives from the entirety of the Wonder Lake Community both incorporated and unincorporated and consisting of both the natural and built environments.**
 - A. Enhance existing and new neighborhoods through the use of common street sign design and decorative lighting fixtures, promoting quality landscaping and maintenance of resident trees.
 - B. Require new development to provide unique neighborhoods that relate to the existing Wonder Lake community rather than being isolated subdivisions.
 - C. Enhance parks, open spaces and public buildings as focal points and landmarks.
 - D. Encourage new development to provide high quality public spaces.

Annexation

Annexations must result in some measurable benefit to Wonder Lake.

- A. Annexation of the existing homes and businesses in the Wonder Lake community should be a priority with a view to unifying the east and west sides of the lake in order to promote a balance of land uses, a strong sense of identity, and global solutions to common problems.
- B. Unincorporated parcels within Wonder Lake’s 2010 Planning Area should be annexed in a coordinated, unified and orderly manner facilitating the incremental expansion and improvement of public roads and infrastructure.
- C. Work with developers to create and approve plans that create a family friendly community environment.
- D. Development approval shall be based upon the recommendations of the 2010 Revision. If there is a reason to deviate from Plan recommendations, the 2010Revision should be amended first, prior to making the land use or development decision.
- E. Annexation decisions shall emphasize the quality of life characteristics of Wonder Lake.

Services

- **Identify and prioritize service requirements for the existing and future population of the Village of Wonder Lake as well as the Greater Wonder Lake Area.**
 - A. Provide a sanitary sewer service to the existing and future populations of the 2010 Planning Area.
 - B. Provide a water distribution system in the 2010 Planning Area.
 - C. Review the response times of emergency service personnel (police fire, and ambulance/rescue) and maintain a level of service sufficient to protect the health, safety and welfare of the citizens of the Greater Wonder Lake Area.

Intergovernmental Cooperation

- **Work cooperatively with other units of government to more efficiently and effectively provide a higher level of service and coordinated development pattern for the Wonder Lake Area.**
 - A. Work cooperatively with School Districts to identify suitable locations for additional schools.
 - B. Recognize the diversity of governmental entities within the 2010 Planning Area and strive to coordinate planning efforts.
 - C. Utilize Boundary Agreements and other forms of Intergovernmental Agreement to foster a more unified and coordinated development pattern and avoid the duplication

of services thereby resulting in greater efficiency in the use of land and provision of services.

IX. THE LAND USE PLAN

The 2010 Revision to the Village of Wonder Lake Comprehensive Land Use Plan (See Map 9) consists of a Plan Text and a Plan Map. Both portions are equally important and must be used together when considering land use issues. The Plan Map graphically depicts the favored development pattern for the 2010 Planning Area. It should be used as a guide to manage the Village's natural resources and aid in the location of future land uses. It is a vision of the future that includes the Village of Wonder Lake and its one and one-half mile planning jurisdiction.

The Plan Text is the policy framework for the Village in terms of its future growth and development. It is the document that contains the most important part of the Land Use Plan; the goals and objectives and strives to achieve the desired quality of life outlined therein.

The 2010 Revision to the Village of Wonder Lake Land Use Plan enables the Village to direct and manage growth in a way that has been determined most desirable for the Village. The Village's Zoning Ordinance, Subdivision Regulations and Planned Development Regulations are principal implementation "tools" used to carry out the general direction of the Plan. The Land Use Plan also attempts to influence growth and development within the unincorporated areas via the one and one-half mile planning jurisdiction.

A. Land Use Plan Assumptions

1. The Village of Wonder Lake's growth through annexation (thus, future development) is severely limited by the existing incorporated territories of other municipalities surrounding the existing Village proper.
2. The 2010 Revision makes the assumption that the 2010 Planning Area may be serviced by a municipal water and wastewater system. If this assumption holds, overall densities and land uses may be impacted. However, residential densities will be held relatively low in the absence of such systems. Commercial and Industrial development opportunities may be limited and possibly infeasible to develop. The Plan also anticipates alternative methods of wastewater disposal but the Village reserves the right to consider higher densities only when conventional systems are utilized. Furthermore, any alternative methods must be carefully considered prior to approval and implementation.

B. Definitions of Plan Map Categories

Illustrated on the 2010 Revision to the Village Plan Map is the vision of land development and growth pattern for the year 2020. It depicts the "best-case" pattern of growth for the Village and its outlying areas. Potential for development as shown on the Village Plan Map is dependent on several factors including environmental constraints and the ability of the Village to provide services to these areas.

Land Use categories used and identified on the Plan Map are defined as follows:

1. Agriculture
Agriculture is a land use category designated in the 2010 Revision that is characterized by large continuous tracts of farmland composed of predominantly prime farmland soil types. Areas designated as Agriculture should be protected and maintained for

agricultural purposes. Within this designation, individual sites may contain impediments to farming such as slope, poor soils or mature tree cover which may warrant conversion to rural residential uses.

The Village of Wonder Lake recognizes Agriculture as an important cultural and economic resource which must be protected. The 2010 Revision also acknowledges the special needs of the agricultural community and strives to protect and preserve agricultural lands and heritage.

2. Countryside

A land use category designated in the 2010 Revision which includes agricultural land, rural residences and privately owned natural areas. These areas should preserve and enhance the rural character of the outlying areas of the Village of Wonder Lake. Countryside also functions as a buffer between Residential Areas and the Agriculture Areas. Subdivision development in the Countryside designation may be established under the Planned Development regulations and should to the greatest extent possible, cluster development, provide substantial open space and utilize design techniques which enhance and preserve the natural features of the area. **(Reference Figure 1.)**

3. Environmentally Sensitive/Open Space

Environmentally Sensitive areas are identified in the 2010 Revision as areas of ecological importance and particularly fragile lands. These areas include, but are not limited to, floodplains and stream corridors, wetlands, natural areas, outstanding geologic features and McHenry County Conservation District sites.

Also shown on the Plan Map is a network of resource corridors that link large areas of Open Space. It is the intent of the 2010 Revision to provide a system of trails and environmental corridors to offer connectivity between large Open Space areas and provide passive and active recreational opportunities for residents of the village and Greater Wonder Lake Area.

The implementation of the proposed trail network should provide safe pedestrian and bicycle access to different areas of the Village of Wonder Lake while reducing the dependency on automobiles as the principal local transportation option. Resource corridors are also used to buffer incompatible land uses.

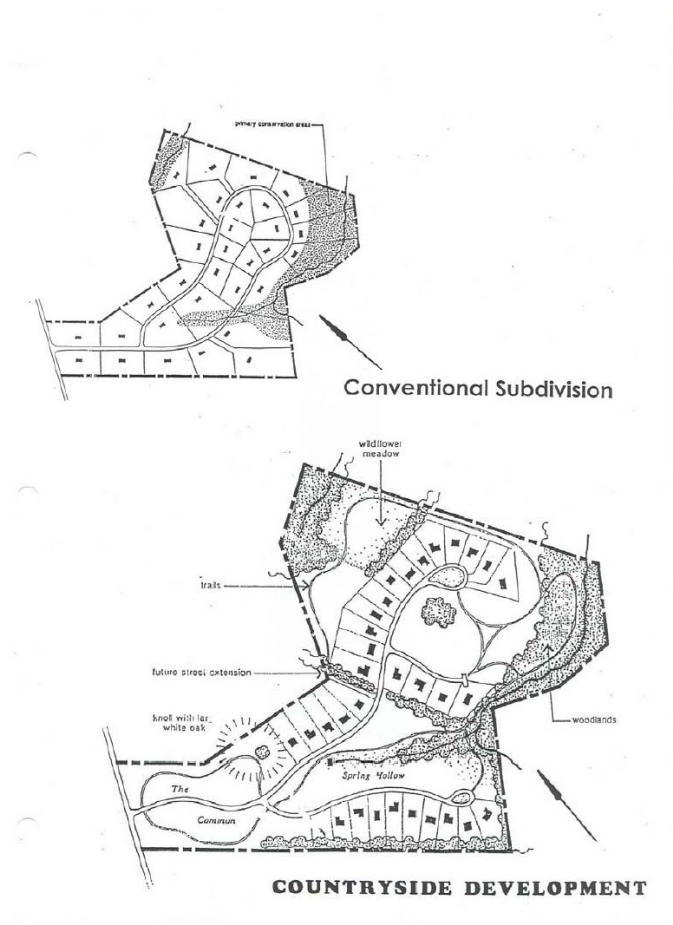
A substantial area has been identified as ultimately being reserved for open space to the south and west of the southern tip of the Lake. In addition to providing recreational opportunities, this open space scenario also provides a scenic entrance to the Village via access from Thompson Road.

4. Residential

The Residential use category refers to desirable conventional neighborhood development of single family residential development on lots or parcels of at least one-half acre. Much of the area shown in this land use category is occupied by long established residential subdivisions. These areas were developed as the original neighborhoods of Wonder Lake. Platting of this density should be discouraged, due to the fact that the 2010 Planning Area does not presently benefit from a community wastewater facility.

Village of Wonder Lake Comprehensive Plan

Figure 1. – Countryside Land Use



The 2010 Revision acknowledges the effect residential growth can have on a region, especially in terms of transportation and open space. It is for this reason that the 2010 Revision calls for a new system of collector streets, large areas of public open space and the establishment of resource corridors to serve as buffers between incompatible land

uses. Development in Residential Areas shall be regulated by the Village of Wonder Lake Subdivision Ordinance.

