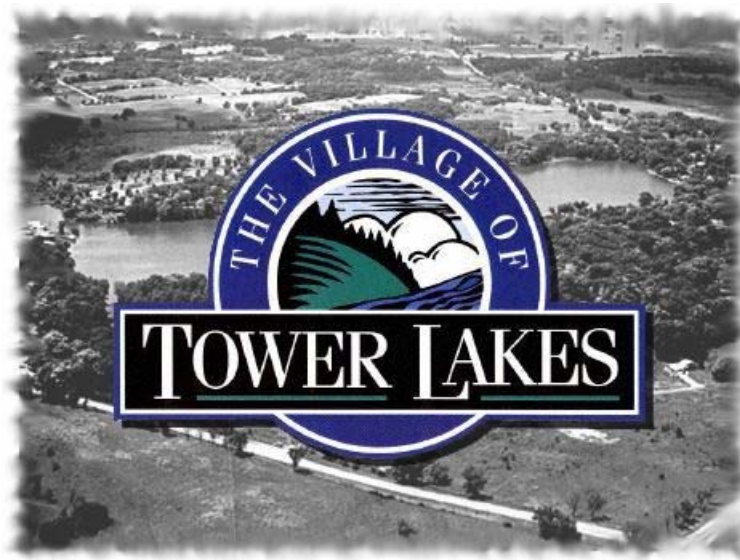


Comprehensive Plan For



December 6, 2002

VILLAGE BOARD

Leonard J. Kuskowski, President
Kent A. Adams, Trustee
Thomas W. Aitken, Trustee
Anthony J. Cantieri, Trustee
Mike Filippell, Trustee
David R. Parro, Trustee
Mike Rigali, Trustee

PLAN COMMISSION

Gregory O. Valicka, Chairman
Tom Hannagan
Barb Kolasinski
Terri Niehoff
Don Schmidt
Randy Speiss
Karen Yancey

ZONING BOARD

Larry Gold, Chairman
Grant Stewart
Margaret Aitken
Rick Hoffman
Scott Kochaney
Gerry Young
Anthony Magro

The following people have contributed to this revision of the Comprehensive Plan:

Past Plan Commission

Mark Handley
Dorothy Hawkes
Fred Kowitz
Tom Kubala
Terri Landa
Bob Masini
Fred Ramlow
Jon Simpson
Tony Warren

Ad Hoc Committee

Pat Kruse
Jan Marino
Kathy Pattengale
Phyllis Pfeil
Dorothy Pratt

Village Staff

Debra Baggett
Kathleen Leitner

Comprehensive Plan For



PREFACE

The Board of Trustees of the Village of Tower Lakes adopted this Comprehensive Plan on *month/year* after the Plan Commission completed its process of revision. The basis for this revision is the first Comprehensive Plan, which was adopted in 1977.

The Comprehensive Plan is designed to protect the investments of the residents and landowners of the Village of Tower Lakes and to establish permitted uses of land within the Village. The plan also is used as a reference by the Village to support and justify its building and zoning regulations.

The Comprehensive Plan is a framework of well-considered goals and objectives for the future existence, development, and growth of the Village of Tower Lakes. The plan is a reference guide by which change is managed. Tower Lakes is a wonderful place to live and the Comprehensive Plan aims to ensure that our community continues to remain this way.

The Comprehensive Plan is kept as an official Village of Tower Lakes document. An electronic copy of the plan is available at: <http://www.villageoftowerlakes.com>.

Comprehensive Plan For



CONTENTS

INTRODUCTION	5
The Planning Process.....	5
History	6
PLANNING FACTORS	9
Existing Conditions.....	9
Community Services	10
Land Suitability	13
Area-Wide Trends And Relationships.....	15
GOALS AND OBJECTIVES	18
Ecology	18
Character.....	19
Services	20
Finances.....	21
Overall Strategy.....	22
LAND-USE GUIDANCE	23
Environmental Corridors	23
Existing Land-Use.....	23
Land-Use Goals and Recommendations.....	25
APPENDIX	28
Village Map	28
Boundary Agreement Map	29
Topography Map.....	30

Comprehensive Plan For



INTRODUCTION

The Planning Process

The Village of Tower Lakes adopted its initial Comprehensive Plan on January 17, 1977 as Ordinance No. 77- 44.1 and filed it in Lake County Illinois. This plan included recommendations by Robert B. Teska Associates dated August 1976 and the Plan Commission dated October 1976. The plan also included the area-wide Comprehensive Plan adopted by the Barrington Area Council of Governments (BACOG) on July 29, 1975 as an amendment.

At the direction of the Village Board beginning in 1995, The Plan Commission began to review and update the Comprehensive Plan to accomplish the following:

- Provide an opportunity for all residents to reaffirm or amend established goals and objectives.
- Establish a basis for guiding day-to-day decisions regarding growth and change in the community.
- Establish a more precise local interpretation of other coordinated comprehensive plans such as those of BACOG and Lake County, which can be used as a basis for further inter-governmental relationships.

