



Village of Hawthorn Woods, Illinois
COMPREHENSIVE PLAN
Adopted June 16, 2014

ACKNOWLEDGMENTS

The Village of Hawthorn Woods would like to acknowledge the efforts of elected officials, staff, stakeholders, and the public who contributed to the creation of this Comprehensive Plan. The following groups and individuals were instrumental in establishing the vision for the community and will continue to be important in the Plan's implementation.

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Residents & Businesses of the Hawthorn Woods Community

Thank you to all the residents, business owners/operators, stakeholders, and service providers that participated in development of the Hawthorn Woods Comprehensive Plan.

The input provided by those who participated has been incorporated into the Plan's recommendations and will serve as a guide for future development in the Village.

Cover: Seasonal images of the Barn at Village Hall and seasonal vegetation. Photos by Pamela Newton.

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1 INTRODUCTION

In 2013 and 2014, the Village of Hawthorn Woods undertook the development of a comprehensive plan for the Village and the surrounding planning area. The Hawthorn Woods Comprehensive Plan is the result of an extensive planning process that joins expert analysis with input from residents, business owners, and stakeholders. The result is a document that serves as an update to the 2004 Comprehensive Plan and provides a framework for future Village development and the continued provision of quality services and infrastructure.



PURPOSE OF THE PLAN

The Hawthorn Woods Comprehensive Plan is a long-range policy document that provides a framework for growth and development over the next 15 to 20 years. The Comprehensive Plan serves as the foundation for decision-making based on extensive public outreach and participation that resulted in a unified community vision. It builds upon existing development patterns and existing conditions within the Village with a focus towards long-term residential and commercial development, parks and open space preservation, transportation and mobility, and community facilities and infrastructure. The Plan also focuses on addressing the needs of those areas most significantly affected by flooding events in the Village.

As a plan update, this Comprehensive Plan addresses a decade of growth and change that occurred within the community since adoption of the previous plan in 2004. It incorporates past annexations, changes in the housing market, and flood and other hazard mitigation issues. Understanding the history of the community, the Hawthorn Woods Comprehensive Plan outlines the ground rules for future Village expansion and development. It addresses concerns and provides recommendations regarding several categories including land use, transportation, infrastructure, parks, community facilities, and community character.

PLANNING JURISDICTION

The Comprehensive Plan addresses issues within the municipal boundaries of Hawthorn Woods, Illinois, as well as unincorporated areas adjacent to the Village. Planning for these unincorporated areas is permitted by state law to promote orderly growth and development. The Illinois Municipal Code (65 ILCS 5/11-12-5) allows a Comprehensive Plan to account for an area extending 1.5 miles from the current corporate boundary.

The Illinois Municipal Code (65 ILCS 5/11-12-9) also encourages negotiations between communities with overlapping jurisdictions. The Village's planning jurisdiction is defined primarily by the corporate limits of neighboring municipalities and agreements with Lake County and the Villages of Kildeer, Lake Zurich, Mundelein, North Barrington, and Long Grove.

FUNDING THE COMPREHENSIVE PLAN

As a result of extensive damage caused by Hurricane Ike in 2008, HUD established the Community Development Block Grant (CDBG) Disaster Recovery "Ike" Program to assist communities in addressing disaster relief and restoration to infrastructure, housing, and economic revitalization in areas affected by flooding, hurricanes, and other natural disasters in 2008.

Hurricane Ike and related storms caused extensive flood damage to several communities in Lake County, including the Village of Hawthorn Woods. In 2013, the Village applied for and received a \$90,000 CDBG grant distributed by the Illinois Department of Commerce and Economic Opportunity for future planning purposes. The competitive IKE Grant funds comprehensive planning efforts as it relates to stormwater management, flood mitigation and management, and damage prevention, as well as other topics including economic development, housing, and infrastructure.



PLANNING PROCESS

The approach to the Comprehensive Plan emphasized community participation to establish community consensus and foster stewardship for the Plan. It required that residents, business owners and operators, and Village officials have involvement in every step of the planning process, and be active participants, helping to define issues, establish a vision, formulate ideas, and shape solutions. The 6-step planning process was implemented as follows:

Step 1: Project Initiation

To “kick-off” the planning process, meetings were held with key Village staff and the Comprehensive Plan Advisory Committee (CPAC). These meetings established project roles and responsibilities, outlined the overall project schedule, and strategized the most effective outreach tools to foster community engagement. The CPAC project initiation meeting concluded with a workshop that solicited the views of the CPAC and staff regarding their concerns and aspirations for the Village of Hawthorn Woods.

Step 2: Community Outreach

Community outreach and citizen participation are the cornerstones of the planning process. The outreach process included both traditional (face-to-face) and web-based activities to obtain the broadest levels of participation in preparing the Comprehensive Plan for the Village of Hawthorn Woods.

Step 3: Existing Conditions Analysis

This step included analysis of existing conditions and future potentials within the community. The analysis was based on information provided by the Village, as well as feedback from community service providers and reconnaissance, surveys, and land use inventories. The analysis also included the assessment of past Village studies, plans, and reports; zoning and development controls; and a demographic and market study. The demographic and market overview was also completed to identify trends impacting residential and commercial development.

Step 4: Community Vision, Goals & Objectives

The purpose of this fourth step was to establish an overall “vision” for the future of the Village of Hawthorn Woods that would provide focus and direction for subsequent planning activities and serve as the foundation of the consensus building process. A Community Visioning Workshop was held that involved the consultant team, Village staff, the CPAC, elected officials, and members of the community. It concluded with general agreement regarding the long-term role and character of Hawthorn Woods and the projects and improvements that would be desirable in the future. Using this information, the Vision Statement and preliminary Goals and Objectives were prepared to provide more specific focus and direction for planning recommendations.

Step 5: Community-Wide Plans & Policies

This step entailed the preparation of future plans for land use and development, growth and annexation, transportation and mobility, open space and environmental features, community facilities, urban design and community character, and community sustainability. These future plans provide the core for the Comprehensive Plan and reflect community input and the Village’s Goals and Objectives.

Step 6: Plan Document & Adoption

The planning process concluded with the preparation of the Comprehensive Plan document, review by the CPAC, a public hearing for the community, recommendation by the Planning, Building, and Zoning Commission, and adoption by the Village Board.



PLAN ORGANIZATION

The Hawthorn Woods Comprehensive Plan is organized under the following chapters:

1. Introduction

This chapter includes an overview of the Comprehensive Plan purpose, its organization, and process.

2. Community Profile

The Community Profile reviews the history and setting of Hawthorn Woods, and provides a detailed analysis of the Village's demographics and market conditions at the time the Comprehensive Plan was adopted.

3. Community Outreach

The Community Outreach chapter includes a summary of the various traditional and web-based public outreach activities utilized throughout the planning process.

4. Vision, Goals & Objectives

This chapter provides the Vision, Goals, and Objectives on which the Comprehensive Plan is based.

5. Land Use & Development Plan

This chapter describes future land uses within the Hawthorn Woods planning boundary. It considers the Village's unique characteristics, geographical setting, and vision to provide a framework for development over the next 15 to 20 years.

6. Transportation & Mobility Plan

This chapter provides analysis and recommendations to shape a long-term transportation network for the Village. It seeks to maximize efficiency and safety, while offering opportunities for increased mobility.

7. Parks, Open Space & Environmental Features Plan

The Parks, Open Space & Environmental Features Plan provides recommendations that seek to improve, enhance, and expand the existing parks, open space, and natural areas within and around the Village. It incorporates recommendations from the existing Park Facility Master Plan and ADA Access Audit Report.

8. Community Facilities & Infrastructure Plan

This chapter addresses the various community facilities and service providers that contribute to the high quality of life in Hawthorn Woods. It ensures Village residents and businesses have necessary services and also provides recommendations to improve existing facilities and establish new facilities.

9. Image, Identity & Community Character Framework Plan

This chapter includes recommendations to enhance the Village's unique identity as a well-maintained Village within the Chicago suburban region.

10. Hazard Mitigation Plan

The Hazard Mitigation Plan includes tools and techniques to mitigate damage and increase safety during and after a flooding disaster. It serves to prevent issues that arose during flood events in 2008 and 2013.

11. Implementation Plan

The Implementation Plan ensures that the Comprehensive Plan serves as an effective policy document to accomplish Hawthorn Woods' goals and vision. It provides several steps to implement the Plan as well as a variety of funding sources in order to achieve many of the Plan's recommendations.

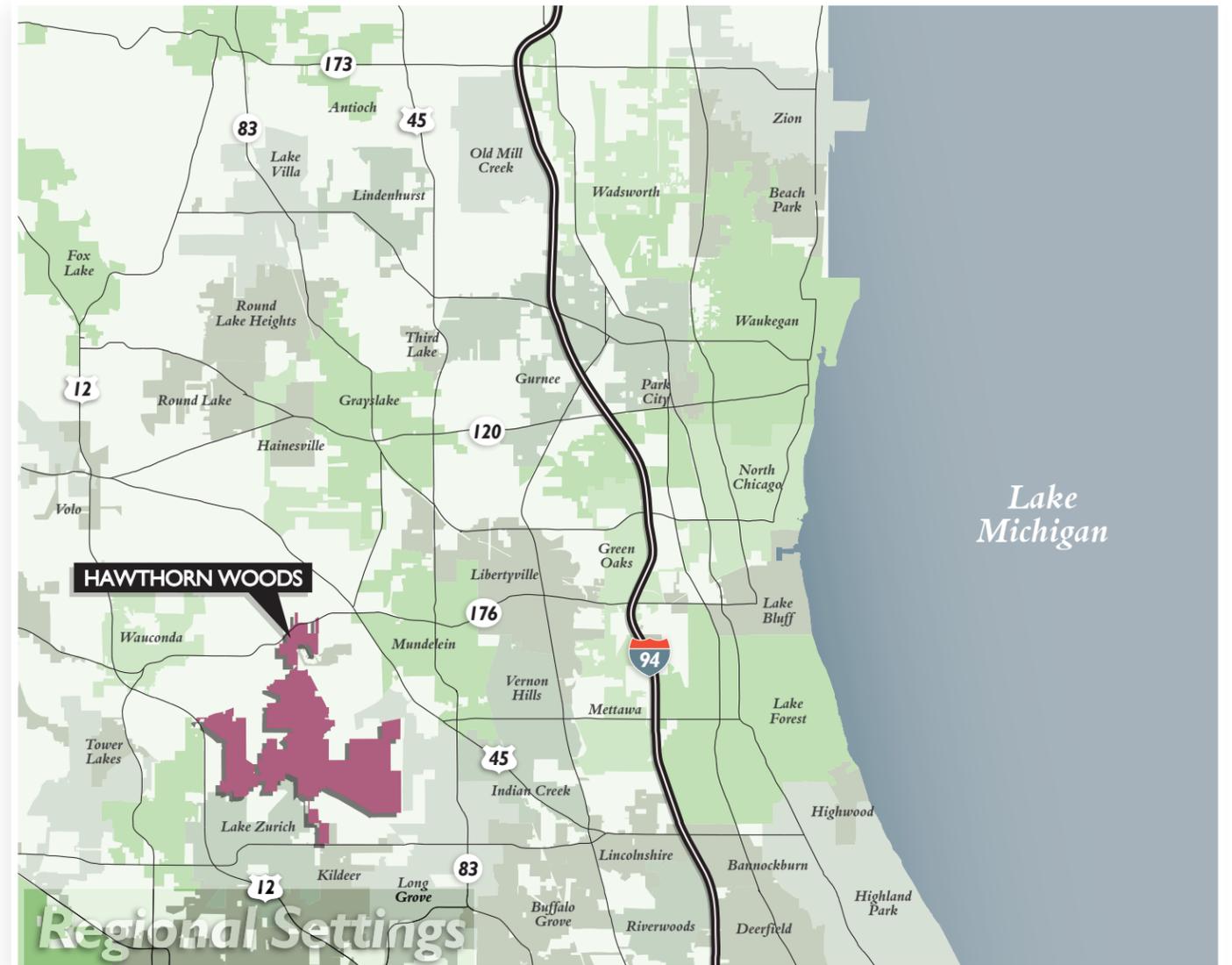
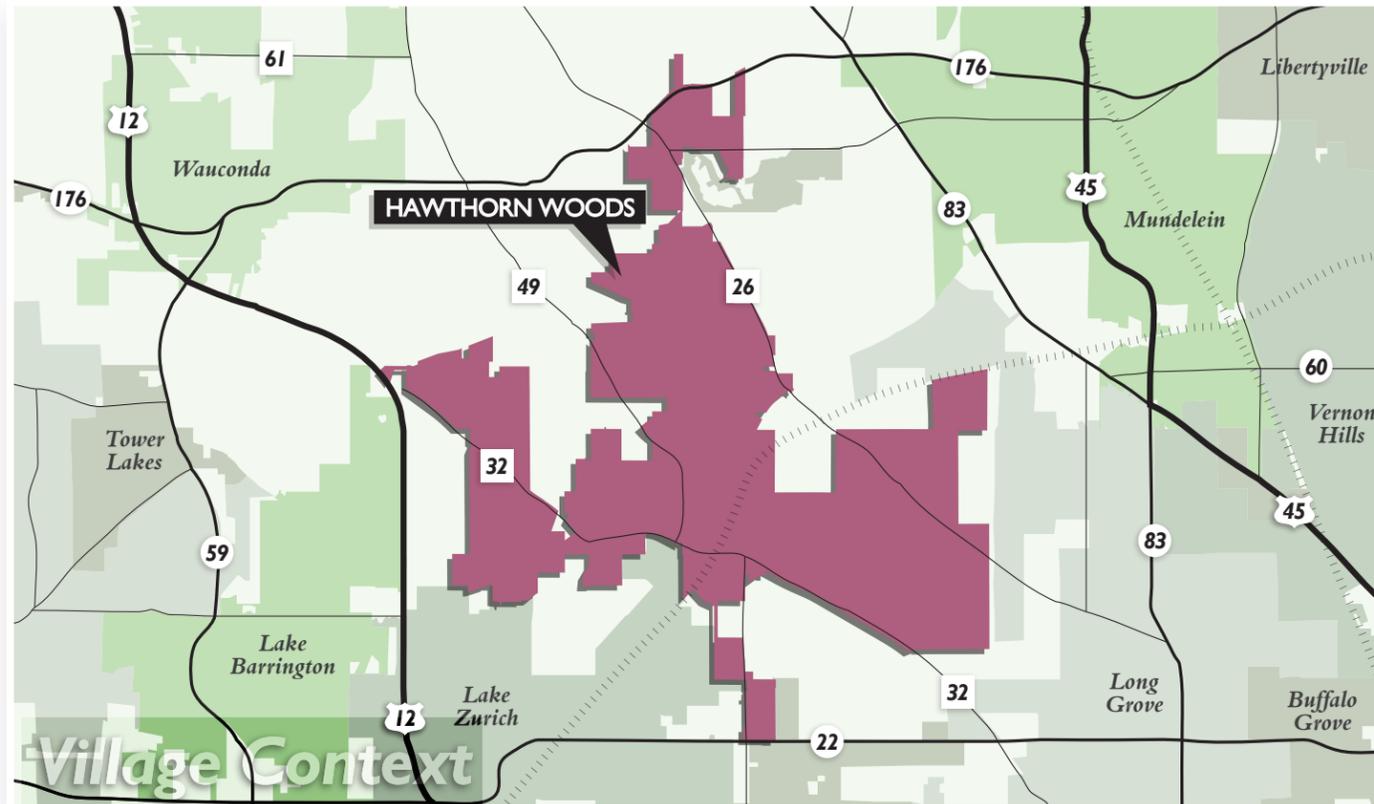


2 COMMUNITY PROFILE

Existing conditions were assessed and compiled to create a detailed Community Profile that establishes the basis for Comprehensive Plan recommendations. The Community Profile is the product of data and community outreach collected and analyzed by the consultant team. It focuses on current conditions at the time the Plan was being drafted and influencing factors within the Village of Hawthorn Woods and its surrounding planning jurisdiction.

The Community Profile establishes the foundation of understanding for plan recommendations, and includes the following:

- Regional Setting & Community History
- Past Plans & Studies
- Demographic & Market Analysis



REGIONAL SETTING & COMMUNITY HISTORY

The Village of Hawthorn Woods is a quiet suburban town in Lake County, Illinois, located approximately 40 miles northwest of downtown Chicago and 20 miles northwest of O’Hare International Airport. It is bordered by unincorporated Lake County and the Village of Mundelein on the north, the Village of Long Grove on the east and southeast, the Villages of Kildeer and Lake Zurich on the south, and the Village of North Barrington on the west. The closest interstate access is I-94, roughly ten miles to the east, but the Village is situated between both US Routes 45 and 12, just west and east respectively.

The Village’s character is primarily rural, with upscale, low-density subdivisions set within a scenic natural landscape of lakes, trees, and parks.

The Village was incorporated in 1958 after a unanimous vote of the community’s 71 original residents. The community has grown steadily over time. In 1970, the Village recorded 939 residents, and by 2000, the population expanded to 6,002 people, and by 2010, the population was 7,663. The Village continues to attract new residents from throughout the region who are attracted to the Village’s “estate lifestyle,” proximity to Chicago, and access to natural amenities.

PAST PLANS & STUDIES

This section contains an overview of past plans and studies produced by the Village of Hawthorn Woods. The goal of the Comprehensive Plan is to build upon these past plans and studies. It is important to ensure that the Comprehensive Plan does not conflict with established goals and recommendations of these plans, except where conditions on the ground have changed and warrant reconsideration of past findings.

Comprehensive Plan (2004)

The Village's 2004 Comprehensive Plan modified the previous 2001 plan update. Previous Comprehensive Plans have been adopted by the Village in 1977, 1988, and 1995. The Plan focused on preserving rural character by ensuring spacious lot sizes, enhancing low volume roadways, preserving open space and natural resources, and creating scenic corridors that capitalize on the area's natural beauty. Midlothian Road was also prioritized for new commercial development, while most infrastructure development was left to the County.

The Plan's six overall community goals were:

- Goal #1: To perpetuate a high-quality residential environment suitable for enjoying life in a spacious and quiet rural atmosphere;
- Goal #2: To enable the movement of persons and goods within the Village in a safe and environmentally acceptable manner;
- Goal #3: To provide the maximum amount of active and passive open space for the enjoyment of all Hawthorn Woods residents;
- Goal #4: To provide the services and facilities essential for the protection, operation, and use of real property in the Village;
- Goal #5: To strengthen and maintain real property values and to promote a sound economic base for the Village; and
- Goal #6: To preserve and enhance the natural beauty, uniqueness, and attractive appearance of the Village.

Midlothian Road Corridor Plan (2004)

The Midlothian Road Corridor Plan seeks to improve and enhance the Midlothian Road Corridor through the development of a Town Center and a mixture of quality, new commercial and residential offerings. While the community remains supportive of the Town Center concept, the plan is currently being considered for an update as several components, including proposed development guidelines, are no longer supported by the Village, nor are they in line with recent economic trends.

Open Space & Park Facility Master Plan (2011)

The "Parklands For the Future" Open Space and Facility Master Plan was completed in 2011 as an addendum to the Village's Comprehensive Plan. It provides direction for Village officials of how park facilities and recreational programs should be developed and enhanced moving forward. The Plan identifies its mission and purpose to "enhance the quality of life for all residents of the Village of Hawthorn Woods through fulfilling parks and recreation programs, open space, and aesthetically pleasing facilities." It also notes that the Village's parks and open spaces must be safeguarded over time, and that they must be "held in perpetuity, against diversion to purposes other than recreation and preservation and against invasion by inappropriate uses from outside sources."

The Plan identifies four key goals for the Village:

- Goal #1: To develop an attractive and diversified park system comprised of indoor and outdoor areas and facilities to meet the unique needs and interests of residents;
- Goal #2: To maintain the park system in accordance with the established high standards and quality of the Village to contribute to the "country like" beauty, charm, and attraction of the Village;
- Goal #3: To develop and operate the park system in a manner consistent with the financial resources of the Village and further develop means of financial support from participant fees, donations, volunteers, grants, and other appropriate methods; and
- Goal #4: To cooperate with schools, local improvement associations, township organizations, neighboring park districts, and villages in joint planning and operation of park facilities for the mutual good of the community and to further prevent duplication of services.

The Plan noted that, based on accepted standards for park access, that seven subdivisions were underserved by the existing parks system: Lakewood Estates, the Glens of Stonecreek, Countryside Glen, Lakewood Meadows, Indian Creek Country Estates, Tiffany Estates, and the Estates of Indian Creek. Given this and projected population growth, the Plan estimated that four additional parks, each with a playlot and respective baseball or soccer fields, will be needed by 2020. Similarly, it was projected that between 2011 and 2021, a total of \$10.7 million would be needed for parks and recreation operations.

DEMOGRAPHIC & MARKET ANALYSIS

An analysis of the Village of Hawthorn Woods' demographic trends and market conditions has been conducted to provide a data-driven foundation for the Comprehensive Plan's recommendations. This section of the Community Profile chapter focuses on the Village's current and projected trends in four central areas: (1) Demographics, (2) Employment, (3) Housing, and (4) Retail Market.

Data Sources

Due to the Village's small population, multiple data sources must be referenced from multiple years to provide a full picture of current demographic and employment trends within Hawthorn Woods. This overlap in data sources may result in minor deviations related to the same item such as estimated household income or total employment.

The data utilized in this section were obtained from a variety of sources including the U.S. Census, the 2008-2012 American Community Survey, the Illinois Department of Employment Security (IDES), local stakeholders such as the Lake County Partners, and ESRI Business Analyst, a nationally recognized provider of business and market data.

Demographics

Population

The Village's population is projected to increase significantly, as proposed developments build out. The Village's 2013 population was estimated to be 7,788, roughly one hundred residents higher than reported during the 2010 U.S. Census. By 2018, the population is projected to grow to 7,929 people, a 3.5% increase from 2010 levels.

Lake County is also growing, albeit at a slightly slower rate. Between 2010 and 2018, the County is projected to grow by roughly 2.3%, from 703,462 to 719,840 people.

NOTE: Several proposed residential subdivisions, including a 220-home single family community, were under consideration by the Village at the time of analysis. It is likely that population growth resulting from the development of these communities will exceed near-term population projections.

Age

The Village's population is aging. In 2013, the median age in Hawthorn Woods was 44.2 years, a roughly two year growth from 2010. The median age is estimated to further increase to 44.5 years by 2018, a growth of 4.7% from 2010. Between 2010 and 2018, age cohorts gaining the most in the overall share of the population are senior citizens (55 years+) and young professionals (20 years to 34 years), with losses consolidated among the middle aged (35 years to 54 years) and youth cohorts (0 years to 19 years).

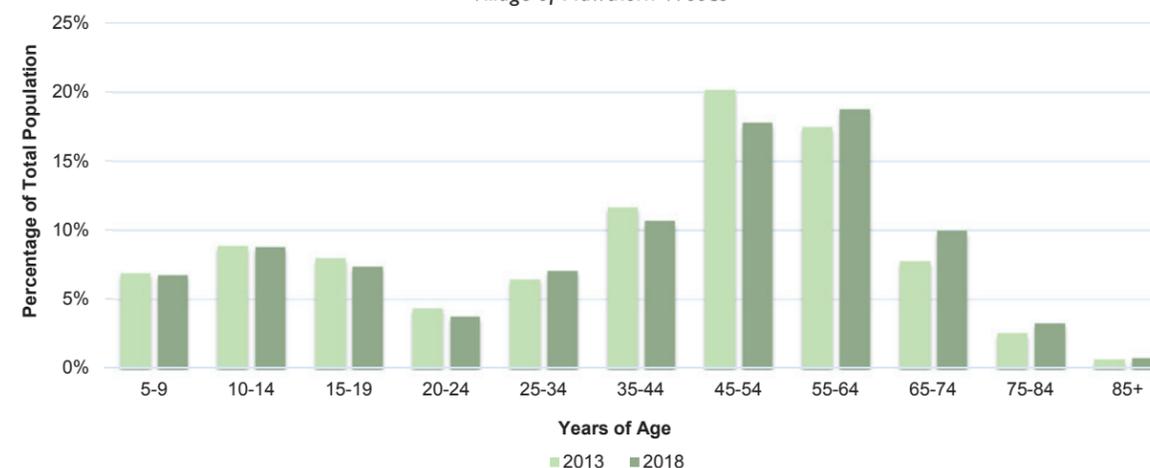
The County is also aging, and its median age will increase by 2.5% from 36.6 years in 2010 to 37.5 years in 2018. However, Lake County residents are, on the whole, significantly younger. In both 2013 and 2018, the County's median age is estimated to be roughly 7 years younger than the Village's.

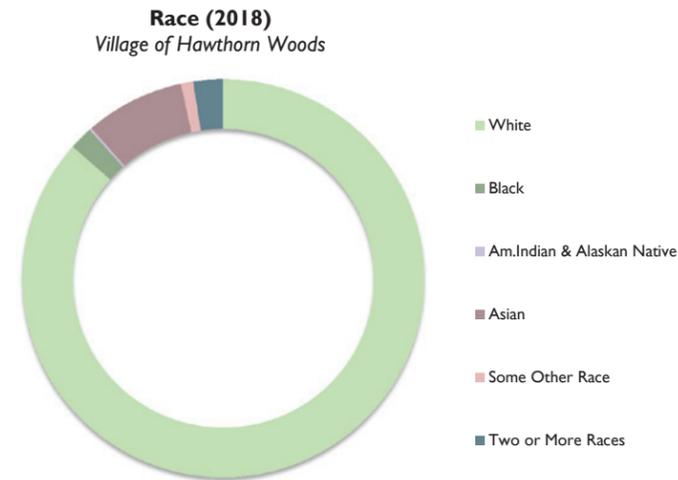
| Demographic Summary | | | | | | | | |
|------------------------------------------------------------|---------------------------|-----------|-----------|------------------------------|-------------|----------|----------|------------------------------|
| Village of Hawthorn Woods & Lake County (2010, 2013, 2018) | | | | | | | | |
| | Village of Hawthorn Woods | | | | Lake County | | | |
| | 2010 | 2013 | 2018 | Projected Change 2010 - 2018 | 2010 | 2013 | 2018 | Projected Change 2010 - 2018 |
| Population | 7,663 | 7,788 | 7,929 | +266 (+3.5%) | 703,462 | 711,221 | 719,840 | +16,378 (+2.3%) |
| Households | 2,469 | 2,518 | 2,576 | +107 (+4.3%) | 241,712 | 244,907 | 248,779 | +7,067 (+2.9%) |
| Average Household Size | 3.10 | 3.07 | 3.06 | -0.4 (-1.0%) | 2.82 | 2.82 | 2.81 | -0.01 (-0.0%) |
| Median Age | 42.5 | 44.2 | 44.5 | +2.0 (+4.7%) | 36.6 | 37 | 37.5 | +0.9 (+2.5%) |
| Median Household Income | \$149,862 * | \$147,386 | \$155,489 | +\$5,627 (+3.8%) | \$75,111 * | \$76,816 | \$88,165 | +\$13,054 (+1.7%) |

*Estimated using the 2008-2012 American Community Survey, adjusted for inflation

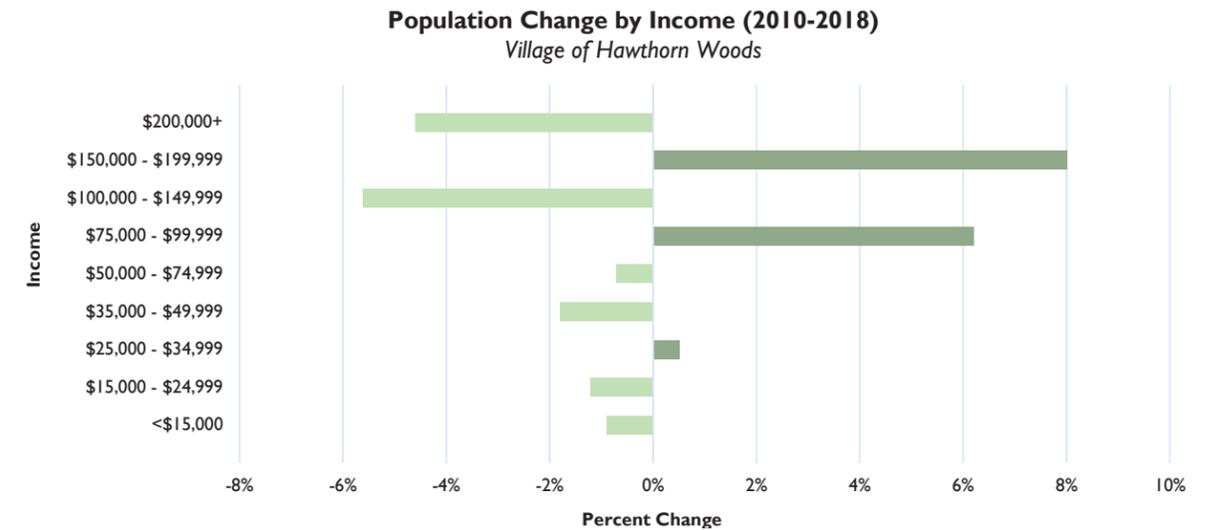
Sources: U.S. Census; 2008-2012 American Community Survey; ESRI Business Analyst; Houseal Lavigne Associates

Age Profile (2013 & 2018)
Village of Hawthorn Woods





* All race and ethnic categories are presented as defined by the US Census.



Race/Ethnicity

The Village is projected to remain predominantly white, but the community is becoming more diverse. In 2013, 88.1% of residents identified as White, with 7.2% identifying as Asian, 2.1% as Two or More Races, 1.6% as Black, 0.8% as Some Other Race, and 0.2% as American Indian or Alaskan Native. By 2018, the White share of the population is projected to decline by 2.9% to 86.5%, with gains projected among the Black, Asian, Some Other Race, and Two or More Races populations.

Similarly, the Hispanic and Latino population is projected to increase. The U.S. Census Bureau considers Hispanic or Latino an ethnicity and not a race. Between 2010 and 2018, the Village's Hispanic and Latino population is estimated to grow from 3.8% to 5.4%.

Income

Village incomes are projected to rise, but are not expected to keep up with the pace of inflation. The median household income of a Village resident was \$147,386 in 2013. By 2018, it is expected to increase by \$8,103 to \$155,489. Between 2010 and 2018, income cohorts projected to gain in the share of the population are \$150,000 to \$199,999, \$75,000 to \$99,999, and \$25,000 to \$34,999, with all other cohorts experiencing losses.

The Village population is significantly wealthier than the County, as the median income in the Village is nearly double that of Lake County. In 2013, the median household income in Lake County was \$76,816, roughly \$71,000 less than that of the Village. That income gap is projected to remain largely in place through 2018, when the median County income is projected to be roughly \$67,000 less than the Village.

However, while earnings are rising at both the Village and County level, the actual spending power of residents is expected to either decrease or stay relatively unchanged due to simultaneous increases in inflation. The average annual rate of inflation between 2000 and 2010 was 2.4%. Using this historic inflation rate as a proxy for future inflation, it is estimated that the annual increases in income between 2010 and 2018 in the Village (0.46%) and Lake County (2.02%) will be outpaced by inflation.

Market Implications

The Village's population is estimated to grow slightly older, larger, and wealthier by 2018. While most of these demographic changes are fairly modest, they could signal a small shift in market potential and needs for the Village, such as:

- An increasing need for housing options that better match the needs of the Village's two growing populations: young professionals (20-34 years) and seniors (55+ years). Such options may include age-target housing.
- A growing demand for accessible health and medical services as a result of an aging population.
- A leveling off in consumer retail spending, due to income increases that largely do not keep pace with inflation.

Employment

Total Employment

Overall, the Village has weathered the economic recession well and employment levels have been fairly stable. Primary employment levels rose between 2002 and 2011, and the Village saw job growth in 6 out of 9 years. In 2011, the Village of Hawthorn Woods contained 870 primary jobs, the highest employment levels reported in nearly a decade and roughly 100 jobs higher than the 661 jobs reported in 2002.