5. Mixed Use Development District

A land use category identified in the 2010 Revision, which includes a balance of mixed uses including multiple-family residential, commercial, office and light industrial uses. It is intended to provide diverse commercial opportunities in close proximity to residential centers. Mixed Use Areas are intended to create significant employment opportunities within the 2010 Planning Area. This District shall be creatively developed with emphasis on site design, aesthetics and alternative transportation modes. All development shall be established under the Planned Development regulations of the Village of Wonder Lake.

6. Institutional

The Village of Wonder Lake 2010 Revision identifies institutional uses occurring within the Village limits and the outlying areas. Included in this category are churches, cemeteries, fire departments, schools and government facilities. Special consideration should be given to the future location of these uses to ensure compatibility with existing land use, zoning and transportation infrastructure.

7. Commercial

The Commercial category represents land uses that provide goods and services to the general population of the entire 2010 Planning Area. These areas are planned toward the proximity of major roads and population centers. Some commercial development is anticipated to meet local needs and to broaden the Village's tax base.

Commercial areas located near Residential areas should be designed to blend in with the residential nature of the area and should provide goods and services on a neighborhood scale. Representative of this type of Commercial is the Thompson Road commercial area on the west side of Wonder Lake and the Hancock Drive "downtown" area on the unincorporated east side.

Commercial areas that serve a more regional population are planned at major road intersections such as Illinois Route 120, Thompson Rd. (north of Route 120), Hancock Rd., East Wonder Lake Rd. (north of Route 120), Howe Rd. and Barnard Mill Rd. These commercial centers should be designed to "cluster" and alleviate traffic congestion. The Village Plan attempts to avoid commercial "strip development" and encourages the careful control of commercial development through rigorous site plan review. Ease of access, visibility, attractive design and signage control shall be major components of commercial development.

8. Industry

In an effort to broaden the tax base and employment opportunities for residents of the Village and the region, the 2010 Revision designates certain areas as Industrial. These

areas provide a location for land use activities that are of a more intense nature and generally, include manufacturing, fabrication, assembly and distribution facilities.

Because industrial activities can potentially generate offensive conditions such as traffic, noise and dust, industrial areas are located along but north of Illinois Route 120 and are isolated from residential use. Illinois Route 120 also provides the best opportunity for ingress and egress of industrial traffic to and from the Greater Wonder Lake Area.

Any new Industrial development should be carefully considered in terms of aesthetics, traffic, safety, environmental impact and the long term effects on the Village and the Greater Wonder Lake Area.

9. Transportation, Communication and Utilities

The Village of Wonder Lake Plan pays special consideration to Galt Airport, located in the Village of Greenwood, north of the Village of Wonder Lake. This established facility must be considered when evaluating land use conversions near Galt Airport. Other facilities included in this category may consist of telecommunications towers, pipelines and wastewater treatment plants, and roadways.

X. IMPLEMENTATION TOOLS & STRATEGIES

While comprehensive plans and planning may offer suggestions and provide direction regarding the future of a community, a comprehensive plan is only useful if the local government and its citizens actively implement the policies, goals and objectives identified in the document. Local administration can often be the weakest link in a community planning effort. Planning is only as strong as the commitment of the local government officials and citizenry to its implementation.

The Planning and Zoning Commission plays a critical role in the implementation of the plan. As the advisory body to the Village Council, it is the Planning and Zoning Commission which will hear and make recommendations on development proposals within the Village and, in some instances, the one and one-half mile planning jurisdiction (2010 Planning Area) around the Village. Review for compliance with the Plan Map and 2010 Revision Plan text should be a key finding in any Planning and Zoning Commission recommendation on a development proposal.

Administration of the Zoning Ordinance, Subdivision Regulations (including planned development regulations), and coordination with capital improvements programming (be it at the village, Township, or County) are key tools, along with Planning and Zoning Commission review of proposals which the community has for plan implementation.

The Village zoning regulations are critical to the implementation of the Village land use plan. In order to achieve the type of development outlined in the 2010 Revision, review, evaluation and potential modification of the zoning regulations for the Village need to occur. These actions will ensure that future land uses as identified in the Village plan are attainable through the Village zoning regulations. Consideration should be given to linking elements of the Zoning Ordinance to the Plan Map of the 2010 Revision (i.e. the use of Planned Development regulations to implement “Countryside” development).

Emphasis on Planned Development Regulations as they relate to the goals and objectives of the Plan Map of the 2010 Revision (e.g. open space, density, lot coverage, sensitivity to the natural

features of the land, etc.) should be given substantial consideration in order to achieve the desired character for the Village. In general, these regulations should be established to promote the health, safety, morals, comfort and general welfare of the community.

Review, evaluation and potential modification of the Village subdivision regulations are as important as the zoning regulations in relation to plan implementation. As zoning regulations identify types of land uses and establish standards for their existence, the subdivision regulations play an important role in physical and aesthetic attributes of a community. Additionally, lands for right-of-ways, open space and the general layout of various land developments within the community will ultimately be determined through the subdivision platting process.

Planning is a long term continuous process. Periodically the Village should attempt to measure the progress made toward achieving the goals and objectives as identified in the plan. Typically a plan of this nature has a useful life of 5 to 10 years depending on the growth pressures a community is facing. As the Village evolves, its wants, needs and desires will likely also change. The Village Planning and Zoning Commission as well as Village officials should be aware of these changes and revise plans and ordinances accordingly. The updating and revising of plans and ordinances is vital to keeping the planning process responsive to the needs of the Village.

Implementation Strategies

In order to make the goals, objectives and policies found in this document a reality, guidance and support for these ideals must be developed. First and foremost, the Village must be diligent in the implementation of this 2010 Revision. However, given the geographic location of the Village within the Greater Wonder Lake Area, a partnership among the various entities in the area will likely be necessary to fully realize the benefits of the 2010 Revision and planning effort. This is particularly true regarding the open space and transportation components of the plan.

The location of the Village of Wonder Lake within the Greater Wonder Lake Area and more generally McHenry County as whole, presents some unique challenges with regard to plan implementation. Effective planning at the regional or sub-regional level requires an accurate understanding of long-term plans of other planning entities within the area. In order to facilitate the implementation of these various plans, binding intergovernmental agreements between the various entities should be pursued. This action, along with the establishment of an ultimate growth boundary for the Village, supplemented by boundary agreements between municipalities should be encouraged to minimize territorial squabbles, enhance common expectations and facilitates good planning within the Greater Wonder Lake Area.

Additional implementation strategies to be considered are as follows:

- Conduct joint meetings of the Village Board and various Village boards and commissions on an annual basis to review past actions, identify current issues and potential plan modification. Representatives of other planning entities within the Greater Wonder Lake Area should be invited to participate as warranted.
- Maximize interagency/governmental development potentials (e.g. school /park sites; police/fire/community centers) to provide more efficient provision of services, use of resources and improved communication among entities.
- Recommendations for future acquisition and development such as new sites, enlargement of existing sites, new equipment, new facility improvements, restoration of

environmental characteristics (removal of invasive species, wetland enhancement, shoreline stabilization, etc.)

- Adopt or enhance existing surface water, ground water, wetland and floodplain protection ordinances which prevent the degradation of water quality and habitat.
- Seek to acquire environmentally sensitive lands or conservation easements whenever the natural environment cannot be protected through regulation.
- Pro-actively acquire property, facilities and rights-of-way ahead of actual needs to reduce costs and potential eminent domain actions.
- Identify and prioritize service requirements for the existing and future population of the Village of Wonder Lake as well as the Greater Wonder Lake Area.
 - A. Provide a sanitary sewer service to the existing and future populations of the 2010 Planning Area.
 - B. Provide a water distribution system in the 2010 Planning Area.
 - C. Review the response times of emergency service personnel (police fire, and ambulance/rescue) and maintain a level of service sufficient to protect the health, safety and welfare of the citizens of the Greater Wonder Lake Area.
- Work cooperatively in locating public schools, parks and other public facilities in locations which supplement existing and recently developed areas.
- Promote the use of conservation design procedures which permits development in such a manner as to encourage the permanent protection of open space.
- Comprehensive amendment to the Village Zoning Ordinance
- Update Subdivision Ordinance as needed to give effect to plan recommendations.

Environmental Preservation

- The Village of Wonder Lake can use a variety of techniques to direct development away from environmentally sensitive areas and enhance the existing natural features.

The major tool the Village can use to protect the resources identified in this Plan is the implementation of a strong Subdivision Ordinance. The Village should consider adopting an Ordinance that contains strict Open Space Standards to insure that any development includes an open space/park land component. The Village may also consider adopting landscaping standards, quality tree preservation standards and require developer dedications of open space. As with any Subdivision Ordinance, it should encourage useable quality green space while strongly discouraging any development that would negatively affect environmentally sensitive areas.

- Cluster Developments

Cluster developments should be highly encouraged in the Residential and Countryside designations of the 2010 Revision. Cluster developments allow the landowner to build a

number of dwelling units in relatively small land area while preserving a majority of the project in open space. Cluster developments are often more economical for the developer because there is less site disturbance, less roadway and shorter utility runs. Cluster Developments concentrate the buildings to prime building sites while preserving natural drainage ways, open space, and other natural features that help control soil erosion and runoff. The open space component of a cluster development is usually held for public use.

- Grants

The Village of Wonder Lake may consider pursuing Federal and State grants for the purposes of land acquisition. The Village should coordinate land acquisition efforts with MCCD and other organizations that are focused on land conservation.

