Village of Prairie Grove
Comprehensive Plan
Adopted March 2006 • Prepared by Houseal Lavigne Associates
A special thank you goes to everyone who participated in the planning process for the Village of Prairie Grove's Comprehensive Plan. This Plan was made possible by the contributions and insights of the residents, business persons, property owners, and representatives from various groups and organizations.

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Introduction

This report presents the Comprehensive Plan for the Village of Prairie Grove, Illinois. It sets forth long-range recommendations for the maintenance and enhancement of existing community areas, and for desirable improvements, developments and redevelopments within the Village and its Planning Area.

This final Plan report summarizes the results of a ten-month planning program in Prairie Grove, and incorporates much of the material included in previous interim reports and memoranda prepared during the course of this study.

The Prairie Grove Community

The Village of Prairie Grove is located within Nunda Township, in McHenry County, approximately 50 miles northwest of Chicago. Prairie Grove encompasses approximately 4.6 square miles of land. It is generally neighbored by the City of McHenry to the north, the City of Crystal Lake to the west and south, and the Holiday Hills and Island Lake to the east (see Figure 1).

According to the 2000 Census, Prairie Grove ranked 22nd out of 30 geographies in population in comparison with other cities and villages in McHenry County. The 2000 Census reported Prairie Grove’s population at 960. Estimates based on building permits suggest the current population to be closer to 1,700.

Prairie Grove is characterized by rolling topography, agricultural lands, low-density development, and an attractive environmental setting. Stickney Run, a McHenry County Conservation District holding is located east of the Village, and the Fox River is within close proximity.

In terms of developed areas, Prairie Grove is primarily a residential community. The developed residential areas are typically characterized by large-lot single-family subdivisions with lot sizes ranging from approximately ½ acre lots to lots several acres in size, although a townhome development (Cobblestone) does exist within the Village. Commercial development exists in a few locations along Illinois Route 31 and Illinois Route 176, the primary roadways that pass through the community.

The process is designed to produce a Comprehensive Plan that will accommodate desirable new growth and new development, while preserving and protecting open space, the natural environment, and the unique “countryside atmosphere” of the community.

Prairie Grove’s Comprehensive Planning Program entailed a high degree of resident input and participation. A close working relationship was established between the Village, the Comprehensive Planning Committee and the Consultant. Key person interviews, community workshops and a community survey were undertaken early in the process to elicit ideas and perceptions about issues and potentials within the Village of Prairie Grove and its surrounding area. Public meetings were also undertaken at key junctures to present information, discuss findings and conclusions and establish consensus.

The Village of Prairie Grove: Comprehensive Planning Process

In late December 2004, the Village of Prairie Grove contracted with Houseal Lavigne Associates to assist in the preparation of a new Comprehensive Plan.

The planning process in Prairie Grove has entailed a multi-phase program consisting of: (1) inventorying and analyzing existing conditions; (2) identifying issues and concerns; (3) establishing an overall “vision” for the community; (4) formulating goals and objectives; (5) preparing plans for land-use, natural resources, transportation, and community facilities and open space; (6) developing plans and policies for key opportunity sites; and, (7) preparation of a final plan and implementation recommendations.
Community Setting

The Village of Prairie Grove is characterized by a rural setting, beautiful wooded areas, and an abundance of open space and areas of natural environment. The Village is 4.6 square miles in size and is located approximately 50 miles northwest of the City of Chicago. Prairie Grove is currently facing growth and development pressures, and its population is growing as a result. Its population increased 46.8% between 1990 and 2000.
Step 1 reintroduced the planning process to the Village staff, members of the Comprehensive Plan Committee (CPC) and Elected and appointed officials. The purpose of Step 1 was to review overall project objectives, refine the work program, resolve questions, identify data needs and their sources and establish a schedule for the project.

Step 2 involved several activities, meetings and deliverables to maximize citizen involvement in the planning process. Web Page Articles, post cards, a mail out survey, key person interviews and a community workshop allowed for significant participation by residents and business owners. This is an important consideration in developing a Comprehensive Plan that is embraced by the community.

In Step 3 existing conditions and future potentials within the community were inventoried and analyzed. The findings of this step included survey results, demographics and market conditions, existing community and transportation facilities, current zoning, existing land use, and the Village’s natural resources. The results of this step were presented to the CPC in April as a Interim Synthesis Report.

A Vision for the Village of Prairie Grove was prepared in Step 4. The Vision Statement was based on public input received at the Visioning Workshop and throughout the rest of the planning process.

In Step 5, goals and objectives and preliminary future plans for land use, transportation, environmental features, and community facilities and open space were prepared. The plans are built on findings from previous steps of the planning process.

Step 6, the final step of the Planning Process, produced a draft Plan for CPC review in September. Modifications were made based on feedback from the CPC and the Draft Plan was then presented to the community at a public hearing. Additional revisions were made based on public comment and the Final Comprehensive Plan was presented to the Village Board and adopted on March 21, 2006.
**Purpose of the Comprehensive Plan**

The Comprehensive Plan is Prairie Grove’s official policy guide for physical improvement and development. It considers not only the immediate needs and concerns of the community, but also projects improvement and development 10 to 15 years in the future.

The Comprehensive Plan will assist the Village in preserving and protecting important existing features and resources, coordinate new growth and development, and establish a strong and positive community image and identity.

The Plan is “comprehensive” in both scope and coverage. It encompasses the use of land; the movement of vehicles and pedestrians; the protection of open spaces and environmental resources; and the provision of parks, schools, and other public facilities. It will address residential areas, commercial and business development, public and institutional lands, and the public rights-of-way. The Plan will address land currently within Prairie Grove’s corporate boundaries, as well as the adjacent unincorporated areas.

The Comprehensive Plan establishes the “ground rules” for private improvement and development. It provides guidelines by which the Plan Commission and Village Board can review and evaluate private development proposals. The Plan also provides a guide for public improvements, and will assist in ensuring that local dollars are spent wisely and in a cost effective manner, an issue of paramount importance to the Village of Prairie Grove.

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Finally, the Comprehensive Plan can serve as an important marketing tool to promote Prairie Grove’s unique assets and advantages, and it can be used to achieve the desired vision of the Village, while at the same time help attract new families and desirable new development to the community.

**Organization of the Plan Report**

The Comprehensive Plan Report is divided into the following 5 sections:

**SECTION 1: A Vision for the Future.** This section describes in general terms, the kind of community that Prairie Grove is striving to become in the future. It includes a vision statement for the community, which describes an “ideal” setting for the community in the year 2015. This section also lists goals and objectives that provide more specific guidelines for the new Comprehensive Plan.

**SECTION 2: Community-Wide Plans and Policies.** The Community-Wide Plans and Policies establish an overall framework for improvement and development within Prairie Grove over the next 10 to 15 year period. It presents area-wide policies and recommendations for land-use, transportation and community facilities.

**SECTION 3: Key Target Areas.** The Target Area Plans build upon the generalized guidelines established in the Community-Wide Plan, and provide more specific improvement and development recommendations for two geographic areas which are of special concern to the Village: (a) Town Center/Terra Cotta Property, and (b) the Riverwalk Area.

**SECTION 4: Implementation.** This section briefly highlights several next steps that should be undertaken to begin the process of plan implementation.

**SECTION 5: Background to the Plan.** This section compiles a range of information on existing conditions and potentials within Prairie Grove that provides background to the new Comprehensive Plan. It includes: a) a demographic overview; b) an overview of market trends and potentials; and, an overview of existing physical development conditions, as of Spring 2005.

**Maps and Graphics**

Prairie Grove’s new Comprehensive Plan emphasizes the use of full-color maps and graphics to document existing community conditions and to highlight planning policies and recommendations.

The Village hopes that this approach will convey planning and development data clearly and concisely, and that it will help make the new Comprehensive Plan “user-friendly” in the years ahead.
Section 1
A Vision for the Future

Comprehensive Plan • Village of Prairie Grove, Illinois
Section 1:
A Vision for the Future

This section describes, in general terms, the kind of community that Prairie Grove will strive to be in the future. It includes two parts:

The Vision Statement describes an “ideal form and function” for the community in the Year 2015. It is based on a visioning workshop at which a number of Village residents and officials reviewed existing conditions and potentials and discussed various options for the future. The Vision Statement provides overall focus and direction for the new Comprehensive Plan.

The Goals and Objectives are designed to help achieve the Vision Statement and provide more specific guidelines for the new Comprehensive Plan. The goals and objectives strive to transform the collective community values expressed in the Vision Statement into operational guidelines for the planning program.

The materials included in this section express many ideas and concepts that cannot be shown on plan maps or depicted in other plan components. They are considered an important part of Prairie Grove’s new Comprehensive Plan.

A detailed summary of the Vision Workshop can be found in the Appendix.

Vision Statement

The purpose of the Vision Statement is to describe the Village of Prairie Grove, as it will be ten years in the future.

The Vision Statement is a “retrospective” which chronicles the accomplishments and achievements that have been undertaken in the Village since the Comprehensive Plan was completed in the year 2006. The Vision Statement provides important focus and direction for the new Comprehensive Plan.

Prairie Grove’s Vision Statement is presented on the following pages.

Vision Workshop

The Vision Statement is based primarily on a special workshop that was hosted by the Comprehensive Plan Committee on May 23, 2005 at Prairie Grove Elementary School. Approximately 30 people attended and participated in the workshop. The workshop was designed to encourage residents to communicate their views and visions for the future of Prairie Grove and its development.
Vision Statement

Since Prairie Grove’s Comprehensive Plan was completed 10 years ago, considerable change has occurred. The Village Board and Terra Cotta reconciled their differences and a development plan was approved, a trail system has been established, the Village Hall was relocated to the new Town Center, Metra trains stop in the Village, construction of the Riverwalk has started, and commercial growth on Route 31 and Route 176 has helped the Village’s economic health, created employment opportunities, and provided residents with a local place to shop and dine.