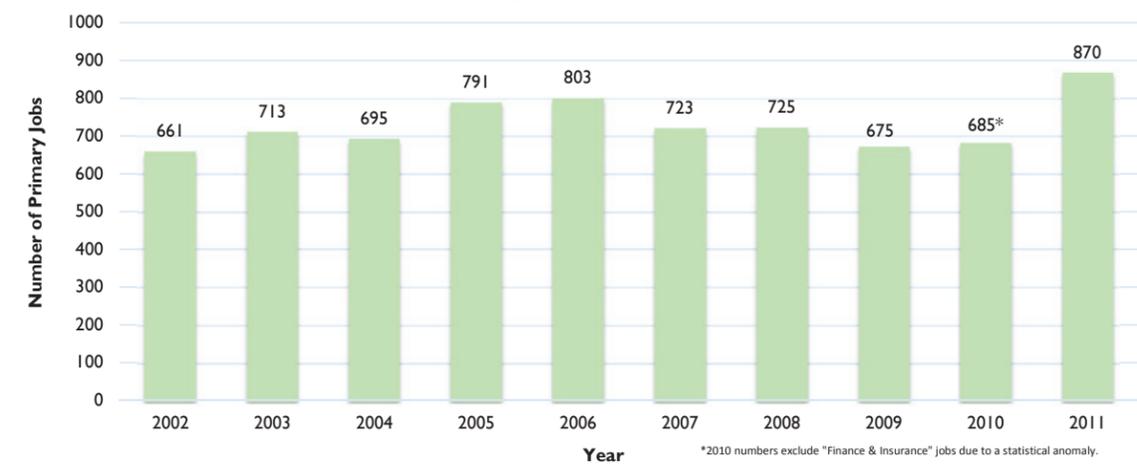
NOTE: Employment data discussed in this section includes employees of businesses located in the Village of Hawthorn Woods as well as residents reporting a home occupation.

Key Industries & Employers

The Village's economy is comprised of a diversity of industries, with no single industry dominating the local economy. In 2013, the Health Care and Social Assistance industry was the largest employer in the Village, providing 217 jobs (24.9% of all jobs). The Village's other significant industries include: Educational Services (134 jobs or 15.4%); Other Services (119 jobs or 13.7%); Accommodation and Food Services (84 jobs or 9.7%); and Professional, Scientific, and Technical Services (70 jobs or 8.0%).

Lake County is home to a variety of large employers, from international corporations to local school districts. Major County employers include Abbot Laboratories, Walgreen's Company, Solo Cup, Highland Park Hospital, Discover Financial Services, and the College of Lake County. However, none of the County's top thirty employers are located in the Village.

Total Primary Employment (2002-2011)
Village of Hawthorn Woods



| Employment by Industry Village of Hawthorn Woods (2011) | | |
|------------------------------------------------------------|-----|--------|
| Industry (NAICS Code) | 870 | 100.0% |
| Management of Companies and Enterprises | 0 | 0.0% |
| Mining, Quarrying, and Oil and Gas Extraction | 0 | 0.0% |
| Utilities | 0 | 0.0% |
| Arts, Entertainment, and Recreation | 1 | 0.1% |
| Real Estate and Rental and Leasing | 2 | 0.2% |
| Information | 4 | 0.5% |
| Agriculture, Forestry, Fishing and Hunting | 8 | 0.9% |
| Manufacturing | 10 | 1.1% |
| Transportation and Warehousing | 19 | 2.2% |
| Administration & Support, Waste Management and | 20 | 2.3% |
| Construction | 28 | 3.2% |
| Retail Trade | 32 | 3.7% |
| Wholesale Trade | 35 | 4.0% |
| Public Administration | 41 | 4.7% |
| Finance and Insurance | 46 | 5.3% |
| Professional, Scientific, and Technical Services | 70 | 8.0% |
| Accommodation and Food Services | 84 | 9.7% |
| Other Services (excluding Public Administration) | 119 | 13.7% |
| Educational Services | 134 | 15.4% |
| Health Care and Social Assistance | 217 | 24.9% |

Source: U.S. Census Bureau, Center for Economic Studies, LEHD; Houseal Lavigne Associates

| Top 30 Employers Lake County (2013) | | |
|----------------------------------------|------------------|----------------------------|
| Name (A-Z) | Primary Location | Type of Business |
| Abbot Laboratories | * North Chicago | Pharmaceuticals |
| Acco USA, Inc. | Lincolnshire | Partitions & Fixtures |
| Aluma Systems | Antioch | Equipment Rental & Leasing |
| Aon Hewitt | Lincolnshire | H.R. Consultants |
| Baxter International | * Deerfield | Medical Equipment |
| Capital Retail Services | Lake Zurich | Building Services |
| CDW Corporation | * Vernon Hills | Technology Dealers |
| College of Lake County | Grayslake | Community College |
| Discover | * Riverwoods | Bank |
| Eastek Holdings LLC | Buffalo Grove | Bank |
| Echo, Inc. | Lake Zurich | Lawn & Garden Equipment |
| Highland Park Hospital | Highland Park | Hospital |
| Hospira | Lake Forest | Drug Manufacturer |
| HSBC Financial Corp. | Mettawa | Financial Services |
| LaCosta Facility Support | Wauconda | Maintenance Services |
| Medline | Mundelein | Medical Equipment |
| Mondelez International | * Deerfield | Snack Food Processing |
| NW Lake Forest Hospital | Lake Forest | Hospital |
| Phosphate Resource Partners | Lake Forest | Fertilizers |
| Quill Corporation | Lincolnshire | Office Supplies |
| Rexam CP, Inc. | Buffalo Grove | Paper |
| Siemens Industry, Inc. | Buffalo Grove | Environmental Controls |
| Solo Cup | Lake Forest | Plastic & Rubber Products |
| Takeda Pharm. North | Deerfield | Pharmaceuticals |
| Trustmark | Lake Forest | Insurance |
| Veterans Health Admin. | North Chicago | Hospital |
| Vista Health System | Waukegan | Hospital |
| WW. Grainger | * Lake Forest | Electrical |
| Walgreen Co. | * Deerfield | Pharmacies |
| Waukegan CUSD #60 | Waukegan | Public Schooling |

*Denotes Fortune 500 Company Headquarter within Lake County

Source: Lake County Partners; Houseal Lavigne Associates

Growth Industries

The Village is projected to gain 110 jobs between 2010 and 2020. The State of Illinois Department of Economic Security (IDES) estimates that the Local Workforce Investment Area (LWIA) #1, which contains all of Lake County, will gain 41,119 jobs between 2010 and 2020. By applying Hawthorn Wood's current share of LWIA jobs (0.3%) to the anticipated job growth, it can be estimated that the Village could gain 110 jobs through 2020.

Key projected growth industries for Hawthorn Woods are: Professional, Scientific, and Tech. Services (+38 jobs); Healthcare and Social Assistance (+37 jobs); and Educational Services (+19 jobs).

Education

The Village is well-educated. Nearly 7 in 10 Hawthorn Woods residents (66.8%) over the age of 25 hold a bachelor's degree or higher, and greater than 1 in 4 residents (25.8%) possess a graduate or professional degree. Conversely, only 41.8% of Lake County residents have earned a bachelor's degree or higher, and 16.8% hold a graduate degree or higher.

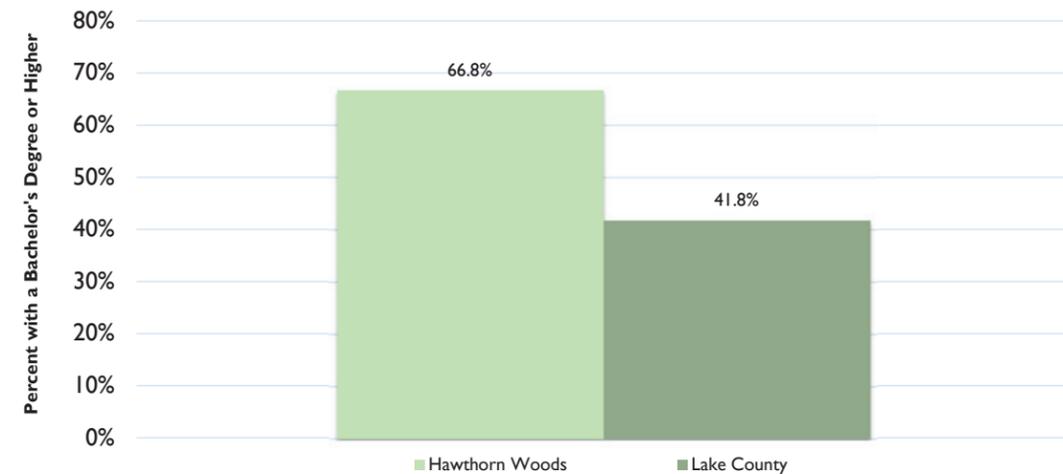
Employment Projections by Industry
Workforce Investment Area (WIA) #1 (2010-2020)

| Industry (NAICS Code) | Employment by Industry (2010)* | | | Projected Growth (2010 - 2020) | |
|--------------------------------------------|--------------------------------|----------------|-------------|--------------------------------|----------------|
| | WIA #1 | Hawthorn Woods | Local Share | WIA #1 | Hawthorn Woods |
| | 322,273 | 862 | 0.3% | 41,119 | 110 |
| Accommodation & Food Svcs. | 22,335 | 84 | 0.4% | 4,311 | 16 |
| Administrative & Waste Mgmt. Svcs. | 22,943 | 20 | 0.1% | 6,513 | 6 |
| Arts, Entertainment, & Recreation | 7,066 | 1 | 0.0% | -33 | 0 |
| Construction | 10,878 | 28 | 0.3% | 1,999 | 5 |
| Educational Services, Public & Private | 28,275 | 134 | 0.5% | 4,084 | 19 |
| Finance & Insurance | 15,406 | 46 | 0.3% | 3,973 | 12 |
| Health Care & Social Assistance | 31,884 | 217 | 0.7% | 5,458 | 37 |
| Information | 3,947 | 4 | 0.1% | 1,004 | 1 |
| Manufacturing | 47,446 | 10 | 0.0% | -1,296 | 0 |
| Mgmt. of Companies & Enterprises | 7,660 | 0 | 0.0% | -229 | 0 |
| Natural Resources & Mining | 93 | 0 | 0.0% | -20 | 0 |
| Other Services | 12,349 | 119 | 1.0% | 1,297 | 12 |
| Professional, Scientific, & Tech. Services | 18,517 | 70 | 0.4% | 10,171 | 38 |
| Government/Public Administration | 19,447 | 41 | 0.2% | 76 | 0 |
| Real Estate & Rental & Leasing | 3,196 | 2 | 0.1% | 626 | 0 |
| Retail Trade | 39,766 | 32 | 0.1% | 1,535 | 1 |
| Transportation, Warehousing, & Utilities | 7,992 | 19 | 0.2% | 222 | 1 |
| Wholesale Trade | 23,073 | 35 | 0.2% | 1,428 | 2 |

WIA #1 includes all of Lake County. Projections exclude farming jobs. *2011 NAICS employment numbers for Hawthorn Woods were used as a proxy for 2010 numbers given statistical anomalies in the 2010 data set.

Source: Illinois Department of Employment Security; Houseal Lavigne Associates

College Attainment (2008-2012 Avg.)
Village of Hawthorn Woods & Lake County



Jobs Ratio

The Village is a bedroom community. Only 5.2% of the Village’s jobs are filled by Village residents. On any given day, roughly 800 non-residents travel into the Village for work, while roughly 2,500 residents leave the Village to commute to jobs elsewhere in the Chicagoland region.

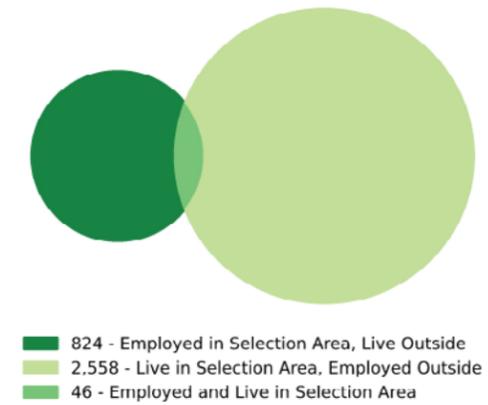
Based on 2013 data, Hawthorn Woods contains 13.9 primary jobs for every 100 residents – a ratio of 0.139. This is one of the lowest ratios in the region, when compared to other area municipalities such as Hainesville (21.9 jobs), Lake Villa (30.2 jobs), Mundelein (36.4 jobs), Kildeer (37.9 jobs), Wauconda (62.0 jobs), Libertyville (72.9 jobs), and Lake Zurich (100.0 jobs).

Market Implications

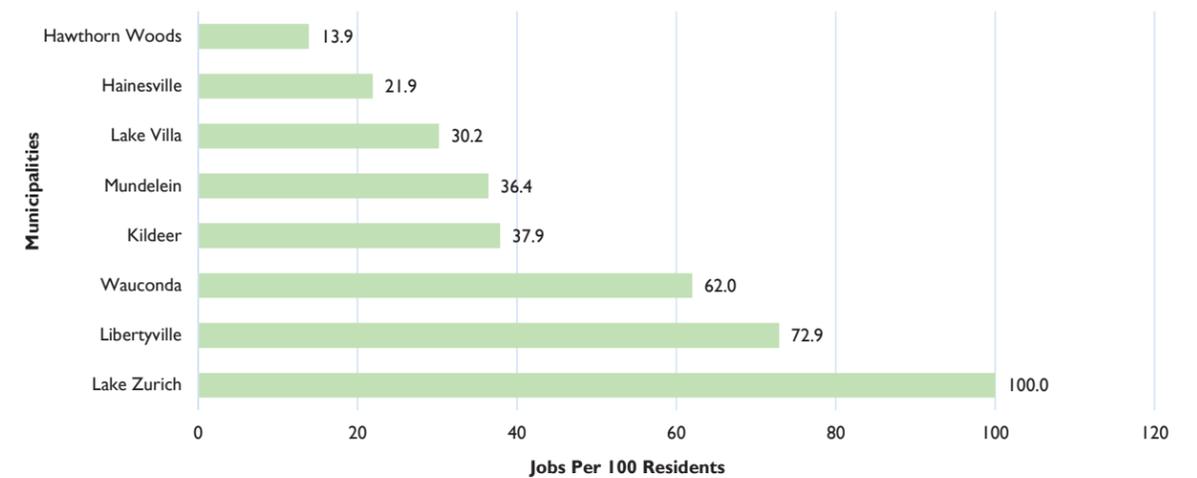
The Village’s relative economic stability in the face of a national economic recession suggests that the local employment base has an established, resilient, and well positioned job growth, especially in white collar industries. Between 2010 and 2020, the Village is projected to gain more than a 100 new jobs in emerging fields such as education and healthcare, both of which represent targeted opportunities to grow the local job base with new employers and supporting retail options. Additionally, the Village’s high rate of educational attainment (66.8% with a bachelor’s degree or higher) is a significant asset, and should be marketed to prospective Village employers looking for ready access to a work force that is specialized and well-trained.

The Village offers nearly 900 jobs in a variety of industries. The majority of these jobs, however, are filled by non-residents. Opportunities may exist to convert these commuters into residents, as well as recruiting or expanding new businesses in the Village that can provide more local jobs for current residents.

Inflow/Outflow Job Counts in 2011



Number of Jobs Per 100 Residents (2013)
Village of Hawthorn Woods & Neighbors



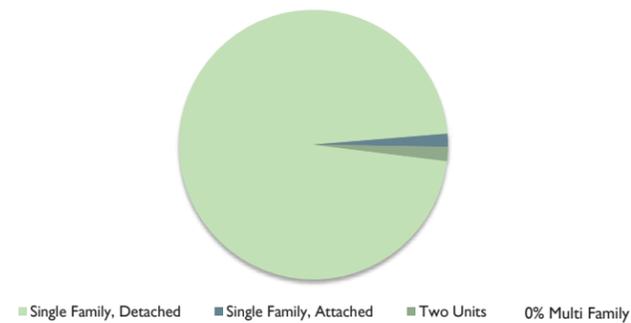
Housing Type & Tenure

The typical Village housing unit is an owner occupied, single family detached home with 4 bedrooms. Nearly every housing unit in the Village is owner occupied (97.0%), with only 1.5% of units being occupied as rentals. Similarly, the housing stock is overwhelmingly comprised of single family detached homes (96.8%), with only 1.6% being single family attached units and 1.7% as duplexes (including townhomes at the Hawthorn Woods Country Club). The Village does not contain any multi-family units, as defined by the U.S. Census.

Age

The Village's housing stock is relatively new. Roughly 3 in 4 units (74.6%) were built after 1980 and nearly half (48.0%) of the Village's housing stock was constructed after 1990. Only 5.1% of units were built prior to 1960.

Housing Units by Type (2008-2012 Avg.)
Village of Hawthorn Woods



Housing Summary

Village of Hawthorn Woods (2008-2012 Average)

| Total Housing Units | Count | Percentage |
|---------------------|-------|------------|
| Owner Occupied | 2,484 | 97.0% |
| Renter Occupied | 39 | 1.5% |
| Vacant | 37 | 1.4% |

Population by Tenure

| Population | Count | Percentage |
|-----------------|-------|------------|
| Owner Occupied | 7,462 | 97.4% |
| Renter Occupied | 201 | 2.6% |

Type of Housing Units

| Total Housing Units | Count | Percentage |
|-------------------------|-------|------------|
| Single Family, Detached | 2,477 | 96.8% |
| Single Family, Attached | 40 | 1.6% |
| Two Units | 43 | 1.7% |
| Multi-Family | 0 | 0.0% |
| Mobile Home | 0 | 0.0% |

Number of Bedrooms

| Total Housing Units | Count | Percentage |
|---------------------|-------|------------|
| Studio | 0 | 0.0% |
| 1 Bedroom | 0 | 0.0% |
| 2 Bedrooms | 0 | 0.0% |
| 3 Bedrooms | 677 | 26.4% |
| 4 Bedrooms | 1,633 | 63.8% |
| 5+ Bedrooms | 250 | 9.8% |

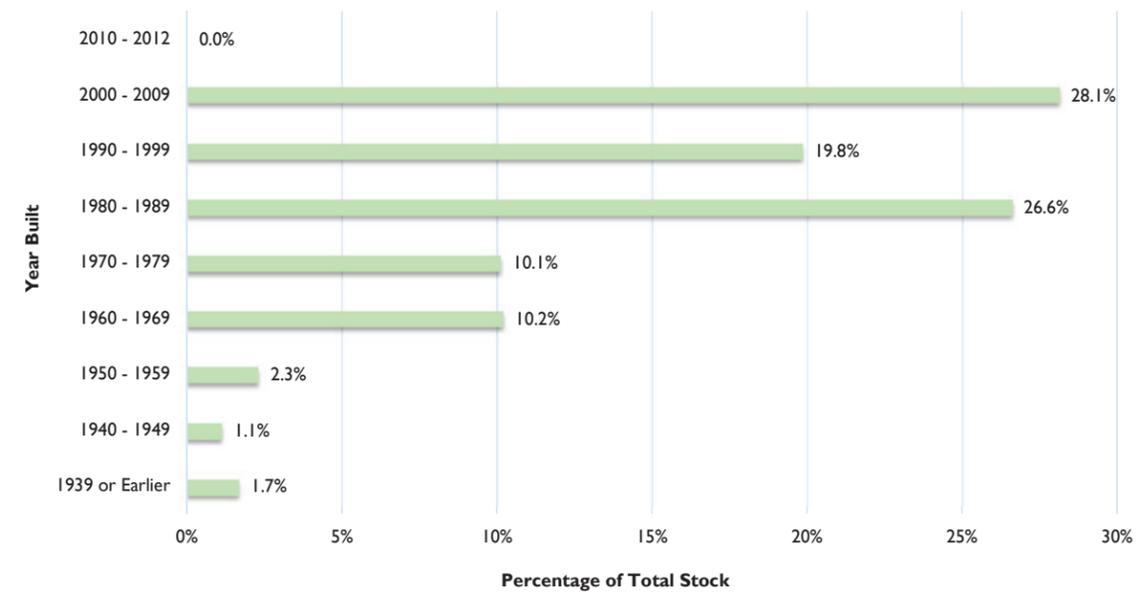
Other Information

| | |
|------------------------------|-----------|
| Median Home Value | \$492,000 |
| Median Monthly Rent | \$2,000+ |
| Median Number of Total Rooms | 9+ |
| Households With 2+ Vehicles | 85.30% |

Source: 2008-2012 American Community Survey; U.S. Census; Houseal Lavigne Associates

Housing Age (2008-2012 Avg.)

Village of Hawthorn Woods



Value

The Village's home values are higher than most Lake County neighbors and are projected to increase. In 2013, the median home value in the Village was \$521,836. This is notably higher than other Lake County municipalities, such as Libertyville (\$369,972), Lake Zurich (\$334,474), Lake Villa (\$244,407), Wauconda (\$233,613), Mundelein (\$231,570), and Hainesville (\$192,959). By 2018, the Village's median home value is estimated to increase by nearly \$90,000 to \$607,590.

As shown in the accompanying chart, the overwhelming majority (90.8%) of the Village's housing stock was valued above \$300,000 in 2013. By 2018, only 3.8% of housing units are expected to be valued under \$300,000. The most significant gain of any home value cohort between 2010 and 2018 is the \$500,000-\$999,999 grouping, growing from 44.9% to 60.9% of all housing units.

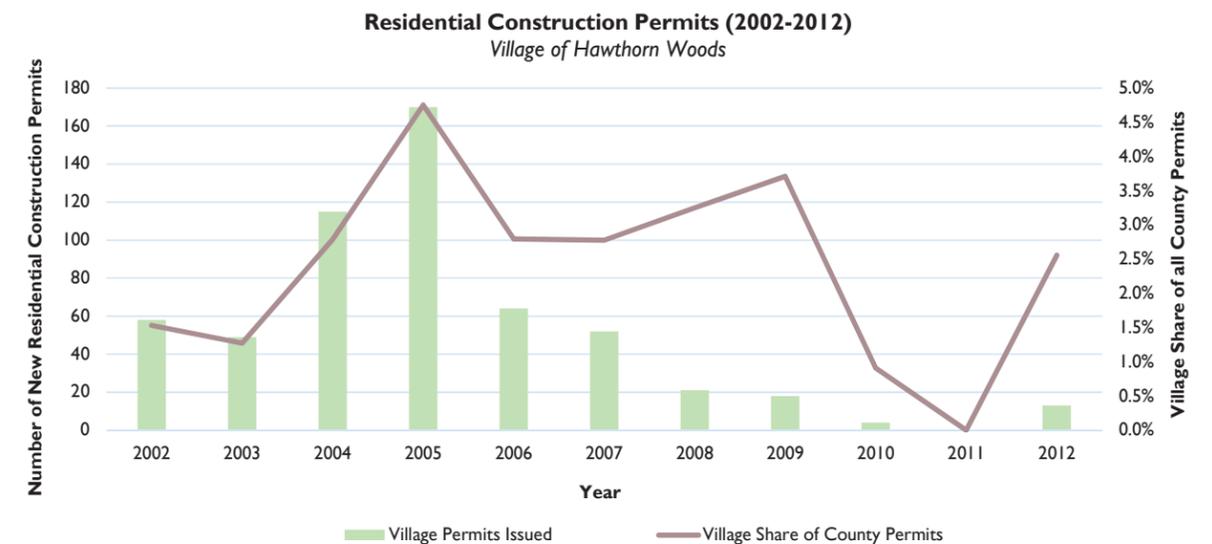
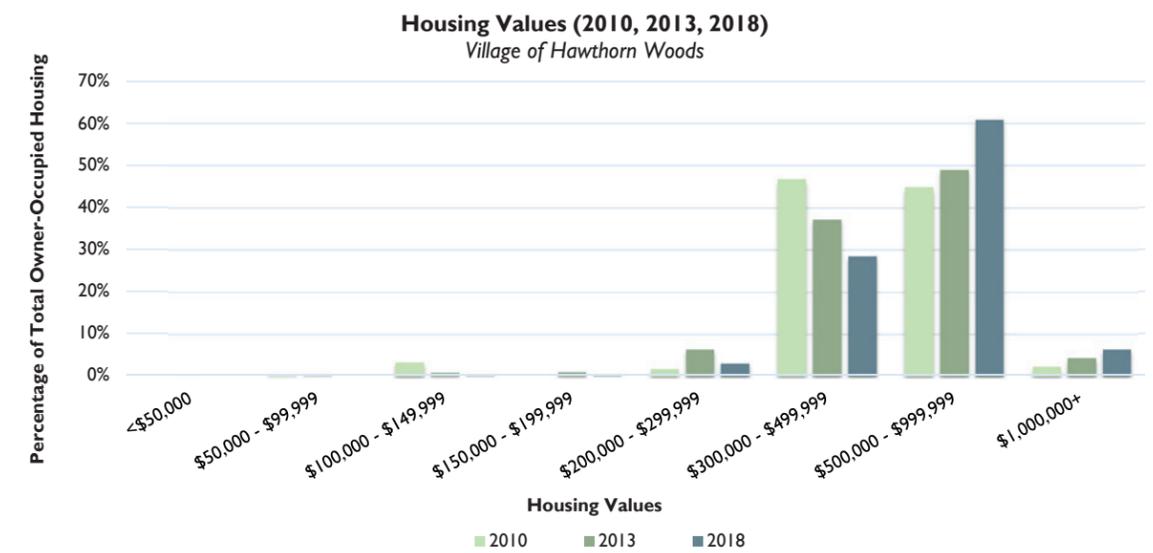
Building Permits & Home Sales

New residential construction permits have declined considerably from pre-recession levels, but are starting to tick upward. The high point of residential construction in Hawthorn Woods was 2005, when the Village issued 170 new residential construction permits. In 2012, only 13 such permits were issued; however, 2012 levels were higher than 2010 (4 permits) and 2011 (0 permits). The Village issued 2.5% of all permits approved in Lake County in 2012, even though the Village's population is only 1.1% of the County's. This suggests that the local home construction market may be rebounding.

According to Trulia, a nationally recognized provider of real estate data, the median sales price for homes in Hawthorn Woods from December 2013 to March 2014 was \$427,500. Compared to the same time period one year ago, this is an increase of 3.6% in price, however, the number of home sales has decreased by 45.8%. As of March 2014, the Village currently contains 82 homes for sale, in addition to 34 homes that are in some stage of foreclosure.

Market Implications

The Village's housing is attractive, of extremely high quality, and well-maintained. However, the Village's housing lacks diversity in type, tenure, and affordability. 97.0% of all housing units are owner-occupied, 96.8% are single family detached homes, and by 2018, only 3.8% of homes are expected to be valued under \$300,000. This likely will not meet the evolving needs of the Village's population. For example, between 2010 and 2018, the age cohorts growing at the largest rate are senior citizens (55 years+) and young professionals (20 years to 34 years). These groups may prefer other housing options, such as maintenance-free age-targeted communities. Developments of this type would be most attractive if built near amenities such as the Aquatic Center, YMCA, and commercial areas.



Retail Market

Hawthorn Woods’ retail market potential has been assessed for two market areas: (1) the Village itself and (2) a 15-minute drive of the intersection of Midlothian Road and Old McHenry Road. This 15-minute drive time includes the entire Village of Hawthorn Woods as well as portions of neighboring communities, stretching as far west as Ridge Road, south to Lake Cook Road, east to Milwaukee Avenue, and north to Peterson Road.

Existing Retail & Restaurants

Understanding the competitive retail context within which potential development will occur is a vital factor in determining the potential for retail development. The Village contained a limited number of retail establishments and only three restaurants in 2013. However, within a 15-minute drive of the Village are 18 major shopping centers containing 687 different retail stores. Many of these “competitors” are found in Deer Park, Lake Zurich, and Mundelein. The 18 sites are provided below along with their gross leasable area (in square footage), and are listed in order of proximity, from closest to farthest from the Village:

- Deerpath Court Shopping Center (Lake Zurich) – 268,052 square feet
- Village Square Shopping Center (Lake Zurich) – 225,000 square feet
- Deer Park Town Center (Deer Park) – 386,000 square feet
- Shops at Kildeer (Kildeer) – 167,477 square feet
- Mundelein Crossings (Mundelein) – 463,980 square feet
- Townline Commons (Vernon Hills) – 320,000 square feet

- Deer Grove Center (Palatine) – 490,356 square feet
- Westfield Hawthorn (Vernon Hills) – 1,340,571 square feet
- Hawthorn Hills Square (Vernon Hills) – 189,450 square feet
- Park Place Shopping Center (Palatine) – 230,040 square feet
- Rivertree Court (Vernon Hills) – 298,862 square feet
- Ridge Plaza (Arlington Heights) – 234,643 square feet
- Lincolnshire Commons (Lincolnshire) – 140,000 square feet
- Arlington Plaza (Arlington Heights) – 300,000 square feet
- NorthPoint Center (Arlington Heights) – 251,442 square feet
- Town & Country Center (Arlington Heights) – 329,849 square feet
- Southpoint Shopping Center (Arlington Heights) – 234,882 square feet
- Fountain Square of Waukegan (Waukegan) – 300,400 square feet

Gap Analysis

Hawthorn Wood’s retail market potential has been assessed through a retail gap analysis. The gap analysis measures development potential within a defined market area by comparing projected spending of households to retail sales.

This gap analysis provides an indication of “surplus” or “leakage” within a given retail category. The presence of a surplus within a given retail category suggests that there is at least enough retail space to accommodate demand for the range of goods and services provided by stores in that category. Conversely, leakage indicates that demand exceeds supply and consumers are spending dollars outside of the market area. This leakage could potentially be recaptured and may represent a commercial opportunity within the Village. On the accompanying table, “surplus” are the numbers in red, with “leakage” being the numbers in green.

It is important to note, however, the difference between market potential (“leakage”) and the tangible development of a particular site or location. While leakage may exist, the success of recapturing that lost revenue depends on a variety of factors beyond spending habits, including the availability of developable land, construction costs, rents, road conditions, competition from nearby municipalities, and/or the business climate.

Local Market: Leakage in the Village of Hawthorn Woods

The local market is comprised of 7,788 people in 2,518 households, with a median disposable income of \$103,961. In analyzing existing retail supply and demand within the market area, it is estimated that there is currently an under-supply of retail goods and services totaling approximately \$142.8 million. This figure includes all retail, eating and drinking establishments. All industry groupings are experiencing leakage, however, the categories with the most significant leakage include:

- *Motor Vehicle & Parts Dealers* (\$25.2 M);
- *General Merchandise Stores* (\$23.6 M);
- *Food & Beverage Stores* (\$20.9 M);
- *Food Service & Drinking Places* (\$14.0 M); and
- *Gasoline Stations* (\$13.05 M).

Regional Market: Surplus in the 15-Minute Drivetime of Midlothian & Old McHenry Roads

A drivetime better emulates consumer behavior than Village boundaries, as shoppers tend to conduct most shopping within 15 minutes of their home location and do not adhere to municipal boundaries when making purchases.

As noted above, the 15-minute drivetime market area includes the entire Village of Hawthorn Woods as well as portions of several neighboring communities. Approximately 263,000 people live in 95,392 households within the market area. Their median disposable income is \$62,985, roughly \$40,000 lower than the Village’s market area.

Overall, the market is fairly saturated, with an oversupply of retail goods and services estimated at \$799.15 million. Ten of the thirteen industry groupings are oversupplied, with only 3 categories suggesting room for retail growth. The categories experiencing leakage include:

- *Motor Vehicle & Parts Dealers* (\$65.9M);
- *Gasoline Stations* (\$208.0M); and
- *Food Services & Drinking Places* (\$152.5M).

| Retail Gap Analysis Profile Village of Hawthorn Woods & 15 Minute Drive Time (2013) | | | | |
|----------------------------------------------------------------------------------------|---------------------------|------------------------------|-------------------------|------------------------------|
| | Village of Hawthorn Woods | | 15 Minute Drive Time | |
| Summary Demographics | | | | |
| 2013 Population | 7,788 | | 263,000 | |
| 2013 Households | 2,518 | | 95,392 | |
| 2013 Median Disposable Income | \$103,961 | | \$62,985 | |
| 2013 Per Capita Income | \$57,294 | | \$41,091 | |
| Retail Gap by Market Area (\$M) | | | | |
| | Village of Hawthorn Woods | | 15 Minute Drive Time | |
| Summary | | | | |
| Total Retail Trade and Food & Drink | \$142.75 | | (\$799.15) | |
| Total Retail Trade | \$128.75 | | (\$951.68) | |
| Total Food & Drink | \$14.00 | | \$152.54 | |
| | Village of Hawthorn Woods | | 15 Minute Drive | |
| Industry Group | Retail Gap (\$M) | Potential¹ | Retail Gap (\$M) | Potential¹ |
| <i>Motor Vehicle & Parts Dealers</i> | \$25.20 | 62,990 | \$65.9 | 164,779 |
| <i>Furniture & Home Furnishings Stores</i> | \$2.47 | 6,167 | (\$64.8) | (162,122) |
| <i>Electronics & Appliance Stores</i> | \$2.79 | 6,964 | (\$109.2) | (272,917) |
| <i>Building Materials, Garden Equipment & Supply Stores</i> | \$4.84 | 12,108 | (\$0.1) | (237) |
| <i>Food & Beverage Stores</i> | \$20.94 | 52,347 | (\$33.7) | (84,176) |
| <i>Health & Personal Care Stores</i> | \$10.73 | 26,829 | (\$363.7) | (909,314) |
| <i>Gasoline Stations</i> | \$13.05 | 32,619 | \$208.0 | 520,057 |
| <i>Clothing & Clothing Accessories Stores</i> | \$8.15 | 20,377 | (\$120.4) | (300,994) |
| <i>Sporting Goods, Hobby, Book & Music Stores</i> | \$3.21 | 8,037 | (\$18.2) | (45,512) |
| <i>General Merchandise Stores</i> | \$23.26 | 58,149 | (\$312.9) | (782,168) |
| <i>Miscellaneous Store Retailers</i> | \$2.06 | 5,154 | (\$38.0) | (95,120) |
| <i>Nonstore Retailers</i> | \$12.06 | 30,144 | (\$164.6) | (411,487) |
| <i>Food Services & Drinking Places</i> | \$14.00 | 34,997 | \$152.5 | 381,343 |

¹ Potential based on an average annual sales per-square-foot of \$400.