Standards for Consideration of Changes in the Land Use Plan

The following are guidelines that can be used to evaluate land use changes. They are not exhaustive of the issues, but are in current use in the County and may provide additional direction for Village decision makers.

- Does the land use change fulfill a significant need in the area?
- Will the land use change be beneficial to the general welfare, safety, and health of the residents of the immediate area and the general population of Wonder Lake?
- Will the land use change constitute an “entering wedge” of incompatible use and be a detriment to adjacent property?
- Will the land use change create an isolation of the specific land use?
- Will the land use change adversely influence living conditions due to a type of pollution?
- Will the land use change adversely influence adjacent property values?
- Will the land use change contribute to unsafe traffic patterns or undue congestion?
- Will the land use change alter the population density pattern and increase the load on public facilities?
- Will the land use change adversely affect a valuable natural resource of the Village?
- Will the land use change conflict with existing commitments or planned public improvements?
- Will the land use change create additional environmental problems due to soils, vegetation, slope, or floodplain?
- Will the land use change result in private investment that would be beneficial to the redevelopment of a deteriorated area?
- Is the land use change located where the needed services have been provided?

- Is the subject property physically suitable for the purpose of the land use change?
- Will the relief of a hardship for an individual property owner create a detriment to public welfare?

Glossary of Terms

Agriculture- A land use category designated in the 2010 Revision characterized by large contiguous tracts of farmland composed of predominantly prime farmland soils. Within this designation, individual sites may contain impediments to farming such as slope, poor soils, and mature tree cover which may warrant conversion to rural residential use.

Annexation- A Municipal procedure in which property is incorporated into a village or city.

Arterial Street- A street which primarily serves to connect major activity centers, with the capability of providing for a high degree of mobility, accommodating a high volume of travel and serves primarily long trips.

Buffer- An area intended to separate and if landscaped, partially obstruct the view of two (2) adjacent land uses or properties from one another. Normally, buffer zones are landscaped and kept in open space.

Bulk Regulations- The combination of controls which establish maximum size of buildings and their location on a lot or parcel.

Collector Street- A street that provides for traffic movement between arterial streets and local streets.

Commercial- A land use category designated in the 2010 Revision that provides goods and services to the general population. These areas are planned toward the proximity of major roads and population centers.

Cluster Development- A development pattern for residential, commercial, industrial, or a combination of uses in which buildings are grouped or “clustered” to allow more efficient provision of services and the protection and preservation of environmentally sensitive, open space and other areas.

Comprehensive Plan- A policy document and plan map which identify goals and objectives with regard to future growth, development and land use.

Countryside- A land use category used in the 2010 Revision which includes agricultural land, rural residences and privately owned natural areas.

Environmentally Sensitive- A land use category that includes groundwater recharge areas, flood hazard areas, wetlands, natural areas, outstanding geologic features, soils rated severe or very severe for septic installation, publicly owned parks and MCCD sites.

Floodplain- The land typically adjacent to a body of water with ground surface elevations at or below the base flood elevation or the 100 year frequency flood elevation.

IDOT- Illinois Department of Transportation

Industrial- A land use category identified in the 2010 Revision that provides a location for uses that are generally more intense in nature, including manufacturing, fabrication, assembly and distribution facilities.

Institutional- A land use category identified in the 2010 Revision that includes churches, cemeteries, fire departments, schools, governmental facilities and similar uses.

Local Street- A street which provides access to properties and meets local service needs.

Lot-A lot of record which is part of a subdivision, the plat of which has been duly authorized and recorded in the office of the recorder of deeds of McHenry County, Illinois.

MCCD- McHenry County Conservation District

MPOA- Master Property Owners Association

Mixed Use- A land use category used in the 2010 Revision that includes a balance of two or more uses including multiple-family residential, commercial, and office.

Multiple-Family Residential- A land use category identified in the 2010 Revision which provides for apartments, town homes or any other structure comprised of two or more dwelling units.

Natural Area- See *Environmentally Sensitive*

NIPC- Northern Illinois Planning Commission

Open Space- Land or water in either public or private ownership which is to a great extent free of buildings or structures and where the landowner has made some type of commitment to maintain this open condition. Open spaces include but are not limited to municipal parks, MCCD sites, lakes and waterways, hunt clubs, golf courses, private parks, etc.

Parcel- An area of land described by measures and distance (metes and bounds) which is not part of a recorded subdivision and which may make reference to the original government survey and or may be exempted from platting requirements via the State Plat Acts.

Planned Development- An alternative land development scheme occurring on large tracts of property that utilizes land creatively provides functional and beneficial use of common open space, preserves natural features, and is designed so infrastructure is used efficiently. (Also see “Cluster Development”)

Planning Jurisdiction- Any part of the unincorporated one and one-half mile radius extending from the corporate limits of the Village of Wonder Lake, in which the Village has limited regulatory powers regarding planning and subdivision of land.

Prime Farmland- Available land which has the soil qualities and moisture supply to produce sustained high yields of crops when adequately treated and managed. The soil characteristics and other physical criteria used to determine prime farmland are based upon U.S. Department of Agriculture standards.

Residential- A land use category used in the 2010 Revision that provides for single family detached housing developments.

Resource Corridor- A linear network of “green space” incorporated into the 2010 Revision intended to provide recreational opportunities, significant open space, connect large tracts of public land and act as a buffer between incompatible land uses.

Strategic Regional Arterial (SRA) - An arterial street designated as such by the Illinois Department of Transportation.

Transportation, Communication and Utilities- A land use category used in the 2010 Revision that identifies locations of facilities such as airports, telecommunication towers, wastewater treatment plants and pipelines.

Vacant- A land use category used in the 2010 Revision which identifies land that is currently zoned for a particular use but has not been developed.

Watershed- An area of land that drains into a stream or lake.

Wetland- An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

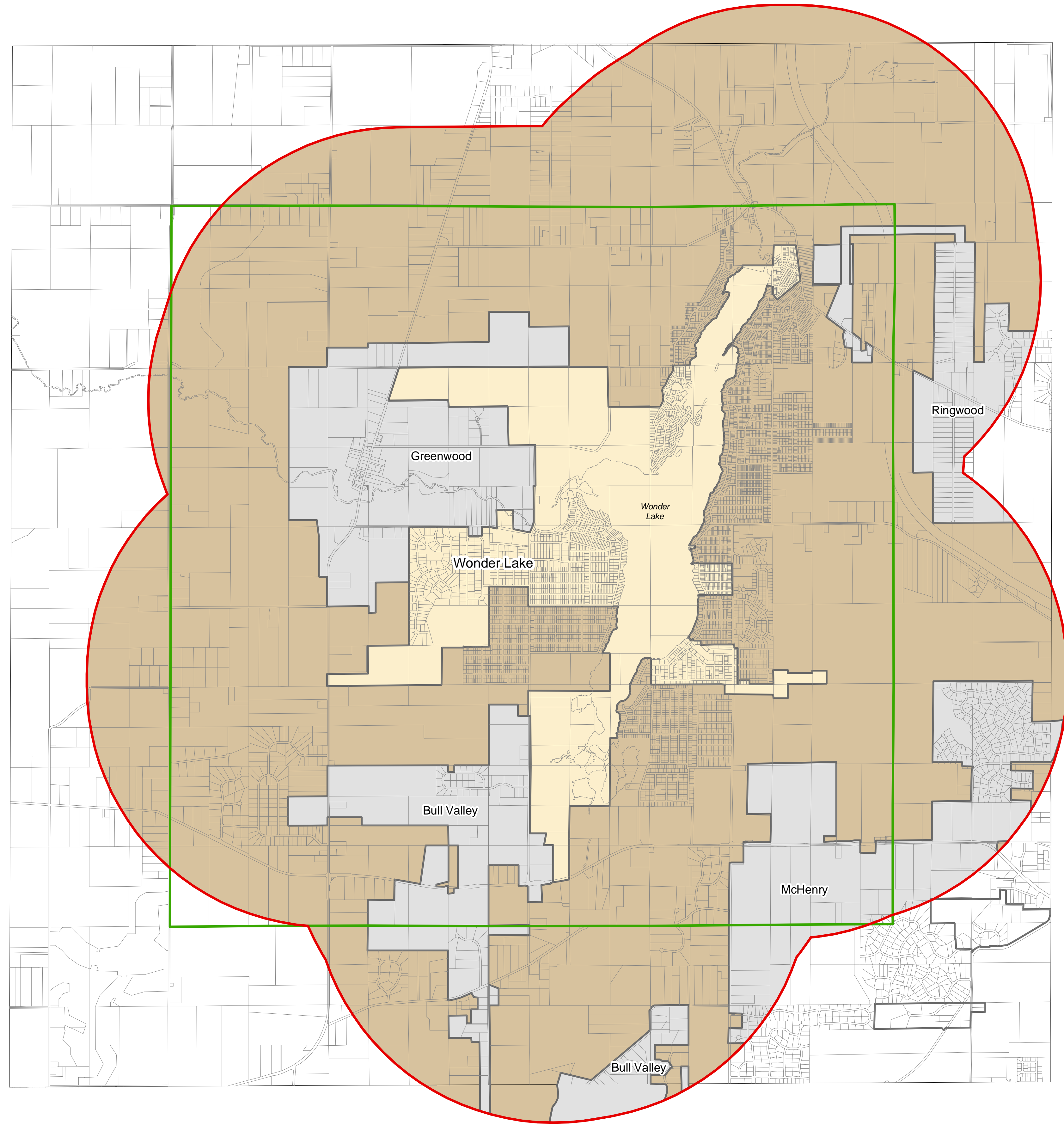
Addendum

A. Plan Maps (Note: Only Map #9 has been updated as part of the 2010 Revision)

1. **Map #1 – Planning Areas**
2. **Map #2 – Existing Land Use**
3. **Map #3 – Municipal Boundaries & 1.5 Mile Jurisdiction**
4. **Map #4 – County Plan 2010**
5. **Map #5 – Natural Resources**
6. **Map # 6 – SRA Traffic Counts**
7. **Map #7 – Arterial Road Traffic**
8. **Map #8 - Potential Future Road Improvements**
9. **Map #9 – Plan Map**
10. **Map #10 – Governmental Districts (see text of 2010 for revisions not reflected in Map)**
11. **Map # 11 –Parks and Recreation**