Despite the growth that has occurred, the small town feel and rural character of Prairie Grove has been maintained and the community’s natural resources have been protected and enhanced. These assets have served to distinguish Prairie Grove from nearby communities and add greatly to the desirability of the community. The tenets of the Comprehensive Plan, adopted in 2005, have served to distinguish Prairie Grove and its elected officials to focus on a more regional view of community issues, and has fostered an improved political climate in the community. Improved relationships between the Village and other public organizations has allowed the community to plan for its ultimate growth and address residents’ concerns.

In the year 2015...

The Village and Terra Cotta resolved their differences shortly before the adoption of the Comprehensive Plan, and much of Terra Cotta’s property has been developed in accordance with a land plan approved by the Village in 2005. Terra Cotta withdrew their suit to disconnect property from the Village and the land was developed according to a plan approved by the Village. Although the approved plan was similar to an earlier proposal, the new development proposal was able to strike agreement with the Village with regard to overall residential density, location of age restricted housing, location and intensity of commercial uses, and the development of a new Town Center.

The settlement of the Terra Cotta issue has allowed the community and its elected officials to focus on a more regional view of community issues, and has fostered an improved political climate in the community. Improved relationships between the Village and other public organizations has allowed the community to plan for its ultimate growth and address residents’ concerns.

Bound-ary agreements with Bull Valley, McHenry, Crystal Lake, Oakwood Hills and Holiday Hills, have allowed Prairie Grove’s elected officials to accurately plan and effectively manage the growth and development within its planning jurisdiction.

The much anticipated “town center” project has been realized, thanks largely to the developers of the Terra Cotta property. Not long ago, The Village Hall was located in the Police Station on Barreville Road, the Department of Public Works was renting a garage from Nunda Township, Prairie Grove residents had a Crystal Lake mailing address, and residents had to travel to McHenry or Crystal Lake to ride Metra. Today, the “Town Center” located north of the Gracy Road extension is home to the new Village Hall, the new Post Office, and the new Metra station. Although the Town Center has become the community’s “civic core”, it has also become a vibrant pedestrian-oriented shopping district. Consisting of civic, commercial and residential uses, Prairie Grove Town Center is a model Transit-Oriented Development in the region, and a destination for the community.

Attractive and appropriate commercial development has occurred along Route 31 and Route 176. The new commercial development has significantly reduced the tax burden on residences, and diversified the Village’s tax base, but not at the cost of the Village’s rural character. Much of the commercial development has incorporated existing on-site natural resources into their design, and the mature trees and rolling slopes have created a commercial landscape like no other in the Chicago Region. The architecture of the buildings is appropriate to the area, due primarily to the Village Design and Development Guidelines and coordinated plan review process that scrutinizes architecture, building materials, lighting and signage to ensure the character of Prairie Grove is not lost to bright lights and cheap construction.

To minimize the impacts on municipal services, infrastructure, and water table, growth has occurred outward from the geographic center of the community. Leapfrog developments in the Village’s agricultural areas have been discouraged, and adjacency requirements have assisted in preventing the premature conversion of farmland and open space that have distinguished Prairie Grove from nearby communities.
Although some condominiums have been built near the town center, and some townhomes have been used to buffer incompatible uses, most of the residential development that has occurred has been single-family housing, on 1/2-acre lots or larger. This mix of housing sizes and options has created a diversified housing market that has protected the natural resources of the community, minimized the impact on School District 6, provided affordable housing opportunities for first-time homebuyers and seniors, as well as high-end homes for move-up buyers.

Despite the growth that has occurred, the large natural areas that distinguish Prairie Grove from nearby communities have been preserved and protected. The Conservation District’s acquisition and development policies and practices, together with the Village’s park dedication requirements and sound subdivision regulations and development practices, are largely responsible for the numerous park sites, preservation areas, and the greenway network that connects residential areas with park sites and regional trails. Thunderbird Lake, now open to the public as a recreation area, has been improved with a trail system connecting to other trails systems throughout the Village. Thunderbird Lake is enjoyed by boaters, fishermen, cyclists, and hikers. Clustered housing has been used appropriately, in areas where the natural resources would have otherwise been lost or located on private property. Instead, homes have been grouped together, thus keeping the natural resources protected as public open space.

Plans for the new Riverwalk on the west bank of the Fox River have recently been approved, and the last remaining parcels and easements are to be acquired by the Village. The Riverwalk will open the area’s largest natural resource to the public, providing scenic overlooks, boat and canoe launches, restaurants and commercial uses, picnic areas, and benches and plazas. The 1/2-mile Riverwalk will begin at Route 176 and extend north to the new park site located south of Riverside Drive. The Riverwalk will also extend to the area just south of Route 176, revitalizing the small commercial area on the west bank.

The community has invested heavily in its infrastructure and community facilities. A new fire station has been built by Nunda Township Fire Protection District on the north side of the Village, and both stations are staffed by full-time firefighters. Other Village departments, including public works and police have also expanded to keep pace with growth. The Police Department is now the sole tenant of the old Village Hall on Barreville Road and the Public Works Department has built their own facility as well. School facilities and services have kept pace with the increasing population and the quality of Prairie Grove schools is one of the community’s greatest assets. Necessary school construction and programming costs have been financed by a strong land-cash donation ordinance, requiring developers to address impacts created by their development.

The rural and wooded character of the community has been maintained along the Village’s roads. Existing tree lines and wooded areas adjacent to the streets have been preserved and maintained by developers through the use of extensive setbacks and natural buffer areas along the corridors.

IDOT has finally made improvements to Route 31. The 5-lane road is now comprised of 2 lanes traveling in each direction and a center turn-lane to accommodate better access to adjacent sites and overall improved safety. The overall appearance and character of the Route 31 and 176 corridors has been significantly improved through quality development and the utilization of attractive architecture and landscaping. Ames Road has been realigned to the north to intersect with Edgewood Road. The realignment improvements, which include a traffic signal at Route 31 were funded through private development. Traffic signals have also been installed at Gracy Road and Route 31, Barreville Road and Route 176, and Nish Road and Route 176.
Goals & Objectives

A Comprehensive Plan is an expression of what a community wants to become in the future. The Plan, if carefully crafted, can become a reliable policy guide for decision-making and Village action.

The Comprehensive Plan includes statements of goals and objectives, which provide the framework for planning recommendations, policies and future projects and actions:

Goals describe desired end situations toward which planning efforts should be directed. They are broad and long-range. They represent an end to be sought, although they may never actually be fully attained.

Objectives describe more specific actions that should be undertaken in order to advance toward the overall goals. They provide more precise and measurable guidelines for planning action.

Together, the goals and objectives paint a picture of what a community wants to accomplish with its Comprehensive Plan, and with other development tools and ordinances. They provide direction, and serve as a guide for evaluating specific projects and land use alternatives.

The goals and objectives presented below are based on: a) input from the Steering Committee; b) the community workshop; c) the key person interviews; and d) the Vision Workshop.

Growth Management

Goal:

Create compatible and efficient land use patterns that diversify the tax base and facilitate cost-effective and efficient provision of public facilities and services that will support existing development and planned growth, and maintain the Village’s rural character.

Objectives:

1. Provide for the annexation of lands necessary to accommodate the future growth of Prairie Grove, and control the quality and phasing of new development.

2. Maintain and establish boundary agreements with adjacent communities, including McHenry, Bull Valley, Crystal Lake, Oakwood Hills, and Holiday Hills and monitor border development activity to ensure land use compatibility.

3. Maintain a balanced arrangement of land uses (quality neighborhoods, strong tax base, employment, and open space) by promoting development according to the adopted Comprehensive Plan.

4. Adopt and maintain up-to-date development controls that will provide for future growth in accordance with the desired type, appearance, intensity and design quality of land uses.

5. Focus new development adjacent to existing developed areas to prevent the premature conversion of farmland.

6. Avoid and discourage extending public utilities over large acres of undeveloped land to serve properties in outlying areas, since this will promote sprawl, rather than compact development.

7. Direct new residential and non-residential development to areas planned for such uses, so that land patterns maximize the efficiency of public services and protect and reinforce existing land uses.

8. Guide infill development of vacant parcels so that it is compatible in design, character, function and scale with adjacent uses.

9. Require developers to provide sewer and water capacity to meet the long-range needs of the community.

10. Assure that the intensity of new development does not overburden existing and planned utility systems, schools, roadways and services and other taxing bodies.

11. Provide generous landscaped buffers in areas where more intensive development abuts land that is either used or planned for residential or institutional uses.

12. Maintain existing natural buffers and tree lines where possible.

13. Establish appropriate impact fees to mitigate the Village’s costs associated with accommodating new development, along with the costs incurred by other service providers.

Residential Areas

Goal:

Maintain and enhance the Village’s existing single-family residential character, while providing a housing inventory that is diversified in dwelling unit type, size and design, and which supports the local population; accommodates projected future growth; and creates a high-quality residential environment.
**Objectives:**

1. Maintain the single-family image and character of Prairie Grove, by promoting single-family residential development and subdivisions.

2. Promote large-lot single-family housing to lower density, preserve open space and maintain the existing character of the Village.

3. Accommodate medium density housing as part of larger, mixed use planned developments near the Town Center to meet the needs of all existing and future residents, including elderly and first time home buyers.

4. Promote age-restricted housing in residential areas within the boundaries of School District 46 to minimize the burden of new development on the school system.

5. Promote clustering of houses and other conservation design techniques on sites containing wetlands, floodplain, large wooded areas, or other natural resources in order to minimize the impact to quality natural areas and to maintain and preserve these areas for public enjoyment.

6. Ensure that residential growth is consistent with the capacity of public facilities, services, schools, and infrastructure to serve new development.

7. Avoid the creation of small, isolated pockets of residential land use that cannot be served efficiently by sewer and water, public services, schools, and police and fire protection.

8. Prevent urban sprawl by requiring residential development to adhere to the recommendations of the Comprehensive Plan.

9. Establish design and development guidelines for residential development to promote attractive and compatible development.

10. Require architectural review and anti-monotony codes for new residential subdivisions.

11. Protect existing and planned residential areas from encroachment by land uses that are incompatible or which may create adverse impacts.