Source: ESRI Business Analyst ; Houseal Lavigne Associates

Retail Potential in Square Footage

The figures provided suggest that modest retail potential exists within the Village and the surrounding region. Annual sales-per-square-foot can be utilized to equate consumer expenditures to a preliminary indication of development potential. While sales-per-square-foot revenues vary by individual retailer and industry sources, general assumptions of supportable square footage can be made by using a benchmark average. A generally accepted range for national retailers is \$200 to \$400 per-square-foot. The use of a per-square-foot amount on the higher end of this range allows for a more conservative approach so as not to overstate retail potential. As shown in the accompanying Retail Gap Analysis Profile table in the column entitled “potential,” when a per-square-foot amount of \$400 is applied, demand is effectively translated to a potential number of square feet that could be supported within either the Village or within a 15-minute drive of Midlothian and Old McHenry Roads.

While calculations cannot be effectively applied to uses such as car dealerships, gas stations, and non-store retailers, there are a few retail categories with potential for expansion within the Village, such as Food Services and Drinking Places.

Market Implications

At present, Village residents have few retail and restaurants available to them within Village boundaries. The market gap analysis for the Village establishes that residents spent roughly \$140M on retail outside of Village limits in 2013. If the leakage number is translated into potential square footage, the local market could modestly accommodate the development of several new retail outlets targeted towards daily needs of Village residents, such as *Health and Personal Care Stores*, *General Merchandise Stores*, and *Food Services and Drinking Places*.

While Village residents have few options within Village boundaries, there are a significant amount of restaurants, stores, and shops available to them within a short drive. Despite significant competition in the larger retail market, the regional gap analysis suggests further market support for new *Food Services and Drinking Places*, and also suggests that the Village may have the opportunity to capture its proportionate share of a variety of other uses such as chain retailers, office, and related uses. Furthermore, support exists for retailers that typically draw from a local market, such as *Health and Personal Care Stores*, and are not impacted as significantly by competition located in more distant retail areas.





3 COMMUNITY OUTREACH

The best plans are the result of community input and as such, community outreach and citizen participation serve as cornerstones of a successful planning process. The planning process was designed to promote community involvement and encourage citizen participation early and often. Hawthorn Woods' Comprehensive Plan process provided an opportunity for residents, business owners, and stakeholders to communicate what they believe to be the strengths and weaknesses of their community, and to prioritize what issues are most important for the Village to address.

Community input for the Comprehensive Plan was collected through a variety of methods. This chapter provides a summary of the public outreach activities, which included both traditional, in-person events and internet-based tools.

It is important to note that the items identified below are not recommendations or observations of the consultant, but rather the feedback and comments received by the outreach participants.

PROJECT INITIATION WORKSHOP

On Thursday, August 22, 2013, a project initiation workshop was held for the Comprehensive Plan Steering Committee. The meeting set the foundation for the planning program and included a discussion of the overall direction and policy issues facing the Hawthorn Woods community. The meeting concluded with a workshop exercise where Steering Committee members were asked to identify and prioritize the most important issues facing the Village, suggest desired actions to be undertaken, and list the strengths and assets of Hawthorn Woods. The following is a summary of the thoughts, comments, and opinions voiced during the Steering Committee workshop.

Issues or concerns confronting the Village of Hawthorn Woods

A number of issues and concerns, covering a wide range of topics, were identified by the Steering Committee. The list of identified issues can be consolidated into the following broad categories: Infrastructure, Community Identity, Encouraging Investment, Transportation, Parks and Recreation, and Town Center.

Infrastructure

Perhaps the most significant issues identified by the Steering Committee were related to the Village's lack of control over infrastructure. It was noted that the Village's lack of locally-controlled water and sewer infrastructure has had a negative impact on the business climate including the loss of potential new businesses to neighboring communities with established services. Impacts to quality of life were also noted including the potential public safety hazard posed by a lack of fire hydrants, and the environmental implications of an increasing reliance on wells for local water. The age of municipal buildings, namely the Barn, was also identified as an issue.

Potential Strategy:

Specific infrastructure projects called for by Steering Committee members included re-grading the drainage system, addressing flow concerns, and providing Lake Michigan water to Village residents via a pipeline through Lake County.

Community Identity

Steering Committee members expressed concern regarding a lack of unity or shared community identity among Hawthorn Woods residents. It was noted that many residents identify most closely with their subdivision or school district rather than the Village. This translates into limited engagement by residents in local affairs. Factors identified as contributing to a lack of community identity include the lack of Village infrastructure, proximity to established community centers and retail areas, and presence of multiple school districts. Comments also identified a sense of division among residents within old and new subdivisions and a correlating struggle between preserving the past and a desire for progress.

Potential Strategy:

Related comments indicated a desire to install gateway signs and entry features to formally announce entry into Hawthorn Woods and physically demarcate the Village's boundaries. It was also hoped that outreach events related to the planning process could be used to help build a sense of community among residents.

Encouraging Investment

Steering Committee members cited a need to encourage investment and development within the community. Participants identified the Village's existing housing stock as a key asset, but indicated a desire to further broaden the tax base through commercial development and more diverse housing options. The general lack of retail and restaurant options, and the need for more community attractions/features to bring in additional visitors from outside the community were also identified as significant issues.

Potential Strategy:

Participants indicated that revisions to potentially cumbersome or prohibitive development regulations, combined with better services, may encourage new businesses to locate in Hawthorn Woods. They also discussed the potential use of incentives.



Transportation

Several Steering Committee comments characterized the condition of the Village's transportation network as poor with a need for enhanced community-wide maintenance. It was noted that congestion along the arterial roads serving the Village is unpredictable. Steering Committee members also expressed the desire for more bike- and pedestrian-friendly roadways and additional pedestrian connections throughout the Village.

Potential Strategy:

Steering Committee members identified a need to build bike paths, adopt and implement a community-wide street repair program, and improve roads by adding bicycle and pedestrian infrastructure.

Parks & Recreation

The Village's parks were identified as an underutilized community asset. Steering Committee members called for the development of a Village-wide bike paths and trails network to connect the Village's parks, allowing residents to better leverage these community assets. Furthermore, while the Village's inventory of parks is significant, there is a desire for park improvements and additional amenities within existing parks. It was felt that by pursuing these improvements (trails and park amenities), the Village could foster a healthy community and promote environmental sustainability through non-auto use.

Potential Strategy:

Steering Committee members called for the continued identification and pursuit of grant funding for park improvements.

Town Center

Related to the theme of encouraging investment is the desire for a town center or central business district. Steering Committee members expressed a desire for a town center that would provide additional retail opportunities while also providing a central community gathering place within the Village. Every Steering Committee member identified the development of a town center, or downtown area, as a priority for the Village.

Potential Strategy:

While specific strategies for attracting new development were discussed as they relate to the Village as a whole, no such strategies were identified specifically related to attracting a town center development. Steering Committee members did, however, indicate a desire for specific components of the development including a Village hall, civic campus, multiple restaurants, and retailers interconnected by an extensive pedestrian network.

Primary Strengths & Assets

Finally, Steering Committee members were asked to identify the primary strengths and assets of the Village. Responses included people within the community, the natural environment, Village staff/board, and the Village's rural charm.

COMMUNITY WORKSHOP

On the evening of October 16, 2013, 24 community members attended a workshop at the Village Hall Barn to voice their thoughts about the strengths, weaknesses, issues, and challenges facing the Village. The meeting included an overview of the planning process and a four-part questionnaire designed to gather initial input from the community that would help frame some of the important issues to be addressed in the Comprehensive Plan. The following is a summary of the workshop dialogue and questionnaire results.

Issues & Concerns Confronting the Village

Residents identified a wide range of issues and concerns, covering an array of subject matters, during the community workshop. The list of the most pressing issues are consolidated into broad categories, with a summary of issues and concerns below.

Traffic & Roads (including Railroad)

- Need to alleviate traffic in the Village
- Need to alleviate congestion at the intersection of Gilmer and Midlothian
- Need to build Route 53 extension
- Delays due to CNRR crossings at Gilmer and Old McHenry roads
- Too much noise from traffic
- Too much noise and safety concerns from railroad

Taxes & Funding

- Too much reliance on property taxes
- Too many increases in property taxes even as property values fall
- Need to generate income
- Need to expand the tax base
- Need for more retail tax revenue
- Concerns about increasing revenue from businesses may overshadow rural feel of the community

Infrastructure

- Need for the preservation and safety of the water supply
- Need for enforcement of water restrictions as private wells could potentially go dry
- Need for sewer and water infrastructure for commercial/retail area
- Need for Lake Michigan water

Economic Development

- No need for commercial development
- Need for more retail and commercial development
- Need for a gas station
- Need for more retail/restaurants

Planning & Zoning

- Need to rezone public school districts
- Need to plan atmosphere and aesthetics of the Village
- Need to allow fencing personal property
- Need for trees in the parkway

Priority Issues

After sharing their individual issues and concerns with the group, residents were asked to prioritize the combined list of issues and provide a collective list of the issues most critical to the Village. The list below reflects the priorities as identified by the residents. The number of responses is identified in parenthesis to the right, if other than one.

- Traffic and roads (including CN railroad impacts) (11)
- Infrastructure (10)
- Retail development (8)
- Community facilities (5)
- Unincorporated Di Mucci property (5)
- Marketing and identity (4)
- Community rural character (4)
- Bike and pedestrian paths (4)
- Downtown/gathering space (2)
- Intergovernmental cooperation (2)
- Lot diversity (2)
- Taxes and funding
- Schools
- Lack of diversity
- Parkway trees
- Opposition to commuter railroad

Specific Projects or Actions

Residents were asked to identify specific projects or actions that they would like to see undertaken. Responses include a broad range of ideas including enhancing the streetscape design along commercial corridors, incentivizing aesthetic enhancements to existing businesses, hiring more police officers, and recruiting new businesses. The responses are categorized and listed below.

Traffic & Roads

- Manage traffic
- Develop a plan for the intersection at Gilmer and Midlothian
- Control traffic at rail crossings
- Extend Route 53

Infrastructure

- Enforce water restrictions to protect private wells
- Create public water supply
- Make an affordable long-term option for residents to convert to the Village water supply
- End the contract with Aqua Illinois

Community Facilities

- Install fire hydrants
- Build an emergency medical facility
- Improve fire protection

Economic Development

- Lower taxes through increased development/tax base
- Bring in a sports bar
- Replace the retail space on Gilmer with a more attractive community shopping district
- Creative comprehensive development of the Midlothian corridor from Old McHenry to Gilmer (mixed use, unique identity, gathering place)
- Plan for a central “downtown” area that would provide income and activities in keeping with the character of Hawthorn Woods
- Manage and mitigate unincorporated Di Mucci property development as best we can with cooperation with County and other stakeholders

Bike & Pedestrian Paths

- Create connectivity of walking and bike paths to neighborhoods and key amenities (YMCA, Hawthorn Woods Aquatic Center, parks)
- Work with Lake County to develop paths along side of county roads and create pedestrian crossing at roads and railroads



Hawthorn Woods' Primary Strengths & Assets

Lastly, community members were asked to identify the primary strengths and assets of Hawthorn Woods. These items add to the quality of life within the community and the Comprehensive Plan would build upon these strengths to ensure that the Village remains a desirable place to live and work. Community responses are listed below.

- Rural character
- Natural beauty
- Great schools
- Good neighbors and people
- Access to open space
- Good government leadership
- Close access to “suburban” conveniences without the traffic, pollution, or crime
- Safe place to live
- Large residential lots

BUSINESS WORKSHOP

Approximately 15 members of Hawthorn Woods' business community attended a workshop on Wednesday, October 9, 2013 at the Village Hall Barn to discuss strengths, weaknesses, issues, and challenges facing the Village. This workshop focused specifically on topics and concerns related to owning, managing, and establishing a business in Hawthorn Woods. The meeting included a brief overview of the planning process and a four-part questionnaire that focused on issues and concerns facing the Village as well as desired projects and community strengths and assets. The following is a summary of the workshop dialogue and questionnaire results.

Issues & Concerns Confronting the Village

Participants identified a wide range of issues and concerns, covering an array of subject matter, during the business workshop. The list of issues were consolidated into the categories below.

Governance & Services

- Need for sales tax revenue to pay for services
- Need for funds to pay for infrastructure
- Perception that Village is difficult to work with
- Issues dealing with signage – needs of business vs. aesthetics



Traffic

- Too much traffic
- Congestion limits access to the community
- Problems with railroad crossing causing traffic delays and safety concerns

Downtown & Business District

- Need for an actual downtown business district
- Need for signage
- Need for gathering place
- Lack of identity

Infrastructure

- Need to connect water and sewer services
- Need for more sewer and water infrastructure to allow for commercial development

Economic Development

- Lack of commercial development
- Need for retail

Priority Issues

After sharing their individual issues and concerns with the group, participants were asked to prioritize the combined list of issues and provide a collective list of the issues most critical to the Village. The list below reflects the priorities as identified by the business community. The number of responses is identified in parenthesis to the right, if other than one.

- Infrastructure (7)
- Development of an uptown/downtown (7)
- Developing with rural character (6)
- Signage (4)
- Traffic (4)
- Village identity (4)
- Funding (3)
- Economic development (3)
- Route 53 extension (2)
- Consolidation of public safety services: fire/police/public works
- Gathering place

Specific Projects or Actions

Participants were asked to identify specific projects or actions that they would like to see undertaken. Responses include a broad range of ideas that include creating a defined and unique downtown district, increasing municipal support of business, stimulating economic development, and building water, sewer, and road infrastructure. The responses are categorized and listed below.

Downtown

- Create a downtown district
- Develop a mixed-use downtown
- Create a unique and vibrant commercial district with local, non-chain businesses
- Create a walkable, downtown pedestrian path

Support of Business

- Relax some restrictions on businesses to allow greater promotional opportunities for them
- Become more business friendly by revamping signage policies, ordinance, and codes
- Identifying short-term needs of businesses and creating a plan of correction/enhancement

Economic Development

- Develop an ongoing business task force to report to mayor
- Secure at least one developer to initiate a retail project and establish momentum
- Start a shop local campaign
- Focus development along Midlothian Road
- Development of a business corridor that is in character with the Village's current appearance and ambiance

Infrastructure

- Repair roads and build new routes to make it easier to get to Hawthorn Woods
- Improve the busier interchanges
- Strengthen relationship with the Illinois Department of Transportation (IDOT)
- Better partnership with county to have more of a say in traffic patterns/road changes
- Expand sewer capacity
- Connect the Village to Lake Michigan water

Hawthorn Woods' Primary Strengths & Assets

Participants were asked to identify the primary strengths and assets of the Village as they relate to the business community. Responses are listed below.

- Family-friendly, small town, and rural character
- Village leadership and staff
- Schools
- Safe
- Upscale
- Growth opportunities
- History
- Fiscal strength



KEY PERSON INTERVIEWS

The Hawthorn Woods Comprehensive Plan process included a series of key stakeholder interviews. Interviewees included Village officials, members of the business community, and community service providers. These confidential interviews provided unique, in-depth insight about the community. Responses from the key person interviews informed plan recommendations and were incorporated within the Comprehensive Plan, where appropriate.

PROJECT WEBSITE

The project website was launched during the initial stages of the planning process. Linked to the Village's homepage, the project website provided information about the Comprehensive Plan, including announcements, workshop summaries, project documents, and links to online surveys and mapping tools.

ONLINE QUESTIONNAIRES

Village residents and business owners unable to participate at the in-person events had the opportunity to provide input via online questionnaires. Posted on the project website, these surveys asked a series of questions aimed at understanding respondent demographics, the existing conditions of the Village, and hopes for the Village's future. Due to low response rates for the business questionnaire, only residential questionnaire results were included in this summary.

In general, a large majority of respondents are happy with life in Hawthorn Woods and expect it will stay about the same over the next decade. The majority of residential respondents have lived in the Village for more than 10 years, and a majority have moved from another northwest Chicago suburb. Respondents were drawn to the Village for its high-quality housing and great schools.

Hawthorn Woods' residential neighborhoods, schools, safety, environmental features, and community friendliness all ranked high as the Village's advantages. When rating the quality of certain facilities and services, a quarter of respondents noted that the quality of Village sidewalks was poor and two thirds thought that taxes posed a disadvantage to living in Hawthorn Woods. In addition, a majority of respondents reported that traffic flow and congestion and a lack of retail options posed the greatest threats to the quality of life in the community.

Regarding future development, half of the respondents felt adding retail shops and restaurants to the Village was important, with a focus on supporting commercial development along the Gilmer Road Corridor. A majority of residents would also like to see more single family homes built in the Village, as opposed to townhomes, apartments, or condominiums. The biggest concern involved the need to preserve and enhance the Village's parks and natural areas.



SMAP

sMap is an online tool that allows users to create real-time maps. sMap was used during the public outreach process to identify community assets, priority development sites, problematic intersections, public safety concerns, desired development and undesirable uses. A total of 10 maps were created, which focused on traffic and mobility, development opportunities, and parks and open space.

Regarding transportation issues, long rush hour wait times were noted at the intersection of Old McHenry Road and Midlothian Road. One user suggested both right and left-hand turns from the Lagoon exit, as well as a right turn lane from Indian Creek to Gilmer Road. Another user suggested constructing a bike lane along Old McHenry Road.

Development opportunities included the possible construction of a new private school on land around Bresen Lake, and a new town center at Krueger and Midlothian Roads. Other suggestions for a future town center include locations along the Midlothian Road corridor.

Lakes and wetlands were identified as key draws to the community. In addition, the southeast or northwest corners of the intersection of Darlington Drive and Heron Court/Juel Drive were identified as locations for a potential neighborhood park. Finally, Highview Park was named as a great park with tennis courts and ball fields, but it was noted that the location is difficult to access.



4 VISION, GOALS & OBJECTIVES

VISION STATEMENT

The Hawthorn Woods Comprehensive Plan Vision is a description of life in the Village looking 20 years into the future. Written as a retrospective summary, the Vision embodies the desired character of Hawthorn Woods. It is based on community input gathered throughout the planning process, and incorporates recommendations and strategies identified by residents, business owners, and Village staff.



A vision for 2035...

How someone may describe Hawthorn Woods in 2035.

Set amongst a flourishing network of lakes, wetlands, and woodlands, the Village of Hawthorn Woods is a premier, upscale suburb in Lake County, Illinois. While growth and change have occurred in the years since the adoption of the Comprehensive Plan in 2014, Hawthorn Woods continues to honor the Village motto “rural by design,” and maintains a unique and lasting identity as a family-oriented, upscale rural community that provides excellent service to its residents through core services and special events.

Single family neighborhoods remain the predominant type of development within Hawthorn Woods. Quality of life in the Village’s older neighborhoods has been enhanced through targeted investments in parks, bike trails, and stormwater infrastructure. Newer residential areas provide quality housing in well-organized patterns that result in large, contiguous areas of open space for recreational use and flood management. Through this development approach, Hawthorn Woods has accommodated the creation of new neighborhoods while simultaneously reducing its risk of flooding and strengthening the Village’s rural character.

The Village has annexed and overseen development of several areas of Lake County, controlling the appearance and function of new residential and commercial areas while creating a regular and recognizable Village boundary. Conservation-oriented neighborhoods have been developed throughout the Village, while new mixed residential areas featuring a variety of smaller lot single family homes, or rowhomes have been considered along targeted sections of the Midlothian Road corridor and Gilmer Road corridors. These well-designed areas will increase the range of housing options in the Village, providing lower maintenance options for older residents, as well as additional opportunities for first-time home buyers.

The Village has been successful in fostering mixed residential and commercial development along the central Midlothian corridor. The corridor, commonly referred to as “Main on Midlothian,” has become home to burgeoning commercial development on either end of the corridor at Gilmer and Old McHenry Roads. Retailers, restaurants, and local offices have opened shop in these areas that offer a mix of housing and public spaces for community events including the Farmer’s Market. On a nice afternoon, residents mingle as they stroll between stores and enjoy local food and activities. A new Village Hall complex and community park, along with the Aquatic Center, anchor the central portion of the Midlothian corridor.



Large open spaces, parks, lakes, and natural areas continue to attract new families to Hawthorn Woods. The Parks and Recreation Department has been implementing its Park Facility Master Plan, upgrading its facilities to meet ADA requirements and constructing new parks to meet the needs of the growing Village population. Public-private partnerships and a new recreation center have allowed for expanded recreational and athletic programming. New parking areas and trails have increased access to the Village's natural areas. The new Water Walk Trail has also helped interconnect all development within the "Main on Midlothian" corridor, linking natural areas in new neighborhoods to the Aquatic Center, Village Hall complex, commercial areas, and public spaces.

Parks, Village Hall, and neighborhoods are linked by an extensive trail network. The trail system includes the Water Walk Trail and is integrated into the Village's bike plan. Further improvements to the larger transportation network include design enhancements to Midlothian Road and other key routes, which safely accommodate traffic from the recently extended IL Route 53. Rail crossings have also been upgraded to minimize congestion caused by rail traffic along Gilmer Road and Old McHenry Road.

Local schools continue to provide quality education to Village residents and bolster Hawthorn Woods' image as a desirable place to raise a family. To complement the educational system, both the Ela Area Public Library and Fremont Public Library District continue to serve residents of Hawthorn Woods. As the Village's population has grown, library service has also expanded to offer more local resources.

Hawthorn Woods is considered one of Lake County's safest communities, due in large part to the efforts of local fire and police protection. The Hawthorn Woods Police Department has become more efficient in serving the community by taking advantage of emerging technologies and working to ensure connections are provided to all portions of the community. The Police Department has adequate staff to keep the Village a safe place for families, while the increased reliability of Hawthorn Wood's water supply and changes to the local addressing system have improved service from the areas' four fire protection districts.

Over the past 20 years, the Village has been successful in gaining greater control over water and sewer services. Hawthorn Woods has worked closely with Lake County, Aqua Illinois, and neighboring communities to expand water and wastewater services in key areas of the Village including the Gilmer, Midlothian, and Old McHenry Road corridors. Stormwater continues to be well-managed by the Hawthorn Woods Public Works Department and the use of conservation design and naturalized stormwater management techniques have helped reduce risk of flooding and stress on Village infrastructure.

In many ways, since adoption of the Comprehensive Plan in 2014, the Village has grown and changed, but has retained and enhanced its assets. Hawthorn Woods provides excellent public safety, educational opportunities, libraries, and Village services, while improvements to Village infrastructure have increased the already high-quality of life for those who live and work in Hawthorn Woods. Areas with access to infrastructure along key routes have been targeted for commercial development and mixed residential neighborhoods while conservation design techniques have been implemented throughout the Village's traditional neighborhoods. This combination of strategies has allowed the Village to grow while successfully maintaining its identity: *rural by design*.



GOALS & OBJECTIVES

The Village of Hawthorn Woods Comprehensive Plan looks forward over the next 20 years and envisions where the Village wants to be in the future. The Plan's goals and objectives outline how the Village can achieve its desired outcomes and form the framework for planning recommendations, policies, future projects, and actions.

Residential

Goal:

Maintain Hawthorn Woods' status as a highly desirable community in which to live while expanding housing options and promoting the preservation of natural areas and open space.

Objectives:

- Retain and enhance the single family character and rural aesthetic for which Hawthorn Woods is known.
- Promote the development of high-quality, moderate density, single family neighborhoods and single family attached housing in targeted and limited areas with access to infrastructure and proximity to commercial areas.

- Encourage the use of conservation design principles in the development of residential neighborhoods, incorporating natural features such as wooded areas and wetlands into areas of public open space.
- Promote the development of senior housing, including age-targeted communities, and senior transportation to allow Hawthorn Woods residents to age in place.
- Prioritize the development of incomplete subdivisions and infill development in areas with access to infrastructure, key transportation routes, and commercial areas over outward growth and annexation.
- Promote the use of green building practices, including the use of low-impact development (LID) techniques, to better manage stormwater on-site through natural processes.

Commercial

Goal:

Encourage commercial development to expand the shopping, service, and dining options available to local residents, diversify the tax base, and provide high-quality employment opportunities within the Village.

Objectives:

- Encourage commercial development in targeted areas along key routes that have access to infrastructure and can capitalize on changes in traffic patterns and volumes that will likely result from the IL Route 53 extension.
- Promote the establishment of a "Main on Midlothian" district through strategic investments in streetscaping and pedestrian amenities to beautify the Midlothian Road corridor and establish a "main street" feel and sense of place along this important route.
- Expand commercial development in the areas surrounding the intersections of Midlothian Road at Gilmer and Old McHenry roads with a focus on providing pedestrian access to public spaces.



- Require landscaped buffers and screening to minimize negative impacts of new commercial development on existing or planned residential or institutional uses.
- As residential development occurs, preserve areas for neighborhood-scale commercial development surrounding the intersections of Gilmer Road with IL Route 176 and Hawley Street.
- Encourage commercial development that maintains the Village's desired rural character, but provides adequate sight lines and signage to facilitate successful commercial use.
- Promote the integration of natural areas and water features within development to serve as an amenity to commercial uses, and to effectively manage stormwater.
- Encourage specialty agriculture and equestrian uses to remain in select areas, and avoid the premature conversion of agricultural uses in Hawthorn Woods' growth areas.

Community Facilities & Infrastructure

Goal:

Continue to provide quality services to Village residents and businesses through strategic investments in staffing and infrastructure, and enhanced coordination and cooperation with partner agencies.

Objectives:

- Relocate Village administration and the Police Department to a modern Village Hall facility along the Midlothian Road corridor near Krueger Road.
- Continue to cooperate with local school districts to sustain the excellence of public schools and educational services provided to Hawthorn Woods residents.
- Partner with the Fremont Public Library District and Ela Area Public Library District to expand services offered to Hawthorn Woods residents.

- Anticipate and monitor the impacts of new development on public safety services, and ensure that the community benefits from high quality police protection and services through the expansion of Police Department capacity as the Village grows.
- Continue to coordinate with the fire protection districts serving the Village in order to enhance response times and ensure long-term emergency response needs are met as local population and the Village's development footprint expand.
- Anticipate and program for the incremental expansion of Village infrastructure and services in order to guide and respond to new development.
- Continue to partner with Lake County to provide adequate and reliable sanitary sewer capacity as growth and development occurs.

- Continue to enhance Village stormwater infrastructure and encourage the use of conservation design and low-impact development techniques to enhance on-site management of storm water.
- Continue to work with Aqua Illinois and Lake County to provide adequate water distribution in areas targeted for future mixed residential and commercial growth and development.
- Pursue a partnership with the Central Lake County Joint Action Water Agency (CLCJAWA), or a similar agency, to secure access to Lake Michigan water as a long term water supply.
- Include community meeting space as part of the Village Hall relocation and development.



Parks & Open Space

Goal:

Maintain an integrated network of parks, recreation, and open space amenities that provide opportunities for all residents to play, experience nature, and work in an attractive environment that embodies the Village's rural character.

Objectives:

- Implement *Parklands for The Future: An Open Space and Park Facility Master Plan* to ensure the Village provides sufficient parks, open space, and recreational opportunities for residents.
- Enhance facilities at existing parks, including the initiation of ADA improvements as part of the three-phase corrective work plan presented in the Village's Access Audit Report.
- Review and amend as necessary subdivision and zoning regulations to require the integration of on-site trail and sidewalk connections where there are opportunities to link to community-wide regional networks.

- Enhance access to and use of existing parks and facilities, including the development of parking areas and on-site trails for Village-owned natural areas.
- Pursue public-private agreements with local citizens and property owners to provide public access to unique amenities that offer potential benefit to the broader community.
- Identify opportunities for the adaptive reuse of vacant or underutilized structures for public use including: recreation facilities, conference space, and community meeting space.
- Promote conservation design to incorporate public open space into neighborhood design and preserve sensitive natural areas.

Transportation & Mobility

Goal:

Develop a safe and efficient transportation network that provides for reliable and economical motorized transportation, and expand non-motorized transportation options to promote public health and reduce the need to travel by car.

Objectives:

- Actively participate in discussions regarding the IL-53/IL-120 Extension project to keep informed of the planning and design features of the extension that could impact future land use decisions within the Village.
- Work with the Illinois Department of Transportation to develop a design plan for Midlothian Road that enhances capacity along the roadway and appropriately accommodates access to commercial development.
- As the Hawthorn Woods community grows, interconnect neighborhood roads, creating municipal street connections adjoining subdivisions.

- Establish a proactive roadway maintenance program that considers regular repairs and on-going maintenance on a rotating basis.
- Work with local transportation agencies to assess the need for and viability of a grade-separated rail crossing at Gilmer Road and Old McHenry Road, and to identify potential grants and funding sources that would help pay for such projects.
- Work with Lake County to incrementally implement the Village's Overall Bike Plan, prioritizing improvements along the Midlothian, Gilmer, and Old McHenry Road corridors to create an effective non-motorized transportation system.
- Monitor the demand for public transportation and work with Pace to expand bus services to Hawthorn Woods as driven by demand.



Image & Identity

Goal:

Utilize development controls and strategically invest in streetscaping infrastructure to define Hawthorn Woods' boundaries, establish aesthetic links between commercial areas and key corridors, and maintain the Village's rural character.

Objectives:

- Utilize development practices and policies, such as conservation design, that maintain the Village's rural character.
- Annex unincorporated areas in order to control the appearance and function of key locations in the Village as well as create regular and identifiable borders.
- Ensure preservation of the existing Village Hall structure to maintain it as a symbol of the community.
- Use branding and marketing strategies to integrate the theme of water as part of the Village's emerging identity in the Hawthorn Woods Water Walk Trail.
- Install gateways at key points of entry into the Village that positively contribute to the community's character.
- Construct streetscape improvements along the Midlothian Road corridor between Old McHenry and Gilmerton to identify the area as "Main on Midlothian."
- Design and install wayfinding signage to direct residents and visitors to community assets and points of interest.
- Implement the Water Walk Trail to exemplify the character of the community through the incorporation of water features, naturalized stormwater management, and attractive landscaping and signage. This promotes Village connectivity, walkability, biking, and winter skating.



5 LAND USE & DEVELOPMENT PLAN

The Land Use and Development Plan establishes a framework for future planning decisions that builds upon the rural aesthetic of the Hawthorn Woods established residential neighborhoods while fostering additional retail and dining opportunities for local residents. The Plan establishes land use designations for all areas of the Village and its 1.5-mile extraterritorial jurisdiction (ETJ) as permitted by Illinois State Statutes.

The Land Use and Development Plan is a general guide for growth and development for the Village as a foundation for future decision-making. It is not a site specific development plan or proposal. While the Land Use and Development Plan provides guidance on land use decisions, it is also flexible enough to allow for individual negotiations and the consideration of creative approaches to land development that are consistent with the policies and guidelines included in the Comprehensive Plan.

In addition to Village-wide land use policies, the Land Use and Development Plan includes framework plans that provide further guidance with regard to the unique issues facing Hawthorn Woods' 1) residential areas and 2) commercial areas.

Maintaining Community Character

While the Village will remain a predominantly single family community, the Land Use and Development Plan underscores the need for additional housing options and expanded commercial opportunities in Hawthorn Woods. A primary goal of the Plan is to accommodate this growth and development while preserving the rural character desired by the community. To accomplish this, policies should focus on concentrating future development of smaller lot residential neighborhoods, conservation or pedestrian oriented neighborhoods, and commercial development into a few select areas located along key routes where water and sewer infrastructure are in place or can be readily extended.