B. Related Resource Materials

1. **Greater Wonder Lake Government Boundaries (Ref. Map 10)**
2. **McHenry County Fire Districts Resource Map**
3. **Facility Planning Area (FPA) – Greater Wonder Lake Area Resource Map**
4. **Wonder Lake Plan Area Topography Resource Map**



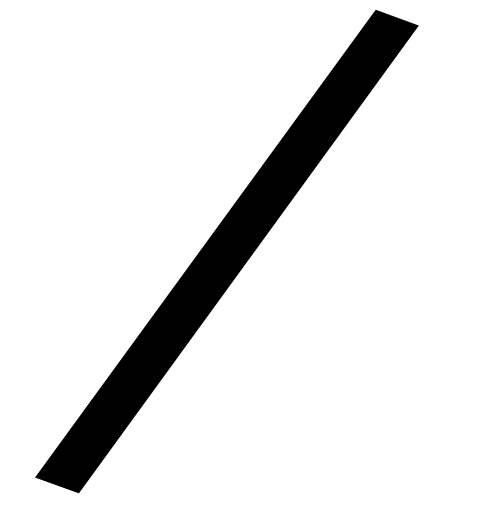
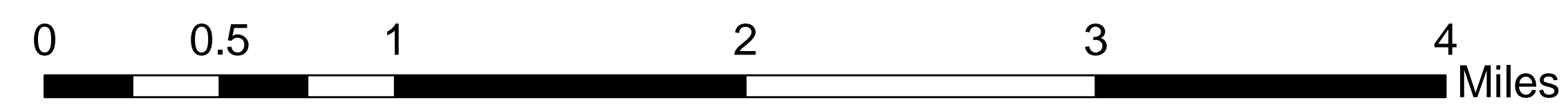
Map #1

**Village of Wonder Lake
2020 Land Use Plan
"Planning Areas"**

Legend

- Wonder Lake Mile & One Half (2005 Planning Area)
- 2004 Wonder Lake Planning Area
- Wonder Lake Municipal Boundary
- Other Municipal Boundaries

Note: Municipal Boundaries
Recorded as of 12/31/2003

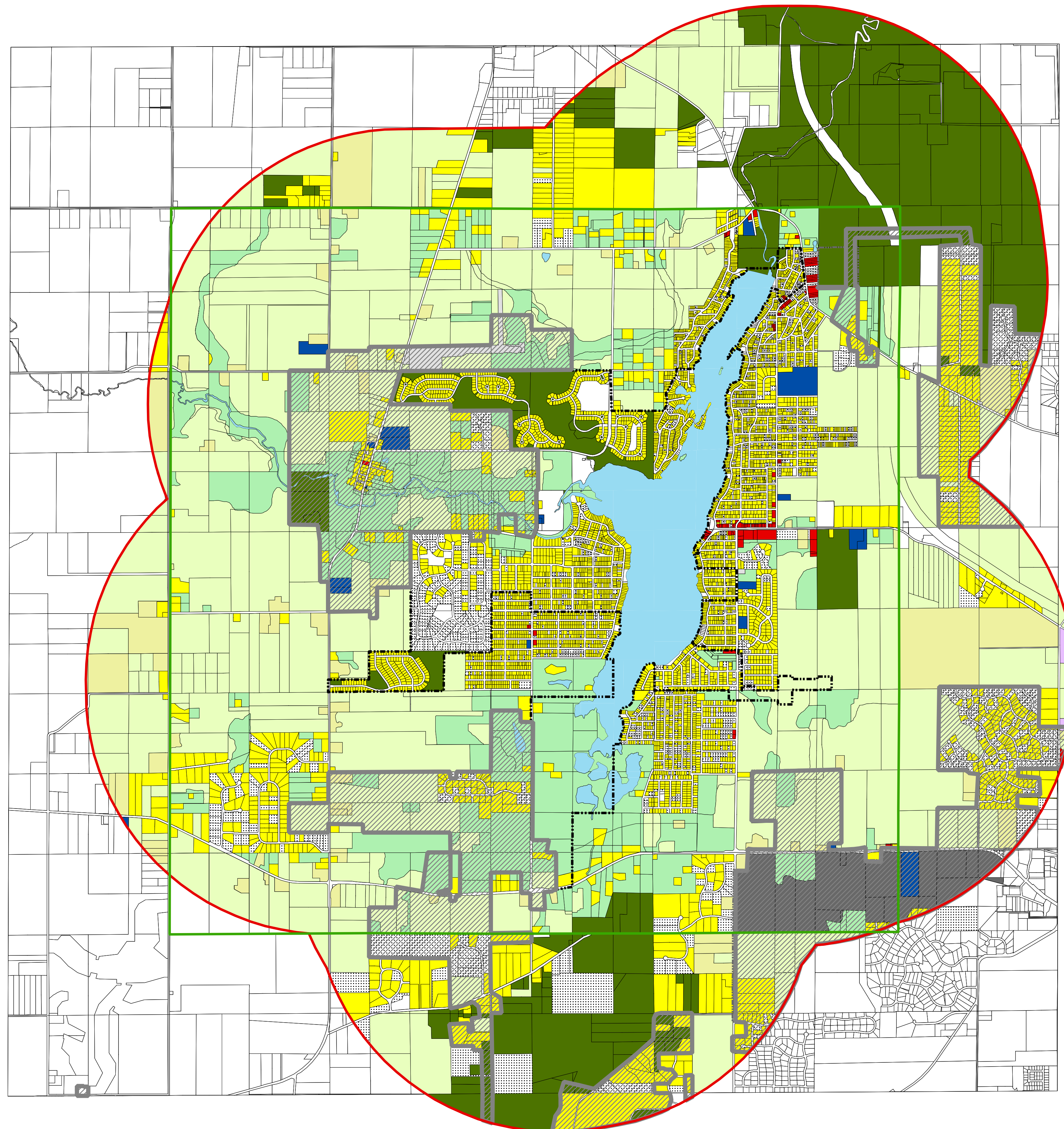


4/2004 cjm P&D
8/2005 TD&A

Map #2

Village of Wonder Lake 2020 Land Use Plan

"Existing Land Use" ¹



Legend

WONDER LAKE VILLAGE BOUNDARY

OTHER MUNICIPAL BOUNDARIES

Existing Land Use

AGRICULTURAL

ENVIRONMENTALLY SENSITIVE

RESIDENTIAL

FARMSTEAD

COMMERCIAL

INSTITUTIONAL

OPEN SPACE

EARTH EXTRACTION

WATER

TRANSPORTATION, COMMUNICATION, UTILITIES

VACANT

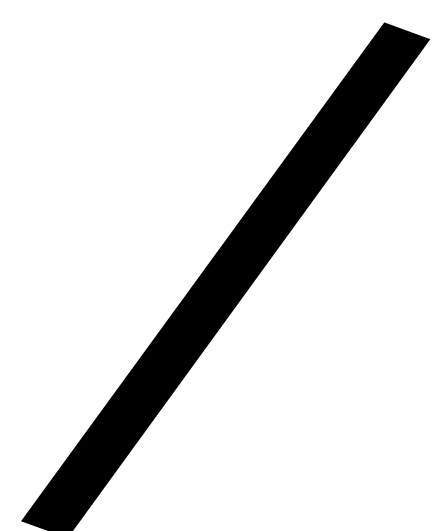
Village of Wonder Lake Mile & One Half (2005 Planning Area)

2004 Village of Wonder Lake Planning Area

Note: Municipal Boundaries
Recorded as of 12/31/2003

¹ Source: Land Use Data taken
From 2001 Aerial Photos. Updated
in 2005 primarily for those areas
outside of 2004 Planning Area.