12. Require developers of residential planned developments to protect the natural environment and to provide amenities for residents, including:
   a. Preservation and enhancement of natural resources;
   b. The use of durable, permanent building materials, such as brick, stone, cedar, and cement board siding;
   c. Individual lot landscaping, in addition to parkway tree planting;
   d. Perimeter landscaped yards, at least 30 feet wide, to buffer residences from adjacent streets and land uses;
   e. Open spaces and parks, including play features and playgrounds; and
   f. Sidewalks and bicycle paths.

13. Require developers to respect and preserve natural features, such as vegetation, wildlife habitat, waterways, wetlands, topography and scenic vistas.

14. Encourage developers to preserve existing structures that reflect the history and heritage of Prairie Grove, when planning and designing new residential subdivisions. Provide new initiatives for the preservation of farmsteads, barns, homes and sites of unique character or historical significance.

15. Require landscape screening, increased setbacks, and restricted access for houses that will be located along collector roadways and railroads, and maintain existing wooded buffers and tree lines where possible.

16. Avoid the planning and placement of residential uses adjacent to arterial roads within the community, such as Route 176 and Route 31, to maximize properties with commercial development potential.

17. Protect residential privacy and maintain access to sunlight and open space through building setbacks, separation between living units, and building orientation, in accordance with good planning.

18. Preserve existing housing through effective code enforcement and preventive maintenance.

19. Require adequate, usable open spaces in all new residential developments, designed to meet the needs of residents. All open spaces should be accessible by sidewalks, bikeways, and trails.
20. Require developers to provide paved pedestrian linkages and sidewalks to daily activity areas such as elementary schools, convenience shopping centers, open spaces, and other community areas.

21. Require developers to provide for the connection or extension of planned streets to adjacent, undeveloped properties, to create transportation linkages between residential neighborhoods and to provide street system continuity for the benefit of all residents of Prairie Grove.

**Commercial Development**

**Goal:**

Promote new commercial and business development that provides local residents and the neighboring communities with a diversity of goods and services, enhances the Village’s tax base, reduces the burden on schools, and provides employment opportunities.

**Objectives:**

1. Plan for the creation of a town center area consisting of civic, retail, service and residential uses located in the northwest section of the Village, west of Route 31 adjacent to the Chicago and Northwestern Railroad.

2. The Town Center should include:
   a. A central focal point, such as a new Village Hall, train station, or town square;
   b. Design guidelines for signs, lighting, landscaping and architecture; and
   c. Extensive use of plazas, brick walkways, pedestrian amenities, and gathering places.

3. Market the areas along Route 31 and Route 176 as major commercial centers that could include regional-scale shopping centers, restaurants and department stores.

4. Establish design and development guidelines for commercial development to ensure new commercial development is attractive and compliments the existing character of the Village.

5. Design and development regulations should:
   a. Require commercial buildings to be constructed primarily of brick and stone to reduce maintenance and promote high quality structures that are permanent in appearance.

6. Minimize and mitigate any negative impacts of commercial and business uses activities on neighboring land-use areas.

7. Encourage a variety of new commercial uses that will increase the range of employment opportunities, and strengthen and expand the Village’s tax and economic base.

8. Encourage cross-access between adjacent commercial properties, and consolidate access drives to improve safety and maintain the operational efficiency of traffic flow on adjacent roads.

9. Require developers to upgrade adjacent streets with right-of-way and pavement widths sufficient to accommodate anticipated traffic and associated vehicular turning movements into and out of commercial centers, and to contribute toward the future installation of traffic signals, once warrants are met.

10. Require developers to provide adequate off-street parking and loading to serve proposed uses.

11. Discourage the establishment or extension of strip commercial development (generally one lot deep) and encourage the grouping of retail, office and commercial activities in centers of unified design character (including façade treatment, signs, lighting, and architectural design).

12. Discourage the development of commercial uses at locations that cannot be adequately served by existing transportation, utilities and other public facilities.

13. Require developers to provide sidewalks along both sides of major arterial streets and highways for pedestrian access to commercial centers, and promote internal pedestrian linkages in commercial developments.
14. Promote site planning that addresses the needs of the handicapped according to good planning practice, in addition to state and federal regulations.

15. Encourage the corrective maintenance and rehabilitation of older commercial and business properties that are in poor condition or do not conform to community standards.

16. Ensure that appropriate stormwater management and environmental protection provisions are included in all new commercial developments.

17. Revitalize existing commercial uses on Routes 31 and 176 through site design, facade improvements, landscaping, architecture and signage.

**Business Park/Light Industrial**

**Goal:**
Promote a small amount of light industrial and business park uses that complement other types of local development to ensure a diversified economy, strengthen the Village’s tax base, and provide employment opportunities for Village residents.

**Objectives:**
1. Encourage business park development consistent with the Comprehensive Plan.
2. Promote a campus-type setting, defined by generously landscaped building and parking setbacks; wide, tree-lined streets; quality architecture; landscaped buffers along all boundary lines of the park; screening of off-street parking and unenclosed loading; pedestrian linkages; and uniform signage and lighting for business park and industrial development.
3. Require buildings in business parks and light industrial areas to be compatible to adjacent surroundings in form, texture, colors, consistent with a campus-type setting. Prohibit the use of metal or vinyl siding.
4. Business park areas should be located major roadways to maximize access, visibility and exposure for new business uses, but also minimize business park traffic within other parts of the Village.
5. Business park uses should emphasize high-tech, office, distribution, and research.
6. Adequately screened off-street parking and loading facilities should be provided within all business park and light industrial sites, and the consolidation of parking areas and driveways serving two or more uses should be encouraged.
7. Site improvements within business park developments, such as lighting, signage and landscaping, should be well designed and coordinated in order to help create a positive identity and visual image throughout the development area.
8. Particular attention should be given to screening and visual separation between business park and light industrial uses and other nearby land uses. The perimeter of business parks should be extensively landscaped, particularly where business parks border residential neighborhoods or major roadways.

**Transportation**

**Goal:**
Provide a coordinated system of roadways, pedestrian facilities, recreational pathways, and public transportation services that provides for the safe and efficient movement of vehicles, bicycles and pedestrians, reinforces surrounding land development patterns, and compliments the rural character of the Village.

**Objectives:**
1. Support the Comprehensive Plan’s Transportation Plan for the identification of where new roads and access points are needed to serve projected growth, so that adequate rights-of-way can be reserved as development occurs.
2. Based on the Transportation Plan, create a functional classification system for all existing and planned roadways in Prairie Grove’s planning area.
3. Work with Metra to develop a future Metra station, related facilities and parking along the Chicago and Northwestern Railroad west of Route 31, north of Cobblestone, in the proposed Town Center area.
4. Work with and encourage IDOT to complete widening improvements on Route 31 and 176.
5. Encourage signalization of designated intersections identified in the Transportation Plan, including:
   a. Barreville Road and Route 176
b. Nish Road and Route 176  
c. Route 31 and Edgewood/Ames

6. Ensure that future roadway infrastructure provides for multiple east-west and north-south roads through Prairie Grove, thus minimizing the likelihood of congestion, “cut-through” traffic, and over use of select roads.

7. Provide for continued maintenance of the present road system, including topcoats, cracks, shoulders, and adjacent vegetation, thereby expanding the lifespan of existing roads, and ensuring the safety of those who travel on them.

8. Identify and realign “jogged” roads and problematic intersections in order to eliminate dangerous vehicular conflicts, redundant turns, and interrupted flow caused by poorly placed and designed intersections and roads.

9. Discourage direct access onto individual properties from Route 31, Route 176 and other arterial streets.

10. Maximize safety and maintain the operational efficiency of Prairie Grove's arterial and collector streets by:

   a. Requiring the consolidation of curb cuts; and
   b. Minimizing the number of curb cuts allowed for new development.

11. Require developers to design street grid patterns in new subdivisions that minimize or eliminate cul-de-sacs, provide sufficient cross access through the development, and connect appropriately to adjacent developments and existing roads, in order to facilitate roadway maintenance and improved overall circulation.

12. Work with developers to design a system of streets that discourage “shortcutting” of traffic through residential neighborhoods.

13. Locate land uses that are high trip generators, such as commercial, along roads that can or will be upgraded to handle such traffic.

14. Discourage the establishment of “private streets” in new subdivisions.

15. Require all streets to be constructed according to standards and specifications included in Prairie Grove's Subdivision Code.

16. Expand the pedestrian circulation system by requiring all developers of all types of development to provide sidewalks and/or bike trails along both sides of all streets.

17. Develop a multipurpose trail system, using existing rights-of-way, protected greenbelts, open space corridors, and easements to provide connections between subdivisions, schools, parks, shopping areas, public facilities, open spaces, forest preserves, and other multi-use trails in the area to ensure safe and convenient pedestrian and bicycle access to all park sites and recreational areas.

The Natural Environment

Goal:

Preserve, protect and enhance the existing natural resources, wooded areas, rolling topography, scenic vistas and environmentally sensitive open space areas that are essential to the rural image and character of Prairie Grove.

Objectives:

1. Identify and regulate the key “environmental corridors” that pass through Prairie Grove, which include flood prone areas, wetlands, surface watercourses, native vegetation, and wildlife habitats, into an integrated area-wide open space network.

2. Adopt best management practices for storm water management and provide enough capacity to ensure that new developments do not contribute run-off that increases off-site flooding or degrades water quality in surface or ground water systems.

3. Promote attractive detention basins and retention ponds at appropriate locations that contribute to the desired character and appearance of the Village and promote aquatic biodiversity.

4. Protect groundwater recharge areas valuable to the long-range supply of water to the Village and County.

5. Identify, protect, preserve and provide access to important natural areas and resources, including Thunderbird Lake and the Fox River, by acquiring land or easements and setting these areas aside as permanent open spaces.

6. Prioritize the acquisition or protection of lands determined to be particularly vulnerable to disturbance or development.
7. Continue to support the Nunda Township Open Space Plan and the acquisition of open space within the Village’s boundaries and planning area.

8. Maintain the functional value of natural areas, such as floodplains, wetlands, and wooded areas, when planning all new developments within Prairie Grove.

9. Develop and preserve the network of linear open spaces illustrated on the Comprehensive Plan to protect streams, wetlands, floodplains, hydric soils; and to connect Thunderbird Lake, parks and other permanent open lands; and to serve as a buffer between incompatible land uses.