“Main on Midlothian” Downtown Plan

Much of the Village’s desired commercial area expansion and development of new types of residential neighborhoods should occur along the central Midlothian corridor where infrastructure can accommodate more intense development. In conjunction with new development in this area, the Village also desires to establish a pedestrian-friendly town center district along the Midlothian Road corridor between Old McHenry Road and Gilmer Road. This new town center, referred to as “Main on Midlothian”, is to be anchored by commercial districts on either end of the corridor.

Under the Main on Midlothian concept, residential neighborhoods along the corridor consisting of smaller lot single family homes and single-family mixed use development will leverage existing and planned investments in water and sewer infrastructure while providing increased support for retailers, restaurants, and service providers in the district. The planned Water Walk Trail would wind along both sides of Midlothian Road, linking new and existing commercial development to surrounding residential areas, parks, and a new Village Hall complex. The trail will provide direct connections to various natural areas and water features along the corridor and be anchored by the Aquatic Center.

FUTURE LAND USE

The Land Use and Development Plan identifies appropriate uses to provide for compatible and orderly development throughout the Village of Hawthorn Woods and its planning area. The Land Use and Development Plan identifies the following primary lands uses:

- Single Family
- Mixed Residential
- Mixed Use
- Commercial
- Public/Semi-Public
- Parks and Open Space
- Rural

Single Family

Detached single family homes should continue to be the predominant land use within the Village. This land use includes the majority of Hawthorn Woods’ existing residential neighborhoods consisting of one-acre lot subdivisions utilizing well and septic. The single family land use also accommodates subdivisions that utilize conservation design techniques where smaller single family lots are clustered together to preserve areas of open space that incorporate naturalized stormwater infrastructure, public parkland, and natural features such as wetlands and wooded areas.

Mixed Residential

The mixed residential land use comprises smaller lot residential development as well as any single family attached development (e.g. town homes and row homes). The only existing example of mixed residential land use within the Village are the town homes located within the Hawthorn Woods Country Club. Strategic mixed residential development along key routes, including the Midlothian Road and Gilmer Road corridors, should be used to expand the range of high-quality housing options in Hawthorn Woods, and to provide age-targeted housing in the Village.

Mixed Use

Mixed use development is characterized by multi-story structures with retail, restaurant, and service uses on the ground floor and residential uses on the upper floors where appropriate. Mixed use should be encouraged in the central portion of the “Main on Midlothian” area. Mixed use buildings should be located at or near the sidewalk with parking in the rear, so as to establish a consistent streetwall and foster a sense of activity. Mixed use areas provide for both the needs of the local community as well as visitors who are drawn to the unique environments of the Downtown area.

Commercial/Office

The development of commercial areas should be encouraged to better provide for the day-to-day retail and dining needs of Hawthorn Woods residents. The Village’s existing commercial nodes located along Midlothian Road at Gilmer and Old McHenry roads should be expanded and additional development should be encouraged at key intersections as residential development occurs and demand for local goods and services increases. Commercial land use areas are also intended to accommodate business park development similar in character to The Commons.

Public/Semi-Public

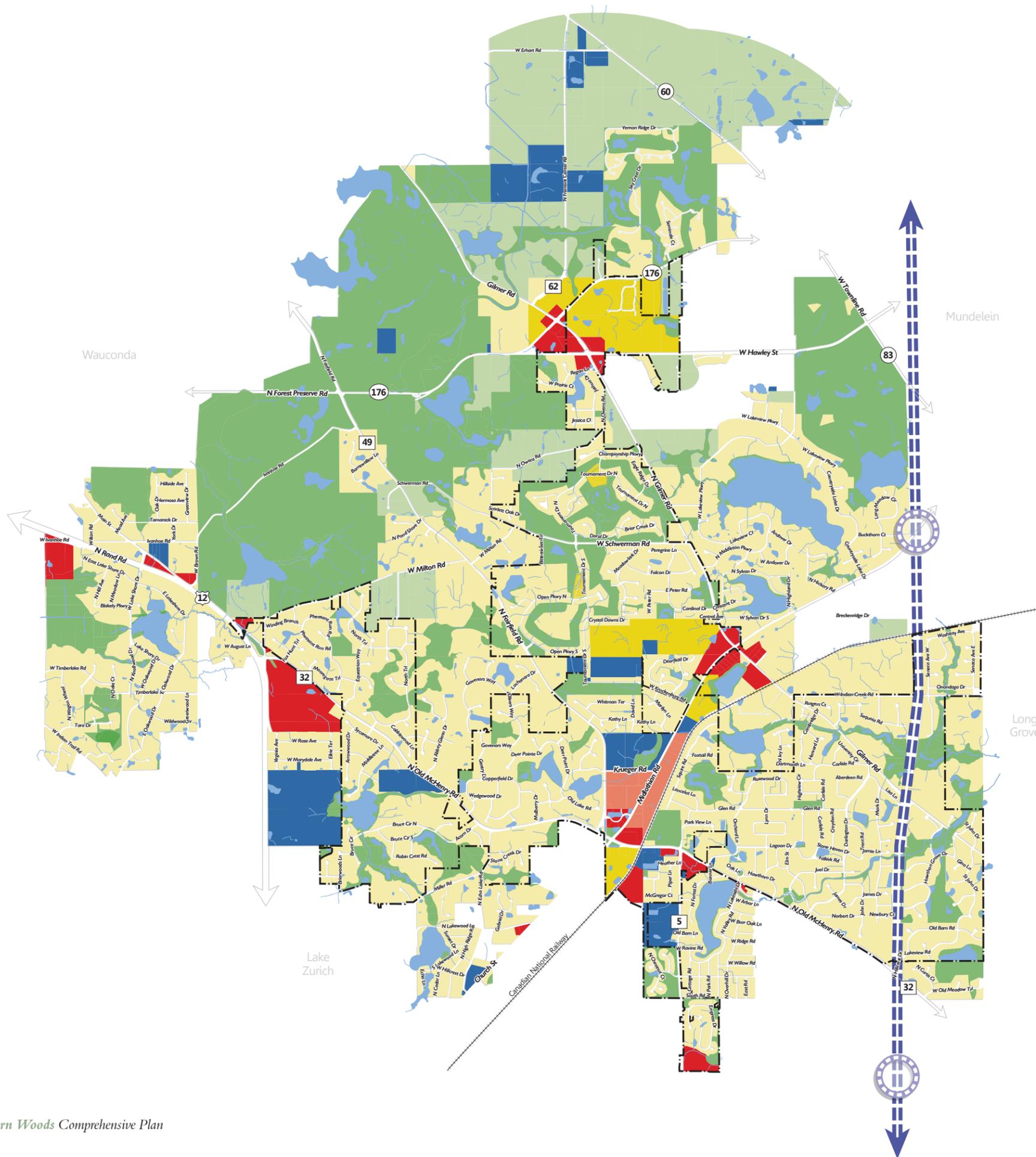
Public/semi-public land use includes a range of uses that generally serve the public such as churches, schools, the YMCA, Village sites and buildings, and utilities. These uses provide essential facilities and services to the community and are scattered throughout the Village. Public/semi-public uses are further discussed in *Chapter 8: Community Facilities & Infrastructure Plan*.

Parks & Open Space

The parks and open space land use includes parks and other areas of open space that contribute positively to the character and overall quality of life for Hawthorn Woods. This land use also includes environmental features such as wooded areas, lakes, wetlands, creeks, and floodplain areas. The Parks and Open Space category and its various components are discussed in more detail in *Chapter 7: Parks, Open Space & Environmental Features Plan*.

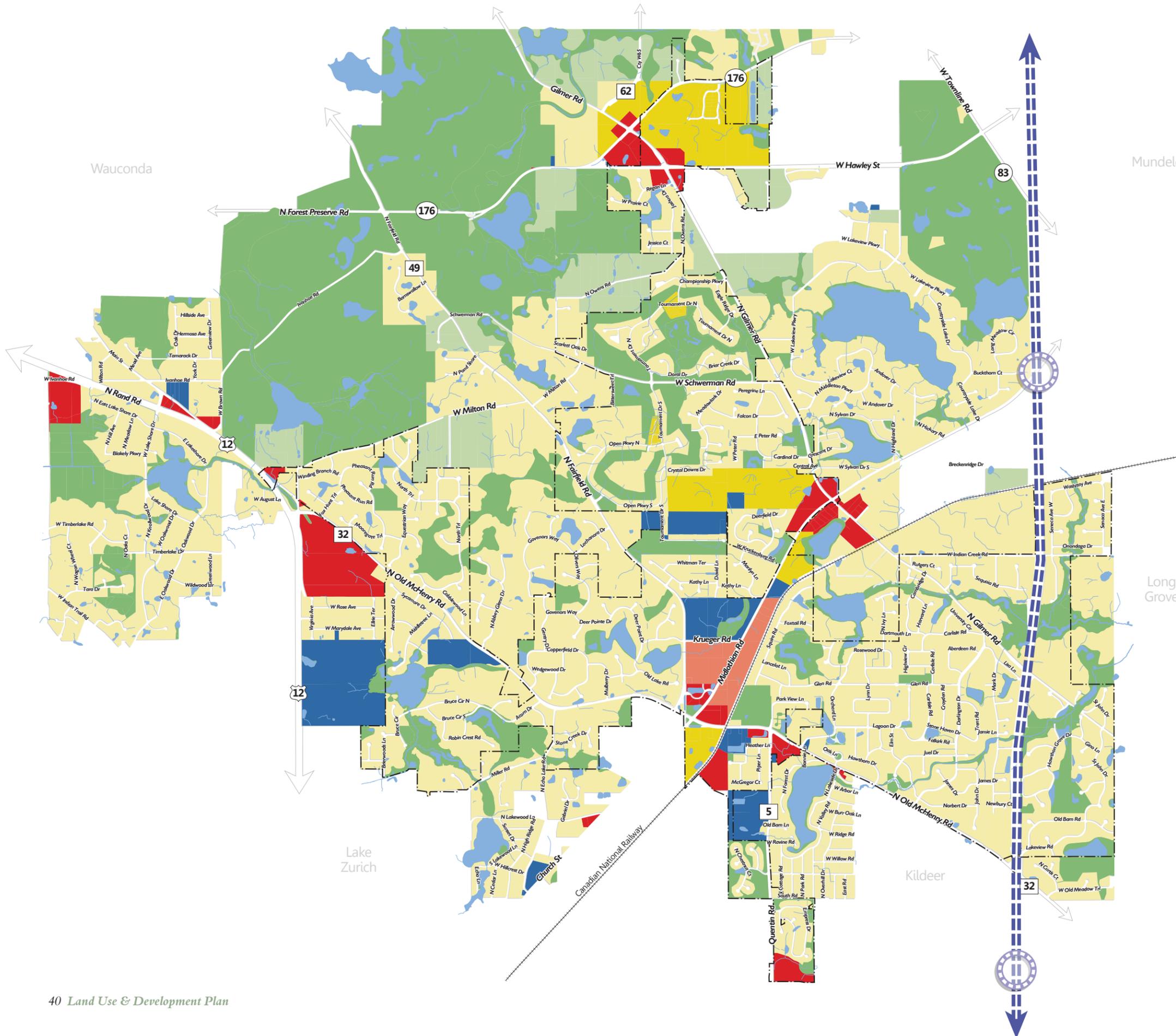
Rural

The rural land use designation is intended to accommodate the various specialty agriculture uses and estate residential uses with complementary agricultural uses such as horse stables that exist throughout much of the Village’s planning area. Areas designated as rural may be developed for residential or commercial purposes over the long-term, but should remain intact until other infill opportunities and areas adjacent the Village boundary have been annexed and developed. Development in rural areas should preserve open space and environmental features, where possible, including existing wooded areas, waterways and wetlands, and natural topography.



Hawthorn Woods Planning Area Land Use Plan

- Other**
- Village Boundary
 - Rail Lines
 - IL Route 53 Extension
 - Rivers, Streams, & Lakes
 - Unincorporated Planning Area
- Future Land Use**
- Single Family
 - Mixed Residential
 - Mixed Use
 - Commercial
 - Public/Semi Public
 - Rural
 - Parks & Open Space



Hawthorn Woods Land Use Plan

- Other**
- Village Boundary
 - Rail Lines
 - IL Route 53 Extension
 - Rivers, Streams, & Lakes
 - Unincorporated Planning Area
- Future Land Use**
- Single Family
 - Mixed Residential
 - Mixed Use
 - Commercial
 - Public/Semi Public
 - Rural
 - Parks & Open Space



RESIDENTIAL AREA POLICIES

The quality of housing stock in Hawthorn Woods is a defining feature of the Village and a key factor in attracting new families to the community. The Land Use and Development Plan reflects the desire of the community to preserve that unique character, but also recognizes the need to diversify housing options to make Hawthorn Woods more accessible to a wider range of prospective home buyers. The Residential Areas Policies expand on the residential land uses defined in the Land Use and Development Plan and provide more detailed recommendations for the Village's residential areas.

Single Family Neighborhoods

As the most critical building block of the community, the Plan strives to improve quality of life in existing single family neighborhoods of the Village. While Hawthorn Woods is a highly desirable community in which to live, community outreach conducted as part of the planning process identified common neighborhood issues that the Village can work with residents to address.

- As discussed in *Chapter 10: Hazard Mitigation Plan*, there are several areas of the Village where frequent flooding is an issue. ***The Village should continue to invest in stormwater infrastructure upgrades and enhancements to minimize flooding throughout its established core of residential neighborhoods.***
- As discussed in *Chapter 6: Transportation & Mobility Plan*, non-vehicular mobility is limited by a general lack of sidewalks and trails. While the provision of sidewalks within individual subdivisions and developments is not desired, ***bike routes and trails should be installed in accordance with the Village's Bike Plan.*** By providing for bike and pedestrian access along the major roadways, the Village can better link residential areas to one another and various community assets such as the Aquatic Center, Main on Midlothian, and the nearby YMCA.
- As discussed in *Chapter 7: Parks, Open Space & Environmental Features Plan*, residents have excellent access to an extensive park system, though some existing parks suffer from aging facilities, lack of parking, and lack of ADA compliance. ***By replacing or refurbishing existing recreation facilities such as local neighborhood playground equipment and improving ADA access,*** the Village can ensure that the existing neighborhoods within Hawthorn Woods continue to be desirable and healthy places in which to raise children.

Conservation Design

Development in Hawthorn Woods has traditionally followed a pattern of one-acre single family subdivisions. Because of the lack of municipal water and sewer, septic fields and private wells were required on lots of at least one acre, thus dictating lot size. This development pattern establishes a rural aesthetic, but it also limits the ability to preserve natural stormwater flow and increases the risk of flooding without more extensive stormwater infrastructure in place. In addition to issues with flooding, shifts in the housing market have also caused the Village to witness a decline in demand for large lot housing.

The Land Use and Development Plan advances a conservation design approach to development that mitigates these issues while striving to maintain the desirable rural aesthetic and community character established by the one-acre, one lot pattern of the Village's older neighborhoods.

Benefits of Conservation Design

At its most basic level, conservation design is an approach to community development that clusters smaller lot residential homes to allow for the preservation of contiguous areas of open space and natural areas. This approach to development creates the potential for the use of naturalized stormwater management techniques to minimize or eliminate stormwater runoff. It also establishes areas of open space that can be used as neighborhood or community parkland. Lastly, the conservation design approach minimizes the amount of roadway and utility infrastructure needed to serve a given development.

Development Policies

Policies specifically governing Conservation Design include:

- Significant environmental features, topography, and natural areas should guide development and shape the potential development area of a site.
- Housing should be strategically located to minimize impact to natural features and maximize views.
- Appropriate lot sizes should vary based on the size and character of nearby existing planned residential developments, and local environmental conditions.
- Lot lines, street, and trail locations should be defined, in part, by the presence and absence of natural features.
- An ordinance should be developed which specifically identifies the characteristics of sensitive natural areas in need of preservation and identifies parameters for development within these areas.

Density Neutral

As shown in the adjacent illustration, conservation design is a density neutral approach wherein a conservation oriented subdivision achieves the same number of homes per acre as a conventional subdivision. As such, the Village can encourage open space preservation, while facilitating development that approaches the density of one-acre per dwelling that is typical of Hawthorn Woods' older neighborhoods.

Conservation development techniques will allow new development to minimize the impact on quality natural areas, preserving them for public enjoyment while maintaining the rural character of these areas. *Chapter 11: Implementation Plan* provides additional discussion related to changes to the Village's zoning and subdivision codes that should be considered to encourage the application of conservation design to future development.

Density Neutral Development



Conventional Subdivision



Conservation Subdivision

This illustration is inspired by figures contained in "Rural by Design," a seminal work in the urban planning and design field by Randall Arendt. Both development concepts shown contain the same number of residential units and total acreage.

Housing Options

Residents have expressed a desire to expand housing options within Hawthorn Woods. 97% of the Village's current housing stock consists of single family, detached homes which are owner-occupied. Housing quality is high, with median home values among the highest in Lake County. The Mixed Residential land use promotes the development of smaller lot single family development as well as single family attached housing including town homes and row homes. It will be important to ensure that housing quality remains high and provides attractive options to those looking to downsize within the Village.

Targeted Mixed Use Development

To minimize impacts to the Village's rural character, the most appropriate locations of Mixed Residential developments are along key corridors where water and sewer infrastructure exists or can be logically extended. As such, application of the Mixed Residential land use within the Land Use and Development Plan is limited to areas along the central Midlothian Road corridor and the areas located at Hawley Street/IL Route 176 along the Gilmer Road corridor, commonly known as downtown and uptown, respectively.

Floodplains & Wetlands

Floodplains have been identified as parks and open space areas, highlighting the limited development potential of areas adjacent to waterways, lakes, and wetland areas. Development should be limited within these areas. Development that occurs in surrounding areas should incorporate environmental features such as wooded areas, where appropriate, and should adhere to design standards that mitigate the potential for damage from flooding and minimize impacts on local water bodies.

Best Management Practices & Low Impact Development

The Village should encourage the implementation of Best Management Practices (BMPs) as new development occurs. BMPs aim to address two key challenges the Village is facing: 1) capacity issues related to increasing volumes of stormwater runoff, and 2) water quality issues related to pollutants contained in stormwater runoff. BMPs are a combination of conservation measures and management practices designed to minimize negative impacts on surface and groundwater flow, and serve to minimize adverse impacts on neighboring land or water systems.

In encouraging the use BMPs, the Village should consider a low impact development (LID) approach to stormwater management. Simply put, the goal of LID is to make a developed site (complete with buildings, sidewalks, parking lots and driveways) function like the natural environment by using low-cost, simple techniques to contain and use stormwater close to where it falls. Essentially, development should allow the ground to absorb water and filter pollution



as it would if development had not occurred. Rather than disposing of stormwater by transmitting it and processing it off-site, LID advances the principle that stormwater is a natural resource that should be used to recharge natural systems at the site level. Allowing the natural processes of infiltration, the filtering, storage and evaporation to occur on-site can reduce or eliminate the need for stormwater detention areas and drainage piping while improving overall water quality.

Examples of LID include the use of:

- Pervious pavers and rain gardens that allow rainwater to infiltrate the ground surface;
- Native plantings and vegetated buffers that minimize runoff and prevent erosion along waterways; and,

- Bioswales that convey water to a naturalized channel where it can be treated and allowed to infiltrate the ground surface.

While BMPs and LID strategies can be applied to all forms of development, these strategies dovetail well with the application of conservation design approach to residential development in areas of open space that can be used to host naturalized stormwater facilities. Collectively, BMPs and LID policies can help address stormwater management and quality to minimize stress on municipal infrastructure (e.g. treatment facilities or detention areas), minimize erosion, flooding and water pollution, and maintain healthy natural groundwater resources.



COMMERCE & EMPLOYMENT POLICIES

Local commercial and employment-related development has not kept pace with residential development. However, there may be opportunities to expand non-residential development within the Village. Community input indicates that there is a desire for expanded retail and dining options as well as other commercial and employment development that will broaden the tax base. The Land Use and Development Plan underscores the need to balance the ‘rural character’ desired by local residents, with opportunities to diversify and expand the tax base and create a sense of place.

Expand Commercial Development

An analysis of local consumer spending habits and business revenues indicates that Hawthorn Woods’ residents spend \$140 million annually at businesses outside of the Village. While there is significant regional competition, data suggests market support for local businesses, especially within the *Food and Beverage*; *Health and Personal Care*; and *Limited and Full-Service Dining* retail categories. The Plan identifies future commercial land use along Midlothian Road in the areas surrounding the intersections of Old McHenry Road and Gilmer Road (commonly known as downtown). A smaller commercial area is also designated for the area surrounding the intersection of Gilmer Road and Hawley Street, (commonly known as uptown).

Commercial development may also be designated at the Route 22 and Quentin Road commercial site to support the commercial base for the residents on the southern border of Hawthorn Woods.

IL Route 53 Extension Impacts

Understanding that new commercial development cannot be supported solely by demand from Hawthorn Woods residents, planned commercial areas will leverage anticipated shifts in traffic flow that will likely result from construction of the planned IL Route 53 extension. As an outcome of this project, a new interchange is proposed to be constructed at Midlothian Road near IL Route 60/83. These improvements will increase traffic and likely increase development potential along Midlothian Road. Similarly, it is anticipated that Hawley Street will emerge as an important route for those traveling east and south to the new interchange from the Wauconda area.

Commercial Development Policies

While the Village desires to expand local retail, dining, and service options for Hawthorn Woods residents, it is important that new commercial development meet standards that serve to maintain and enhance the Village’s character.

Policies related to the promotion of high-quality commercial development along the Village’s primary corridors include:

- Commercial development should be encouraged to be *two-stories in height with a mix of uses* (e.g. office or lofts over ground floor retail or restaurants).
- New and redeveloped commercial areas should be encouraged to provide structures that are *architecturally detailed on all sides*. Delivery, utility, and trash service areas should be screened.
- Commercial development comprising multiple structures (i.e. retail centers) should *incorporate central gathering places such as plazas and parks*.
- *Detention and retention facilities* should be incorporated into site design and utilized as attractive water features within the development.

- Extensively landscaped setbacks should be used to *buffer and screen commercial development from adjacent residential areas.*
- Buildings should be located close to the street, encouraging *parking lots to be positioned on the interior.*
- *Where possible, restaurants should incorporate outdoor seating with views of the outdoor water features.*
- *Clustered commercial development* and shared parking facilities should be promoted.
- *Signage, landscaping, lighting, and other site and building design elements* should be consistent with the intended local character of the Village and integrated into overall building architecture.
- All parking and loading areas should be screened with *landscaped berms* and/or a combination of landscaping and hardscape materials.
- Lot depths should accommodate attractively *landscaped setbacks* along roadway frontages.
- Corridor commercial development should provide *cross access easements, minimize curb cuts, and consolidate access drives* to minimize impacts on public roadways.

Infrastructure

Commercial development should be concentrated along the central Midlothian corridor where new development can tap into existing water and sewer infrastructure. This infrastructure represents a unique and significant investment within the Village that should be leveraged to the greatest benefit of the Hawthorn Woods community.

Uptown Plan

While much of the Midlothian Road corridor has access to both water and sewer, this valuable infrastructure is not presently in place in the area surrounding the intersections of Gilmer Road at Hawley Street and IL Route 176. Agreements are in place which require Aqua Illinois to extend water and sewer to the Gilmer Road at Hawley Street and IL Route 176 area at a future date; however there is limited sewer capacity in Aqua Illinois' facility on Route 176.

Another opportunity for sewer service in this area may be through the Toll Brothers sewer, presently servicing the Hawthorn Woods Country Club. ***This area (commonly known as "Uptown") is located on the northern edge of the Village and should be developed with local retail that serves new residential development in the area. Infrastructure should be extended to this area in conjunction with residential development to the north and east.*** The nearest water infrastructure, representing the most efficient means of servicing this area, is provided by Lake County as part of the Central Lake County Joint Action Water Agency (CLCJAWA) pipeline, or Aqua Illinois facilities.





Revenue Sharing

The Village has revenue sharing agreements in place for two key development sites located adjacent to the Village boundary. While these areas will never be annexed by the Village, their development will have direct impacts on local roadways in Hawthorn Woods. They also represent potentially significant competition for commercial areas in the Village.

- The Village has an agreement in place with the Village of Kildeer and the Village of Lake Zurich to receive 20% of sales tax revenue generated by the Bradford Town Crossing retail center development located on the northwest corner of Quentin and Route 22. This project was near completion as of the adoption of the Comprehensive Plan.

- Hawthorn Woods also has a revenue sharing agreement in place with Lake County and the Village of North Barrington related to the future development of a 109-acre site located at the southeast corner of Highway 12 and Old McHenry Road in unincorporated Lake County. Under the agreement, the Village is to receive 22% of sales tax revenue generated by uses on the site. The future of this site is uncertain, but the Village would prefer commercial development be pursued at the site to maximize revenues coming to the community. Traffic caused by development on this significant site will impact Village roadways regardless of use. If developed for an institutional use such as a school or hospital, the Village would need to manage traffic impacts, but be left without a sales tax revenue stream to assist in funding improvements, or police services needed under mutual aid response agreement.

Business Park

The Village is a “bedroom community,” with 98% of local workforce traveling to jobs outside of Hawthorn Woods. Businesses in Hawthorn Woods provide approximately 824 primary jobs which translates to 13.9 jobs per 100 residents. This is one of the lowest jobs per capita ratios in Lake County. Additional business park development is desired to further broaden the tax base, increase local job opportunities, and expand services available to residents.

Infill development should also be prioritized at The Commons, the Village’s only existing business park. In seeking to attract new employers and service providers to Hawthorn Woods, development regulations should be further evaluated to foster a more positive business climate. For example, signage regulations are a significant issue among current businesses in Hawthorn Woods where limited sign size and placement, combined with large setback requirements, make it difficult for businesses to have effective and legible signage along major roadways such as Midlothian Road. Additional discussion of this topic is included in *Chapter 9: Image, Identity & Community Character Plan*.

Also, the Village has an 18-acre plot zoned Office Research and Development (ORD) adjacent to the Lake Zurich Industrial Park that could accommodate an employment center, corporate headquarter, or research facility.



GROWTH & ANNEXATION

The Comprehensive Plan provides the opportunity for the Village to be proactive in guiding future development in undeveloped areas both in Hawthorn Woods and in surrounding unincorporated areas of Lake County. While pressure to develop many of the unincorporated areas will likely be limited over the short-term, a primary goal of the Village is to pursue strategic annexation of nearby areas to gain greater control over the function and appearance of existing and future development.

The strategies outlined in this Growth and Annexation section of the Land Use and Development Plan promote more efficient and sustainable development over the long-term. To plan for areas beyond the current Village boundary, the Growth and Annexation Plan identifies a three-tiered system consisting of 1) infill priorities, 2) strategic annexation, and 3) growth area policies.

Infill Priorities

Along with growth within the unincorporated and undeveloped areas surrounding the Village of Hawthorn Woods, new development should also be focused within the vacant and underutilized parcels within the Village's current limits. While Hawthorn Woods continues to experience growth, a number of vacant sites remain scattered throughout the community, including partially constructed residential subdivisions. Infill development should also be encouraged at available sites within commercial areas such as The Commons and Cherry Hill Plaza.

While new employment opportunities and residential subdivisions should not be discouraged, an 'infill first' policy will help to ensure the efficient use of the Village's existing infrastructure, including roadways, water, and sewer storm-water facilities.

Strategic Annexation

There are areas that should be targeted for strategic annexation as the Village grows and develops. The poor appearance of unincorporated properties located at the edge of the Village, especially along major gateways to the community, and irregular Village limits, have a negative impact on community identity and sense of place. Generally, there are three primary reasons to consider annexation; 1) to capture potential property or sales tax revenue from active uses, 2) to mitigate the impacts of development in unincorporated areas that compromise uses, building standards, and zoning within the Village, and 3) to formalize the boundary of the Village from neighboring municipalities.

The Village is surrounded by several areas of unincorporated Lake County where land use and development regulations may not be in alignment with the local vision. For example, the Village lacks control over the appearance and function of light industrial uses near Gilmer and Midlothian.

The Village's irregular boundary also makes it difficult to know when one has entered the community. The boundary is uneven in several areas, forming peninsulas and islands of unincorporated Lake County surrounded by incorporated portions of the Village of Hawthorn Woods.

Strategic annexation of secluded portions of unincorporated Lake County and the standardizing of the Village boundary will allow for better control of development, enhance sense of place, and ensure that services can be provided in an efficient manner in the future. As discussed in *Chapter 9: Image, Identity & Community Character Plan*, revisions to the Village boundary will also enable meaningful placement of gateway signage at key points of entry to the Village.



Growth Area Policies

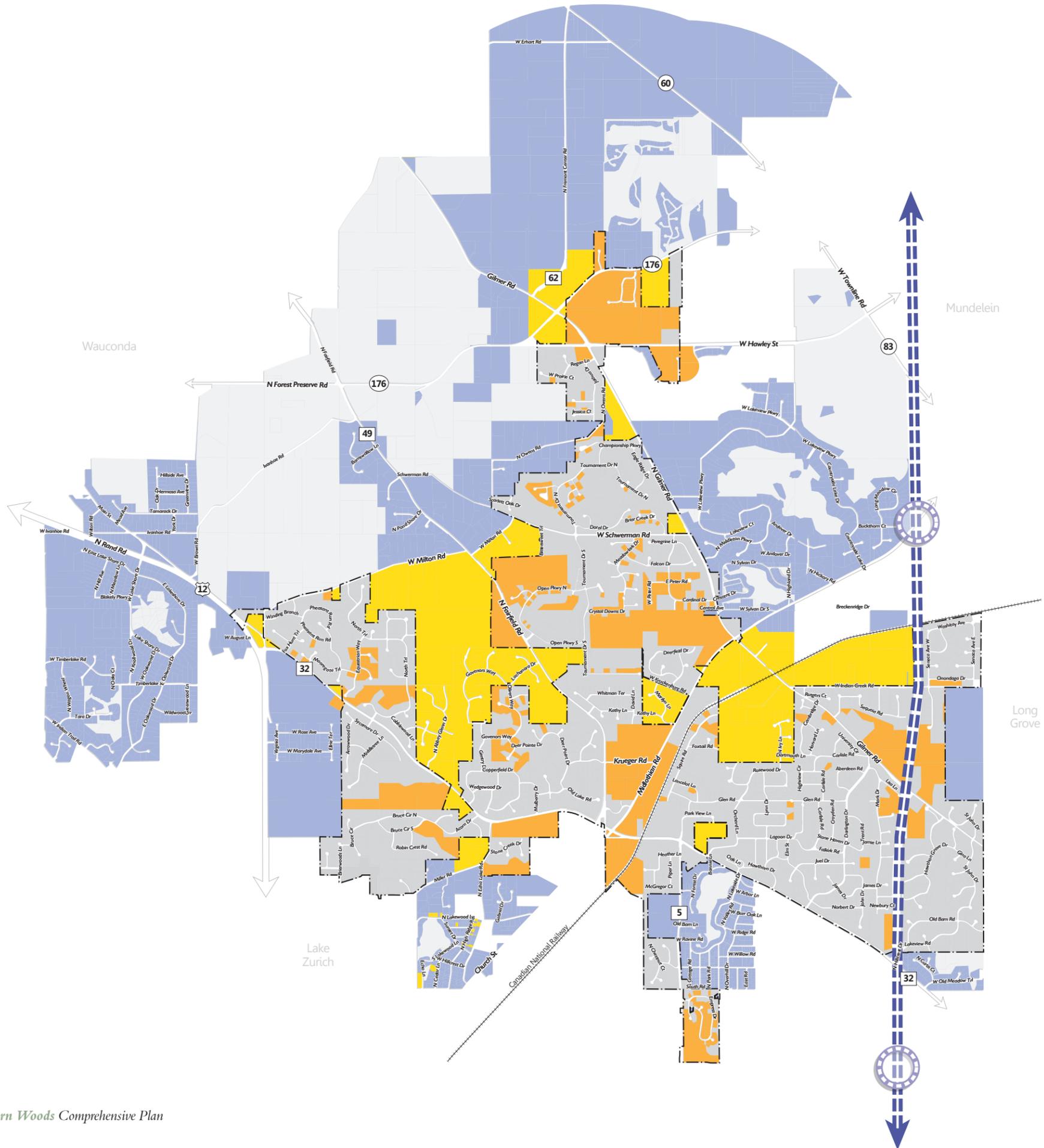
Within Hawthorn Woods' growth areas the Village should encourage adjacency and concurrency, creating growth outward from its existing corporate limits and discouraging "leap-frog" development. Leap frog development occurs when development jumps to outlying and isolated areas, bypassing areas adjacent to public infrastructure and services. Typically this occurs because the land is less expensive; however the infrastructure costs (i.e. more roadways, more sewer and water, etc.) and social costs (i.e. travel times, school services, etc.) are much greater to serve the disconnected development. Encouraging development adjacent to areas currently served by infrastructure will minimize costs of extending services, and maximize the use of Village resources.