Prior to updating the Comprehensive Plan, the Plan Commission in 1996 conducted a Village Survey to gather residents' opinions on certain critical issues and determine how important those issues were to the residents. The response rate was 60% and copies of the results were sent to all Village residents. Continuing to solicit community input, a volunteer committee of residents met with the Plan Commission members as an Ad Hoc Committee to consider recommendations to guide the Village's future. The Ad Hoc committee issued their report in 1999. Both the Ad Hoc report and the Village survey contents are reflected in this revision of the Comprehensive Plan.

Village representatives have contributed input to the 1998 BACOG Comprehensive Plan, the Lake County Regional Framework Plan, and the Northeastern Illinois Plan Commission. The goal of the planning processes is

Comprehensive Plan For



to achieve alignment of the various regional plans and in particular a linkage between the Village and the BACOG Comprehensive Plans. The 1998 BACOG plan is included as an amendment to this plan.

It is intended that this revision of the Comprehensive Plan will endure, subject to minor amendments in response to community objectives. The Comprehensive Plan will be reviewed every five years to ensure its relevancy to Village conditions.

History

Native Americans, most recently the Potawatomi, used the land now occupied by the Village of Tower Lakes as hunting and farming land. In 1833, after the Blackhawk War, the Potawatomi and other Indian nations ceded all Northern Illinois land to the United States.

The first settlers arrived in 1834, enticed by United States Land Office offers of cheap land. By the mid-1800s, the land was occupied by the farms of three of these pioneer families. Hugh Davlin of Troy, New York, arrived around 1836 and built a log cabin near the location of the present Village Office at the intersection of two main Indian trails. The 1860s Davlin farmhouse still stands today on East Tower Drive. The one-room Davlin School was built around 1857 north of the farmhouse. Classes were held there until 1947; it is now a private home. Irish immigrant John Murray also arrived in the 1830s and bought government land west of the Davlin's. The Rev. John Lewis Brooks of Massachusetts bought a 120-acre farm in 1857 north of the Murrays. This area was known as Davlin's Corners in the late 1800s.



Comprehensive Plan For



In 1924, 70 acres of the Brooks farm, owned by son-in-law William Paddock, was sold to a partnership called D&B (Detrick and Brooks). This partnership had the idea of creating a lake, with the help of Vincent Davlin and his son, Charles, by building an earthen dam between a pair of hills along Mud Creek which ran through the three farms. D&B subdivided the Paddock farm into small lots and began to sell summer cottages by the new lake. They called this resort development Tower Lake Park, after the steel observation tower they built atop the highest hill on the west shore.

Tower Lakes then became the center of a promotional plan by radio evangelist Paul Rader, who started using the land as a revival camp for his Chicago Gospel Tabernacle religious group. In 1925, he purchased the 70-acre D&B Tower Lake Park property, plus much of the Davlin farm, the rest of the Paddock farm, and the entire Murray farm. His followers filled the grounds on summer weekends in 1925. Plans called for a 5000-seat tabernacle, hundreds of cottages, a radio station, and a welcoming beacon light atop the 68-foot high namesake steel tower.



These plans were not completed. Instead, an Armenian immigrant named Nazareth Barsumian discovered the area in the fall of 1925. A group of Evanston partners, led by Barsumian, purchased the land from Rader, planning to convert it into a residential subdivision called Tower Lakes Estates. Development proceeded to the point that a governing agency was needed, and the Tower Lakes Improvement Association (TLIA) was formed in 1930. Around 1939, another dam was constructed on farmland north of the main lake, and the 6.5-acre North Lake was formed. In the 1940s and 50s, the move to convert summer cottages to year-round use accelerated. Eventually, Mr. Barsumian deeded the lakes and all community parklands to the TLIA. Mr. Barsumian died in 1963. His family and Khoren Hussissian

Comprehensive Plan For



completed the development of the remaining undeveloped lands in the original 400-acre Tower Lakes Estates area.

On September 12, 1966, Tower Lakes' residents voted to incorporate as a Village. Subdivision development brought additional areas and home sites into the community, along with three additional homeowners' associations. The additional areas continued to match the original plan of the community for open-space preservation and recreational use. The Barsumian heirs donated more than 30 acres of additional open-space to the TLIA and to the Village in 1969.



In 1995, the Village purchased the residence being used as an office building at 400 North Route 59 in the center of Tower Lakes, establishing the first permanent Village Office and Police Station. Also in 1995, the Village entered the utility business by purchasing the Tower Lakes Water Company's delivery system from private owners.