10. Discourage development in areas where soils display characteristics that make development infeasible, such as hydric soils that are saturated, flooded or ponded for at least part of the year.

11. Promote clustering of houses and other conservation design techniques on sites containing wetlands, floodplain, large wooded areas, or other natural resources in order to minimize the impact to quality natural areas and to maintain and preserve these areas for public enjoyment.

12. Preserve Prairie Grove’s existing, mature trees, by:
   a. Establishing and enforcing the Village’s tree preservation ordinance;
   b. Removing undesirable and/or invasive species;
   c. Working with developers to identify desirable tree species, and alter development proposals to avoid impacts to these trees;
   d. Requiring developers to post bonds to guarantee tree preservation during construction; and
   e. Enforcing tree protection through regular inspections.

13. Prevent the urbanization of floodplains, and encourage the use of flood prone land for public open space, recreation, wildlife habitat, and pedestrian trails.

14. Protect aquifers, wetlands and streams from pollutants by promoting reduction in the amount of eroded soil, fertilizers, herbicides, insecticides, and other physical, chemical or biological substance carried into waterways by stormwater runoff.

**Community Facilities & Services**

**Goal:**
Provide and support public facilities and services such as police and fire protection, schools, road maintenance and snow removal, education, health and medical, and social services for all residents and businesses of Prairie Grove.

**Objectives:**
1. Encourage, cooperate and participate in the planning of schools, religious institutions, and other community services to meet existing and future needs of Prairie Grove.

2. Provide and maintain a high level of municipal and community services, on appropriately-sized parcels for police and other governmental functions.

3. Encourage efficient land use planning to minimize inefficiencies and reduce costs of providing public services, such as: snow plowing and road repair; postal service; emergency services (fire, police and ambulance); and school bus travel.

4. Support efforts to provide top quality police, fire and emergency medical services throughout the Village.

5. Work with and cooperate with School District’s 46, 47 and 155 to promote the continued improvement and excellence of public schools and educational services within the Village.

6. Continue to provide adequate water distribution within the Village through Illinois American Water.

7. Identify options and resources for wastewater treatment or identify a suitable a location for a wastewater treatment plant to accommodate future development.

8. Encourage private developers to oversize lines water distribution, sanitary sewer and storm sewer systems and wastewater treatment facilities within the Village to accommodate future growth and development.

9. Maintain a high level of refuse collection service within Prairie Grove and continue to promote and encourage recycling.
10. Ensure that all sites, facilities, and buildings for all Village departments and services are adequate; complement the neighborhoods in which they are located; are attractive and well-maintained; and, undertake maintenance, expansion and replacement programs as necessary.

11. Identify opportunities for new or expanded public facilities or services which can enhance the overall quality of life within Prairie Grove and help attract new families and businesses.

12. Maintain a quality fleet of vehicles and capital equipment needed to deliver top quality services to the community.

13. Develop a long-term plan for the maintenance and improvement of aging infrastructure systems within Prairie Grove, including water distribution, sanitary sewers, storm sewers, and roadway conditions.

14. Promote new or upgraded facilities and services for traditionally underserved groups within the community, including the elderly, teens, and the handicapped.

15. Seek grants and other sources of revenue from outside agencies and organizations that can be utilized to help maintain the provision of top quality municipal services, facilities and infrastructure within the Village of Prairie Grove.

16. Establish and maintain intergovernmental cooperation and agreements with nearby communities, other governmental agencies, and public and private agencies to improve and expand the range, quality, and efficiency of public services and facilities available to Prairie Grove residents.

17. Promote community, cultural and religious institutional organizations that will enhance the Village’s appeal and maintain the Village’s rural character.

Parks & Recreation

Goal:

Promote adequate, well-designed parks, open spaces and recreational facilities designed to serve the needs of all segments of Prairie Grove’s population.

Objectives:

1. Establish a park dedication requirement for new development that will require all developers to donate usable parkland to the Village for development of passive and active recreational areas.

2. Require developers to provide active and passive recreation areas within walking distance of all new dwellings, designed to serve the needs of the residential community.

3. Encourage the development of community parks and programmed/scheduled recreational facilities next to existing schools and proposed school sites or collector and arterial streets.

4. Develop a large public park, commons, or village green as a part of the new Town Center development to create a central gathering place and activity area for all residents of Prairie Grove.

5. Develop a multipurpose trail system, using existing rights-of-way, protected greenbelts, open space corridors, and easements to provide connections between subdivisions, schools, parks, shopping areas, public facilities, open spaces, forest preserves, and other multi-use trails in the area to ensure safe and convenient pedestrian and bicycle access to all park sites and recreational areas.

6. Undertake more extensive landscaping and “greening” programs along major street corridors.

7. Require developers to equip parks in the first phase of their residential subdivisions, to ensure that commitments for open space and recreation are maintained, and provided in a timely fashion.

8. Establish planting programs on public properties, parks, and along roadways, all of which add to the character of the Village.

9. Continue to cooperate with local schools in the provision of recreational services.

10. Continue to work closely with local community groups and other voluntary organizations in the provision of recreational services.

11. Continue to support the Nunda Township Open Space Plan.
Utilities

**Goal:**
Accommodate the future growth and development of Prairie Grove by planning for the phased expansion of utilities to meet projected growth, and ensuring that rural residential subdivisions are directed to areas where soils can accommodate such development.

**Objectives:**
1. Require developers to contribute to the cost of new wells and elevated or underground water tanks to serve projected development.
2. Require developers of all new development to install water and sewer lines that have sufficient capacity to meet the anticipated demand associated with their project, and to accommodate future development according to the adopted land use plan.
3. Require utility and drainage easements in all new subdivisions developed with individual septic systems to accommodate future sewer systems and other utilities.
4. Provide for and design storm drainage and flood basins in accordance with good design, planning practice, and existing ordinances.
5. Require natural gas, electric, telephone, and other cable and transmission lines to be installed below ground, and require developers to bury existing utilities, so that their visual impact is eliminated, and the aesthetics of the area in which the utilities are proposed to be located is maintained.

Agricultural

**Goal:**
Prevent the premature conversion of prime agricultural land to non-agricultural uses by the use of careful planning for utility extensions and the orderly phasing of development.

**Objectives:**
1. Identify areas for prime agricultural use within the Village’s one and one half mile planning jurisdiction and, to the extent possible and appropriate, prevent the premature conversion of these areas for new development.
2. Provide appropriate transitional uses between the existing and planned portions of the community to protect agricultural land and to minimize conflicts between dissimilar uses.
3. Require new subdivisions that are proposed to be constructed next to active farms, which are intended to be a permanent agricultural use, to maintain a 100-foot landscaped buffer between residences and agricultural operations.

Village Identity

**Goal:**
Provide a strong and positive Village image and identify through landscaping, maintenance code enforcement, and Village-sponsored beautification programs.

**Objectives:**
1. New development should be accommodated; however the new development should maintain and enhance the Village’s rural character.
2. Create well-defined entrances into the Village through special treatments of signage, landscaping, and other design techniques, including landscaped parkways and building setbacks, and ornamental lighting.
3. Ensure architectural compatibility between commercial development, and provide consistency in landscaping, setbacks, lighting and signage.
4. Encourage local groups and organizations to participate in the beautification of local parks and other public spaces through plantings of flowers, trees and shrubs.
5. Preserve, replace and plant trees and other vegetation in public spaces, including the public rights-of-way.
6. Conduct a historical survey of the Village and its surrounding area to identify, evaluate and record buildings and sites with regional and/or local historical significance. The historical survey could be published via the Internet or brochure to improve resident awareness and knowledge.
7. Develop markers/plaques to demarcate historical sites within the Village.
8. Encourage the preservation and reuse historically/visually/architecturally significant barns, silos and structures for community uses such as galleries, theatres, museums, meeting spaces, and educational facilities.
Citizen’s Awareness

Goal:
Instill in Prairie Grove’s residents an active interest in the future of the Village and its community functions.

Objectives:
1. Develop and maintain a free-flow of communication between the municipal government and Prairie Grove residents.
2. Keep citizens informed of events, actions, and other issues that may affect residents, the Village, and surrounding areas.
3. Encourage the formation of civic improvement organizations that will actively strive for the betterment of the Village of Prairie Grove.
4. Cooperate with and support local groups and associations interested in the promotion of a better community.
5. Sponsor programs, events, and celebrations that can stimulate public involvement and participation, foster a strong community spirit and identity, and bring together residents from various neighborhoods on a regular basis.
Section 2:
Community Wide Plans

The Community-Wide Plan consists of five components: 1) land use, 2) residential, 3) commercial, 4) transportation, and 5) community facilities and parks.

The Community-Wide Plan is supplemented by more detailed recommendations for Prairie Grove’s two “target areas,” which are presented in Section 3 of this Plan report. The Target Areas include: (a) Terra Cotta/Town Centre Area, and (b) Riverwalk Area.

Land Use Plan

Prairie Grove’s unique and picturesque setting is defined by the natural landscape and such features as the Fox River, Thunderbird Lake, rolling topography, open space, wetlands, and trees and woodlands. These features collectively establish the “rural” and environmental character of Village and have shaped the existing road layouts and much of the existing development, and will continue to influence new growth within the Village. The Village should strive to maintain and enhance these features as community assets and ensure that any new development is sensitive to and reflective of the natural environment and desired character of the Village.

The Village of Prairie Grove has experienced recent growth, and development pressure continues to persist. A large amount of the Village’s planning area is under control of a single owner, however a contract is pending to sell the property to Westminster Swanson for development within the Village of Prairie Grove. In August, 2005, the Village Board agreed to approve an Annexation Agreement between the Village of Prairie Grove and Westminster Swanson in December, 2005. Under this agreement, the former Terra Cotta property would develop as illustrated and described in Section 3.

In addition to the Terra Cotta parcels, development activity and interest continues to flourish. Due to the strong residential market and high traffic counts on Route 31 and Route 176, Prairie Grove remains poised for significant residential, commercial, and business growth during the next 10 to 15 year period.