Parks & Environmental Features

The Village should work with Lake County, private developers and property owners, and local conservation groups to plan for and acquire parks and open space within its growth areas. New parks and open space should be acquired through developer dedications and developed as needed. ***Ideally, all residences would be located within a half-mile of a neighborhood open space.*** The amount and location of open spaces should be dictated by the incremental development of neighborhoods in different portions of the community. If needed, larger community parks should be located along arterials and collectors with pedestrian linkages. ***In addition to public parks and open space, existing environmental features should be preserved. Large wooded areas, wetlands, creeks, and properties within floodplains should be preserved wherever feasible.*** Additional discussion related to future parkland needs is provided in *Chapter 7: Parks, Open Space & Environmental Features Plan*.

Connections to Local Streets

The Comprehensive Plan promotes a well-balanced transportation system that connects to existing roads. As development occurs, ***the Village should encourage neighborhood design that allows for a higher number of access points to the local roadway network.*** A compact block pattern with more access points, as opposed to the larger blocks that can occur within a traditional subdivision design, will provide more convenient vehicular and pedestrian access between neighborhoods and to nearby schools, open spaces, and commercial areas. The use of cul-de-sacs and dead-ends should be minimized where possible so that separate neighborhoods connect without the need to use a county or state highway to visit an adjacent neighborhood.



Hawthorn Woods Growth & Annexation

- Other**
- Village Boundary
 - Rail Lines
 - IL Route 53 Extension
 - Rivers, Streams, & Lakes
 - Unincorporated Planning Area
- Growth & Annexation**
- Undeveloped
 - Strategic Annexation
 - Unincorporated



TRANSPORTATION & MOBILITY PLAN

The Hawthorn Woods transportation system consists of roads, sidewalks, multi-use trails, and one rail corridor. A robust transportation network provides mobility through the Village as well as to key destinations within the Village itself. This chapter presents an overview of the transportation system within Hawthorn Woods, and provides recommendations to decrease traffic, improve vehicular flow, and provide non-motorized mobility and access.

ROADWAY NETWORK

The Village benefits from a network of local, county and state roadways that create a well-developed roadway system. Old McHenry Road, Gilmer Road, Midlothian Road, Route 176, Route 22, and Hawley Street provide direct connections to neighboring towns, while local streets support mobility within Hawthorn Woods. The discussion to follow provides an overall picture of the Village's roadway network and its operations.



Roadway Jurisdiction

Roadway jurisdiction is an important factor that influences roadway design, function, and maintenance. The major roadways within the Village are under the jurisdiction of either the Illinois Department of Transportation (IDOT) or the Lake County Division of Transportation (LCDOT). IDOT has jurisdiction of IL Route 176, Midlothian Road, and IL Route 22. LCDOT has jurisdiction of Old McHenry Road, Fairfield Road, Gilmer Road, and Hawley Street. Hawthorn Woods should work closely with IDOT and LCDOT to ensure roadway improvements align with the Village's development goals and land use patterns.

Functional Classification

The roadways within the Village are classified according to the character of service they are intended to provide. The functional classification process recognizes a hierarchy of roadways that function as a system-wide supportive network. The classifications, as determined by IDOT, include major arterial, minor arterial, and collector roads. Each level of the hierarchy has implications related to right-of-way width, intended or anticipated traffic volume, traffic control measures, access management to local streets and development, and appropriate adjacent land use. Generally, the existing roadway classifications in Hawthorn Woods align with traffic flow and community development characteristics. However, Midlothian Road should be considered for an upgrade to a classification as a Major Arterial. While this would require more detailed traffic analysis, this upgrade may be warranted based on a number of current or future characteristics, including the community's vision for Midlothian Road as a primary commercial corridor, the fact that it links together Major Arterials in Mundelein (IL 83) and Lake Zurich (IL 22 and Route 12), and a proposed interchange as part of the planned IL 53 extension.

Average Daily Traffic

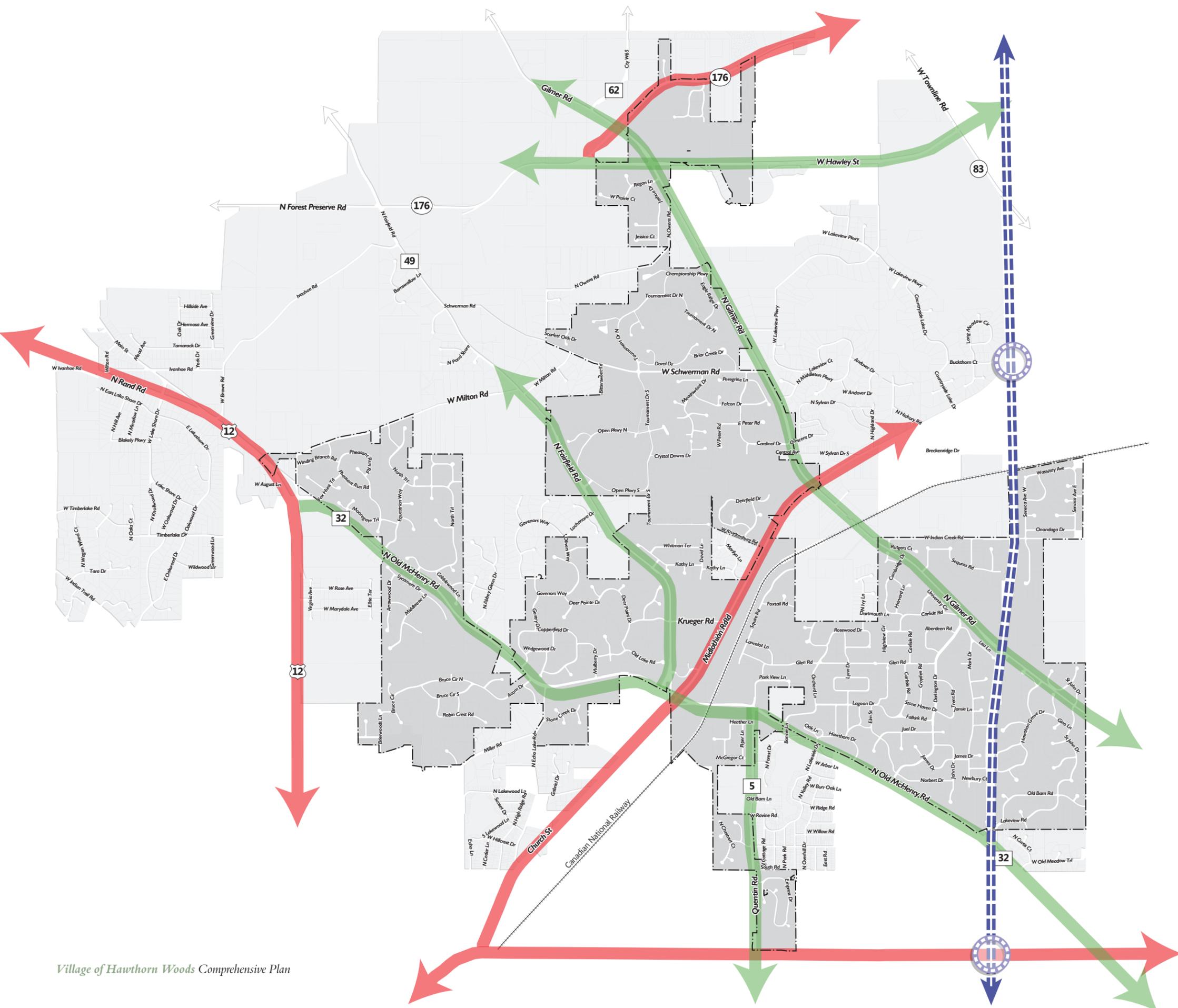
Roadway operations are highly dependent upon differing volumes in traffic. Volume measurements are taken in a number of ways, one standard being Average Daily Traffic (ADT). The ADT in the Village ranges from a high of 19,200 along Old McHenry Road to a low of 400 along Owens Rd. Traffic through the Village is evenly dispersed along the arterials ranging from 9,000-12,000, which can help alleviate traffic congestion. **Another important consideration in traffic volumes is truck traffic;** Hawthorn Woods currently has no designated truck routes. By limiting trucks using the area to local deliveries only, traffic operations within the Village yield better performance.

Level of Service (LOS) is a measure of how well current or projected ADT will be accommodated on a certain portion of the roadway network. The various ratings LOS, as defined by the Highway Capacity Manual (HCM), range from A-F. LOS A is described as free-flow operations, while at the opposite end of the spectrum, LOS F, is considered a breakdown in vehicular flow. Roadway capacity, traffic control, the frequency of intersection streets, and other characteristics are key factors in determining the LOS for a roadway.

Currently, most of the roadways in Hawthorn Woods have a LOS of C or higher, indicating that they are adequate for current traffic demand. However, Midlothian Road between Old McHenry Road and Gilmer Road has a LOS of D, indicating moderate congestion and delay. The following section highlights specific proposed roadway improvement projects that would enhance level of service on this segment. The LOS of other segments in the roadway system should be monitored as new development occurs and traffic demand increases.

Roadway Jurisdiction Transportation Improvement Plan

- Other**
- Village Boundary
 - Rail Lines
 - IL Route 53 Extension
 - Rivers, Streams, & Lakes
 - Unincorporated Planning Area
- Roadway Jurisdiction**
- IDOT (Illinois Department of Transportation)
 - LCDOT (Lake County Division of Transportation)





Functional Classification Transportation Improvement Plan

- Other**
- Village Boundary
 - Rail Lines
 - Rivers, Streams, & Lakes
 - Unincorporated Planning Area
- Functional Classification**
- Major Arterial
 - Minor Arterial
 - Collector
- Transportation Improvements**
- Traffic Signal
 - Planned IL-53 Extension
 - Planned IL-53 Interchange
 - Roadway Capacity Improvements
 - Intersection Improvements
 - Potential Grade-Separated Rail Crossings



System Improvements

Illinois Route 53 Extension

An important influence on future transportation and development in Hawthorn Woods is the IL Route 53/IL Route 120 extension. This extension is proposed to stretch from its existing southern terminus at Lake Cook Road to connect via IL Route 120 with I-94. The extension is currently being studied by the Illinois State Toll Highway Authority (ISTHA) in conjunction with the Lake County Division of Transportation (LCDOT).

ISTHA study is considering whether the IL 53/IL 120 extension will be a grade-separated or at-grade facility. An interchange or major intersection is proposed at Midlothian Road which would help promote business growth in Hawthorn Woods.

IDOT planning documents indicate that Midlothian Road traffic volumes would increase from the current Average Daily Traffic (ADT) of 12,600 vehicles per day (vpd) just east of IL 60-83 to an ADT of 16,000 vpd with the IL-53 / IL-120 extension in 2040. However, the increase in traffic volumes is projected to be much more pronounced west of IL 60-83, as the anticipated volumes would increase from 15,000 ADT currently to 30,000 ADT in 2040. This projected volume could afford the Village of Hawthorn Woods the opportunity to promote development that relies at least in part on regional traffic volumes, such as commercial and retail businesses.

There are also interchanges/intersections proposed with IL Route 22 just to the south and Peterson Road just to the north of Hawthorn Woods. Per correspondence with ISTHA, *the Village of Hawthorn Woods should actively participate in all workshops related to the IL-53/IL-120 extension project, to keep informed of the planning and design features of the extension that could impact future land use and density decisions along Midlothian Road and other major routes that serve the Village.*

Roadway Capacity Improvements

According to the LCDOT Year 2020 Transportation Priority Plan, which will be updated accordingly with the results of the current IL 53/IL 120 extension study, there are many roadway improvements that need to be done in order to upgrade the transportation network. The identified Roadway capacity improvements are needed to mitigate current congestion and accommodate future projected traffic volumes. Midlothian Road, for example, has a current LOS of D, which is classified as moderate congestion. The roads serving Hawthorn Woods that are expected to need capacity improvements include:

- IL 176: 4 lanes
- IL 22: 4 lanes
- Midlothian Road: 4 lanes
- Gilmer Road: 4 lanes
- Old McHenry Road: 4 lanes

Midlothian at Gilmer

In 2011, the Lake County Division of Transportation initiated a Phase I study of Midlothian Road at Gilmer Road, a key intersection in the Village of Hawthorn Woods that experiences congestion during the peak periods of travel. As the Average Daily Traffic (ADT) along Midlothian increases, this intersection will become more congested. In addition, there were 35 crashes at this intersection between 2008 and 2010, helping to warrant the Phase I Study. This study is testing two different alternative solutions at this intersection – an improved signal or a roundabout – and comparing them to the existing configuration. The signal option assumes that Midlothian will remain two lanes and Gilmer Road will become four, while the roundabout option suggests that both roadways be widened to four lanes. Either alternative would be a beneficial solution to alleviate congestion, but signalized is preferred by the Village of Hawthorn Woods to facilitate a walkable downtown area. The Illinois Department of Transportation (IDOT) should coordinate their plans to improve Midlothian Road in sequence with this intersection improvement to significantly reduce the congestion in this area of Hawthorn Woods.

Railroad Crossings

A Canadian National rail corridor runs through Hawthorn Woods, generally paralleling Midlothian Road and running from northeast to southwest. There are two key crossings in Hawthorn Woods; one at Gilmer Road and another at Old McHenry Road. The Gilmer Road crossing is located south of Midlothian Road near Indian Creek Road. The rail corridor hosts freight traffic activity that is increasing in frequency, and long freight trains can cause five-minute delays in both directions along Gilmer Road, and as far back as Midlothian Road on Old McHenry Road. Lake County's 2040 Transportation Plan indicated a grade separated rail crossing at Old McHenry Road. The Village should work with local partners to assess the viability of a grade-separated rail crossing at one or both of these locations. The cost for a grade separated railroad crossing at either location could exceed \$25,000,000, which may make this solution cost prohibitive for the Village to implement on its own. However, given the regional and county-wide importance of these roadways, ***the Village should collaborate with IDOT, LC-DOT, Chicago Metropolitan Agency for Planning (CMAP), and other partners to pursue capital funding grants that would assist with railroad crossing project design and construction costs.***



Roadway Maintenance

The Village of Hawthorn Woods currently has an annual roadway maintenance program designed by Christopher B. Burke Engineering, Ltd. (CBBEL). This annual program consists of approximately 6 miles of residential street partial reconstruction, and/or resurfacing. However, this program is not currently funded and has not been activated. We recommend this program be implemented immediately to maintain the Village's infrastructure. The Village and CBBEL will determine the locations that are in need of repair based on need. The current approach is considered rather reactive, and thus, many roadways are in disrepair when they are chosen to be fixed.

The Village should create a proactive road program to continually fix roads rotating through a 5–10 year cycle. Generally, road repair programs should be prioritized by considering functional classification. Repairing roadways before they become in extreme disrepair will help prevent dangerous conditions. Coordination with IDOT and LCDOT roadway maintenance should also be considered to ensure that any cost efficiencies are realized.

BICYCLE & PEDESTRIAN MOBILITY

The bicycle network in Hawthorn Woods is currently undeveloped, however, the Village maintains an Overall Bike Plan that identifies existing routes and proposed segments to be installed by the Village, proposed paths to be installed by developers, and segments planned by the LCDOT. As new developments are built and road projects are completed, this plan should be consulted to assist in completing the bicycle route network.

Bicycle Infrastructure Design

New trail segments can be designed in many different ways. The following items describe a general menu of potential bike trail configurations. The specific design of each facility will be based on a variety of factors, including: available right-of-way, adjacent land uses, the nature of nearby transportation networks, cost, etc.

On-street Bikeways

- A shared lane is a lane of travel that is open to both bicycle and vehicular travel. These are most appropriate where right-of-way and roadway width are limited, and where traffic volumes and speeds are low (i.e. local streets or non-collectors).
- A bike lane is a portion of roadway that has been designated for exclusive or preferential use by bicyclists through pavement markings and signs. These are most appropriate where there is adequate roadway and right-of-way width to provide for a dedicated bike lane, and where traffic flow and speeds are moderate (i.e. collectors or minor arterials).

Off-street Facilities

- A trail is a multi-use path, either paved or unpaved, built within an independent right-of-way, or outside the boundaries of a roadway right-of-way. Trails may pass through campuses, along waterways, or share right-of-way with former and active railroads and utility easements.
- A sidepath is a multi-use path located immediately adjacent and parallel to a roadway. These are most effective where traffic flow and speeds warrant a separated facility and where there is adequate right-of-way or opportunities for easements with local property owners.



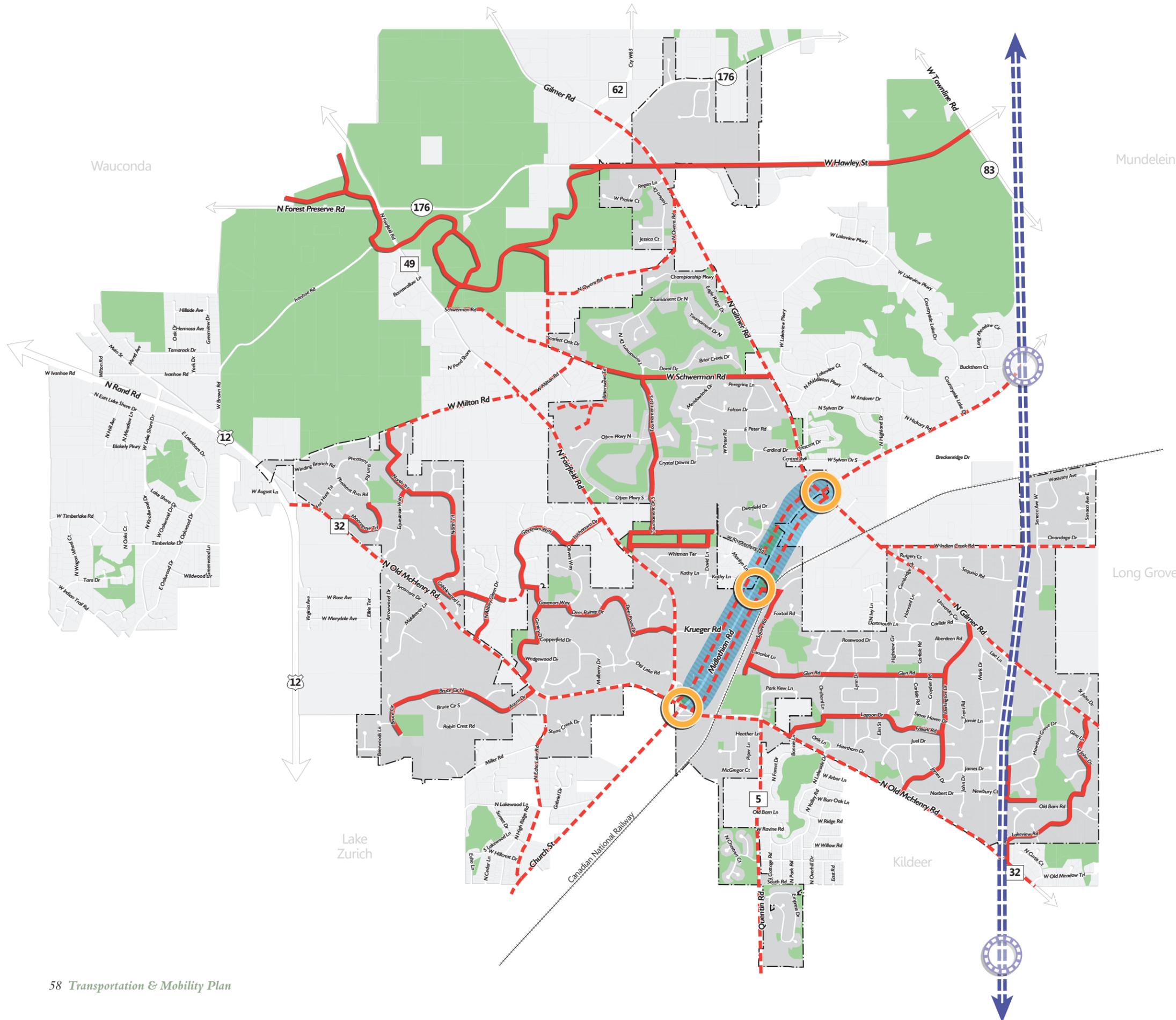
Roadway Crossings

One of the most significant barriers that the Hawthorn Woods bicycle and pedestrian network faces is crossing locations at major roadways. Many roads are operating near capacity and are not supportive of safe pedestrian and bicycle traffic. ***Crossing locations along the major corridors such as Midlothian Road, Old McHenry Road, and Fairfield Road should be strategically located to provide the safest conditions and most convenient trail connections.*** The preferred crossing locations are at signalized intersections, which should be upgraded to the latest technology including countdown timers, high-visibility crosswalks, and ADA accommodations. Mid-block crossings should be avoided, if possible, especially along the higher speed roadways in the Village. If a mid-block crossing is unavoidable, technologically advanced warning equipment should be installed, such as Rectangular Rapid Flash Beacons (RRFB), flashing LED signage, in-pavement LEDs, or other user-initiated warning devices.

System Improvements

The build out of the bicycle and trail network in Hawthorn Woods will increase mobility and increase the quality of life for residents. Incremental improvements to the network will eventually create a connected system that links key destinations within the Village. ***As Hawthorn Woods develops and funding is secured, the Village should make incremental improvements and additions to the bicycle network.***

As one of the trail segments proposed within the Overall Bike Plan, Midlothian Road provides a significant opportunity to create a high-use trail that provides a safe, non-motorized transportation option along the corridor. Anchored by the Aquatic Center, the Water Walk Trail would provide direct connections to various natural areas and water features, residential areas, commercial areas, and a new Village Hall. ***The Village should prioritize the construction of the Water Walk Trail to provide non-motorized connections and access along the Midlothian Road corridor.***



Trails & Crossings Transportation Plan

- Other**
- Village Boundary
 - Rail Lines
 - IL Route 53 Extension
 - Rivers, Streams, & Lakes
 - Unincorporated Planning Area
- Trails & Crossings**
- Future Water Walk Area
 - Proposed/Future Trails
 - Existing Trails
 - Crossing Improvements

Wauconda

Mundelein

Long Grove

Lake Zurich

Kildeer

PUBLIC TRANSIT

Access to a public transit system is an important consideration for the transportation network of Hawthorn Woods. Currently, transit options are limited within the Village. Metra, the regional rail service provider, has stations in neighboring Mundelein and Vernon Hills. Pace Route 572 provides bus service northeast of the Village in Mundelein. Pace's Dial-A-Ride service area includes the southern portion of the Village located in Ela Township.

Because commercial areas and employment centers are key activity generators that centralize potential transit riders, providing transit options in these areas could translate into reduced traffic congestion and improved air quality as fewer vehicular trips are generated. Transit within the Village would also provide a transportation option for those unable to afford or operate a vehicle, such as elderly and youth populations. *The Village should work with Pace to monitor the need for bus service, and extend public transit options to key destinations in Hawthorn Woods as ridership demand dictates.*

The Village should position itself for a future commuter rail station should the former EJ&E line, now the Canadian National Line, develop commuter services.





7 PARKS, OPEN SPACE & ENVIRONMENTAL FEATURES PLAN

Open space and natural areas are a defining characteristic of the Village of Hawthorn Woods and its rural setting. The Village also enjoys excellent access to an extensive network of parks and recreation facilities. Collectively, the Village's open space areas, recreational facilities, and environmental features enhance quality of life and provide opportunities for interaction with nature. The Parks, Open Space, and Environmental Features Plan provides an overview of the existing parks and natural areas within the Village of Hawthorn Woods and includes recommendations for their continued maintenance, enhancement, and potential expansion.

PARKS & RECREATION DEPARTMENT

The Village of Hawthorn Woods Parks and Recreation Department is responsible for the maintenance, operation, and programming of 18 parks including the Hawthorn Woods Aquatic Center, and five natural areas. Residents have access to tennis courts, playgrounds, softball and baseball fields, soccer fields, inline skating rinks, picnic facilities, gazebos, concession stands, and pavilions, many of which are available for rent. The Department provides a number of recreational classes, camps, and social outings for youth, teens, adults, and senior residents. The Parks and Recreation Department also supports Village special events throughout the year such as the Friday Concert series and the Fall Family Fun Fest.



Village Goals

The Village of Hawthorn Woods has three goals when it comes to community engagement and parks.

1. To have Village residents think of parks, accessibility, recreation, resource protection, and the acquisition and preservation of open space when it comes to creating a community identity.
2. To project to the residents of Hawthorn Woods and policy makers on a regional, state, and federal level, a positive image of the benefits and services produced as an outcome of our parks, open space, and recreational experiences.
3. Most importantly, to adhere to the six key areas necessary to attain an excellent level of service delivery for our patrons and residents. The six key areas are:
 - » Foster human development
 - » Strengthen community image and sense of place
 - » Strengthen safety and security
 - » Promote health and wellness
 - » Protect environmental resources
 - » Provide excellent recreational experiences

Parks Master Plan 2011

In 2011, the Village completed Parklands for The Future: An Open Space and Park Facility Master Plan as an addendum to the 2004 Comprehensive Plan. Though never formally adopted, the plan is comprehensive and long-term, stating goals and strategies for the Village to provide a high-quality, attractive and diversified park system. The plan gives direction for park standards and provides development guidelines for neighborhood parks, community parks, bike trails, park programs, and community centers. A new parks master plan needs to be created and adopted by the Village to ensure that parks and recreation planning is in line with Village policy.

The 2011 Open Space and Park Facility Master Plan, in concert with the recommendations of this Comprehensive Plan, should serve as the foundation for the creation of a new Parks Master Plan.

Park Classification

Facilities within the Parks and Recreation Department are categorized into five categories: Mini-Parks, Neighborhood Parks, Community Parks, Special Use Areas, and Natural Areas. Each category serves different needs of the community.

Mini-Parks

A mini-park addresses a limited, isolated, or unique recreation need and should be located within ¼ mile of the residential area it serves. Mini-parks range in size from 2,500 square feet to one acre. Heather Highlands Park is an example of a mini-park, small in size and serving an isolated community with limited access to other parks and open space.

Neighborhood Parks

Neighborhood parks are the basic unit of the park system and serve as the recreational and social focus of the neighborhood. The focus of neighborhood parks is on informal active and passive recreation and they are ideally located within ¼ to ½ mile from residential areas. Five acres is the minimum recommended size for a neighborhood park.

Community Parks

Community parks are designed to serve a broader purpose than neighborhood parks, with a focus on meeting community based recreation needs as well as preserving unique landscapes and open spaces. Location of community parks should be a function of the desirability of a site and its ability to serve multiple residential neighborhoods. Twenty acres is the minimum recommended size for a community park.

Special Use Areas

Special use areas cover a broad range of parks and recreation facilities oriented toward a single, specialized use. The Aquatic Center represents a special use area within the Village. Size and location should vary based on the specific use of the facility.

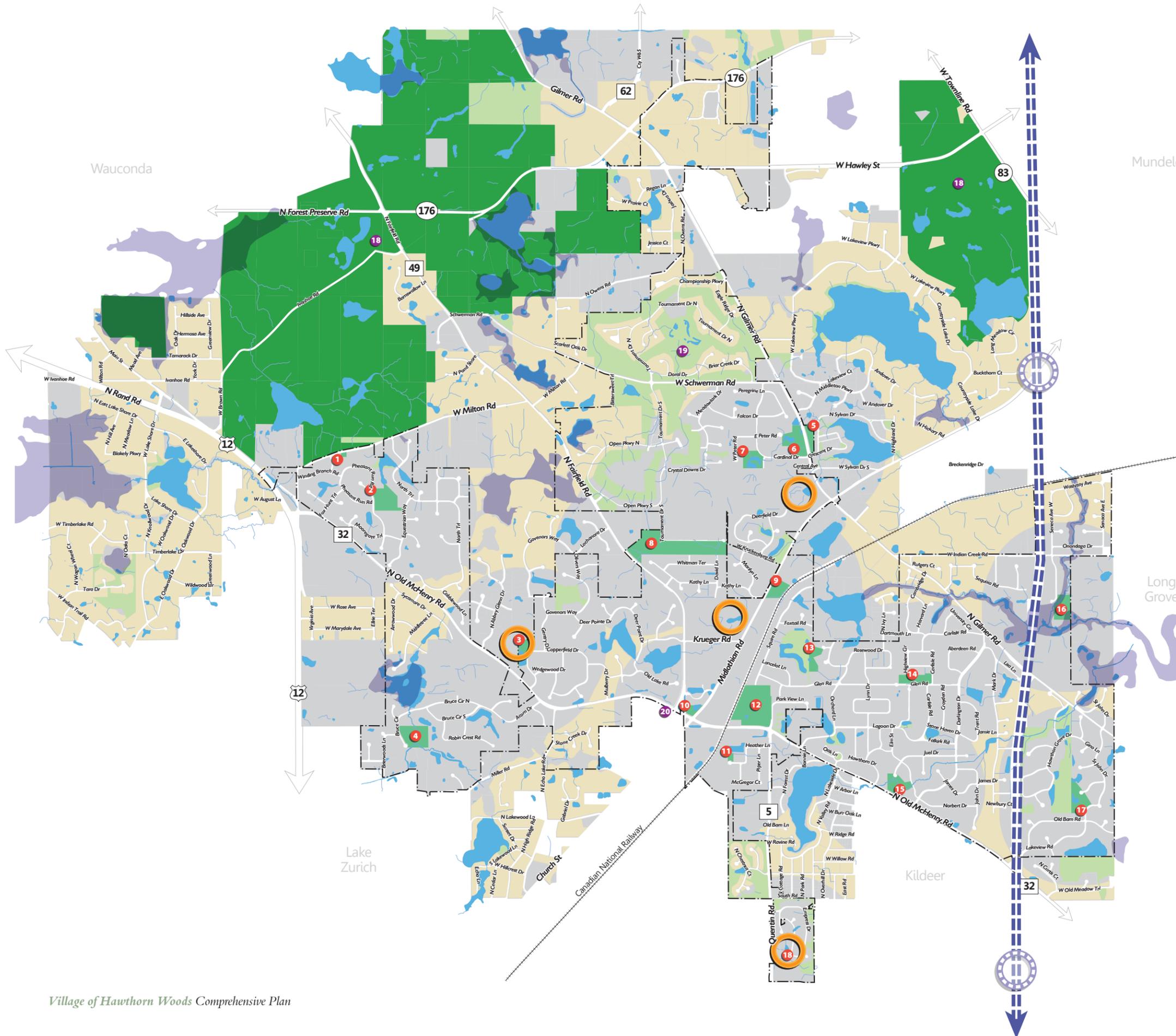
Natural Areas

Natural areas include land set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering. Size and location should be determined by resource availability and opportunity. Where possible, amenities such as parking areas and trails should be provided to enhance passive use of natural areas without impacting the health of the environmental features being preserved within the site.

| Facility | Type | Size (ac) |
|-------------------------------------------|-------------------|-----------|
| Hawthorn Trails Park | Mini-Park | 0.5 |
| Heather Highlands Park | Mini-Park | 1 |
| Burnett Park/ Three Corners Park | Mini-Park | 3 |
| Brierwoods Park | Neighborhood Park | 5 |
| Copperfield Park | Neighborhood Park | 7 |
| Countryside Meadows Park | Neighborhood Park | 7 |
| Highview Park | Neighborhood Park | 7 |
| Woodland Park | Neighborhood Park | 7 |
| Rambling Hills Park | Neighborhood Park | 9.5 |
| B&B Park | Neighborhood Park | 19 |
| Community Park | Community Park | 30 |
| Heritage Oaks Park | Community Park | 45 |
| Aquatic Center | Special Use Area | 6.5 |
| Milton Road Natural Area | Natural Area | 0.5 |
| Countryside Meadows Open Space Reserve | Natural Area | 3.5 |
| Hawthorn Woods Wildlife Sanctuary | Natural Area | 5 |
| Indian Creek Natural Area | Natural Area | 7.5 |
| Countryside Meadows Pond | Natural Area | 9.5 |

Total 173.5

NOTE: An expanded inventory that includes the facilities and amenities located at each park in located in the **Appendix**.