Comprehensive Plan For



PLANNING FACTORS

Existing Conditions

The Village of Tower Lakes is a residential community of 1,310 residents located approximately 40 miles from Chicago's Loop in southwestern Lake County. Tower Lakes has broad diversity in its 434 single-family dwellings as of the year 2000 with prices ranging from moderate to expensive. No commercial buildings, schools, churches or post office presently exist within the Village borders. The Tower Lakes Village Office and municipal building is located at 400 N. Route 59.

Tower Lakes is bordered by Kelsey Road on the South, River Road on the West, Ivanhoe Road on the North, and US Route 12 on the East. IL Route 59 runs through the eastern portion of the Village. Tower Lakes is accessible via high capacity transportation facilities such as I-290, US Route 12, IL Route 59, and the Union Pacific Railroad. These are primarily located at or beyond the periphery of the Village.

There are many historic features in the Village. Two historic features are the 1860s Davlin Farm House and the former one-room Davlin/Tower Lakes schoolhouse. There are other historic homes on unincorporated land within the Tower Lakes sector of the Boundary Agreement Map. In 1994 and 1996, 11,000-year-old artifacts, the earliest evidence of humans in Lake County were unearthed at the McGraw Farm near the intersection of Kelsey and River roads. These are on display at the Lake County Museum.

The Village has earned status as a Tree City USA community since 1992 by meeting National Arbor Day Foundation requirements. The Village was named a Millennium Community in 2000 for initiating projects that celebrate and preserve local history.



Comprehensive Plan For



Residents enjoy many recreational facilities. The 66-acre Tower Lake contains many fish species and has a wonderful island beach. Only non-motorized boats are allowed on the (private) lake. Tower Lakes is near many other recreational facilities. Forest preserves: Cuba Marsh, Deer Grove, Fox River, Grassy Lake/Flint Creek, and Lakewood. State Parks: Chain Of Lakes and Moraine Hills. Rivers and Lakes: Fox River and Bangs Lake. There are also many public golf courses and private country clubs in the area.

Residents can easily reach the supporting services of nearby communities by automobile. Residents have access to a broad variety of goods and services: Woodfield Mall, Hawthorne Mall, Spring Hill Mall, Deer Park Mall, stores in Barrington, Crystal Lake, Lake Zurich, Wauconda and others.

Employment centers in Chicago and the northwest suburbs may be reached by automobile or train service in Barrington and Fox River Grove. Chicago O'Hare airport is also nearby.

Community Services

The Village currently enjoys the following services:

Government Boards and Commissions:

A President, Board of Trustees, Plan Commission, and Zoning Board of Appeals serve the Village of Tower Lakes. Volunteers fill these positions from the Village.

Police Department:

The Tower Lakes Police Department provides protection and law enforcement services for the Village of Tower Lakes. It consists of part-time employees including a chief, a sergeant, and patrol officers. Its traffic-related jurisdiction covers approximately fourteen miles of Village roads.

Fire Department:

Comprehensive Plan For



The Wauconda Fire Department provides both fire protection and ambulance/paramedic service to all of Tower Lakes.

Schools and Library District:

The entire Village of Tower Lakes is included in Barrington Unit School District 220 and the Barrington Library District. Children in Tower Lakes attend North Barrington grade school, Station and Prairie Middle Schools, and Barrington High School. There are also nearby parochial schools. The Village is within the boundaries of Harper College.

Water System:

The Village owns its water supply, treatment and storage. The system is operated and maintained under contract with a licensed operator. There are three interconnected wells, storage, treatment and testing facilities, and a distribution system. Major system upgrades came on line in July 1999, including new well and mains, pressurized storage tank and provisions for an electrical backup system so pressure will not be threatened during a power outage. Properties within newly annexed areas are encouraged to connect with the water system if feasible. A few Village homes, as well as most properties in contiguous unincorporated areas, are served by individual on-site wells.

Refuse Collection and Recycling:

The Village provides weekly garbage collection and waste recycling via a contract provider. Yard waste pick-up is available for an extra fee. Tower Lakes is a member of a consortium of five neighboring Villages in order to negotiate the best possible terms. Tower Lakes is a member of the Solid Waste Agency of Lake County (SWALCO). SWALCO provides public information and education on waste disposal and recycling issues, develops plans for landfill management, and conducts several household hazardous waste collection events throughout the year. All residents are encouraged to participate in the recycling program. The Village receives a small rebate based on the amount collected. The Village also provides a brush and branch pickup semi-annually.

Road Maintenance, Snow Removal and Ice Control:

Comprehensive Plan For



The Cuba Township Highway Department maintains and plows the Village's roads under an intergovernmental agreement.

Wastewater Disposal:

The Village and contiguous unincorporated areas are serviced entirely by on-site individual septic filter systems. These systems are approved and monitored by the Lake County Health Department. Public sewer service is not likely to be extended to Tower Lakes or contiguous unincorporated areas in the foreseeable future.