New growth in Prairie Grove will entail primarily the development of unincorporated vacant and agricultural land that currently surrounds the community, including the 1,300 acres of Terra Cotta owned property. Growth into these agricultural and vacant areas will require annexation, and may be subject to boundary agreements between Prairie Grove and neighboring municipalities.

The recommendations of this Plan strive to prevent the premature conversion of agricultural land and open space, and promote its continued agricultural use until farming is no longer feasible or desirable by the landowners. When this occurs the Land Use Plan presented in this section identifies the best use for these parcels.

Some leapfrog development has occurred and there are vacant and agricultural areas within the existing municipal boundaries of Prairie Grove. Although most growth will be “green field” type development (development of unimproved land), redevelopment of some existing parcels will also likely occur.

The Land Use Plan provides a guide for future land development within the Village’s planning area. It identifies which lands should be devoted to residential, commercial, business, public, and open space uses. It also describes how various land-use areas should be related and interconnected.

The Land-Use Plan also endeavors to achieve a balance between the preservation of the significant environmental features and open space amenities that define and distinguish Prairie Grove, while accommodating and promoting high-quality and desirable new development.

It should be emphasized that the Land Use Plan is a general guide for growth and development within the planning jurisdiction. It is a foundation for further decision-making. It is not a site development plan. While it is specific enough to provide 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.

Land Uses

Residential

The Comprehensive Plan established five (5) different residential land use classifications. Together these different types of residential land uses accommodate a wide range of lifestyles for people at different stages of life – from first time home buyers...
to “empty nesters.” Residential land use is presented in more detail in the next section of the Plan. In addition to the residential land use areas, the Town Center Commercial area is a mixed-use area which is intended to accommodate multi-family residential units on the upper floors of mixed-use buildings. Residential land use classifications include the following:

- **Estate Residential** – Detached single-family residential homes on lots greater than ½ acre, with one-acre lots or greater preferred.
- **Single-Family Residential** – Detached single family residential homes on lots greater than ¼ acre, with ½ lots or greater preferred.
- **Neo-Traditional Residential** – Single-family detached residential homes on smaller lots (minimum of 50’ x 150’) that are served by an alley, have detached garages, and are laid out with a traditional street grid system.
- **Townhomes** – Single-family attached residential homes that contain multiple units in a single building, sharing common walls between units, with each unit having its own direct access to outside, and each unit having its own attached and enclosed garage.
- **Age Restricted** – Single-family attached residential homes (duplexes, townhomes, villas, or single-family detached) that are designed as part of a master development plan for persons of 55 years of age or greater.

### Commercial
The Comprehensive Plan designates four (4) different commercial land use designations. These commercial land uses are presented in more detail in the following sections of the Plan. Commercial land use classifications include the following:

- **Corridor Commercial** – Commercial that serves the day-to-day convenience needs of nearby residents, and also provides for a more diverse range of goods and services that serve the Village and surrounding communities.
- **Town Center Commercial** – Commercial area along Route 31 that provides a unique pedestrian oriented shopping/mixed-use area within the community.
- **Riverwalk Commercial** – Commercial district that provides a unique dining and entertainment area along the Fox River.
- **Office/Business Park** – Commercial areas that provide for more intense commercial services, office uses, and light industrial uses.

### Public/Semi-Public
These land uses areas include Village uses and other public/quasi-public uses, including the Village Hall, Police Station, future Metra station and commuter parking, Township facilities, Public Works facilities, religious institutions and cemeteries.

- **Park/Recreation/Open Space** – These uses include parks for both passive and active recreation, and general open space. Thunderbird Lake Conservation Area is also included in this land use designation.
- **School** – This land use classification includes lands and facilities currently or planned to be owned and operated by Prairie Grove School District 46, Crystal Lake Elementary School District 47, and Community High School District 155.
- **Utility/Rail** – This land use classification includes the ComEd power line easements, private waste water treatment facility, private water tower, ComEd substation, and the Chicago Northwestern Railroad corridor.
Figure 3

Land Use Plan

The Community-Wide Land Use Plan provides an overall framework for improvement and development within Prairie Grove over the next 10 to 15 years. It establishes long-range policies for key aspects of the Village, consistent with Comprehensive Plan Vision Statement and Goals and Objectives. The Plan strives to maintain and enhance the unique and distinguishing features of the community, balance commercial and residential development, maintain the Village’s rural character, and promote compatible new development and redevelopment along the Village’s key corridors.

Map Legend:
- Single-Family Detached
- Attached Single-Family
- Age Restricted/Senior Residential
- Neo-Traditional Residential
- Town Center Commercial
- Riverwalk Commercial
- Corridor Commercial
- Office/Business Park
- Utilities/Rail
- Schools
- Public/Semi-Public
- Parks, Open Space, Recreation

Comprehensive Plan • Village of Prairie Grove, Illinois

Houseal Lavigne Associates • March 2006
Residential Plan & Policies

Prairie Grove should continue to be a residential community comprised of primarily single-family homes. Its neighborhoods and subdivisions will continue to be enhanced as important community assets and protected from incompatible land uses and other influences, including noise and traffic.

Quality new residential development should be promoted and the rate of growth should be managed to correspond with the capacity of public services and infrastructure facilities to serve new development, including capacity and operational limitations of School Districts 46, 47, and 155.

This section builds upon the Land Use Plan, which highlighted four categories of residential land use: Estate Residential, Single-Family Residential, Attached Single-Family Residential, and Multi-Family Residential. The recommendations of this section are illustrated in Figure 4, located at the end of this section.

Estate Residential

Estate Residential areas provide for lower density residential development comprised of single family homes on large lots. Much of the existing housing stock within the Village consists of estate residential. Estate residential areas contribute significantly to the rural atmosphere that currently exists within Prairie Grove.

Estate Residential areas should be planned in areas where it can achieve the community objectives of preserving environmental resources and alleviate typical development pressure and school aged children on School District 46.

The Land Use Plan designates agricultural and undeveloped properties that would be suitable for new estate residential developments in the future. These areas can generally be described as the areas along or near the environmental corridors that are recommended for preservation, or within School District 46's boundaries, where fewer homes will result in fewer children.

Density

Estate Residential areas are designated for residential development on larger lots. Homes within the Estate Residential areas should be on lots ½-acre in size or greater, and ideally on lots one acre in size or greater. However, due to open space requirements, environmental features, and site constraints, this may not always be possible, and as a result, the precise size of lots, along with the development character, will be subject to review by the Village. The Village will consider open space requirements, the size and character of nearby existing and planned residential developments, and environmental conditions in the area in determining appropriate lot sizes that are proposed to be less than the desired ½-acre lot size.

Clustering

On parcels with significant natural resources, the Village should consider conservation design techniques, including clustering, to maintain and preserve wetlands, floodplain, large wooded areas, or other natural resources. These techniques will reduce the minimum lot areas, but should not reduce the gross density of a development. These techniques will allow new development to minimize the impact on quality natural areas, preserving them for public enjoyment while maintaining the Village’s rural character.

Single-Family Residential

Single-Family Residential areas provide for moderate-density residential areas. Single-family residential areas consist of homes located on more “typical” suburban lots. Oak Grove is an example of an existing single-family development currently existing within the Village of Prairie Grove.

While the construction of estate residential developments would preserve more open space within the community, developments with smaller lots should be permitted in areas of the community where the generation of school-aged children is not as much of an issue, and where significant natural resources have not been identified, and where resource preservation has not been identified as a high priority or necessity.

Development within the Single-Family Residential areas, regardless of density, should be characterized by conservation design, a significant amount of open space, including a centrally located park site, and the preservation of environmentally sensitive features.

Density

Single-Family Residential areas should typically develop at an overall gross density of 1 to 2 dwelling units per acre. Gross density calculations include the entire land area for a development, including open space requirements and right-of-way.

Ideally, homes within the Single-Family Residential areas should develop on parcels typically averaging 1/2-acre in size, but no smaller than 1/3-acre in size. The Village will remain flexible with the precise size of lots and the development character of individual developments in these areas, as they will be influenced by site constraints and open space re-
requirements. Parks sites, school sites, open space/natural area designations, and bikeway/corridor linkages should be appropriate for individual site characteristics and environmental conditions of the area.

**Clustering**

Clustering and other conservation design techniques should also be considered in single-family areas as well, where significant natural resources are present. Again, these techniques can preserve wetlands, floodplain, large wooded areas, or other natural resources and minimize the impact on quality natural areas, reserving them for public enjoyment and assist in maintaining the Village’s rural character. When clustering is utilized, the minimum lot area will be smaller than a typical development; however, the gross density should remain the same.

**Attached Single-Family Residential**

Attached-Family Residential areas provide for more dense residential area, including townhomes. Cobblestone is an example of one of the Village’s only multi-family residential developments within the Village.

Prairie Grove should continue to be primarily a single-family residential community, developed with Estate Residential and Single-Family Residential. However, the Land Use Plan identifies a limited amount of attached single-family residential areas.

In considering a limited amount of new, high-quality attached single-family housing in select locations, the Village of Prairie Grove is diversifying its housing stock, providing options for first time homebuyers, empty nesters and senior citizens, all of which represent underserved markets in the Village.

It is important that the housing stock in the Village of Prairie Grove provide housing opportunities for residents in all stages of their lives. As the community matures, there will be an increasing amount of residents that will be seeking smaller more affordable housing opportunities to stay in the community in which they have raised their families. Senior housing and assisted living facilities are important considerations for future residential development. Both senior housing and assisted living facilities should be provided in convenient locations to accommodate the needs of senior citizens within, or seeking to move to, Prairie Grove. Additionally, attractively designed attached single-family developments can provide a “transition” in the intensity of land use between the commercial/businesses areas and nearby single-family residential areas.

Attached single-family residential developments should be characterized by innovative site planning, protection of environmental features, a significant amount of open space, and should be compatible with nearby existing residential areas.

**Density**

The appearance and layout of attached single-family developments should be as important, and sometimes more important than, the density of a development. Attached single-family uses generally do not contribute to a “rural” character, and therefore it is important that all new attached single-family development be of a scale and character compatible with nearby single-family areas and the Village’s overall character. New attached single-family development should reinforce and enhance overall neighborhood quality rather than detract from it.