Hawthorn Woods Open Space, Recreation & Environmental Features Plan

- Other**
- Village Boundary
 - Rail Lines
 - Rivers, Streams, & Lakes
 - IL Route 53 Extension
- Environmental Features**
- Forest Preserves
 - Parks
 - New/Possible Future Parks
 - Wetlands
 - Areas Underserved by Neighborhood Parks
- Parks**
- 1 Milton Road Natural Area
 - 2 B&B Park
 - 3 Copperfield Park
 - 4 Brierwoods Park
 - 5 Countryside Meadows Open Space Preserve
 - 6 Countryside Meadows Pond
 - 7 Countryside Meadows Park
 - 8 Heritage Oaks Park
 - 9 Aquatic Center
 - 10 Burnett Park/Three Corners Park
 - 11 Heather Highlands Park
 - 12 Community Park
 - 13 Hawthorn Woods Wildlife Sanctuary
 - 14 Highview Park
 - 15 Woodland Park
 - 16 Indian Creek Natural Area
 - 17 Rambling Hills Park
 - 18 Hawthorn Trails Park*
- Other Facilities**
- 18 Lake County Forest Preserve
 - 19 Hawthorn Woods Country Club
 - 20 Foglia YMCA

* Future planned park to be named Hawthorn Trails Park.



Park Standards

Residents and visitors of Hawthorn Woods have an abundance of parks and open space for nearly every recreational need. It is the Village's goal to maintain a park service standard of 5 acres of parkland for every 1,000 people for neighborhood parks, and 10 acres of parkland for every 1,000 people for community parks.

With an estimated 2013 population of 7,788, approximately 77.8 acres of community parkland is needed to meet the recommended service level for the Hawthorn Woods community. With 75 acres of community park space, the Village is just short of meeting its community park standard. For neighborhood parks, the Village more than exceeds its requirement of 39 acres, providing 68 acres of neighborhood park space.

Existing Parks & Facilities

The Village of Hawthorn Woods Parks and Recreation Department manages a total 173 acres of parks, recreation, and open space. As noted within the 2011 Park Facility Master Plan, the Department plans to renovate many of its existing facilities. While nearly all the developed park sites are in need of some type of renovation or update, the Master Plan prioritized projects with the greatest need for completion within a Capital Improvement Needs table.

ADA Compliance

In 2013, the Parks and Recreation Department underwent an audit to determine its compliance with the Americans with Disabilities Act. The report cited 1,154 access deficits among 11 park sites. Deficits include access ramp slopes, parking stall dimensions, restroom design, and signage. Although not every access issue needs to be rectified, the Department must ensure every park program offered within affected sites is accessible. ***The Department should initiate and budget for the three-phase corrective work plan as recommended by Access Audit Report to allow universal access to Village parks, Village buildings, and recreational facilities.***

Unimproved Parkland Areas

The Village of Hawthorn Woods' park system includes nearly 30 acres of natural, unimproved parkland areas. These areas should be capitalized upon as Village assets, however, each of the five natural areas lack parking facilities and usable on-site trails. They also lack identifiable signage to indicate they are public open space areas. For example, other than a Village of Hawthorn Woods Park Rules and Regulations sign to the side of Seneca Avenue West, there is little indication that the Indian Creek Natural Areas is a public open space. ***The Parks and Recreation Department should ensure that unimproved parkland areas have the necessary identification, parking facilities, and on-site trails to allow for their use by the public.*** Improvements to park access should also be implemented in accordance with the Village's Overall Bike Plan to ensure that trail heads and entrances to natural areas align with proposed bike routes.

General Maintenance & Park Revenue

The most significant issue facing the Village's park system is securing sufficient revenue to maintain the current inventory of parks. The *2011 Open Space and Park Facility Master Plan* presents a Capital Improvement Needs table that details the components required to complete development at existing parks, presents cost estimates, and prioritizes projects based on the highest need. However, the Parks and Recreation Department does not have the funds to implement many of the improvements noted in the Capital Improvement Needs table.

The Village parks are dependent upon facility and field leasing revenue for maintenance expenses. Yet even these funds are insufficient to fully support the maintenance of all Village parks and are being supplemented by the Village's general fund. To increase revenue from facility leasing, the Department needs to install lighting at select recreation fields such as Hawthorn Woods Community Park and Heritage Oaks Park. Increased lighting would allow more extensive use of the facilities; however, it would also require a deviation from the Village's past use of "Dark Skies" policies. Changing Village policy to allow lighting for limited recreational uses and requiring specific types of lighting strategies will both increase leasing revenue while still being sensitive to surrounding residential areas. Along with organizing and pursuing funding as indicated in the Facility Master Plan, ***the Village should evaluate its Dark Skies initiative to allow for increased evening usage of Village parks, which will raise revenue to be used for general park maintenance and improvements.***



Park System Expansion

The development of several new parks and recreation facilities is recommended to meet current and future population needs. The Parks and Recreation Department would like to add four to five additional parks, each approximately 3.5–4 acres in size, by the year 2020. The development of several of these parks will be dependent upon developer projects and their donations toward new park sites. The Parks, Open Space, and Environmental Features Plan figure identifies existing parks, planned future park sites, and areas where new parks will be needed as future residential development occurs in accordance with the Land Use Plan. As the addition of parks will add pressure to the Parks and Recreation budget, **before the Department constructs new parks, it should identify how the operation and maintenance of each park will be funded.**

Recreation Center

The 2011 *Open Space and Park Facility Master Plan* outlines the need for an indoor recreational facility that would accommodate a small gymnasium, classrooms, and meeting rooms. Because the Department budget is highly dependent upon developer donations, which have become unreliable due to changing market conditions, the cost savings from the adaptive reuse of an existing building rather than constructing a new facility may be the best option for the Department. If a facility within the Village becomes available that fits adequate size and locational needs, **the Department should consider purchasing an existing facility for adaptive reuse as a recreation center.**

Planned Park Locations

There are currently three future park sites in various stages of planning and development within the Village. These facilities should be taken into consideration when evaluating the location of future parkland as the Village grows.

- **Village Hall Complex** – The Village plans to develop a park including recreation fields as a component of a new Village Hall/Police Department 62-acre complex located at the northeast corner of Fairfield Road and Krueger Road.
- **Hawthorn Trails Subdivision** – A new park is planned at Quentin/Route 22 in the new Hawthorn Trails subdivision.
- **Expansion of Copperfield Park** – The Village plans to expand park land adjacent to Copperfield Park as residential development occurs in the undeveloped areas to the south and west.
- **Hawthorn Hills Subdivision** – Two neighborhood parks and a mini-park are planned for inclusion within a subdivision that has received preliminary approval for development. The proposed future development is located at the southwest corner of Midlothian and Gilmer Roads.

Conservation Design

Excluding the proposed Village Hall/Police Department complex park, new park sites will likely be integrated within new residential developments. As discussed in *Chapter 5: Land Use & Development*, it is desired that future residential development utilize conservation design techniques to clusters housing units and establish contiguous areas of open space that can be utilized for recreation and stormwater management purposes. Utilizing these techniques will allow for the integration of needed parks and open spaces as new development occurs.



PRIVATE PARKS & RECREATION

Hawthorn Woods Country Club

The Hawthorn Woods Country Club is one of several private clubs in and around the Village. The Club offers members an Arnold Palmer Signature, 18-hole golf course, as well as facilities for swimming, tennis, fitness, and social events. The Village has partnered with the country club to provide residents with access to country club recreation facilities through Parks and Recreation Department programming.

The use of public/private partnerships (PPP) such as with the Hawthorn Woods Country Club provides an alternative approach to expand Village services, ease financial constraints on the budget, and support local, private-sector businesses. A PPP is a formal agreement between a public agency and a private sector party, such as the one between the Village and the Hawthorn Woods Country Club.

Similar opportunities have also been arranged with St. Matthew School in Hawthorn Woods, for use of their gymnasium and classroom space.

Foglia YMCA

The Foglia YMCA of Metro Chicago is a community recreational facility located in the adjacent Village of Lake Zurich. It includes a range of recreational opportunities including an indoor pool, indoor sports center, ropes course, state-of-the-art fitness center, and child enrichment programs. To further increase programming, the organization plans to add a second gym and increase the number of multi-purpose classrooms. Despite not being located in Hawthorn Woods, many Village residents take advantage of the facility's many recreational programs. **The Foglia YMCA presents an opportunity to form a collaborative relationship with the Parks and Recreation Department.**



Flickr: CheepSh

ENVIRONMENTAL FEATURES

The abundance of environmental features throughout the Hawthorn Woods area contribute to the Village's rural character. As a source of community pride, the integrity of the natural environment should be conserved and enhanced to not only maintain the identity of the Village, but also provide an important tool for stormwater management.

Undeveloped Areas

There are several portions of the Village that have remained undeveloped due to topography and the presence of natural features. The community's numerous lakes and wetlands are a defining feature of Hawthorn Woods' image, and topography and water management have had a significant impact on the design of neighborhoods and housing in various parts of the Village. Local lakes and lagoons also serve a stormwater management function.

Flood Mitigation & Stormwater Management

During the initial phases of the Comprehensive Plan, the Parks and Recreation Department cited the need for improved flood management measures. Heavy rain induces severe local flooding, which affects many of the Village parks. ***As the Parks and Recreation Department upgrades its park areas, it should make provisions for stormwater management with the addition of detention basins and/or increased drainage.*** Additional discussion of stormwater management initiatives is located in *Chapter 10: Hazard Mitigation Plan*.

Lake County Forest Preserve

Established in 1958, the Lake County Forest Preserve includes 30,000 acres of natural and recreational areas throughout Lake County. Sitting adjacent to Hawthorn Woods, and delineating the northwestern edge of the Village's planning area, Lakewood Preserve serves as Lake County's largest forest preserve. The site includes trails for hiking, cross-country skiing, and horseback riding, as well as facilities that include: an off-leash dog area, picnic shelters, fishing ponds, and lighted winter sports area. Portions of the Preserve are designated as National Natural Landmarks and Illinois Nature Preserve.

To the south, Heron Creek Forest Preserve provides additional recreation and open space amenities.

Several undeveloped areas are sited proximate to the Lake County Forest Preserve. Future development that takes place near the Preserve should take full advantage of these natural and open space assets, while utilizing environmentally sensitive design to mitigate any potential impacts. As development occurs, the ***Village should ensure new development utilizes conservation design techniques to maintain the rural and natural appeal of adjacent environmentally-sensitive areas.***



COMMUNITY FACILITIES & INFRASTRUCTURE PLAN

Community facilities provide the fundamental services and resources that contribute to the Hawthorn Woods quality of life. Excellent public safety, educational opportunities, libraries, and Village services continue to attract families to Hawthorn Woods. The Community Facilities and Infrastructure Plan outlines the various facilities and providers, and presents recommendations for their continued success.

Hawthorn Woods includes several different organizations and agencies that provide the Village with community facilities and services. Several of the service providers, including fire protection and education entities, are not under the direct control of the Village so the Community Facilities and Infrastructure Plan stresses inter-agency cooperation and collaboration. The Village also lacks control over much of the existing water and sewer infrastructure in the community. This fact further underscores the need for good communication between the Village and service providers as a key component to the continued delivery of high-quality services and both residential and non-residential growth and development.



VILLAGE HALL

The Village administration and the Police Department currently share the Village Hall Barn building located at Lagoon Drive and Old McHenry Road. While the facility is home to several special events throughout the year, the building is in poor condition with regard to office and public safety facilities. The Village Administration is in need of additional room to accommodate long term growth in staff as well as modern conference and meeting space. The Village Hall will also require considerable investment to become an ADA compliant facility. Air quality and building materials should be tested for environmental safety. The Police Department currently suffers from limited records storage capacity, limited personnel space, and lack of a prisoner holding facility. As the Police Department's service area grows with the expansion of the Village, department representatives expect to see these current issues exacerbated.

New Village Hall Facility

The Village is in the process of acquiring a 62-acre site at the northeast corner of Fairfield and Krueger Roads to serve as the long-term location of a new Village Hall facility. In addition to a more expansive and modern Village Hall and Police Department, it is envisioned that the site would also accommodate a 20-acre wetland complex with a walking trail, and additional land to host sport fields, and an outdoor entertainment venue such as an amphitheater. The site is more centrally located than the current Village Hall and will assist in better serving residents in the northern and western portions of Hawthorn Woods.

Despite its shortcomings as an administrative center and police department facility, the building commonly referred to as "the Barn," is viewed as a community asset that reflects the character of Hawthorn Woods and should be preserved as a public facility. This is further discussed in *Chapter 9: Image, Identity & Community Character Plan*.

POLICE PROTECTION

The Hawthorn Woods Police Department provides high-quality safety and protection services for the Village. In 2013, the Hawthorn Woods Police Department handled approximately 21,494 incidents, which was a 2% decrease from the previous year. The Department receives assistance from the Lake County Major Crimes Task Force and the South Lake County Regional Community Emergency Response Team (CERT) for emergency traffic control assistance during community events. Current facilities lack indoor parking spaces, leaving police fleet vehicles outdoors, unattended and unsecured.

Growth Plan

The Department has 10 full time sworn police officers, and one full time civilian administrative assistant/records supervisor serving a population of 7,788. According to the Federal Bureau of Investigation, municipalities with the approximate population of Hawthorn Woods have an average of 2.8 officers for every 1,000 inhabitants. When compared to peer communities, this leaves the Village with a deficit of approximately 12 police officers. Although the Department performs well with its limited staff, the addition of more officers should be considered as the population grows.

The Department currently plays a significant role in providing the high quality of life enjoyed by Hawthorn Woods residents. However, population growth, unexpected emergencies, and economic limitations may result in an inability to always meet those expectations. ***The Village and Police Department should partner to create a long-term growth plan to anticipate future budget and Departmental needs and identify potential funding sources to accommodate additional staff.***



FIRE PROTECTION

Hawthorn Woods receives excellent fire protection from four separate fire protection districts. The districts maintain Insurance Services Office (ISO) ratings between 3 and 5. An ISO rating indicates how well a community is protected in the event of a fire on a scale of 1 through 10, with 1 being the best rating, and has significant implications for the cost of homeowner's insurance.

The districts that serve the Village include:

- Countryside Fire Protection District;
- Lake Zurich Rural Fire Protection District;
- Long Grove Fire Protection District; and,
- Wauconda Fire District.

Although none of the fire protection districts maintain a station within Hawthorn Woods, the districts use an efficient model for shared services to the benefit of the surrounding communities. Each fire protection district has an effective response and deployment via automatic response intergovernmental agreements. However, the Village's irregular boundaries and annexations have created inconsistencies in the addressing system, causing some confusion when responding to emergencies within the Village. ***The Village should work with the various fire protection districts serving Hawthorn Woods to revise and refine its addressing system to be consistent for more effective emergency response.***

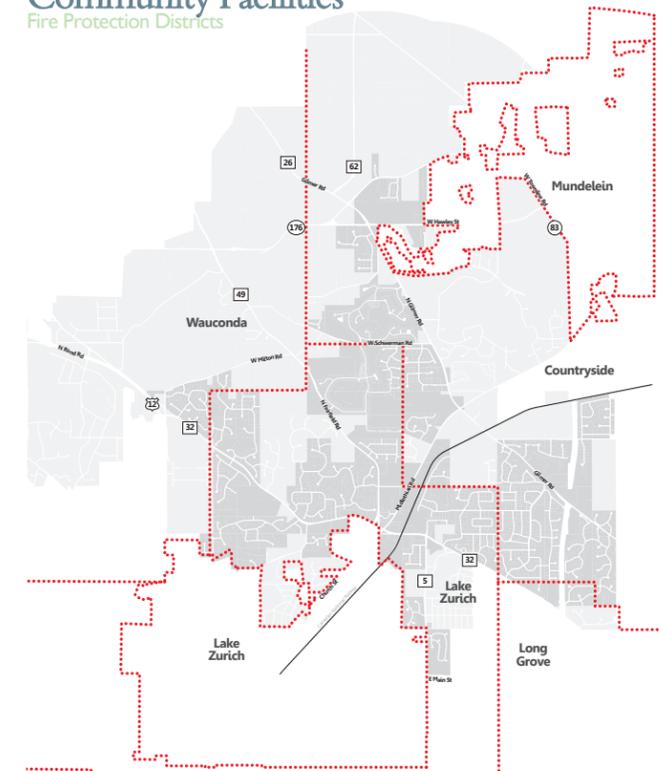
Property taxes serve as the sole source of funding for all fire protection district operations. Residential growth and property values have decreased over recent years while service demands continue to increase. Developer donations may be needed to mitigate high impact on the demand for emergency services. ***The Village should consider the requests from fire districts to implement the use of special impact fees as residential development occurs to offset service impacts until new properties are added to the tax revenue.***

While each of the fire protection districts face potential funding shortages, they also face operational challenges due to the Village's limited water system. While a lack of a fully built-out water system in Hawthorn Woods poses an issue, the districts are prepared for rural fire fighting operations. For example, the Lake Zurich Rural Fire Protection District uses effective training and planning, and utilizes water shuttles and dry hydrants. As such, during the Comprehensive Plan process, several fire protection districts noted that cooperation is a key factor for continued effective operations.

Since Hawthorn Woods is served by four fire protection districts, cooperation, transparency, and planning ahead of proposed development is paramount. Several fire districts commended the Village for its proactive approach to development and emergency service needs, engaging the districts during the development process. ***The Village should continue to include fire districts early in planning processes as it considers new development, and facilitate coordination among fire protection districts to maximize the safety of residents and reduce inefficiency in service delivery.***

Community Facilities

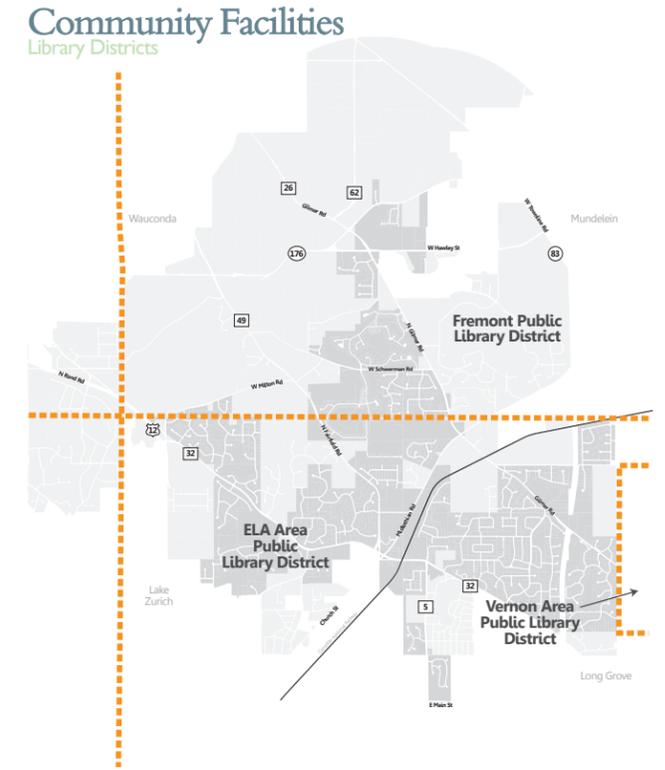
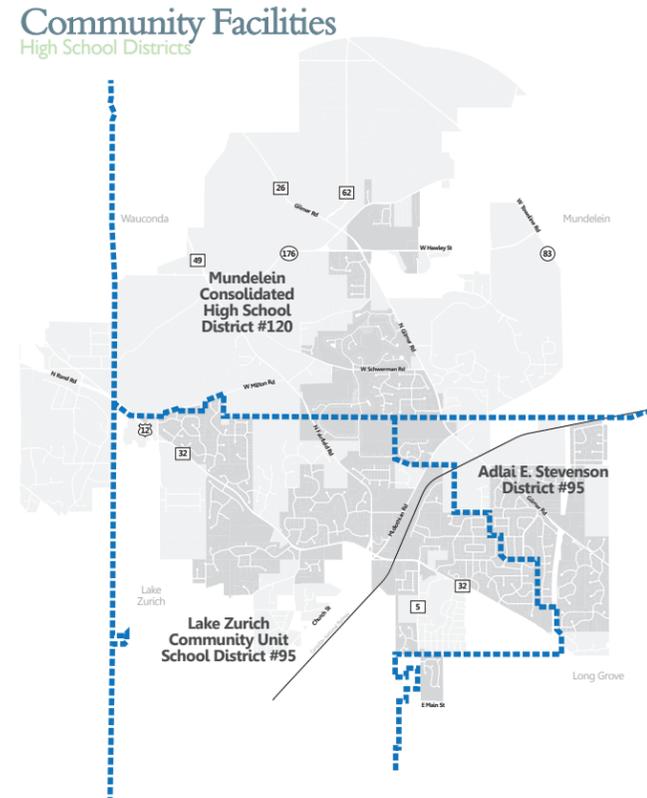
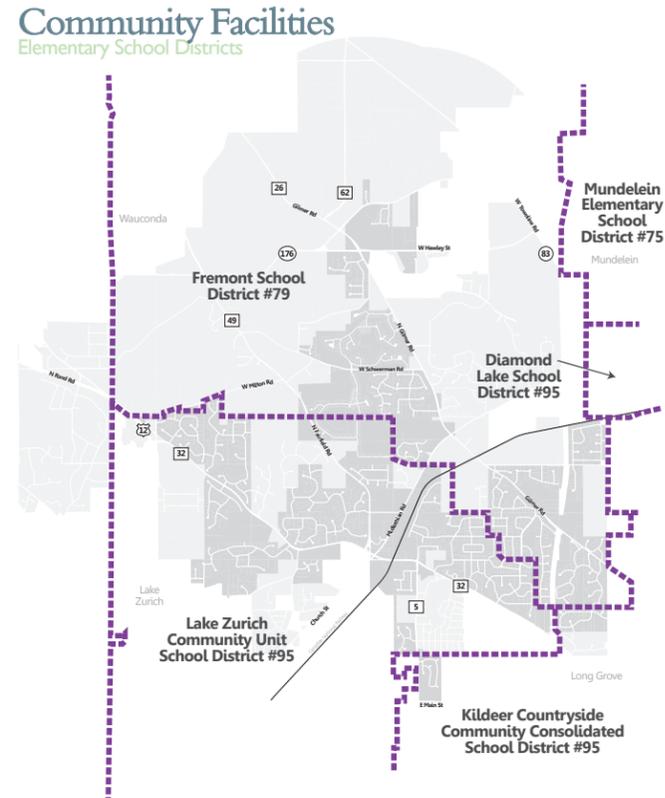
Fire Protection Districts



*This map illustrates the boundaries of the fire protection districts serving the Village. A larger format version of this map is located in the **Appendix**.*

| Fire District | ISO | Stations | Issues & Concerns |
|--------------------------------------------|-----|----------|-------------------------------------------------------------------------------------|
| Countryside Fire Protection District | 3 | 4 | Funding, residential growth and demand, water/sewer access |
| Lake Zurich Rural Fire Protection District | 4 | 4 | Funding, residential growth and demand, flooding, cooperation with local government |
| Long Grove Fire Protection District | 3 | 1 | Funding, residential growth and demand |
| Wauconda Fire District | 5 | 3 | Funding, residential growth and demand, water/sewer access |

The following maps illustrate the boundaries of the school districts and library districts serving the Village. Larger format versions of these maps are located in **Chapter A: Appendix**.



EDUCATION

Students in Hawthorn Woods are afforded the opportunity to attend some of the state’s best schools. The Village is overlapped by three school district boundaries for grades K-8 and three high school districts. There are four private schools that offer K-12 education with Village enrollment.

Public School Districts

The five area public school districts include:

- Lake Zurich Community Unit, School District 95;
- Kildeer Countryside Community Consolidated, School District 96;
- Fremont, School District 79;
- Mundelein Consolidated, High School District 120; and,
- Adlai E. Stevenson, High School District 125.

The Lake Zurich Community Unit, School District 95 is the only school district having facilities within Hawthorn Woods boundaries. Spencer Loomis Elementary School and Middle School North are both located in the Village. District 95 reported that they are currently at capacity with an enrollment of 5,810 students. However, the District does not anticipate enrollment to increase, rather it is anticipated that enrollment will decrease over the next five years. As such, there are no plans in place to expand any existing facilities or locate a new school facility in Hawthorn Woods.

Having five separate school districts which fragment the Village has also been identified as having an impact on community identity in Hawthorn Woods. While residents identify with the elementary and middle schools in the Village, there is no high school within the Village limits to unify the neighborhoods and instill a sense of community identity and pride. Combining districts would be cost-prohibitive and may not be supported by the school districts themselves; however, **should student enrollment increase, the Village should work with the school districts to encourage the creation of a high school facility in Hawthorn Woods.**

Private Schools

Hawthorn Woods residents also currently benefit from access to four private schools located in the Village or nearby. These include:

- St. Matthew Lutheran School (located in the Village);
- Carmel Catholic High School;
- St. Francis DeSales School, and;
- Quentin Road Bible Baptist Church.

LIBRARIES

Hawthorn Woods is split between two public library districts. The Ela Area Public Library serves areas in the southern portion of the Village, while the Fremont Public Library District includes the northern portions of Hawthorn Woods. Neither library district has facilities within Hawthorn Woods. **The Village should work closely with both library districts to assess and monitor the need for library services, with the possibility of opening a library branch facility within Hawthorn Woods over the long-term.**



Fremont Public Library District

The Fremont Public Library District maintains one facility located in Mundelein. While the library faces general maintenance and upgrade needs, a lack of public transportation options poses a considerable issue for the District. Other than a special Pace service for the disabled, there are no buses that serve the library.

Ela Area Public Library

The Ela Area Public Library is located just southwest of Hawthorn Woods in Lake Zurich. Having only a single location in Lake Zurich limits Ela’s ability to reach many patrons in Hawthorn Woods. The Ela Library would like to provide services to Hawthorn Woods residents and is considering the use of automated outposts for the pickup and return of library materials. However, Ela will need political support to make additional library services and programs available to Hawthorn Woods residents. ***The Village should work with the Ela Area Public Library to determine if an automated system is feasible, and assist the Library to find suitable outpost locations.***

INFRASTRUCTURE

Hawthorn Woods has limited infrastructure with regard to water and wastewater. While these limitations have shaped the character of the community (requiring acre-sized residential lots to accommodate septic systems), they also discourage commercial and more dense residential development. Expansion of the water and wastewater system to better serve areas along Gilmer Road, Midlothian Road, and Old McHenry Road would support future development along these busy corridors. By targeting infrastructure expansion to select areas, the Village can ensure that future development has minimal impact on the character of Hawthorn Woods.

Village of Hawthorn Woods Public Works Department

The Village of Hawthorn Woods Public Works Department is responsible for the maintenance of Village roads and facilities. This includes:

- 60 center-line miles of roadway and 120 miles of adjacent ditch lines;
- 3 public buildings;
- 3 park pavilions;
- 120 acres of public open space;
- 35 landscape cul-de-sac islands; and,
- 736 catch basins and manholes.

Within the next two years, the Department plans to seal and patch streets, repair drainage and complete major park improvements. Infrastructure projects over the next 10 years include annual crack sealing and patching of streets, as well as parks and facility improvements.

Public Works Facility Expansion

The Public Works Department is in need of an expanded facility to streamline operations. During the Comprehensive Plan process, the Department reported that their current garage does not have the capacity to house all of their vehicles and equipment, and the Public Works yard is not large enough to accommodate materials and equipment. Additional storage as well as parking is needed, especially during the summer months to accommodate seasonal staff. The potential expansion of the public works facility provides an opportunity to add much needed public meetings space as well. Village staff and residents indicated that there is a lack of public meeting space, therefore, an expanded Public Works facility could potentially address both challenges faced by the Department as well as the community at-large. ***As the population grows, the Village should expand the public works facility and include public meeting spaces to accommodate an expanding service area.***



Water Service

Hawthorn Woods currently utilizes Aqua Illinois to receive water service in some portions of the Village. Water provided by Aqua is supplied via two 1,300-foot deep wells drawing from the Ironton-Galesville aquifer. Together these wells are capable of supplying 780 gallons per minute. The system was replaced in 2010, and includes an ion exchange system to treat the water and a 370,000 gallon storage reservoir. Contaminants in the water are treated before being pumped into surrounding homes. Currently, the supply adequately meets demand within the existing service area. Aqua provides service to the Hawthorn Woods Country Club, Hawthorn Ridge, The Commons of Hawthorn Woods, Countryside Meadows, The Sanctuary Club, Hawthorn Trails, Glennshire, and Spencer Loomis Elementary and Middle School. Other areas of Hawthorn Woods are served by private wells.

Aquifer Quality

The Ironton-Galesville Aquifer is located through North-eastern Illinois into Wisconsin, Iowa, and Minnesota. Elevated radium and barium concentrations are often found in deep bedrock aquifers, which are the most prevalent causes of water quality issues for public water supplies.

Long Term Water Source - Lake Michigan

Issues with high water rates and water quality have created the need to identify a new, long-term water source for the Village. One potential solution is to establish a pipeline in coordination with Lake County and neighboring communities to tap directly into Lake Michigan. Bringing this concept to fruition would require land acquisition or easements along the selected pipeline route in addition to areas needed for the intake point and related infrastructure.

Central Lake County Joint Action Water Agency

A less invasive idea for access to Lake Michigan water is to connect to the existing Central Lake County Joint Action Water Agency (CLCJAWA) pipeline. This pipeline was completed in 1992 and serves 12 municipalities in central Lake County. According to their website:

“The system...consists of a raw water intake; a raw water pumping station; two miles of transmission pipeline to transport Lake Michigan water to a state-of-the-art water treatment facility capable of purifying 50 million gallons per day (mgd) of water; a booster pump station in Libertyville to maintain water pressure to the outlying communities; and more than 32 miles of finished water transmission pipeline.

Together, this system links all CLCJAWA communities and provides potable water to a population estimated to be 190,000 people in 2005. The system is the third largest Lake Michigan water treatment system in Illinois and the first new water treatment facility constructed along Lake Michigan in more than 40 years.

The system was designed and constructed to include redundancy of equipment and facilities in order to ensure continued production of drinking water, even under emergency conditions like power outages. Since the original construction, several improvement projects have been completed, increasing system capacity and reliability along with enhancing water quality.”

Joining this system would require Hawthorn Woods to enter into a contractual agreement with CLCJAWA or other water providers. This contract could require Hawthorn Woods to maintain its own infrastructure, pump stations, and reservoir facilities.



Other Water Providers

While the CLCJAWA pipeline appears to be the most viable option for gaining access to a long term Lake Michigan water source, other sources should be evaluated to ensure that the Village can expand its water service in the most cost efficient and beneficial manner possible.

For example, the **Northwest Water Commission (NWC)** currently supplies water to Arlington Heights, Buffalo Grove, Palatine, and Wheeling. The NWC currently receives its water from the City of Evanston, but is considering securing a second water source to facilitate expansion of system capacity and potentially service additional communities.

Infrastructure Needs

As a result of entering into a contract for Lake Michigan water supply, the Village must secure the missing locations of water main infrastructure. Completing the infrastructure and connecting to this system would be extremely beneficial for the future of the Village as groundwater supplies diminish and poor water quality becomes a more significant issue.

The Village should undertake a study to identify the best option for expanding its water distribution system and linking to another system. This will provide a more sustainable, long-term source of water for existing and future Hawthorn Woods residences and businesses.

Sewer Service

The Village of Hawthorn Woods currently has a provision with the Lake County Department of Public Works for the treatment of sewage. The Department owns and operates four sewage treatment plants, one of which is used for treatment of the effluent leaving the Village of Hawthorn Woods. Village residents can use any of the approved waste haulers to dispose of septic and holding tank waste in areas without sewer lines. New residential customers must follow the guidelines and permitting process outlined in the Lake County Sewer Use Ordinance.

As infrastructure is built, providing sewer service could help support new residential and commercial development. ***The Village should continue to work with the Lake County Department of Public Works to provide new or enhanced service and infrastructure, especially along the areas of new commercial development.*** In addition to Lake County Public Works, specific customers are served by Aqua Illinois sewer plant located near the Hawthorn Woods Country Club and near the Ivanhoe Country Club.