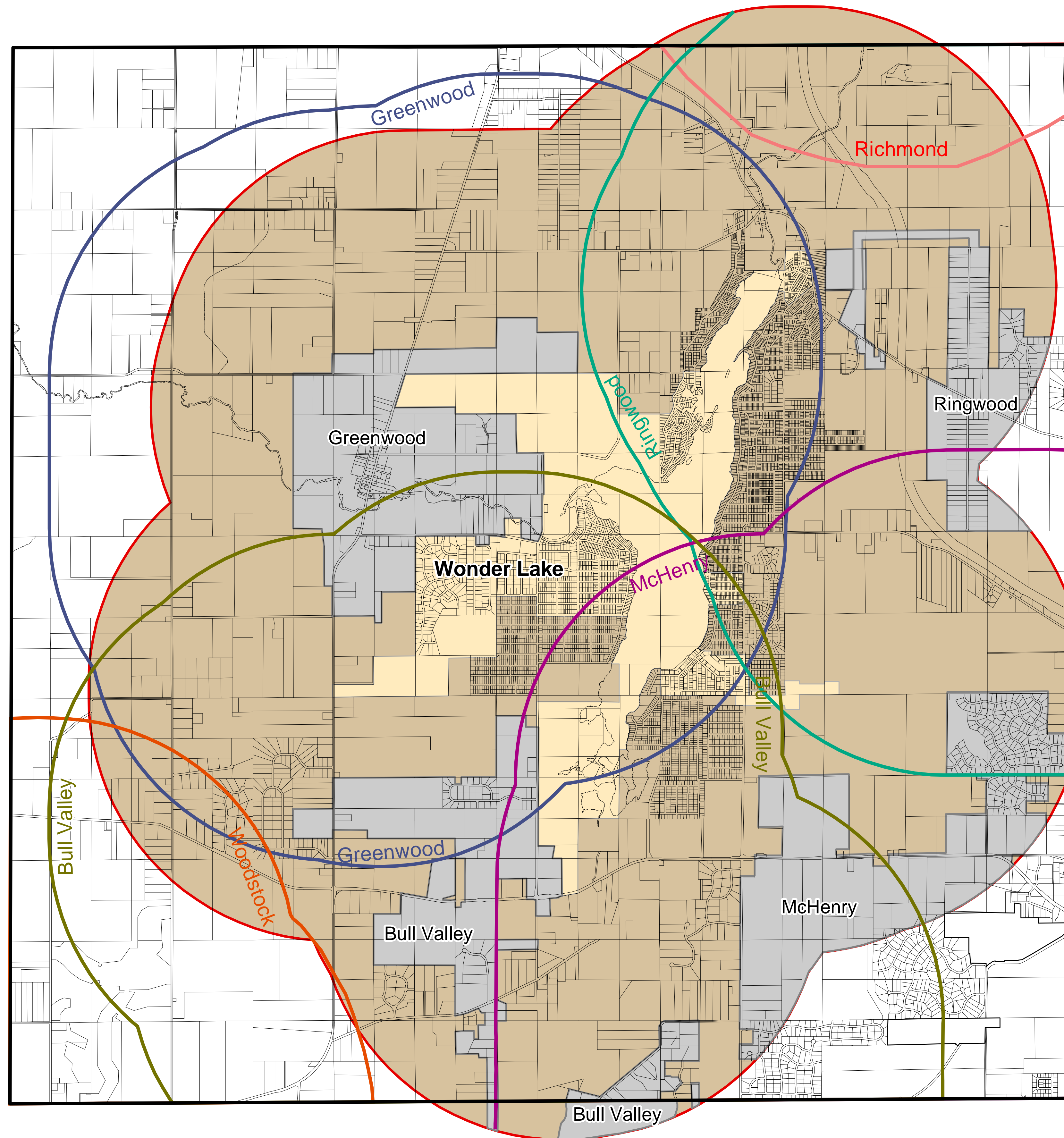
0 0.5 1 2 3 4 Miles










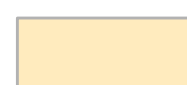

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8/2005 TD&A

Map #3

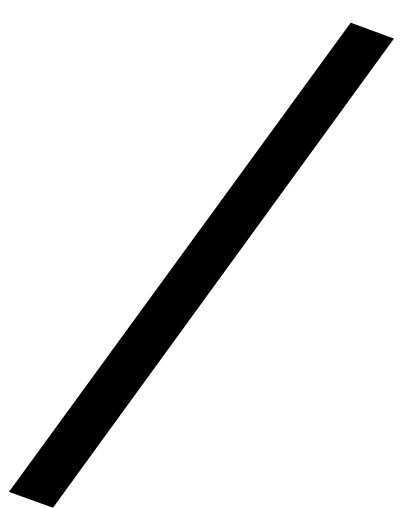
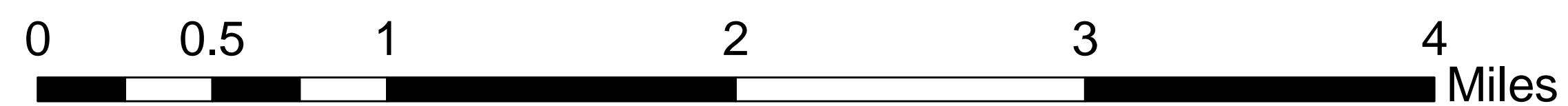
**Village of Wonder Lake
2020 Land Use Plan
"Municipal Boundaries &
1.5 Mile Jurisdiction"**



Legend

-  Bull Valley Mile & One Half
-  McHenry Mile & One Half
-  Ringwood Mile & One Half
-  Woodstock Mile & One Half
-  Greenwood Mile & One Half
-  Richmond Mile & One Half
-  Wonder Lake Mile & One Half (2005 Planning Area)
-  Wonder Lake Municipal Boundary
-  Other Municipal Boundaries

Note: Municipal Boundaries
Recorded as of 12/31/2003

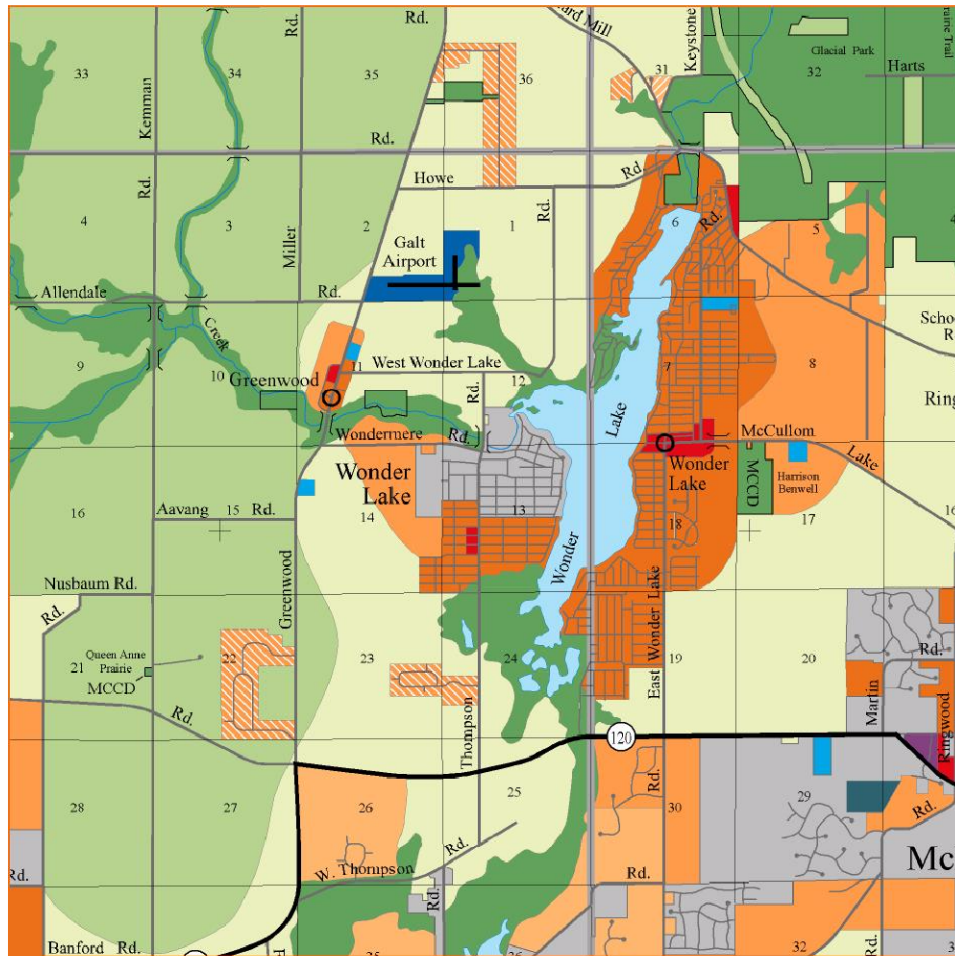


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8/2005 TD&A

Map #4

Village of Wonder Lake 2020 Land Use Plan

"County Plan 2010"



Legend

- High Density Residential
- High Density Residential, Infilling Only
- Medium Density Residential
- Medium Density Residential, Infilling Only
- Low Density Residential
- Low Density Residential, Infilling Only
- Commercial
- Industrial, Non-Manufacturing
- Industrial, Manufacturing
- Earth Extraction / Reclamation
- Environmentally Sensitive Area
- Agriculture
- Agriculture / Rural
- Transportation, Communication, Utilities
- Institutional
- Water
- Incorporated
- McHenry County Conservation District
- Illinois Department of Conservation