Attached single-family housing should develop at a density range of 6 to 8 dwelling units per acre. Owner-occupied housing units are strongly encouraged, rather than rental units.

**Multi-Family Residential & Neo Traditional**

Multi-Family Residential uses can include condominiums, apartments, and senior housing, and often provides a greater density than other forms of residential development. Multi-family residential and can typically be located where single-family residential uses would not be considered appropriate.

Prairie Grove should continue to be primarily a single-family residential community, developed with Estate Residential and Single-Family Residential, with limited areas of attached single-family development. Multi-family residential uses should be reserved as an option as a component of a mixed-uses development in the Town Center, or possibly as a senior housing facility located elsewhere in the Village. Multi-family residential often provides the most affordable option for first time homebuyers, empty nesters and senior citizens, all of which represent underserved markets in Village.

As part of a mixed-use development in the Town Center, multi-family residential could provide attractive and appropriate housing options to potential residents. As part of a Town Center development, the multi-family units would be close to shopping, dining, civic uses, and the Metra, making it an attractive and convenient...
Senior housing is another possible multi-family residential use that may be appropriate for the Village. If designed with attractive architecture in a campus-like or park-like setting, a senior housing facility could fit in to several different areas of the Village and accommodate a growing need for housing for the elderly. Senior housing development, if proposed, should be considered on a case-by-case basis to ensure that it is appropriate, given its location, scale, and character.

Multi-family residential developments should be characterized by innovative site planning, attractive architecture, and appropriate accommodations for parking and circulation. Special care should be given to ensuring that any such development is not detrimental to surrounding land uses and neighborhood character.
Prairie Grove should continue to be a residential community comprised of primarily single-family homes. Town homes and other types of residential development are appropriate in select locations as identified in the Plan. In determining the most appropriate residential designation, the Village has considered several factors including: impacts on adjacent land uses; influences from adjacent land uses; and; impacts to school districts. Figure 4 illustrates the recommended residential uses within the Village.

**Map Legend:**
- Estate Residential
- Single Family Residential
- Townhomes
- Neo-Traditional Residential
- Age Restricted Residential
Commercial Areas Plan & Policies

The Commercial Areas Plan and Policies are not intended to "commercialize" Prairie Grove. The recommendations of the Plan are intended to capitalize on high traffic volumes on Route 31 and Route 176 to diversify and strengthen the Village's tax base; relieve the tax burden currently borne solely by homeowners; assist School Districts by providing tax generating uses without increasing the population of children; create new jobs; and provide residents with local places to shop, dine and do business.

The development of Commercial Areas, which includes retail, office, restaurant, service and business park uses, should continue to be primarily located on Illinois State Routes 31 and 176 and within the proposed new Town Center area. Commercial development should not detract from Prairie Grove's rural character, but should be considered as an opportunity to improve the quality of life for Village residents. The appearance of Neighborhood Commercial development should be of a similar style to, and compliment nearby residential uses. Consideration should be given to the design, building materials, signage, lighting, parking and architecture for all commercial development. The Village should ensure commercial development enhances the character of the community and results in attractive, appropriate, and desirable shopping, dining, service, and entertainment areas.

The Commercial Areas Plan highlights the following four types of commercial areas that should be encouraged in Prairie Grove:

1. "Corridor Commercial" that serves the day-to-day convenience needs of nearby residents, and also provides for a more diverse range of goods and services that serve the Village and surrounding communities.
2. "Town Center Commercial" that consists of commercial uses that are intended to serve a larger geographic area, drawing customers from well beyond the Village limits. These commercial uses would consist primarily of grocery stores, retail stores, restaurants, services, and offices and business.

In general, Corridor Commercial development should occur along Illinois Route 31 and Illinois Route 176. These two regional arterial roads carry enough daily traffic to attract businesses and support significant commercial development.

The commercial sites located along Route 31 and Route 176 should have sufficient lot depths to accommodate contemporary commercial development. Lot depths should permit an extensively landscaped setback along the arterial street and adjacent land uses, the creative clustering of commercial buildings, shared parking areas, the consolidation of access drives, and vehicular connections/cross access between adjacent commercial properties.

Town Center Commercial

The extension of Gracy Road, west of Route 31 presents an excellent opportunity for the Village to create a "Town Center". Centered on a Metra Station, the Town Center area could provide destination shopping within the community. The Town Center Commercial area should consist of denser, clustered, pedestrian oriented shopping. Uses within the Town Center Commercial area should include retail, dining and entertainment uses, and possibly include professional office or residential uses located on the upper floors of buildings. The area should be developed as a "walkable" area, much like traditional downtowns. Buildings should be oriented toward the street and located at or near the sidewalk line. Landscaping, streetscaping, pedestrian amenities, building construction and orientation, lighting, wayfinding signage, building signage, façade treatments are all important considerations with the development of the Town Center Commercial area. In addition to commercial uses, the Town Center area may also include civic uses, outdoor plazas, and cul-
A new Riverwalk Commercial area is proposed for the west bank of the Fox River at the intersection of Route 176. This new commercial district is intended to be primarily a dining and entertainment district, which takes advantage of the beautiful Fox River and the thriving outdoor recreation that takes place on the river. Restaurants, taverns, outdoor recreation areas, and entertainment venues would create an attractive destination for people arriving by car or by boat. Boat slips within the district would allow people from up and down the river to visit the area and take advantage of the ideal river front location. With an appropriate mix of uses that were well-designed and situated along a public riverwalk frontage, the area would be an entertainment and dining destination.

**Business Park, Office Park, & Light Industrial Uses**

Business Park, Office Park, and Light Industrial uses include medical and business offices, high-tech campuses, research centers, distribution and logistics facilities, and other business/light industrial uses. Although the industrial market is not very strong for this area of the county, the Land Use Plan reflects long-range planning that best meets the community’s goals and objectives. Therefore, the Land Use Plan designates a limited amount of business park and office uses even though development may not occur as quickly as other land use areas.

Business Park, office park, and light industrial uses should develop in a campus-type setting, defined by generously landscaped setbacks for buildings and parking areas. Streets within an office or business park should be wide and tree-lined, and buildings should be characterized by attractive architecture and quality building materials. Business Park, Office, and light industrial developments should contain landscaped buffers to screen buildings and sites, and parking areas should be generously landscaped. Particular attention should be given to screening and visual separation between business park and light industrial uses and other nearby land uses. The perimeter of business parks, office parks and light industrial areas should be extensively landscaped, particularly where they border residential neighborhoods or major roadways.

Business Park and Light Industrial uses should have an overall site development plan to ensure the coordination of building sites, access and circulation, and open space amenities. The business parks should be screened and buffered from nearby neighborhoods, and should be attractive when viewed from adjacent streets. The environmental corridors, wooded areas, and other natural features shown on the Land Use Plan should be preserved and protected as the business park areas are developed.
The Commercial Areas Plan is not intended to "commercialize" Prairie Grove. Instead, the land use designations are intended to provide residents to shop and do business in the community in which they reside, and to diversify and strengthen the Village’s tax base. Figure 5 presents the commercial development planned within the Village of Prairie Grove and its Planning Area.

Figure 5
Commercial Areas Plan

The Commercial Areas Plan is not intended to “commercialize” Prairie Grove. Instead, the land use designations are intended to provide residents to shop and do business in the community in which they reside, and to diversify and strengthen the Village’s tax base. Figure 5 presents the commercial development planned within the Village of Prairie Grove and its Planning Area.

Map Legend:
- Corridor Commercial
- Town Center Commercial
- Riverwalk Commercial
- Business Park, Office Park, & Light Industrial

Comprehensive Plan • Village of Prairie Grove, Illinois
Houseal Lavigne Associates • March 2006
Transportation Plan & Policies

The primary purpose of the Transportation Plan is to establish the basis for a long-range system of roadways that efficiently supports existing and anticipated development. To the extent possible, the rural character of the roadway corridors should be maintained and enhanced. The Village should use the transportation plan to achieve the desired goals and objectives of the community, and to:

- Secure the rights-of-way for new roadways and trail systems prior to or concurrent with land development;
- Determine the impact of proposed developments on the area-wide transportation system;
- Work with land developers to provide the transportation improvements required to serve new development;
- Establish design standards for the various types of new roadways and pathways to be provided within the planning jurisdiction; and
- Anticipate the long-range financial requirements for transportation system improvements and establish the basis for funding support and assistance.

The Transportation Plan is illustrated on Figure 6.

Jurisdiction

The Village of Prairie Grove and its Planning Area are served by a system of roadways under the jurisdiction of the State of Illinois (IDOT), Nunda Township, McHenry County, and the Village of Prairie Grove.

With the exception of State roads (Illinois Route 31 and Illinois Route 176), a jurisdictional transfer will occur as areas annex into the Village of Prairie Grove. As unincorporated areas annex to the Prairie Grove to facilitate development, the Village will assume maintenance responsibility for the streets. The State of Illinois however, will likely always be responsible for the maintenance and improvements of Route 31 and Route 176.

Functional Classification System

Classifying the various roadways according to their function is an important element in the planning process. Not all roadways within Prairie Grove’s Planning Area are intended to serve the same purpose, and, therefore, should not have the same design characteristics. The number of lanes a roadway should have, its width, speed and striping are all characteristics that shape a road’s function and functional classification.

The two major considerations in functionally classifying roadways are: a) the level of access, and b) the mobility that they provide. There is an inherent conflict in addressing the need for a roadway to provide mobility, while allowing for adequate access to abutting properties. This is particularly problematic on Route 31 and Route 176, where high-traffic volumes are attractive for commercial uses that often desire full/signalized access onto the roadways creating a direct conflict with the road’s function as an arterial road.

Regulating the number of driveways and side streets is necessary on arterials to enhance their primary function of mobility. Conversely, the primary function of local roadways is to provide access, the implementation of which causes a limitation on mobility. Therefore, the extent and degree of access control is a significant factor in defining the functional category of a roadway.

Three functional classifications are recommended for public streets within Prairie Grove’s Planning Area, as discussed below and illustrated in Figure 6.

Arterials

There are two arterial roads within the Village of Prairie Grove’s Planning Area. Illinois Route 176, which runs east-west through the Village, and Illinois Route 31 which runs north-south through the Village and its Planning Area. These arterials are the major east-west and north-south roads that exist within the Village and its planning area.