Stormwater Management & Flooding

The Village of Hawthorn Woods follows guidelines proposed by the Illinois Environmental Protection Agency (IEPA) including the National Pollutant Discharge Elimination System (NPDES). This NPDES permit requires certain stormwater management practices for separate discharge services. These guidelines help minimize the environmental impacts from stormwater runoff throughout the Village. At a minimum, the Village is required to do the following:

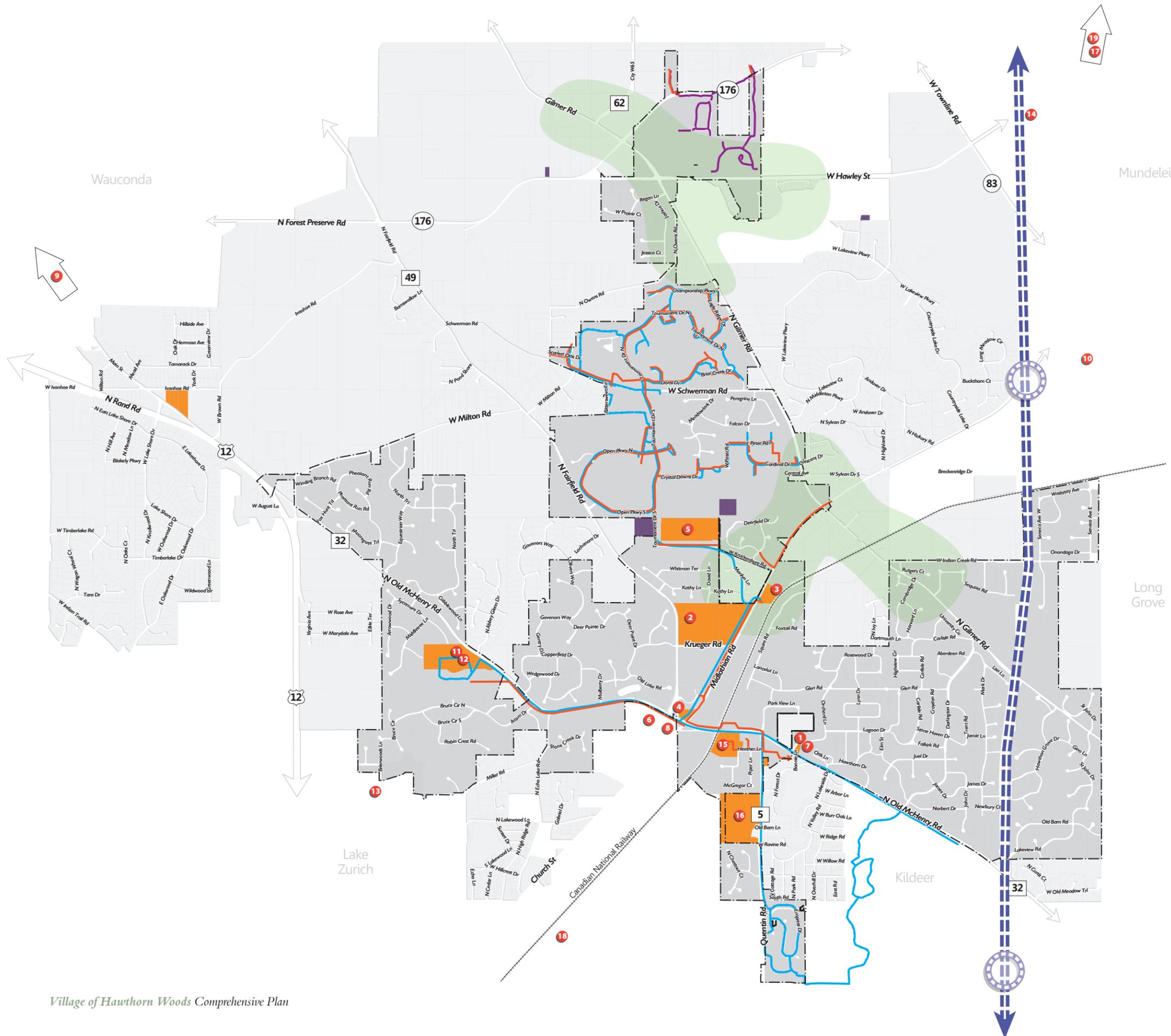
- Public participation/involvement
- Illicit discharge detection and elimination
- Construction site runoff control/post-construction Runoff control
- Pollution prevention/good housekeeping

Floods are the most common natural disaster in the United States, and have affected areas of Hawthorn Woods as well. Effective stormwater management not only prevents flooding, but also protects the environment by reducing the amount of rain runoff that may contain pollutants. An important part of the stormwater management system in the Village is the MS4 program. This program monitors basin discharge during, after, and in between rain events, testing the quality of water. ***Hawthorn Woods should continue to run the MS4 program to monitor water quality and adjust stormwater regulations accordingly.***

Prevention through development controls and public education are also key to avoiding costly and potentially life-threatening flood conditions. As development occurs, the Village should pay close attention to areas located within floodplains to provide proper detention and flood prevention. Educating residents about the risks of flood prone areas will encourage the use of Best Management Practices and Low Impact Development. Development regulations that require strict levels of stormwater management systems throughout the Village will also alleviate the risk of flooding.

Chapter 10: Hazard Mitigation Plan provides additional details related to effective stormwater management and development practices targeted at reducing stormwater run-off.





Hawthorn Woods Community Facilities & Infrastructure Plan

- Other**
- Village Boundary
 - Rivers, Streams, & Lakes
 - Rail Lines
 - Unincorporated Planning Area
 - IL Route 53 Extension
- Community Facilities & Infrastructure**
- Infrastructure Investment Areas
 - Existing Water Mains - Aqua Illinois
 - Utilities/Communications
 - Community Facilities
 - Existing Sewer Line
 - Existing Water Mains - Central Lake County Joint Action Water Agency (CLCJAWA) pipeline
- Community/Government Facilities**
- Existing Village Hall
 - Planned Village Hall Complex
 - Aquatic Center
 - Well & Water Treatment Facility
 - Wastewater Treatment Facility
 - Foglia YMCA
- Public Safety**
- Hawthorn Woods Police Department
 - Lake Zurich Rural Fire Protection District
 - Wauconda Fire Protection District
 - Countryside Fire Protection District
- Schools**
- Spencer Loomis Elementary
 - Middle School North
 - Seth Paine Elementary
 - Mundelein High School
 - St. Matthew Lutheran School
 - Quentin Road Christian School
 - Carmel Catholic High School
- Libraries**
- Ela Area Public Library
 - Fremont Public Library



IMAGE, IDENTITY & COMMUNITY CHARACTER PLAN

Lakes, natural areas, and large residential lots play an integral role in defining the character of the Hawthorn Woods community. The Village is generally described by those who live and visit as an upscale, rural suburb. Yet because Hawthorn Woods is a Village of subdivisions, its image and identity can vary from person to person and between residential areas. As such, the Image, Identity, and Community Character Plan aims to create a unified sense of place in Hawthorn Woods.

MAINTAINING RURAL CHARACTER

The rural character of Hawthorn Woods, in combination with its proximity to the City of Chicago and O'Hare International Airport, is the premier draw of the Village. Residents enjoy large-lot residential developments in close proximity to more than 170 acres of Village-owned parks and open space, and significant natural areas such as Heron Creek and Lakewood Forest Preserve. To maintain the rural look and feel, the Village can implement development controls and continue to annex growth areas to dictate site design and create a consistent boundary.



Development Controls

The layout and design of residential development play a pivotal role in preserving the rural character of Hawthorn Woods. Existing development controls such as the Fence Ordinance and Tree Preservation Ordinance serve to maintain the community’s natural setting. Nevertheless, as discussed in *Chapter 5: Land Use & Development Plan*, new residential developments that use conservation design tools are key to maintaining the Village’s pastoral setting while also being more responsive to stormwater management. Although conservation design is a shift from current development practices—utilizing smaller lot sizes and clustered housing to provide larger open space areas—it will not significantly change the rural character of Hawthorn Woods. Rather, new development controls that utilize conservation design have the added benefit of preserving potential sensitive natural areas and reducing the risk of localized flooding. ***As new developments are built within Hawthorn Woods, the Village should encourage the use of conservation design and Best Management Practices.***

Annexation

The Village is surrounded by several areas of unincorporated Lake County where land use and development regulations may not be in alignment with local needs. For example, the Village cannot control the appearance and function of light industrial uses near Gilmer and Midlothian even though they form a significant gateway to the community. The poor appearance of unincorporated properties located at the edge of the Village, especially along major gateways to the community, can negatively impact community image and character. Annexation of outlying areas will allow the Village to control the appearance and function of those areas. ***As part of its growth plan, the Village should identify annexation opportunities to maintain its rural character and protect its borders.***

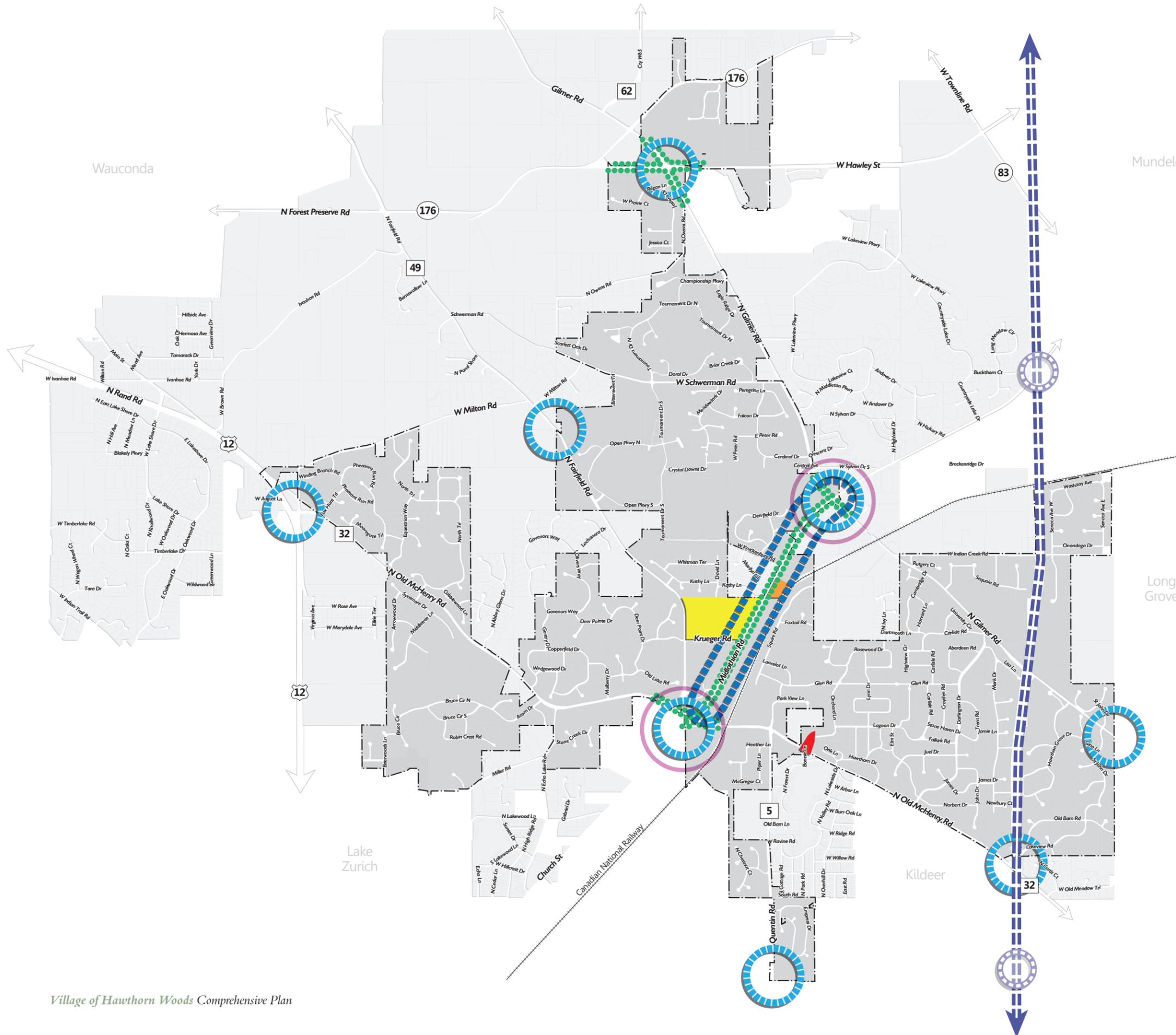
VILLAGE IDENTITY

Village Hall

Often referred to as “the Barn” the Hawthorn Woods Village Hall houses Village administration and the Police Department, and hosts community events. Throughout the Comprehensive Plan process, residents and Village officials cited the need for a relocated Village Hall complex to provide a more central community gathering place within the Village as well as updated administration and police department facilities. ***Should Village Hall be relocated and the current location vacated, Hawthorn Woods should pursue adaptive reuse of the current Village Hall facility to serve as a community facility and have “the Barn” remain as a symbol of the Village.***

Events

Hawthorn Woods hosts a number of events that serve to both brand and market the community and instill a sense of local pride. Events such as the Farmers Market, Concerts in the Park, and the 4th of July Parade are examples of community events that not only project a positive image, but also serve as tools for community building. ***The Village should continue to host, support, and promote community events, utilizing publicly-owned facilities and properties, to enhance and enforce the identity of the community.***



Hawthorn Woods Image & Identity Plan

- Other**
- Village Boundary
 - Rail Lines
 - IL Route 53 Extension
 - Rivers, Streams, & Lakes
 - Unincorporated Planning Area
- Image & Identity**
- Aquatic Center
 - Existing Village Hall
 - New Village Hall Site
 - Future Water Walk Area
 - Streetscape Improvements
 - Gateways
 - Wayfinding



Branding & Marketing the Water Walk Trail

Effective branding and marketing shapes and maintains the identity of a place. While much of the Village can be characterized by its open space areas and residential neighborhoods, water is emerging as a defining feature. The Village's many lakes, creeks, and wetlands as well as the increased use of detention basins and natural areas for stormwater management and filtration, complement the existing rural nature of the community. Because water will play a large role in development moving forward, a water-based theme can easily be integrated into the existing image of the Village's Water Walk Trail.

Hawthorn Woods has an existing Village logo and Village tagline: "Rural by Design," the combination of which evokes a well-planned, yet pastoral community. Should the Village want to integrate the theme of water into its downtown, it can "rebrand" itself by revising the logo, tagline, and other promotional materials for Main on Midlothian. The key is to project a unified message that can be incorporated into a marketing strategy. ***As part of a broader regional effort, the Village should define its brand and integrate it throughout all Village-related outreach opportunities to market Hawthorn Woods.***

IMAGE & APPEARANCE

Streetscaping

Streetscaping involves the physical improvement of streets and corridors that enhance the image and identity of a defined area. Streetscape improvements include the use of landscaping, lighting, street furniture, signs and banners, pavement materials, and more. In order for the Village to have a cohesive look and feel, streetscape improvements must be consistent throughout a given corridor to portray a unified image. Designs should be based on the available right-of-way, nature of the commercial and/or residential development, and other localized factors.

The most effective location to enhance the image of the Village through streetscape improvements is along Midlothian Road between Gilmer Road and Old McHenry Road in the future area of targeted development known as, "Main on Midlothian." In accordance with the Land Use Plan, Main on Midlothian is the target of future commercial and mixed use development. The use of streetscaping can delineate this district as a unique and identifiable town center area within the Village. ***To strengthen the image of Hawthorn Woods, the Village should invest in a targeted streetscape program that identifies appropriate design treatments on Midlothian Road between Gilmer Road and Old McHenry Road.***

Gateways

Gateways provide a visual indication that one has arrived at a destination. Gateway features can be achieved through signage or sculptures at the ground level. Attractive landscaping should complement the Village's gateways to positively contribute to the community's character. Gateway signage should be easy to read and eye-catching without being overly intrusive to the surrounding landscape. ***Hawthorn Woods should install gateways at key locations throughout the Village that utilize consistent materials and design elements.***

Generally, gateways are placed along major corridors at key points of entry into a municipality, but because Hawthorn Woods has an irregular boundary that continues to shift with annexation, placement of gateways poses a logistical challenge. Annexation, as mentioned above, will help the Village to create regular and identifiable borders, which will help with the location of more permanent gateway features. ***The Village should identify strategic locations for the placement of community gateways as well as long-term growth boundaries for the future placement of additional gateways at key points of entry.***

Wayfinding

The Village has several opportunities to provide wayfinding and informational signs to serve as directional guides and define places of interest. Wayfinding signs can be used to guide residents and visitors to community assets such as Village Hall, the Aquatic Center, Hawthorn Woods Country Club, and others, while informational signs can be strategically placed to highlight local assets such as the Indian Creek Natural Area and Hawthorn Woods Wildlife Sanctuary. Both types of signage should use consistent design aesthetics that embody the character of Hawthorn Woods. Further, signs should be appropriately sized for vehicles and/or pedestrians. For example, wayfinding signs along the proposed Water Walk Trail should be at the pedestrian scale, while signs along major corridors should be large enough to be viewed by passing vehicles. ***Hawthorn Woods should install wayfinding and information signs at key destinations and community assets throughout the Village.***

Commercial Signage

Members of the Hawthorn Woods business community indicated a need for less restrictive sign standards, especially with regard to size and placement requirements. For example, when driving past The Commons, Hawthorn Woods' only business park, signage is minimal from Midlothian Road, with visitors having to enter the site to know what is offered. Current regulations include a maximum of 16 square feet per frontage less than 300 feet, and 40 square feet at a rate of 1 square foot per 15 feet per frontage over 300 feet. ***The Village should consider allowing for larger signs along major roadways and encourage the use of directory signs for multi-tenant developments.*** Existing regulations requiring monument signs and limiting lighting will ensure that new signage does not negatively impact Village character while fostering a better business climate.

Water Walk Trail

The Water Walk Trail is a proposed multi-use path that follows the Midlothian Road corridor. It would serve as a unifying element of the Village, linking the Aquatic Center, commercial districts, residential neighborhoods, public open space, and the new Village Hall complex. The Water Walk Trail is an opportunity to showcase the image of the Village while providing opportunities to walk, bike, or skate along the Main on Midlothian corridor.

To tie into the theme of water, the trail should integrate stormwater management with water features, while informational signs can educate trail users about the area's natural environment and ecology. Wayfinding signs can direct users to Village destinations while thoughtful landscaping and lighting will enhance the overall user experience, creating a safe and inviting atmosphere. ***The Village should design the Water Walk Trail to illustrate the character of the community, integrating water elements, wayfinding, and educational signage.***





Several residential neighborhoods suffered from flooding in the April 2013 storm

10 HAZARD MITIGATION PLAN

Lake County is at risk for numerous types of natural and manmade hazards that pose threats to residents, business, and infrastructure. Major flooding has impacted the County on multiple occasions in recent years, including Hurricane Ike in September, 2008, and a major storm event in April, 2013. During the most recent flood event, the Village of Hawthorn Woods suffered significant public property damage related to blocked storm inlets and culverts, water that was pumped away from streets but flooded homes, and flooded ponds and lakes.

In 2013, the Village of Hawthorn Woods applied for and received a \$90,000 Community Development Block Grant (CDBG) distributed by the Illinois Department of Commerce and Economic Opportunity for future planning purposes. The CDBG “Ike” funding grant was strictly limited to the 41 counties that were declared as disaster areas by FEMA as a result of Hurricane Ike. The competitive Ike Grant funds comprehensive planning efforts for stormwater management, flood mitigation and management, and damage prevention, as well as economic development, housing, and infrastructure.

MAJOR DISASTER DECLARATIONS

Between 1965 and 2013, seven federal major disaster declarations have been issued for Lake County or the State of Illinois affecting Hawthorn Woods. The formal titles of the declarations have evolved over time, as the federal agencies responsible have changed due to restructuring. The relevant disaster declarations are:

- *Declaration 194*, a declaration issued in 1965 affecting Lake County and 9 other counties for tornadoes, severe storms, and flooding;
- *OEP 373-DR*, a statewide declaration issued in 1973 for flooding;
- *FEMA 997-DR*, a declaration affecting Lake County and 38 other counties in 1993 for flooding;
- *FEMA 1129-DR*, a declaration affecting Lake County and 14 other counties in 1996 for flooding;
- *FEMA 1729-DR*, a declaration affecting Lake County and 8 other counties in 2007 for severe storms and flooding;
- *FEMA 1771-DR*, a declaration affecting Lake County and 22 other counties in 2008 for severe storms and flooding; and
- *FEMA 4116-DR*, a declaration affecting Lake County and 56 other counties in 2013 for severe storms, straight-line winds, and flooding.

STATE OF ILLINOIS NATURAL HAZARD MITIGATION PLAN

The 2013 State of Illinois Natural Hazard Mitigation Plan assigns a natural hazard rating to each Illinois County based on historical frequency, probability, vulnerability, severity of impact, and population. From the least dangerous to most dangerous, their rating scale is: “low,” “guarded,” “elevated,” “high,” and “severe” for a variety of natural disasters. The rankings for Lake County are provided in the chart on this page.

The Plan also includes an Illinois Statewide Flood Hazard Assessment authored by the Natural Hazards Research and Mitigation Group at Southern Illinois University at Carbondale. Among other things, the Assessment quantified flood exposure, loss, and vulnerability for each Illinois municipality – assigning a “flood vulnerability index” score of between 0 and 1 for each municipality, with 1 being the most severe. The study then ranked each municipality based on their vulnerability score. Hawthorn Woods’ flood vulnerability index scoring was 0.07, classified as “low” and one of the least vulnerable municipalities in all of Illinois (ranked 854 out of 891).



LAKE COUNTY ALL NATURAL HAZARDS MITIGATION PLAN

Lake County updated its All Natural Hazards Mitigation Plan in 2012, which addresses prevention and mitigation measures regarding natural disasters such as floods, tornadoes, draught, and extreme temperatures. The objectives and strategies outlined in the All Natural Hazards Mitigation Plan serve as the driving force for the Hawthorn Woods Hazard Mitigation Plan.

The County’s goals for the Plan are as follows:

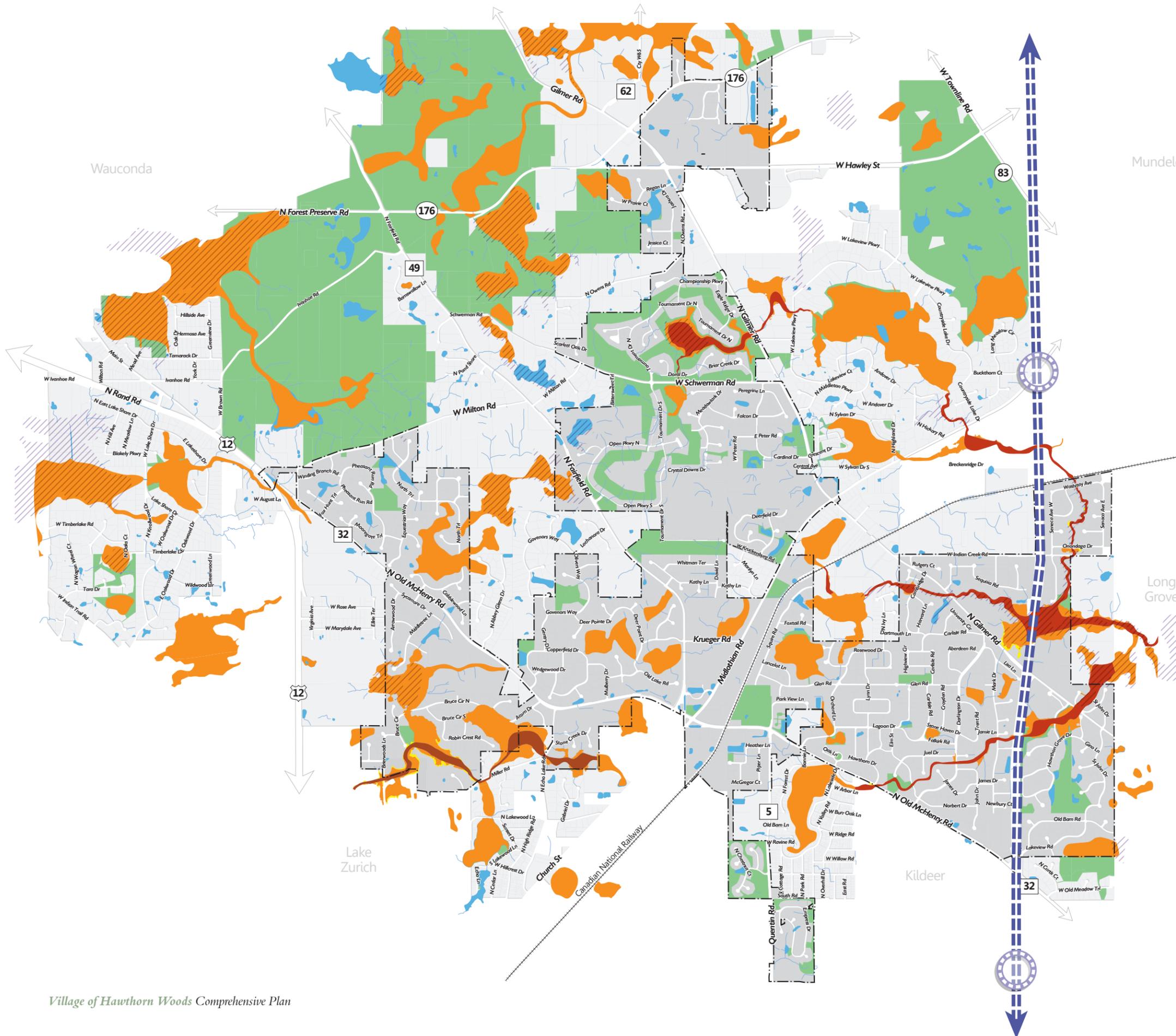
- Protect the lives, health, and safety of the people of Lake County from the impact and effects of natural hazards;
- Protect public services, utilities and critical facilities from potential damage from natural hazard events;
- Mitigate existing buildings to protect against damage from natural hazard events;
- Ensure that new developments do not create new exposures of people and property to damage from natural hazards; and
- Mitigate and protect against economic and transportation losses due to natural hazards.

| Lake County Natural Disasters Hazard Rating (2013) | |
|----------------------------------------------------|----------|
| Type of Disaster | Rating |
| Severe Storms | Severe |
| Flooding | Elevated |
| Severe Winter Storms | High |
| Drought | Guarded |
| Extreme Heat | Guarded |
| Earthquake | Guarded |
| Tornado | Elevated |

Source: 2013 State of Illinois Natural Hazard Mitigation Plan

The county intends to accomplish its goals by implementing the following principles:

- Focus natural hazards mitigation efforts on floods, tornadoes, severe summer and winter storms, dam failure, erosion, extreme temperatures, and drought;
- Make people aware of the hazards they face and focus mitigation efforts on measures that allow property owners and service providers to help themselves;
- Identify specific projects to protect lives and mitigate damage where cost-effective and affordable;
- Use available local funds, when necessary, to protect public services, critical facilities, lives, health, and safety from natural hazards; and
- Develop and foster public agency and private property owner partnerships to fund and implement mitigation measures, and examine equitable approaches for the local cost of mitigation such as user fees.



Floodplains Hazard Mitigation Plan

- Other**
- Village Boundary
 - Rail Lines
 - IL Route 53 Extension
 - Rivers, Streams, & Lakes
 - Unincorporated Planning Area
- Floodplains**
- Floodway
 - 100-year Floodplain
 - 500-year Floodplain
 - Wetlands
 - Preserves, Parks & Open Space



STORMWATER ORDINANCE

The Village is certified to enforce the requirements of the Lake County Watershed Development Ordinance (WDO) including its wetland requirements. By diligently enforcing the requirements of the WDO, the Village will be ensuring that any proposed development will not increase flood and drainage hazards. However, while the WDO requires development practices that will not increase flood hazards, additional requirements may be adopted in the Village ordinance to provide further benefit. The Village should consider adopting a stormwater ordinance that requires implementation of the strategies described herein.

Stormwater Best Management Practices

The purpose of Stormwater Best Management Practices (BMPs) is to decrease the volume and/or flow rate of stormwater runoff. They also may be implemented in order to increase water quality. BMP strategies include:

Runoff Volume Reduction

While traditional stormwater management practices focus on runoff rate reduction, volume reduction practices are becoming more common as a preferred best management practice. Volume reduction not only inherently reduces runoff rate, but it also contributes to groundwater recharge. The WDO has requirements for runoff volume reduction; however the Village may consider more stringent requirements.

Wetland Protection

Wetlands are critical to stormwater management as they naturally store and filter stormwater, thus reducing runoff and increasing water quality. The WDO requires mitigation for loss of wetlands due to development based on certain thresholds; however the Village may adopt more stringent thresholds in their ordinance.

Illicit Discharge Regulation

Discharge of household chemicals to the environment can severely decrease the water quality within the community. ***The Village may charge fines to individuals guilty of discharging these chemicals. This is particularly applicable in the development and redevelopment of sites.***

Soil Erosion & Sediment Control Measures

Installation of proper erosion and sediment control measures is critical during construction of developments. ***The Village should diligently enforce the requirements of the WDO during construction. The Village should also ensure that all sites have proper long-term stabilization where necessary upon completion of construction.***

Phosphorous Free Lawn Care

The Village of Hawthorn Woods encourages all residents and professional landscapers to use phosphorous free lawn care products and to utilize Best Management Practices.



Low Impact Development (LID)

This type of development practice uses alternative design methods in order to preserve the natural drainage patterns of the land as much as possible. The Village may include requirements for this type of development in its stormwater ordinance. In general, *building codes should be amended as part of the Village's existing building ordinances to reduce the impact on Village-wide drainage.*

Permeable Pavers & Pavement

Permeable pavers and pavement significantly reduce the rate of runoff from paved areas when compared to traditional pavement. They also provide water quality benefits. *The Village should amend local regulations to remove barriers to the use of permeable pavers and pavement for private development, and consider the use of permeable pavers in all public development projects.*

Preservation of Natural Areas

Development sites often include environmentally sensitive areas, including wetlands, floodplains, wooded areas, streams, etc. *Development should be designed so that it minimizes impacts on these areas through the clustering of uses and appropriate buffers.*



MITIGATION STRATEGIES

An important aspect of hazard mitigation involves maintaining the existing infrastructure network within the Village. The purpose of regular maintenance and improvement is to ensure that stormwater is detained, treated, and transmitted appropriately and that all infrastructure is structurally capable of handling stormwater loads. A well-functioning stormwater system will ensure that any flood related damages are minimized for a given storm event.

The following list contains potential actions to improve Village infrastructure, recognizing that some of these are currently underway in the Village:

- Increase capacity of drainage systems – The Village should continue to identify drainage systems that are known to cause flooding issues and increase their capacity appropriately based on the desired level of protection.
- Trimming of unwanted flora – The Village should continue to identify natural drainage ways that have limited capacity due to excessive vegetation. The vegetation in these areas should be managed as appropriate to allow for adequate hydraulic performance of the drainage ways.
- Continue the use of bioswales – The Village should continue to encourage the use of bioswales and other green infrastructure to manage stormwater naturally on-site.
- Implement maintenance programs for drainage systems – The Village should ensure that all stormwater infrastructure is properly maintained so that it performs as intended during a flood event.
- Improve plant quality in open spaces and wetlands – Maintaining appropriate vegetation in open space and wetland areas will improve the water quality benefits derived from these areas.
- Install additional rain gauges – Accurate accounting of rainfall within the Village will allow for more accurate design of stormwater infrastructure.
- Participate in the Community Rating System (CRS) – The CRS program recognizes communities for their commitment to flood hazard mitigation. Participation in this program also provides a discount on flood insurance for properties within the community.

Along with these infrastructure improvements, there are a number of other recommended policies and strategies that are outlined in the Lake County All Hazards Plan. The following list briefly summarizes some of these recommendations, which should be utilized by Hawthorn Woods.

- Property protection – This should be included in the Village ordinances to ensure building elevation, flood-proofing, and barriers are installed on all buildings within, or close to, a flood plain. There are many recommendations from the Stormwater Management Commission that should be followed by the Village.
- Critical facility construction and maintenance – The Village needs to have back-up generators or alternate power sources for critical Village facilities.