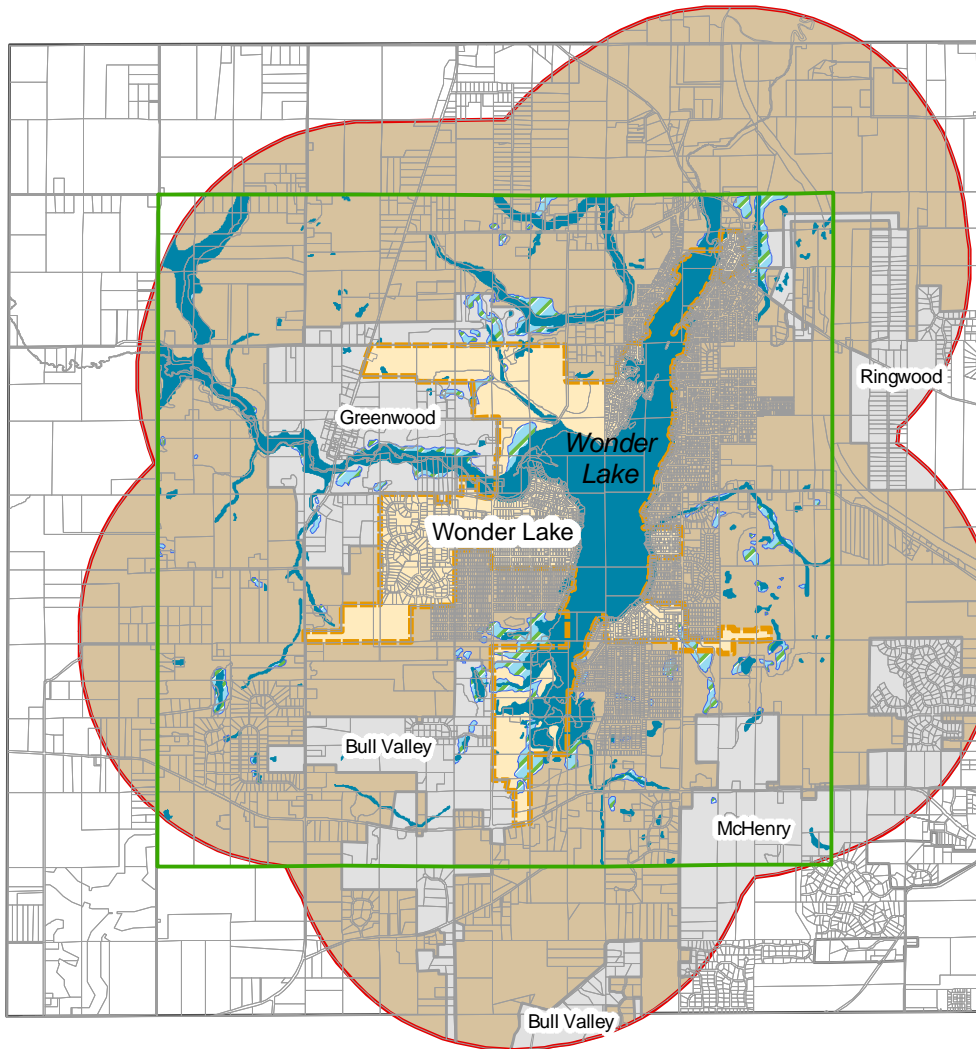
1" = 2000'

4/2004 cjm P&D

Map #5

**Village of Wonder Lake
2020 Land Use Plan**

"Natural Resources"

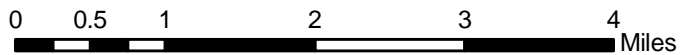


Legend

- Wonder Lake Village Boundary
- Other Municipal Boundaries
- 2004 Wonder Lake Planning Area
- Village of Wonder Lake Mile & One Half (2005 Planning Area)
- Flood Hazard
- Wetland Area

Note: Municipal Boundaries
Recorded as of 12/31/2003

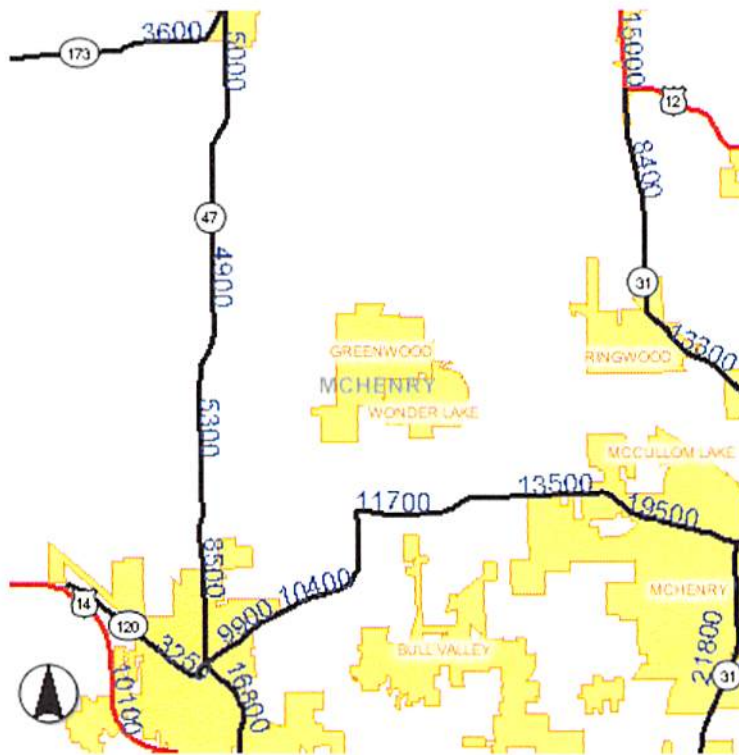
The Flood Hazard/Wetland Areas delineated are for planning purposes only. The boundaries of the Flood Hazard/Wetland Areas can be somewhat general in nature. Please refer to official documentation when determining local, more specific Flood Hazard/Wetland Areas.



4/2004 cjm P&D
8/2005 TD&A

Illinois Department of Transportation

Average Daily Count



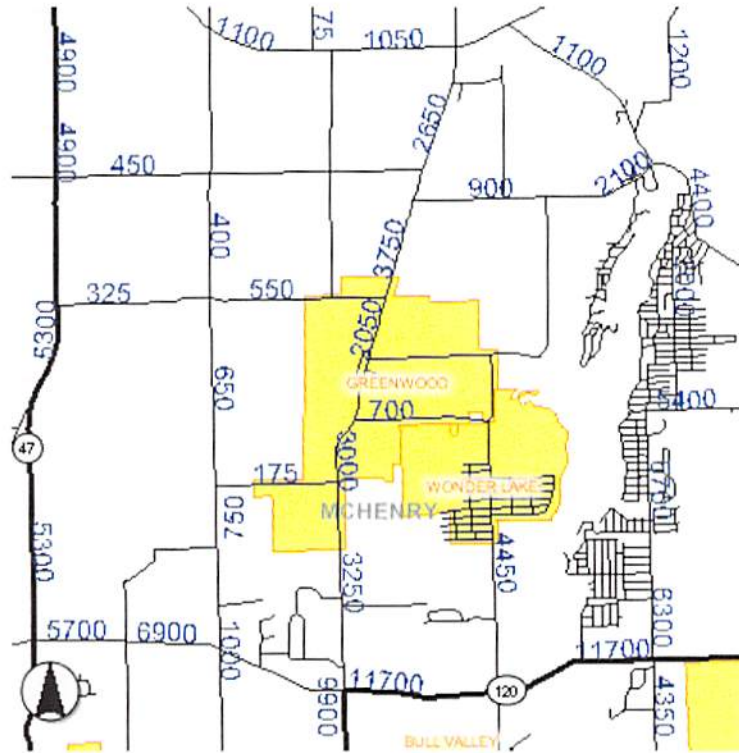
Average Daily Traffic
Map Created On : November 9, 2004

MAP 6

SRA TRAFFIC COUNTS

Illinois Department of Transportation

Average Daily Count



Legend

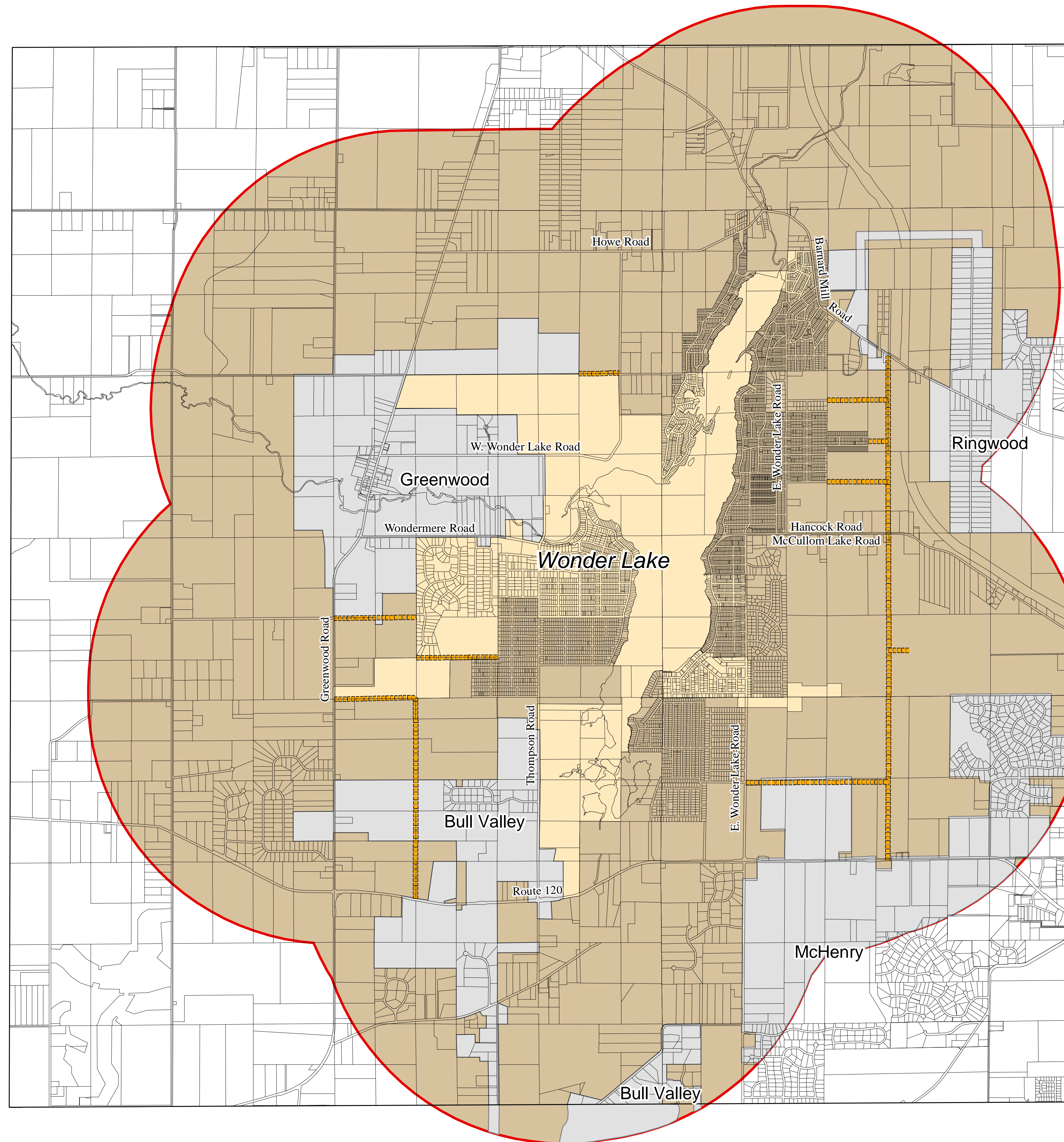
-  Selected Features
-  Marked Routes
-  US Routes
-  Illinois Routes
-  Interstates
-  Daily Traffic Counts
-  Cities
-  County Boundaries