Storm-water Management and Drainage:

The Village has volunteer Trustees that oversee these areas. A consulting engineering firm is retained as necessary to serve as Watershed Development Enforcement Officer for the Village. The Village also works closely with the Lake County Stormwater Management Commission (LCSMC).

Building Inspection and Permitting:

Provided by the Village through a contract service provider.

Tree Maintenance:

The Village has a contract Arborist to help manage the Village's urban forest.

Mosquito Abatement:

Provided by a contract vendor. Mosquito spraying is provided periodically and on an as-needed basis.

Electric:

ComEd serves the Village.

Gas:

Nicor serves the Village.

Telephone:

SBC/Ameritech serves the Village. DSL high-speed Internet access is available to most of the Village.

Comprehensive Plan For



Cable and Internet:

AT&T Broadband serves the Village. Digital cable is available to all of the Village.

The Village is served by the following Homeowner Associations:

Tower Lakes Improvement Association (TLIA):

TLIA is an active association of more than 350 member families. TLIA holds title to lakes, ponds, parks, and other recreational facilities, which are private property of the member homeowners. TLIA board members are unpaid elected volunteers.

Fenview Estates Property Owners Association:

Consists of 35 homes. The association maintains entry structures and lighting at Fenview Drive and Kelsey Road.

Country Club Estates Homeowners Association:

Consists of 39 homes. The association maintains lighting and entry structures at Indian Trail Road as it intersects at Pebble Creek Drive and at Rolling Green Drive.

Tower Trails Homeowners Association:

Consists of three homes. This association is currently inactive.

Land Suitability

The public policy of the State of Illinois as well as the duty of each person is to provide and maintain a healthy environment for the benefit of current and future generations. Each person has the right to a healthy environment.

The Illinois Environmental Protection Agency has adopted strict rules and regulations regarding the quality of lakes, rivers and streams and other elements of the natural environment. These actions are indicative of stronger governmental policies, which have emerged for the purpose of conserving and enhancing our environmental resources. In Lake County

Comprehensive Plan For



substantial effort has been devoted to planning with nature and to interpreting the suitability of soils for various types of urban development.

The Village of Tower Lakes is located in the Fox River Valley in southwestern Lake County, and in the smaller drainage basin including Timber Lake, Lake Barrington, and connecting streams. Areas adjacent to the Village contain floodplains and marshes of substantial size; their protection is of considerable importance to the countryside ecology and to the control of storm-water runoff, especially as it relates to the level and quality of water in Tower Lake and North Lake.

Also of importance to the Village is the capacity of soils and geology to receive and purify wastewater from septic filter systems common to the area, without endangering the domestic water supply or the Village's two lakes.

The original subdivision of Tower Lakes was built before adequate soil information was available. Homes were constructed on small lots without adequate area for expansion. Later, subdivisions were developed and zoning amended to allow for larger lots to accommodate proper location and design of septic filter systems, which are consistent with septic requirements of Lake County.

BACOG, of which Tower Lakes is a founding member, is a voluntary organization of elected officials representing seven Villages in the Barrington area: Barrington, Barrington Hills, Deer Park, Lake Barrington, North Barrington, South Barrington, and Tower Lakes. BACOG is a regional planning organization that serves to foster discussion and study of area needs, and to promote coordination of activities to solve problems of a regional nature. The overall goal of the organization is defined in its Comprehensive Plan: "A balance between conservation, preservation, and development which responds to the needs and desires of BACOG area residents and is supportive of the unique qualities of the BACOG environment."

On November 10, 1993, the Villages of Tower Lakes, Fox River Valley Gardens, Island Lake, Lake Barrington, North Barrington, and Wauconda

Comprehensive Plan For



entered into an official Intergovernmental Jurisdictional Boundary Agreement. The agreement provides a framework for planning effectively and efficiently for growth management and potential development between the communities. It also promotes the conservation of the available resources for all of their respective citizens in accordance with each Village's Comprehensive Plan. The Boundary Agreement is for 20 years. It should be renewed and not allowed to expire.

These Villages recognize that development of unincorporated territory lying within the overlapping planning jurisdictions of the respective communities will be accompanied by significantly higher demands for roads, transportation services, police services, other municipal services and their financial commitments. These Villages will be aided by the inter-governmental cooperation as they study and solve such problems.

The suitability of land for development is graphically portrayed in the Topography Map, which is included in the appendix. Designated floodplains, where development is regulated, are illustrated. In all other areas development consistent with the goals of this plan may be permitted subject to special conditions related to soil suitability.

Area-Wide Trends And Relationships

Residents of the Village have stressed their desire to maintain the small-town quality of life that has existed throughout our history. There is great pride in being named as a Tree City since 1992 and being designated as a Millennium Community in 2000.