With planned growth within the Village of Prairie Grove and McHenry County, these roads will experience moderate to significant traffic increases. As traffic on these arterials intensifies, demand for widened roadways, additional lanes, and improved intersections will follow.

Route 31 is currently planned for widening and improvement. Resurfacing improvements are scheduled for the summer of 2005, and the State is currently preparing the engineering plans for widening the road to five lanes.

The State has no current plans for the widening of Route 176, as current traffic volumes do not warrant improvements. However, additional capacity will be needed in terms of widening, left turn lanes and coordinated traffic signals as the community continues to develop. Standards for setbacks and access controls are needed to reduce negative impacts of future development along these.
Collectors

The function of collector streets is to collect traffic from the local street system and distribute traffic between neighborhoods within the community and provide access to the arterial street system. Collectors differ from arterials in that they penetrate into these land use areas, distributing trips from the arterials throughout the area to their ultimate destination.

Prairie Grove is served by six collector streets, four of which could be considered major, and two considered minor. Barreville Road serves as the major north-south collector, and Nish, Edgewood, and Ames Roads serve as major east-west collectors. Minor collectors include Wright and Bay Roads.

Continued development of a collector street system is critical to moving residents throughout the Village, assisting the Village in maintaining its rural character, preventing overuse of one particular street, and reducing "cut-through" traffic. A collector street system should be developed as a generalized grid throughout the Village, and connect all local streets to arterial roads.

Collector streets in Prairie Grove should be designed to carry less than 4,000 vehicles per day, but should accommodate more vehicles than a local street. Collector streets should strive to maintain the rural character of the community along the entire length of the corridors. Existing stands of trees should be maintained along roadways and natural/landscaped buffers should be used to screen adjacent development. At a minimum, collectors streets should be designed with 4' wide paved shoulder on both sides of the road to more safely accommodate cyclists and pedestrians.

Local Streets

Residential or local streets provide a means of access between a property and a collector or arterial street. Local streets are not designed to accommodate high volumes of traffic or traffic traveling at high speeds. Non-local motorists can create problems in neighborhoods along local streets and create concerns for safety.

The Village should discourage cut-through traffic through the development of a collector and arterial street system as identified in Figure 6. Collectors and arterials will provide a faster and more direct route of travel to most destinations and should be the preferred option by motorists. Local streets should be protected from high traffic volumes. Non-local, “cut-through” and commercial traffic on local streets should be minimized.

Local streets should strive to maintain the rural character of the community as they wind through the residential neighborhoods. Existing stands of trees should be maintained along roadways and natural/landscaped areas should be used to enhance a neighborhood’s overall character and appearance. As local streets are constructed throughout the community, the Village should require developers to install sidewalks on both sides of all local streets. If local streets exist without sidewalks, sidewalks should be installed as part of any major resurfacing or widening project undertaken by the Village.

Public Transportation

In general, the residents of Prairie Grove currently have little or no direct access to public transportation. No Metra station is located within the Village. The nearest Metra stations are located in Crystal Lake and McHenry. There is one Pace bus route in the Village. Route 806 travels between the Crystal Lake Metra Station and Fox Lake Metra Station, and travels along Route 31 through the Village of Prairie Grove.

The Transportation Plan has identified a 20-acre parcel along the Chicago and Northwestern Railroad, Metra’s Union Pacific Northwest line, in the proposed Town Center. The site is large enough to accommodate a Metra train station, associated facilities, and Metra’s required parking. The Village of Prairie Grove should work with Metra to acquire, design and develop a Metra Station on this site providing another stop on the separate service line that currently serves only McHenry.

If establishing this line is not a short-term objective of Metra, the Village of Prairie Grove should work with RTA, including Metra and PACE Bus Service to establish Park-and-Ride on this site. A parking lot could be constructed and commuters could park and be bussed via Pace Bus service to the Crystal Lake Metra Station. When warranted, a Metra Station could be constructed on the site and the facility would transition from a Park-and-Ride to a Metra Station.

Biking/Hiking Trails

As part of new development, open space and areas of natural environment should be accessible via biking/hiking trails. These trails should be linked throughout the Village by the sidewalk and shoulder system,
allowing cyclists to safely navigate throughout all areas of the community. Leisure cycling and hiking is a very desirable way of enjoying the natural beauty of the area. The trail system at Thunderbird Lake should be open to the public and linked to the community-wide trail system.
Figure 6
Transportation Plan

The Transportation Plan for the Village of Prairie Grove establishes the basis for a long-range system of roadways and transportation systems that efficiently supports existing and anticipated development. The Village should use the transportation plan to achieve the desired goals and objectives of the community including securing the rights-of-way for new roadways and trail systems prior to or concurrent with land development, and working with IDOT and Metra to improve transportation services for Village residents.

Map Legend:
- Regional Arterial Street
- Collector Street
- Proposed Collector Street
- Local Street
- Existing Traffic Signal
- Proposed Traffic Signal
- All Direction/4-Way Stop
- Proposed Metra Area
- Proposed Metra Station
- Closed/Abandoned Roads
- Future Linkage
- School Bus Access

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To adequately serve existing and future development in the Village of Prairie Grove, better east-west traffic movement must be accommodated. The realignment of Ames Road northward to align and connect with Edgewood Road is an important part of improving the transportation network for the Village. The intersection of Ames/Edgewood and IL Route 31 should be signalized, and would greatly assist with the control of traffic in and out of the Village.

The existing Ames Road right-of-way that extends west of the proposed upward bend would be vacated and the existing Ames Road/Route 31 intersection would be eliminated, as Ames Road would not extend to Route 31 on its existing alignment. Oak Grove Subdivision should be provided access to the realigned Ames Road by a short road that would connect Lakewood Lane and Thunderbird Lane to the realigned Ames Road. That portion of the Ames Road right-of-way west of Lakewood Lane should be used as a landscape easement to screen and buffer Oak Grove Subdivision from future commercial development to the north.
The concept of closing south Wright Road is intended to accommodate the development of a “Riverwalk” area along the Fox River near IL Route 176. Any closing of this section of Wright Road would need to be done in conjunction with the extension and improvement of East Drive as a through street, and the coordinated redevelopment of the riverfront area.

The Riverwalk area is designated as a commercial/retail/restaurant/entertainment mixed-use area oriented toward the Fox River Frontage. As a destination recreation/entertainment area, orientation toward the river is important. By closing this portion of Wright Road, the larger area between East Drive and the river can be redeveloped. The extended and improved East Drive would connect to West Wright Road and accommodate through traffic and access to the Riverwalk area.
The pending Terra Cotta development has proposed a new road (north of the existing Gracy Road alignment) that intersects with Barreville Road just north of Justen Road. The proposed new road east of Barreville Road bends northward as it approaches and connects to Barreville Road. This northward bend is proposed in order to provide a 90° intersection. While a 90° intersection is ideal, it is more important that the new road from the west align with and form an intersection with Justen Road, at Barreville Road. The alignment of the new proposed road should be shifted southward to align with Justen Road. Proper sight triangles must be provided to ensure that visibility is adequate to ensure a safe intersection.

Map Legend:
- Approved Terra Cotta Collector
- Realigned Road for 4-Way Intersection
- Abandoned Gracy Road
Community Facilities Plan & Policies

In addition to parks and open space, other public facilities provide important services to the residents of a community and add to the overall “quality of life” of a municipality. These include public schools, fire and police stations, administrative facilities and various other institutions.

In comparison with adjacent communities, Prairie Grove does not have a full complement of municipal facilities and services typical of larger more mature and dense communities. As growth occurs within the Village, the Plan and Policies set forth in this section will assist in expanding the quantity and quality of public services.

While feedback solicited during the community outreach exercises yielded various comments pertaining to municipal facilities, the response was not overwhelming. Concern over water quality, police and fire protection, and open space was heard during the key person interviews and community workshop. The community survey reported an overwhelming negative rating for recreational facilities and programs, cultural facilities, library services, services for the youth, and services for senior citizens. Nonetheless, while there were several issues cited, the provision of a full range of municipal services was not a top priority among most current residents.

However, as new development occurs within the community, new residents moving to Prairie Grove may have higher expectations for their municipal tax dollars. It is reasonable to expect that families moving into the new development likely to occur within Prairie Grove, will expect park district programs, library services and community events they enjoyed in their previous towns and Villages.

The Community Facility Plan, illustrated on Figure 10, highlights existing and planned facilities for Public Schools, Fire Protection, Township Services and Village Services.

Public Schools

Prairie Grove is served by three school districts: Prairie Grove School District 46; Crystal Lake School District 47; and, Crystal Lake Community High School District 155. Currently, only 1 school site is within the existing corporate limits of the Village of Prairie Grove. Each district is highlighted below.

Prairie Grove School District 46

District 46 operates one school, located at the intersection of Illinois Route 176 and Valley View Road. The school serves both elementary and junior-high students.

Current enrollment of District 46 is 1,010 students. The district has averaged an increase of 14 students per year over the last 10 years. Given the large areas of agricultural and vacant land within the community, District officials anticipate a high rate of growth in the future. District officials report that Prairie Grove elementary school is nearing its capacity, and a new school(s) will be needed to accommodate additional school aged children generated from new development. A new school is planned for the southwest corner of IL Route 176 and Valley View Road, next to the existing school.

District 46 will undergo a 10-year Life Safety audit in the fall of 2005. It is expected that the Prairie Grove Elementary School will require upgrades, including costly structural improvements.

Prairie Grove Elementary School is situated on one of the busiest roads in the Village. The traffic signal at Valley View Road provides for improved turning movements by school buses, however an access onto Valley View Road should be considered. A safe location for school buses to enter and exit the school is an extremely important consideration since new growth will increase traffic on Route 176, and the school’s location requires that most children are bussed to school. To address this concern, a new bus access onto Valley View Road is being proposed as part of the new school site. The existing school access directly onto Route 176 will be closed to bus traffic.