Average Daily Traffic
Map Created On : November 9, 2004

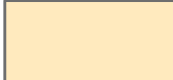
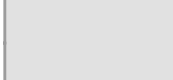


MAP 7 ARTERIAL ROAD TRAFFIC

Map #8

**Village of Wonder Lake
2020 Land Use Plan
"Potential Future
Road Improvements"**

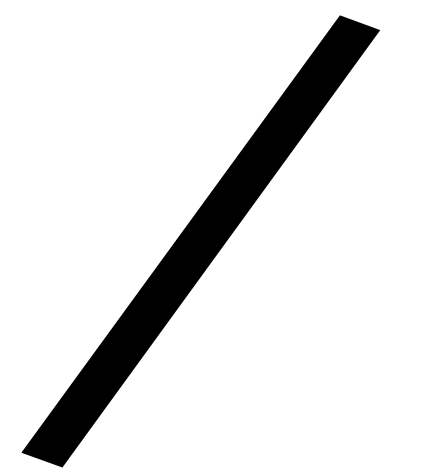
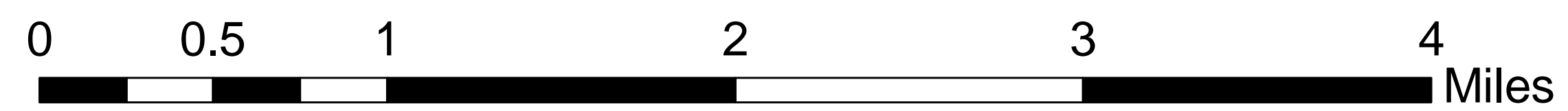


Legend

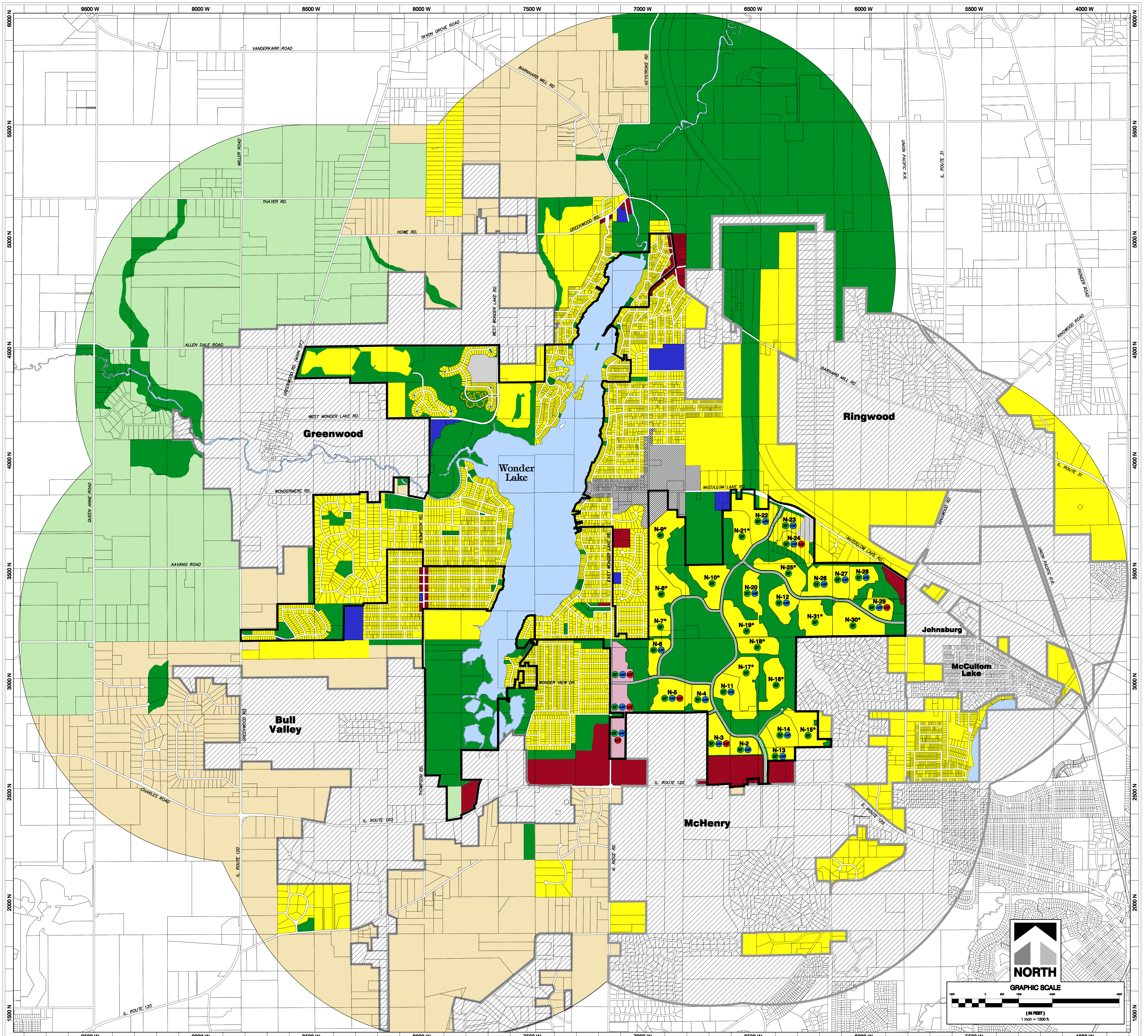
-  WONDER LAKE VILLAGE BOUNDARY
-  OTHER MUNICIPAL BOUNDARIES
-  VILLAGE OF WONDER LAKE MILE & ONE HALF (2005 PLANNING AREA)
-  PROPOSED COLLECTOR STREET SYSTEM

Note: Municipal Boundaries
Recorded as of 12/31/2003

Roadway Improvements to be Required as Part
of the Development Review & Approval Process



4/2004 cjm P&D
8/2005 TD&A



The Village of Wonder Lake

Proposed Land Use:

	Agriculture		Institutional
	Countryside		Commercial
	Environmentally Sensitive/Open Space		Industrial
	Residential		Transportation/Communication/Utility
	Mixed Use		Water

Legend:

	Wonder Lake Village Boundary
	2005 Village of Wonder Lake Mile & One Half (2005 Planning Area)
	Adjacent Municipalities Within Mile & One Half
	Hancock Sub-Area (See Hancock Area Study)