Additionally, residents want to continue to enjoy the current quality of services while maintaining the lowest taxes possible. Continued increases in property values compliment the enjoyable features of the community.

However, these desires are threatened by the tremendous and continuous growth experienced in Lake County, which has led to more residential and commercial development and increased traffic congestion. Housing developments in surrounding Villages such as those on Roberts Road, Rawson

Comprehensive Plan For



Bridge Road, River Road, and others along IL Route 59 will impact traffic. Shopping developments on US Route 12, such as the department store near Miller Road and the Deer Park Shopping Center near Long Grove Road, will likely significantly add to this congestion, possibly resulting in the widening of IL Route 59, which runs through the center of Tower Lakes. Widening of IL Route 59 to four lanes plus turn lanes through Tower Lakes is currently within the Illinois Department of Transportation (IDOT) Strategic Regional Arterial (SRA) Plan.

Other issues with which the Village will need to contend include the potential change to the natural water filtration and drainage in the area as open-land continue to be developed. Preservation of our water system needs to be ensured, as the effect of continued development on the Village's water wells is unknown. There are also zoning matters to consider as more houses are remodeled and teardowns become more prevalent. Guidelines may be needed for visual qualities as well as properties that are out of compliance with current zoning requirements.

The increasing cost of services is another issue for the Village. Tower Lakes provides many of the same services as larger communities in Lake County. Village residents volunteer their time to govern the business affairs of the Village and residents agree they provide professional and quality services. The Village encourages the use of shared services and has taken advantage of opportunities for shared services with other entities. Examples of currently shared services are: snow removal, street maintenance, refuse pickup and sign maintenance. These have been instrumental in keeping expenses low. But sources of revenue are limited and costs do not remain fixed. Most of the Village income is derived from taxes, of which roughly half comes from real estate taxes. The 1991 tax cap legislation prohibits local taxing bodies from raising tax rates more than 5% or the Consumer Price Index (CPI) whichever is lower.

Boundary-locked beyond some immediate periphery areas, Tower Lakes cannot expand easily unless the residents of an unincorporated area (e.g. Timberlake) pass a referendum requesting to join our Village or a neighboring community invites us to merge. The 1996 Village Survey reflects that residents do not overwhelmingly support acquiring any

Comprehensive Plan For



additional acreage through annexation or merging with another community. The Village does not want to bar attempts to create such alliances with other surrounding communities if these acquisitions or mergers make political and/or economic sense. The possibility of expanding the tax base from additional business or residence is minimal because available land is limited.

Potential sources for additional revenue include:

- Home business tax
- Utility tax
- Additional Special Service Areas (SSAs)
- Low interest loans
- State and Federal government grants
- Increased property values
- Referendum to exceed the property tax cap

Cost containment must include continued exploration of merged services, joint operating arrangements, shared purchasing services and lobbying state government to treat non-business Villages differently in terms of tax allocation. Reduction of Village services may need to be considered to maintain current tax rates. Consideration to convert existing residential parcels to commercial use would most likely meet with residents' disapproval but it is an option.

These are today's challenges and considerations for the residents of the Village of Tower Lakes.

Comprehensive Plan For



GOALS AND OBJECTIVES

The following community goals and objectives cover the many of the most important aspects of our community. They are purposefully similar to those recommended for the Barrington area as a whole, and they have been amended to suit the specific characteristics of Tower Lakes.

Ecology

The goal is to preserve and enhance a healthy and mutually beneficial relationship between people and the surrounding natural eco-system. The objectives are:

- Respect the natural topography, soils and geology.
- Protect Tower Lake, North Lake, Davlin's Pond, Wagner Fen, Mud Creek, and other ponds, wetlands, streams and creeks from pollution and degradation.
- Establish volunteer "stewards" to monitor and protect the Wagner Fen and other wetlands.
- Conserve groundwater supplies and protect underground aquifers from contamination, overuse, and misuse.
- Maintain adequate storm-water drainage capacities of drainage basins, floodplains, and waterways. Use acceptable practices of storm-water management such as detention, retention, diversion and storage.
- Conserve, enhance, and increase the number of native trees and vegetation throughout the Village through a reforestation program and requiring permits to remove healthy desirable trees.
- Preserve desirable and endangered wildlife including waterfowl and aquatic habitat.
- Maintain a healthy balance of lake habitat for people and aquatic species and plants.
- Encourage and foster conservation of energy and water in building design and remodeling.

Comprehensive Plan For



-
- Monitor and mitigate the objectionable impact of air pollutants, pesticides, fertilizers, road-salt, odors, sounds, sights, and artificial lights.
 - Respect the natural balance of indigenous wildlife population with appropriate management techniques.
 - Decrease air pollution by encouraging mulching and discouraging leaf burning.
 - Promote recycling through cooperation with contracted waste services.