- Emergency service planning, threat recognition – This topic has many different requirements for the Village to follow in order to have a designated plan for what to do when hazards are experienced; this includes plans for before, during, and after a storm event. The Lake County Plan lists ways to create a successful Village-wide response system.
- Coordinate with Lake County Stormwater Management Commission (SMC):
- Coordinate with SMC for flood mitigation projects and watershed planning/coordination for the Des Plaines River watershed;
- Support SMC’s natural hazard impact mapping and vulnerability assessments; and
- Work with SMC to create Flood Stage Maps.
- Detention Pond Rehabilitation – Many of the detention ponds in Hawthorn Woods were built before detention requirements were in place. Furthermore, many of the detention ponds in Hawthorn Woods are either privately owned by individual lot owners, or are owned and maintained by homeowner associations. Silty shorelines cause unnecessary runoff and sedimentation in the ponds. In order to prevent sedimentation and bring ponds back to their maximum capacity, long-term solutions should be implemented with all parties that manage and/or maintain ponds including dredging, biological treatment, shoreline naturalization, or aeration and flow improvements. This will help decrease sedimentation, thus decreasing the amount of excess water in the surrounding low-lying areas.

Hazard Mitigation Action Plan

The previous list includes several strategies designed to mitigate or minimize damage from a storm event or other natural hazard. Some strategies are more effective than others, while others have already been implemented by the Village. ***In order to provide a central policy guide to direct hazard mitigation efforts, the Village should continue to work with their Hazard Mitigation Action Plan.*** An action plan should prioritize specific mitigation projects, estimate the required funding, and establish reasonable timelines for implementation. The areas that experienced the worst flooding in 2008, and areas that experienced severe flooding in April 2013, should be on the high priority list for mitigating potential flood events.



11 IMPLEMENTATION PLAN

The Comprehensive Plan sets forth a road map for growth and development within the Village and acts as a “playbook” for Village staff, officials, residents, and local stakeholders. This Implementation Chapter helps translate the Comprehensive Plan’s policy and land use recommendations into direct action. Specific steps are outlined in this chapter to assist the Village in setting the stage for achieving the Plan’s long-term vision, and a variety of potential funding sources are identified to support such efforts.

NINE KEY IMPLEMENTATION STEPS

This section outlines a check-list of nine key steps that the Village of Hawthorn Woods should undertake to begin implementation of the Comprehensive Plan.



I. Adopt the Plan & Use it Daily

The Comprehensive Plan should not sit on the shelf. The Comprehensive Plan is the official policy guide for improvement and development, and reflects a significant amount of public investment, both in time and money. ***The Plan should be used on a day-to-day basis by Village staff, officials, boards, and commissions*** to: shape policies and regulations, work with partner agencies and service providers, review and evaluate development proposals, prioritize public expenditures, and encourage private sector investment. New facilities, infrastructure, and programming should align with the Plan’s priorities. Village officials should refer to the Plan for direction in evaluating regulatory recommendations and actions that impact development.

2. Update Development Regulations

Development regulations, such as zoning, should align and support the Comprehensive Plan’s vision, goals, and objectives. The Village’s development regulations in the Code of Ordinances are the “legal teeth” for the Plan’s recommendations. They guide the nature and design of development in various portions of the Village. ***It is essential that the Village’s various development controls including: zoning, subdivision regulations, property maintenance, and other related codes, are reviewed and updated to reflect the Comprehensive Plan.*** Relevant amendments may include the following:

- Modifications to the Official Zoning Map (Title 9, Chapter 4 of the Village Code) to reflect the desired locations of residential, commercial, and mixed use development as identified on the Land Use Plan in *Chapter 5: Land Use & Development Plan*;

- Creation of new regulations that describe and/or require sustainable design principles, including cluster development, stormwater management best management practices, buffers along sensitive natural areas, etc.;
- Review potential modifications to the Architectural Overlay District (Title 9, Chapter 9A) to ensure that requirements adequately address design characteristics related to residential structures, commercial structures, commercial landscaping, and the streetscaping of new roadways;
- Amendments to Signs (Title 9, Chapter 12) to ensure that signage standards are reflective of local objectives, especially related to the proposed “Main on Midlothian” downtown center;

- Amendments to Planned Unit Development (Title 9, Chapter 15) to provide greater flexibility in lot size for residential cluster developments and standards that encourage the use of stormwater best management practices as a component to planned unit development approval; and
- Amendments to Subdivision Design and Planning Standards (Title 10, Chapter 3) to more tightly regulate and discourage the use of cul-de-sacs, ensure that new development logically connects to existing development, ensure that permitted lot characteristics reflects a variety of housing types, require that parks and open space dedications and access are provided at the local level, and ensure adequate and high-quality infrastructure is in place to accommodate new development.



3. Develop a 5-Year Action Plan

The creation of a 5-Year Action Plan will help structure implementation in a manageable way and measure progress. The Comprehensive Plan is a long-range document with numerous action items. Simply put, implementation items (e.g. new policies, infrastructure investments) should be prioritized and measurable. Village officials should evaluate all of the Plan's recommendations and annually prioritize execution based on community needs, ease of implementation, and current and projected resources.

A 5-Year Action Plan should highlight the key activities to be undertaken each year (like a "checklist"), and might consist of:

- A detailed description of the projects and activities to be undertaken;
- The priority/timeframe of each project or activity (e.g. Year 1, Year 2, Year 3, Year 4, Year 5);
- An indication of the public and private sector responsibilities for initiating and participating in each activity; and
- Metrics that can be used to track progress of each project or activity.

4. Update the Capital Improvements Plan (CIP) Annually

Long-term infrastructure needs should be mapped out, funded, and aligned with the Comprehensive Plan. The Village of Hawthorn Woods 5-Year Capital Improvements Plan, funded through the Capital Improvements Fund, includes a variety of investments and planned projects, such as new public works vehicles, street maintenance and resurfacing, and a new trail system. Each project includes an estimated cost either for 2014, 2-3 years, or 4-5 years. In most cases, a funding source is identified; however, in some cases, funding is "to be determined." ***As planned projects are completed and funding sources emerge, the 5-Year Plan should continue to be revised to include new projects, cost estimates, and priorities.***

Financial resources within the Village will always be limited and public dollars must be spent wisely. A thorough Capital Improvement Plan properly aligned with the new Comprehensive Plan will allow the Village to prioritize the most desirable or beneficial public improvements while remaining within budget constraints.

5. Develop a Hazard Mitigation Action Plan

A Hazard Mitigation Action Plan will ensure the Village is properly prepared for any future storm or flooding events. The Village experienced flooding from Hurricane Ike in 2008 and a major storm event in 2013. The Comprehensive Plan's Hazard Mitigation chapter identifies several strategies designed to mitigate or minimize damage from a storm event or other natural hazards. The creation of a more detailed Hazard Mitigation Action Plan would prioritize specific mitigation actions, estimate the required funding, and establish reasonable timelines for implementation. Specific focus should be given to areas that experienced the most significant flooding in 2008 and 2013, and also areas that may be most at risk for future personal or property damage.

6. Foster inter-agency cooperation

The Village of Hawthorn Woods will require help in order to fully implement the Comprehensive Plan's recommendations. As the entity charged with adopting and maintaining the Comprehensive Plan, the Village will certainly have a significant role in its implementation. However, there are several factors (fiscal constraints, jurisdiction, etc.) that limit the Village's ability to meet all the objectives included in the Plan. A variety of other governments and agencies provide services throughout the Village, such as four fire protection districts, five school districts, and two library districts. Additionally, the major roadways within the Village are under the jurisdiction of either the Illinois Department of Transportation (IDOT) or the Lake County Division of Transportation (LCDOT). For the Comprehensive Plan to be truly successful, ***the Village must foster collaborative relationships with local partners to maximize the success of implementation.*** This could be in the form of shared capital investments, coordinated policies and joint-grant applications, or pooled resources.



7. Maintain Open Communication & Transparency

Consistent dialogue with residents and businesses is necessary for successful implementation. The planning process undertaken to create the Comprehensive Plan was an important step in educating the community about the relevance of planning and the Village's role in defining its future. To build on this foundation, **the Village should ensure that the Plan's major recommendations and "vision" for the future are conveyed to the entire community.** To further educate the community about the Plan, the Village should:

- Make copies of the Plan available online for free, provide hard copies at the Village Hall for purchase, and have a copy on file at the local libraries for reference;
- Provide assistance to the public in explaining the Plan and its relationship to private and public development projects and other proposals, as appropriate; and

- Keep the public informed of all planning developments and policy changes through a newsletter or other outreach efforts; and
- Actively seek public feedback in the development of the Capital Improvement Plan and review of the Comprehensive Plan.

The Comprehensive Plan identifies a number of recommendations aimed at achieving the community's vision of more local commercial activity. To this end, it is critical that the Village maintain regular contact with existing businesses to assess their needs, as well as potential future developers and business investors. This will assist the Village in monitoring the needs of businesses and ensuring that it remains competitive with other communities in Lake County and the Chicago metropolitan region.

8. Regularly Update the Plan to Address Changing Needs

The Plan is a living document. While the Plan provides clear direction, it also recognizes that the situation "on the ground" may evolve due to unforeseen events or changing community attitudes. This includes external factors (changing demographics, market potential based on development in nearby communities, regional initiatives with local implications, etc.) as well as factors that are impacted by local actions (completed capital improvements, new local development, regulatory amendments, etc.).

The Village should regularly undertake a systematic review of the Plan every 3 to 5 years, and revise and update the Plan accordingly. The Village should also maintain a public list of potential amendments, issues, or needs which may be subject to change, addition, or deletion from the Comprehensive Plan. The review should coincide with the preparation of the Village's budget and Capital Improvements Program. This facilitates resource alignment by coordinating proposed changes with commitments for the upcoming fiscal year. Routine examination of the Plan will help ensure that the Plan remains relevant to community needs and aspirations.

9. Identify & Pursue Funding Opportunities

A diversity of funding sources should be leveraged for implementation. Many of the policies and improvements recommended in the Comprehensive Plan can be implemented through administrative decisions or locally-funded municipal programs. However, others might require special financing or expertise. In these cases, **the Village should proactively pursue external partnerships and funding sources.** This section contains a summary of funding sources that could be used to help implement Plan recommendations. Village staff should regularly monitor these sources to account for legislative or statutory changes that may influence the applicability or availability of funding. Staff should also regularly research additional funding sources that become available through state and federal programs.

The pursuit of grant funding also represents an additional opportunity for inter-agency collaboration and cooperation. Grant applications are often viewed as more competitive if the project aligns with the goals of multiple organizations, and multiple stakeholders can often collectively pursue more substantial funds by working together to address larger projects.



IMPLEMENTATION FUNDING & INCENTIVES

The Comprehensive Plan includes a variety of policy and planning recommendations for land use and development, transportation, parks and open space, and community facilities. Many vary in terms of timeframe and cost. Some actions, such as regulatory amendments, administrative policies, or partnerships, can be executed immediately with minimal or no financial cost. Others, however, require funding that may not currently be programmed or is beyond the capacity of the Village. This section identifies a series of sources for project funding available for various types of actions or improvements.

General Funding Sources

The funding sources provided in this section can be utilized for a variety of programming, infrastructure, and operational uses.

Community Development Block Grant (CDBG) Program

The Community Development Block Grant program is a flexible program that provides communities with resources to address a wide range of unique development needs. The CDBG program provides annual grants on a formula basis to general units of local governments and states. A grantee must develop and follow a detailed plan that provides for, and encourages, citizen participation. This process emphasizes participation by persons of low or moderate income, particularly residents of low-income and moderate-income neighborhoods, blighted areas, and areas in which the grantee proposes to use CDBG funds.

Lake County is an Entitlement Community and the recipient of CDBG funds annually, and the County makes Request for Proposals (RFP's) available for competition among municipalities when grant funds are awarded to the County.

Special Service Area (SSA)

A Special Service Area (SSA) provides a means of funding improvements and programs within a designated area. In an SSA, a small percentage is added to the property tax of the properties within the defined service area. The revenue received from this targeted increase is channeled back into projects and programs benefiting those properties. An SSA can be rejected if 51% of the property owners and electors within a designated area object. An SSA could be useful for a Town Center development along Midlothian Road, depending on the eventual size and scale.

SSA funded projects can include such things as district marketing and advertising assistance, promotional activities and special events, streetscape and signage improvements, and property maintenance services. SSA's can also be used to fund various incentives and tools such as small business loan funds or façade improvement programs.

Revolving Loan Fund

A revolving loan fund is administered to provide financial support and assistance to new or expanding businesses and is funded through the Illinois Department of Commerce and Community Affairs. The borrower may use the low-interest loan for construction, property rehabilitation/improvements, and land acquisition, among other things. As the Village develops along Midlothian Road, this funding opportunity could be marketed to local entrepreneurs seeking to grow their businesses.

Foundation & Specialized Grants

The successful implementation of the Plan requires execution of projects that range in size and scope. One type of funding source that becomes increasingly significant when issue-specific projects or programs are considered are foundation grants. The Village should dedicate resources to monitoring and exploring foundation grants for potential funding opportunities.



Transportation Funding Sources

MAP-21

In July, 2012, the “Moving Ahead for Progress in the 21st Century” (MAP-21) bill was signed into law. This two-year transportation reauthorization bill replaced the “Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users” (SAFETEA-LU), which expired in September, 2009. The goal of MAP-21 is to modernize and reform the current transportation system to help create jobs, accelerate economic recovery, and build a foundation for long-term prosperity.

The following discussion summarizes grant programs covered under MAP-21 that could be utilized by the Village to make enhancements to local transportation infrastructure including roads, bridges, sidewalks, and trails.

Safe Routes to School (SRTS)

The SRTS program provides funding for the planning, design, and construction of infrastructure related projects that will substantially improve the ability of students to walk and bike to school.

Illinois Transportation Enhancement Program (ITEP)

The Illinois Department of Transportation administers the ITEP and has funded projects including bicycle and pedestrian facilities, streetscaping, landscaping, historic preservation, and projects that control or remove outdoor advertising. In the past, federal reimbursement has been available for up to 50% of the costs of right-of-way and easement acquisition and 80% of the cost for preliminary engineering, utility relocations, construction engineering, and construction costs.

Congestion Mitigation & Air Quality (CMAQ) Improvement Program

The Chicago Metropolitan Agency for Planning (CMAP) is the administrator of CMAQ funds for the northeastern Illinois region. CMAP supports a wide range of projects through the CMAQ program including improvements to bicycle facilities, transit facilities, intersections, sidewalk improvements, and signal timing. Funds have also been used to make transportation improvements to eliminate traffic bottlenecks, limit diesel emissions, and to create promotional campaigns to enhance use of transit and bicycles.

Surface Transportation Program (STP)

In the past, these funds have been allocated to coordinating regional councils to be used for roadway and roadway related items. Projects in this funding category have required a local sponsor and have been selected based on, among other factors, a ranking scale that takes into account the regional benefits provided by the project among other factors. STP funds have been used for a variety of project types including roadway rehabilitation, reconstruction, and restoration; widening and adding lanes; intersection improvements; traffic signal improvements; and green infrastructure funding.

Recreational Trails Program (RTP)

The Recreational Trails Program is a federally funded grant program for trail-related land acquisition, development, or restoration. The grants are awarded based on the results of a competitive scoring process and the application’s suitability under MAP-21. A minimum 20% match is required by the applicant. Grants are to be used for motorized and non-motorized trail development, renovation, and/or preservation. All projects must be maintained for 25 years. Eligible applicants include municipalities, counties, schools, non-profits, and for-profit businesses.



Parks & Open Space Funding Sources

Illinois Department of Natural Resources & OSLAD

The Illinois Department of Natural Resources (IDNR) administers several grants-in-aid programs to help municipalities and other local agencies provide a number of public outdoor recreation areas and facilities. The programs operate on a cost reimbursement basis to a government or not-for-profit organization. Local governments can receive one grant per program per year, with no restriction on the number of local governments that can be funded for a given location. IDNR Grants are organized into three major categories: Open Space Land Acquisition and Development (OSLAD); Boat Access Area Development (BAAD); and the Illinois Trails Grants Program.

The OSLAD program awards up to 50% of project costs up to a maximum of \$750,000 for acquisition and \$400,000 for development/renovation of such recreational facilities such as playgrounds, outdoor nature interpretive areas, campgrounds and fishing piers, park roads and paths, and beaches. IDNR administers five grant programs to provide financial assistance for the acquisition, development, and maintenance of trails that are used for public recreation uses.

Land & Water Conservation Fund

The Land and Water Conservation Fund (LWCF) was created by Congress in 1965 to assist eligible governmental units in the provision of new park areas. The LWCF is a matching assistance program that provides grants for 50% of the cost for the acquisition and/or development of outdoor recreation sites and facilities. The sponsor must have the local matching 50% of the project cost available prior to the application. The Land and Water Conservation Fund applicants may request amounts ranging from a minimum of \$10,000 up to a maximum of \$200,000.

Examples of types of projects include:

- Acquiring park or natural area;
- Picnic areas;
- Sports and playfields, such as playgrounds, ballfields, court facilities and golf courses;
- Water oriented facilities for boating, swimming, and access to lakes, rivers, and streams;
- Natural areas and interpretive facilities;
- Campgrounds;
- Fishing and hunting areas;
- Winter sports facilities;
- Amphitheaters and bandstands;
- Parks adjacent to schools for mutual use;
- Outdoor natural habitat zoo facilities; and
- Roads, restrooms, utilities, park maintenance buildings, and nature centers.



APPENDIX

Several tables and figures have been provided in the Appendix to support and expand upon information included elsewhere in the Comprehensive Plan. These include:

- Hawthorn Woods Parks & Facilities in Alphabetical Order
- Community Facilities Maps:
 - » Elementary School Districts
 - » High School Districts
 - » Fire Protection Districts
 - » Library Districts

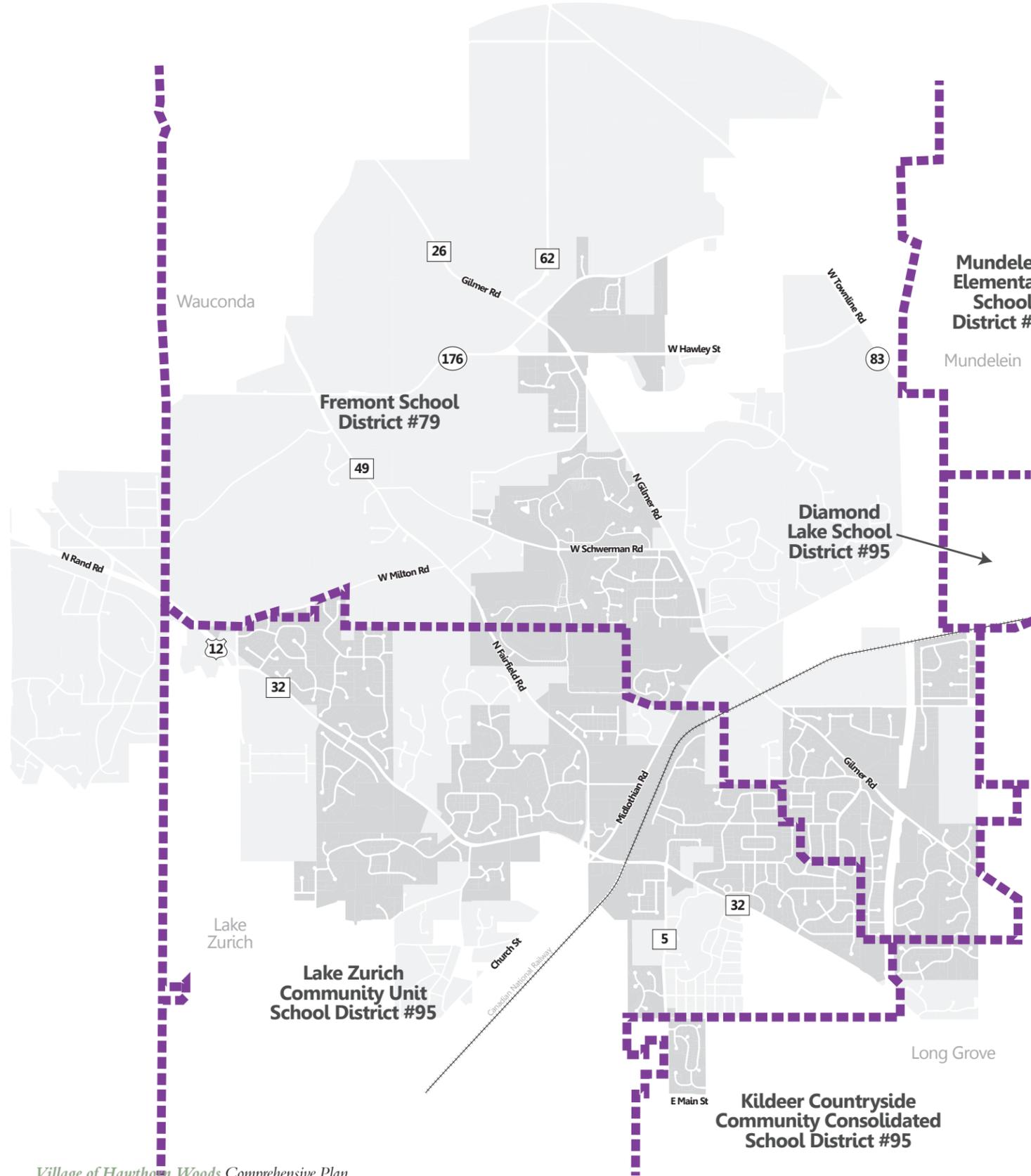
Hawthorn Woods Parks & Facilities

| Project Location Number | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | Total Acres In Hawthorn Woods Park System |
|---------------------------|----------------------------------------|----------------------------|--------------------------------------|--------------------------------|------------------------------------------------------|-------------------------------------------|-------------------------------------------|-------------------------------------|----------------------------------|------------------------------------------------------------------|---------------------------------------|-----------------------------------|--------------------------------------------------|------------------------------|----------------------------|-----------------------------------------|----------------------------------------|-------------------------------------|-------------------------------------------|
| | Milton Road Natural Area (Milton Road) | B&B Park (Thornfield Lane) | Copperfield Park (Copperfield Drive) | Brierwoods Park (Bruce Circle) | Countryside Meadows Open Space Reserve (Gilmer Road) | Countryside Meadows Pond (Cardinal Drive) | Countryside Meadows Park (Cardinal Drive) | Heritage Oaks Park (Fairfield Road) | Aquatic Center (Midlothian Road) | Burnett Park/Three Corners Park (Old McHenry & Midlothian Roads) | Heather Highlands Park (Heather Lane) | Community Park (Old McHenry Road) | Hawthorn Woods Wildlife Sanctuary (Condor Court) | Highview Park (Lagoon Drive) | Woodland Park (Joel Court) | Indian Creek Natural Area (Seneca West) | Rambling Hills Park (Magnolia Parkway) | Hawthorn Trails Park (Acacia Drive) | |
| Acres | 0.5 | 19 | 7 | 5 | 3.5 | 9.5 | 7 | 45 | 6.5 | 3 | 1 | 30 | 5 | 7 | 7 | 7.5 | 9.5 | +/-0.5 | 173.5 |
| Baseball Field | | | | | | | | X | | | | X | | X | | | X | | |
| Basketball Court | | | | | | | | X | | | | X | | X | X | | | | |
| Bathhouse | | | | | | | | | X | | | | | | | | | | |
| Community Room | | | | | | | | | X | | | | | | | | | | |
| Fishing Pond | | | X | | | | | | | | | | | | | | X | | |
| Gazebo | | | | | | | | X | | | | X | | | | | | F | |
| Indoor Seasonal Restroom | | | | | | | | X | | | | X | | | | | | | |
| In-Line Hockey Rink | | | | | | | | | | | | X | | | | | | | |
| Lap Pool with Diving Well | | | | | | | | | X | | | | | | | | | | |
| Natural Areas | X | X | X | X | X | X | X | X | | X | | X | X | X | X | X | X | | |
| Nature Trails | | | | X | | | | | | | | | | X | X | | X | F | |
| Open Play Space | | X | X | X | | | | X | | | X | X | | X | X | | X | | |
| Open Play Turf | | X | X | | | | | X | | | X | X | | X | X | | X | | |
| Open Turf Area | | X | X | X | | | | X | X | | X | X | | X | X | | X | | |
| Parking Lot | | X | | | | | | X | X | | | X | | X | | | | | |
| Pavilions with Restrooms | | | | | | | | X | | | | | | | | | | | |
| Picnic Area | | X | X | X | | | X | X | X | | X | X | | X | X | | X | F | |
| Playground | | X | X | X | | | F | X | X | | X | X | | X | X | | X | F | |
| Sled Hill | | | | | | | | | | | | X | | X | | | | | |
| Soccer Field | | X | | | | | | X | | | | X | | X | | | X | | |
| Softball Field | | | | | | | | X | | | | X | | X | | | X | | |
| Sunbathing Deck | | | | | | | | | X | | | | | | | | | | |
| Tennis Court | | X | | | | | | X | | | | X | | X | | | | | |
| Walking Trails/Paths | | X | | | | | | X | | | | X | | | | | X | F | |
| Water Play Feature | | | | | | | | | X | | | | | | | | | | |
| Waterslides | | | | | | | | | X | | | | | | | | | | |

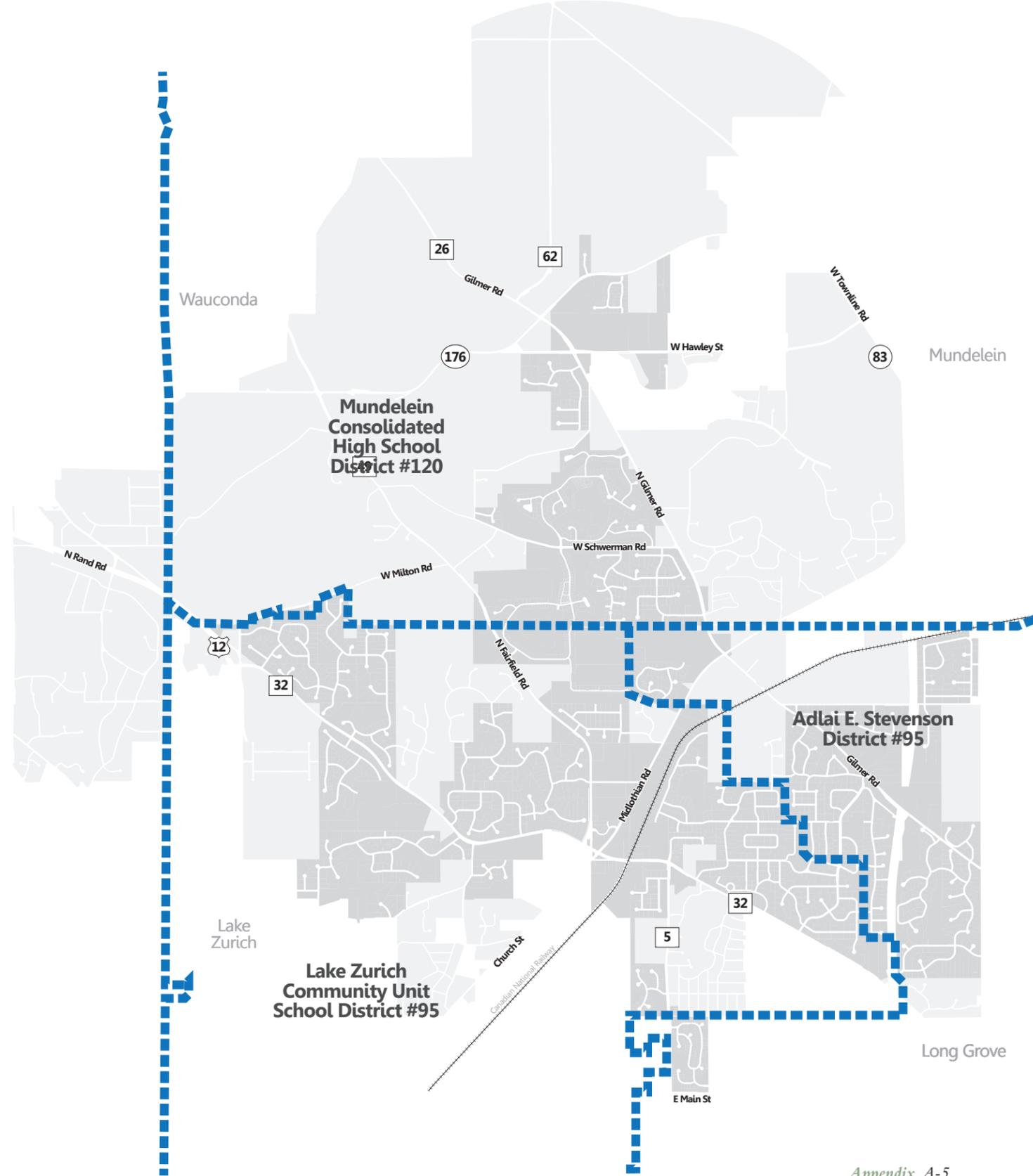
F = Future Use

Community Facilities

Elementary School Districts

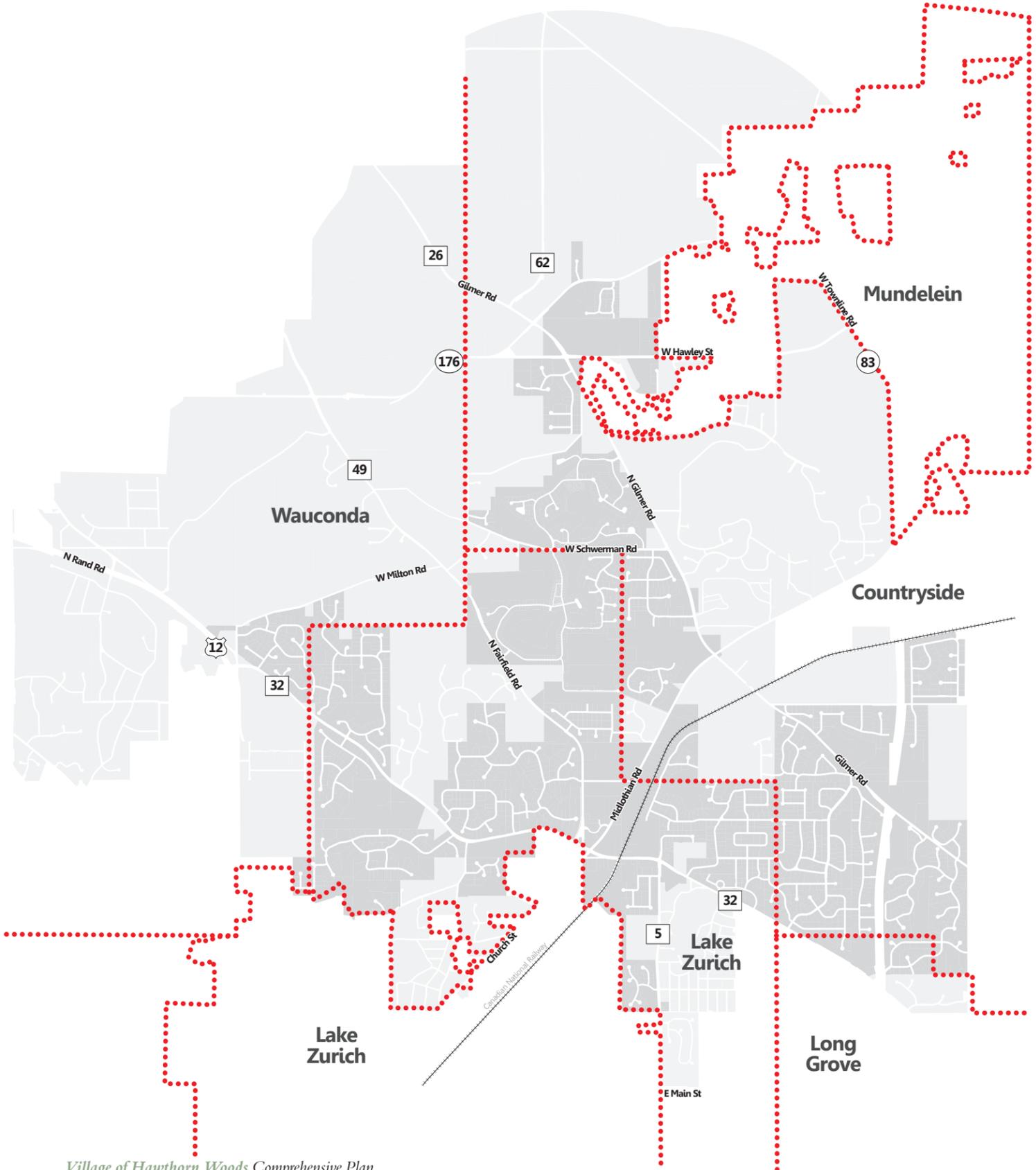


High School Districts



Community Facilities

Fire Protection Districts



Library Districts