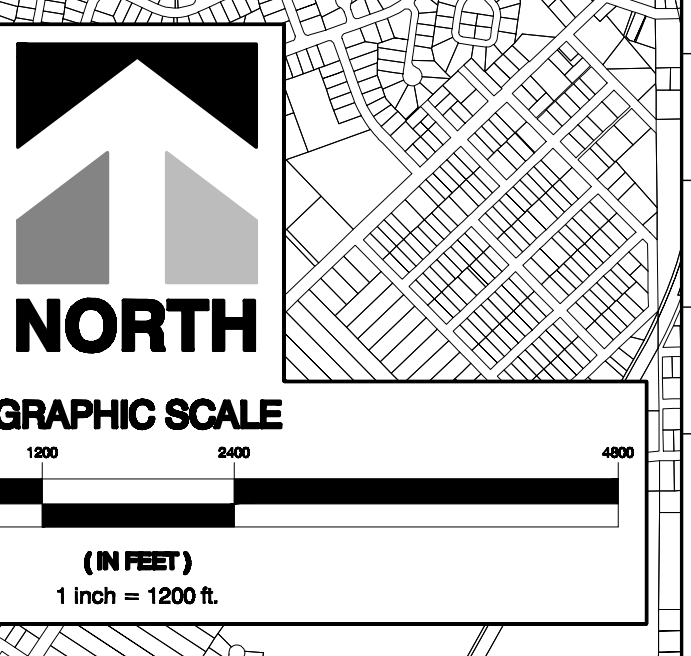
Thatcher Meadows Land Use

	SINGLE FAMILY
	ATTACHED SINGLE FAMILY
	MULTI-FAMILY

The Village of Wonder Lake

Comprehensive Municipal Development Plan

Map #9 - Plan Map



REVISIONS

REVISION DATE	DESCRIPTION	ORD. NO.
1/2010		

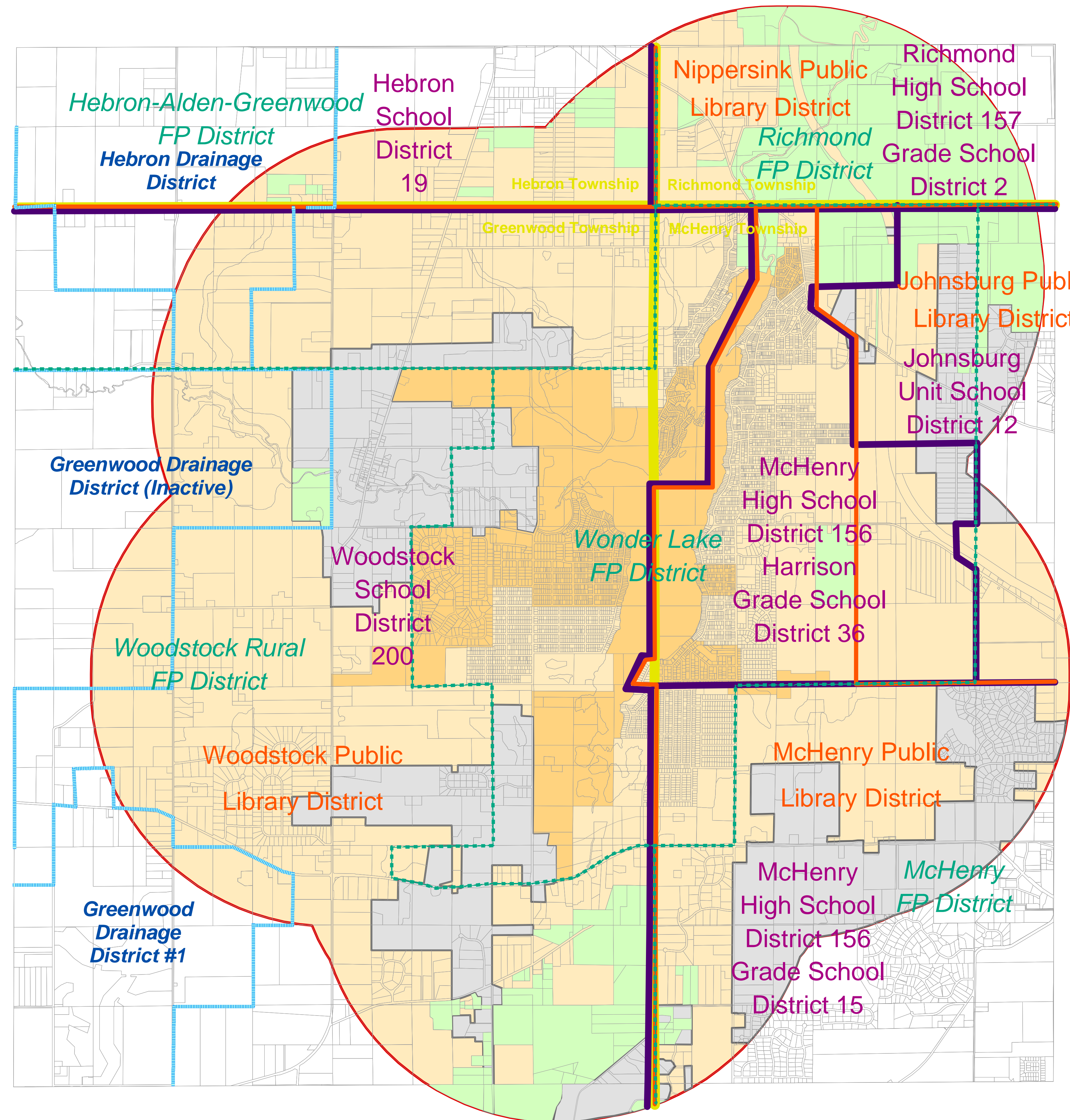
PREPARED BY:

 800 Woodlands Parkway, Vernon Hills, IL 60061
 ph:847.834.5550 f:847.834.0085 manhard.com

Map #10

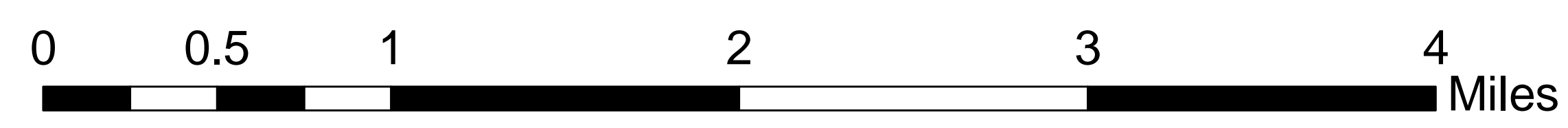
Village of Wonder Lake 2020 Land Use Plan

"Governmental Districts"



Legend

- WONDER LAKE VILLAGE BOUNDARY
- OTHER MUNICIPAL BOUNDARIES
- VILLAGE OF WONDER LAKE MILE AND ONE HALF (2005 PLANNING AREA)
- Township Line
- School District
- Library District
- Fire District
- Drainage District
- MCCD Property

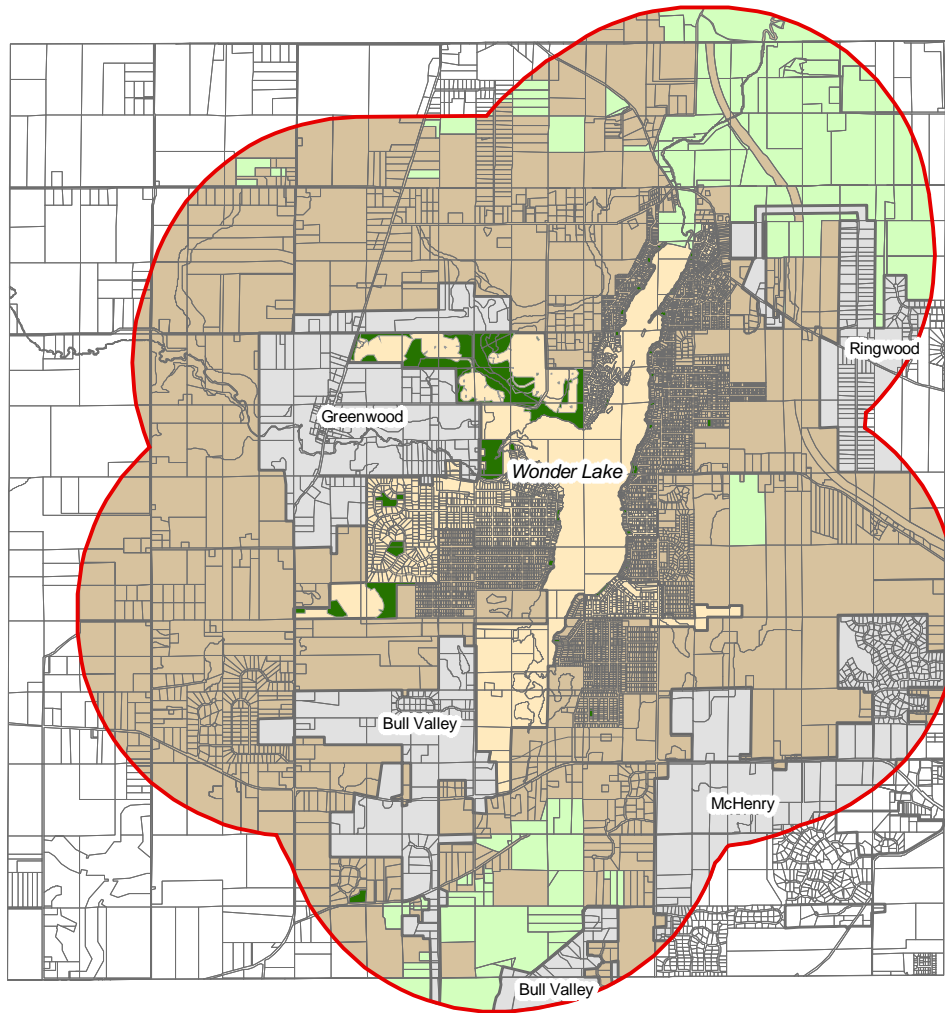


4/2004 cjm P&D
8/2005 TD&A






Map #11

**Village of Wonder Lake
2020 Land Use Plan**

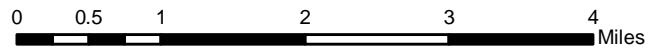
"Parks and Recreation"



Legend

-  WONDER LAKE VILLAGE BOUNDARY
-  OTHER MUNICIPAL BOUNDARIES
-  VILLAGE OF WONDER LAKE MILE & A HALF (2005 PLANNING AREA)
-  MCHENRY COUNTY CONSERVATION DISTRICT
-  PARK / BEACH / RECREATION

Note: Municipal Boundaries
Recorded as of 12/31/2003



4/2004 cjm P&D
8/2005 TD&A