Character

The goal is to retain the unique qualities of the Village: sense of community, natural beauty, passive-recreation and a semi-rural environment. The objectives are:

- Maintain the scale and arrangement of home remodeling, teardowns, and new construction to be characteristic of the existing semi-rural, countryside environment.
- Enact Village zoning ordinances to ensure that viewing corridors and home to lot-size ratios reflect the desired character of the Village.
- Any new residential development should be consistent with the forecast of 1,350 residents in the year 2020.
- Encourage lakeside development that enhances the overall appearance of the lakes and shorelines.
- Maintain compatible relationship with adjacent communities.
- Maintain the design, maintenance and use of all community owned property and buildings to reflect desired qualities.
- Encourage a system of safe and attractive pathways and trails for walking and biking that connect all areas of the Village.
- Maintain the design and appearance of internal roadways to encourage local slow-moving traffic and discourage transit traffic.

Comprehensive Plan For



-
- Give special attention to the design of all peripheral roads and highways consistent with the desired countryside environment.
 - Preserve open-space and low density via zoning, conservation easements, and public and private land acquisition where appropriate.

Services

The goal is to provide and promote essential services for health, safety, and general welfare of the residents. The objectives are:

- Annex only those unincorporated lands, which can be developed in a manner consistent with ecological and financial policies and desired community character.
- Maintain and enhance the coordination between the Village of Tower Lakes, TLIA and all other homeowner associations.
- Work closely with Lake County, BACOG, Cuba Township, and neighboring communities for the purposes of regional planning and coordinated local services.
- Work closely with BACOG and neighboring townships to support the quality and safety of the public school system.
- Support year-round recreational programs via the TLIA and Village Homeowner Associations.
- Maintain open-spaces for a wide variety of passive and active recreational environments, which do not adversely affect nearby residences.
- Construct a community center when financially feasible to provide a focal point for community services.
- Maintain and improve the water supply and wastewater systems to ensure adequate and healthy service.
- Support existing health services, mobile intensive care units, and a hospital to serve residents of the Village and surrounding areas.

Comprehensive Plan For



-
- Provide high quality law enforcement, and maintain the relationship with the Fire Protection District serving the community.
 - Promote volunteerism as the best method for providing Village services while keeping costs low and encouraging community involvement and personal responsibility.
 - Work with IDOT and Lake County to maintain right of ways and ensure safety along the major roadways in the Village
 - Provide adequate maintenance of Village roads and right of ways, including snow plowing to ensure safety and preserve their condition.
 - Investigate leaf vacuuming, bagging and pickup for Village residents.
 - Explore utility contract arrangements in the new era of de-regulation that provide high quality and low cost to Village residents.

Finances

The goal is to maintain sound Village finances. The objectives are:

- Provide the Village Board of Trustees a current and clear picture of the Village's financial status and recommendations for ways of continually improving.
- Coordinate growth within the Village and expansion of its corporate limits with the level of public services that can be provided at reasonable cost.
- Maintain sound fiscal management standards and procedures.
- Consider sharing cost and revenues with other communities and units of government through intergovernmental agreements.
- Continue to seek innovative methods of revenue generation through grants, low interest loans, Special Service Areas (SSA), etc.
- Maximize the return on investment of Village assets while minimizing risk to these assets.
- Comply with Village, County, State, and National legal requirements and or standards as they regard public fiscal management.

Comprehensive Plan For



Overall Strategy

The overall strategy for achieving these goals is to protect and enhance the lakes, waterways, wetlands, and urban forest. It is also important to promote safety within and around the Village. These are the unifying elements in community life, which preserve the countryside character of the area.

Part of the effectiveness of this plan depends on community support and continued Village Board initiatives based on community needs.

Comprehensive Plan For



LAND-USE GUIDANCE

Land-use guidance covers all areas in the Village and those within 1.5 miles of the legal boundaries of the Village of Tower Lakes.

Environmental Corridors

An environmental corridor is an interconnected geographic area of interdependent natural features. These features include waterways, soils, geology, topography, hydrology, vegetation and wildlife. Environmental corridors are located in the northeast section of Tower Lakes by Davlin's pond, in the center by Tower Lake, and in the southwest by Wagner Fen which is designated an Illinois Nature Preserve. These environmental corridors extend into the planning jurisdiction surrounding the Village.

The area known as the Village of Tower Lakes has evolved from a mixture of farmland, woodland and wetlands. The original development sought to convert a portion of the wetlands into a usable system of lakes and home sites. Special emphasis is to be placed on retaining Tower Lake and North Lake as the unifying focal points of the Village and its community life, and on preserving nearby marshes and floodplains as open-spaces enhancing the countryside character of the surrounding environment.

Existing Land-Use

Tower Lakes Area:

This area encompasses all land within the existing boundaries of the Village. It includes the subdivisions surrounding Tower Lake: Tower Lakes Estates, Tower Lake Park, North Lake, South Hills and West Hills as well as Marian Hills, Country Club Estates, Tower Trails, Fenview Estates, Barclay's Woods, and Glen Geary Brae, Barrington Oaks I, and other parcels.

Wagner Fen Area:

The area west of Tower Lakes extends to the Fox River and is bounded to the north by Roberts Rd. and in the south by Kelsey Rd. Tower Lakes' drainage passes through this area via the Wagner Fen, which is a state

Comprehensive Plan For



protected area managed by the Lake County Forest Preserve District and the Citizens for Conservation. Scenic topography, a path, and extensive wetlands, wooded areas and farms characterize the area. Adjacent to the river, and both sides of Roberts Road, is the Lake County Fox River Forest Preserve.

Slocum Lake Area:

The area north of Tower Lakes, west of IL Route 59, and north to IL Route 176 has a mixed variety of land use mostly consisting of large estates. Included in this area are Lakeland Estates of Lake Barrington with homes on 2-5 acres and the Oak Grove subdivision in Wauconda. An auto service station exists on IL Route 59 in the vicinity of US Route 12.

Timber Lake Area:

The area east of IL Route 59 and north of Indian Trail Road extending to US Route 12 includes unincorporated Heritage Trails, Fairview Acres, and Timberlake subdivisions, and part of Wynstone in North Barrington. Much of the area north of Indian Trail Road is developed or is being developed for residences on lots averaging 1-2 acres. In that area there are substantial floodplains and wetlands that are generally unsuitable for development. Commercial enterprises exist on Ivanhoe Road. Drainage from these areas flows into Tower Lakes via Davlin's Pond. Some also flows from North of Indian Trail Road through Country Club Estates and Barclay's Woods to the retention pond on the southwest corner of IL Route 59 and Kelsey Road and then into Tower Lake.

Lake Barrington Area:

The area east of IL Route 59, south of Indian Trail Road extending to Grandview Drive and south of Kelsey Road extending to Miller Road. Included in this area are Barclay's Woods and Lake Barrington Shores. Drainage from east of IL Route 59 flows into Tower Lake via the detention pond on the southwest corner of IL Route 59 and Kelsey Road. Drainage from Lake Barrington flows through Fenview Estates and Wagner Fen below the Tower Lake Dam.

Comprehensive Plan For



Land-Use Goals and Recommendations

The general concept is to retain, essentially unchanged, the developed portions of the community and to extend the environmental corridors into undeveloped areas, while keeping surrounding new development at low 2-5 acre density.

The land-use goals are:

- Protect critical environmental resources, such as lakes, marshes, and vegetation, located within the community and the surrounding area.
- Retain the unique semi-rural atmosphere.
- Promote the preservation of open-space.
- Maintain existing municipal services supported and supplemented by individual residents responsibility.
- Promote the value of home properties.
- Promote environment-friendly storm-water management practices.
- Plant trees and maintain and enhance the urban forest.

It is in the interest of the Village of Tower Lakes to maintain an influence within the properties defined by the Village of Tower Lakes Jurisdictional Area. For the most part, the land surrounding the Village is not available for annexation. Annexations may be considered where essential to achieving Village goals and policies. Continued membership in BACOG, involvement in regional planning efforts, and enhanced intergovernmental relationships with appropriate entities are essential for the Village's future.

The Village should prepare detailed design objectives for all roadway corridors, negotiate agreements with state and county highway departments where necessary, and monitor the desired improvements. Such improvements should reduce hazards, maintain the countryside character of roadways, and protect residential properties from the impact of light, noise, air pollution, and possible damage generated by increased vehicular traffic.

Comprehensive Plan For



The increased traffic intrudes on the countryside character and, where possible, efforts should be made to divert through-traffic to surrounding roadways (most notably US Route 12). The widening of IL Route 59 per the IDOT SRA Plan should be opposed, as it will damage the Village's character by causing safety and pollution issues.

Special consideration should address the impact of light and noise pollution generated by increasing traffic. IDOT, which prepared a noise impact analysis for state roadway improvement projects, recognizes the problem. IDOT will refine the design of roadway improvements where local municipalities have carried out their responsibility to control land use in relation to roadways, usually by setback regulations. It is recommended that the Village establish noise-control setback lines in coordination with IDOT noise impact data. The Village worked with IDOT from 1991-1994 on the installation of traffic-control devices at the major intersections to increase safety and decrease accidents.

Special consideration should be given to the design and improvement of private properties and public right-of-way along IL Route 59, Kelsey Road, Roberts Road, and Indian Trail Road. This is particularly true at intersections where safety is a prime factor. Maintain and encourage planted berms (without impacting existing trees) to reduce noise and pollution from major roads and create a buffer behind which native foliage can grow in a more protected environment.

All flood plains and wetlands should be withheld from development and maintained in as natural a condition as is reasonable. Designating them as conservation areas or easements should protect wetland areas. Restoration of native species to wetlands and conservancy areas and a path through them should be studied.

It is recommended that all future development in the Timber Lake area be residential at a density of one unit per 2-5 acres. Development of flood plains and wetlands should be prohibited and remain as private or public conservation areas. This is consistent with Lake County Zoning of un-subdivided land and BACOG land-use planning.

Comprehensive Plan For



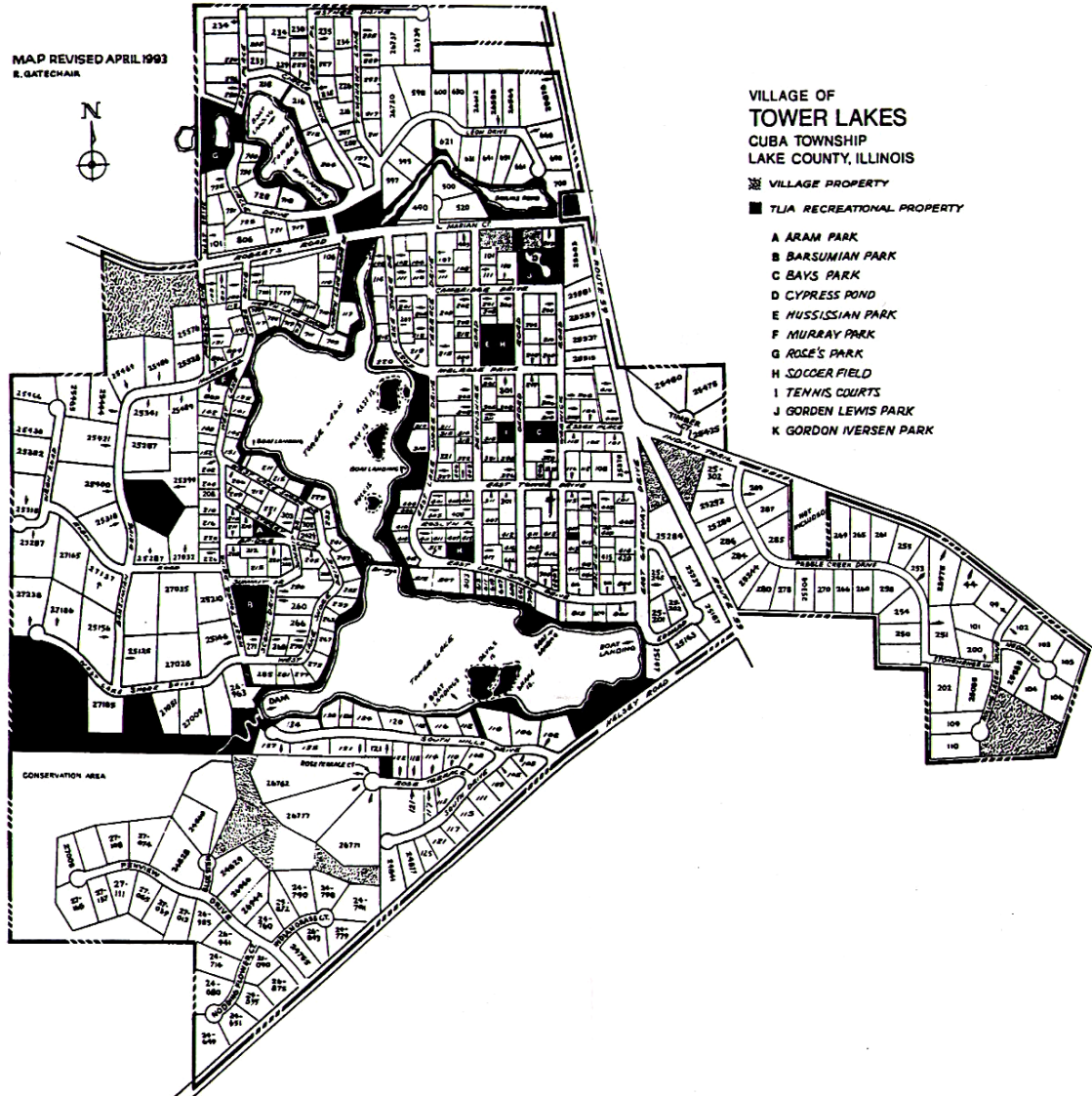
Tree City USA status should be maintained and the community-wide reforestation program should be continued and expanded. Village financed tree maintenance and planting of compatible species should focus on public properties and right-of-way. Technical assistance and shared financial participation should be considered for residents. Cooperation with the homeowners associations within the Village should be encouraged in order to encourage common re-forestation goals.



APPENDIX

Village Map

1993 Village Map.



Comprehensive Plan For



Topography Map