Operationally, School District officials report that new growth within its boundaries must be closely monitored. Significant residential growth could overcrowd schools and place the School District 46 in a financial position where it could no longer operate. To ensure School District 46 is not adversely impacted by new growth, they would like to see new growth within their boundaries include retail/commercial, age restricted developments, and very low-density development. All of these land use components are recommendations of the Comprehensive Plan.

Crystal Lake Elementary School District 47

School District 47 operates two elementary schools, and one junior high school, none of which are located within the Village of Prairie Grove.

Current enrollment for District 47 is 9,373 students. The District has averaged an increase of 180 students per year since 2000. With growth anticipated within the District 47’s boundaries, officials estimate annual increases of 150 to 200 students per year.
School District officials report the schools are currently at, or nearing capacity, and recognize the need for more facilities to accommodate future growth within the District.

Concerning future growth and development, School District 47 is better positioned to accommodate an increase in school children.

Community High School District 155


The School District currently operates four high schools and two alternate education centers, educating grades 9-12. Included in the District’s facilities is Prairie Ridge, a new high school constructed on the western boundary of the Village of Prairie Grove’s Planning Area.

The current enrollment for the School District is over 6,700 students. It is likely that new growth within the School District’s boundaries will require additional spaces and schools, however it is unlikely this will occur within the Village of Prairie Grove.

Fire Protection

The Village of Prairie Grove is served by two fire protection districts: Nunda Rural Fire Protection District; and, Crystal Lake Fire/Rescue Department. Each agency serves a different part of Prairie Grove, and the agencies vary in number of staff, stations, equipment, and fire insurance rating. Although no specific need for an additional fire station has been established, it is anticipated that an additional station(s) may be needed as development occurs. Any future fire stations should be located on collector streets to accommodate efficient and timely response to emergencies.

Nunda Rural Fire Protection District

The Nunda Rural Fire Protection is responsible for nearly all fire protection within the Village of Prairie Grove. The district currently operates one station, located on the east side of the Village’s planning area along Route 176.

The station employs 42 (2 paid on premise). According the Fire Protection District, current industry standards state the importance of having a minimum of a 3-person engine, and consequently, the district is anticipating adding an additional paid on premise person. The District has been kept most equipment updated, but the district is looking to acquire/update their brush truck ($50,000), a squad truck ($200,000), and their Self Contained Breathing Apparatus ($120,000).

The current fire insurance rating for the Nunda Rural Fire Protection District is class 4 in hydrated areas, and class 9 in non-hydrated areas. To improve fire protection, particularly to the western parts of the Village, an additional station is desired, however funding the station’s construction is a concern. District officials also suggest establishing a requirement for installation of water systems and fire hydrants within all new developments. Other concerns cited by the Nunda Fire Protection District include: naming of streets within the Village; the School District’s strong desire for senior housing will result in more service calls for the Fire Protection District; and, the installation of mile-markers on bike/hiking trails.

The Fire Protection District has acquired a parcel of land on the south side of Ames Road for possible relocation/expansion. However, the site may be less than ideal, and the District has been working with a developer to relocate the station to the north side of the street. Regardless of the location, the Village should continue to support the Fire Protection District’s plans for relocation and expansion.

Crystal Lake Fire/Rescue Department

Currently, the City of Crystal Lake has three (3) stations that are staffed 24-hours per day with 74 employees. All 3 stations are located within the City of Crystal Lake, but Station 1, located at the Municipal Complex, covers from Route 14 to the northern edge of the district, including parts of Prairie Grove.

The fire chief reports that staffing and equipment/apparatus is less than satisfactory, and the 6,000 annual calls for the department significantly tax their personnel and resources. To address this issue, and to accommodate future growth, the Crystal Lake Fire/Rescue Department has plans to add additional personnel upon completion of the organization’s strategic planning process, but no plans to construct additional facilities.

The current fire insurance rating for the Crystal Lake Fire/Rescue Department within the City of Crystal Lake is 4, and other areas within the District is 9 (4 when the property is within 1,000’ of a hydrant). District officials have stated that non-hydrated areas and future development will be problematic to providing fire protection within the district.
**Village Services**

The Village of Prairie Grove was established in 1976. A small residential conversion on Ames Road served as the first Village Hall and housed village operations until the current Village hall was constructed in 2003.

As the Village experiences growth, it is likely that demand for Village services will increase, and that Village departments will outgrow their current facilities. As part of the approved Terra Cotta plan, 20 acres of land has been set aside for development of a new Village Hall west of Route 31. Although not all of the land will likely be needed for the construction of such a municipal facility, it is anticipated that the Police Department would take over the existing Village Hall as the new Police Station, when the new Village Hall is constructed and its operations are relocated. Building modifications and/or additions may be required to transform the existing Village Hall into a adequate Police Station facility.

**Building Department**

The Building Department is responsible for plan review, building permit application and processing, inspection/code enforcement, and updating Village codes. The Department currently consists of 1 full-time inspector and 1 part-time secretary. Both the current equipment and current staffing are adequate for current workloads, however there are plans to add personnel and equipment as needed.

**Public Works Department**

The public works department of the Village is responsible for streets and roadside maintenance. The department operates from a facility rented from Nunda Township. The department would like to operate its own facility from a location within the Village. The department consists of 2 part time employees, a staffing level considered inadequate by the department. The public works department has identified many roads in the Village in need of improvement, including Valley View Road, Gracy Road, and Nish Road. As new development takes place and new roadways are constructed, additional Public Works staff and facilities will be required to accommodate the future service needs of the Village.

**Police Department**

The Village’s Police Department provides police protection within the Village of Prairie Grove’s planning area. The department currently consists of 11 part-time officers. The 3 patrol vehicles used by the department are currently adequate. The McHenry County Sheriff’s Department currently assists the Police Department by dispatching officers and providing back up on calls.

The Department has expressed an immediate need for 3 additional officers to provide 24-hour coverage, as well as more office space, an evidence room, and holding cell as growth occurs within the Village.

**Parks**

The Village of Prairie Grove owns approximately 10 acres of parkland south of the Village Hall on Barreville Road. The land is currently undeveloped, however the Village’s long range plans for the site is parkland. Development of the park site should occur as recreation facilities are needed in the community, and when funding is available.

Approximately 55 acres of new parkland have been designated as part of the Terra Cotta development. These 55 acres are essentially divided into four (4) different parks of various sizes. Additionally, new park land is being planned as part of a large development (Tailgrass), south of IL Route 176.

**Nunda Township**

Nunda Township’s administration buildings and work/storage yards are located on Bay Road, on the western edge of Prairie Grove’s planning area. Structures currently on the site include the Road District garage, salt barn, storage building, Town Hall and office building, and an annex office building. The Township anticipates the need for expansion of their facilities, particularly the Road District’s garage.

The Road District of Nunda Township is responsible for all roadways within the unincorporated areas of the township. While they do not have jurisdiction over any roads currently within the Village, the Road District is maintaining roads that would transfer to Village jurisdiction upon annexation/development. Currently the Road District is undertaking shoudering, patchwork and overlaying all streets within their jurisdiction.

**Open Space**

**McHenry County Conservation District**

The McHenry County Conservation District (MCCD) can be a valuable resource for the preservation of natural open space throughout the Village and its planning areas. Protecting open space may be the most powerful way of maintaining the rural and environmental character of the area. Once designated as part of the Conservation District, an area is protected from development. To the extent possible, the Village should work with the Conservation District to protect the Village’s natural areas.
The Conservation District was established by a successful countywide referendum held in conjunction with the general election of April 1971. The District was formally organized in July 1971 with this original Board of Trustees appointed by the County Board Chairman.

The McHenry County Conservation District owns or manages over 20,000 acres of open space, including new and old forested areas, prairies, wetlands, ponds, creeks, and rivers. Three of the District’s 20 open conservation areas are located within the Village of Prairie Grove’s Planning Area: Stickney Run Conservation Area, Silver Creek Conservation Area, and Prairie View Educational Center.

In 2004, the MCCD established a Task Force to develop a Master Plan for the Stickney Run Conservation Area. The final Master Plan for the site will build upon the existing horse and hiking trails.

**Thunderbird Lake**

Thunderbird Lake is a large area of natural environment that contributes significantly to the character of the surrounding areas. Given the soil conditions and wetlands that exist on the site, it is reasonable to expect that the site will remain open space. Although the area will likely remain as open space, access and use of the area by local residents may remain restricted in the years to come, preventing Thunderbird Lake from utilized and enjoyed to its full extent.

Thunderbird Lake is owned by the Terra Cotta Corporation. The Village should continue to work with Terra Cotta to re-establish the public’s access to and use of the trails surrounding the lake.

**Nunda Township Proposed Open Space Plan**

In June 2004, Nunda Township prepared the *Nunda Township Proposed Open Space Plan*. The stated purpose of the plan was to preserve the landscape diversity, rural character, and quality of life in Nunda Township. The Plan proposes to achieve this through the acquisition of scenic vistas, farmland protection, the preservation and protection of wetland and high-quality natural areas, floodplains, wildlife habitat, and groundwater recharge soils.

The Plan identified 25 open space areas/properties for acquisition, four of which are located in the Village of Prairie Grove and its planning jurisdiction. The acquisition of the properties was subject to cost, availability, willingness of the seller, and suitability for open space purposes. As future development and planning takes place in the Village, consideration should be given to working with developers and the Township to establish open space areas consistent with the Township Open Space Plan.

**Religious Institutions & Cemeteries**

The Comprehensive Plan does not establish specific locations for religious institutions within the Village. However, because religious institutions are such an important part of the make-up of a community, they should be encouraged and welcomed into the Village. Religious institutions should be considered appropriate in most areas of the Village, but should not be allowed to locate in commercially designated areas, including those areas along IL Route 31 or IL Route 176.

**Public Utilities**

The Village of Prairie Grove and its Planning Area are served by a varying network of public utilities. Com-Ed provides electric service to all properties within the Village. Any new development should be required to bury utility lines as part of the overall design and construction of a development. Additionally, and to the extent possible, the Village should seek to bury existing utility lines that are above ground. Burying utility lines can significantly improve the appearance of an area and help to maintain a more natural/rural appearance.

**Wastewater & Sewage**

At the present, the majority of the parcels within the Village of Prairie Grove rely on septic fields for wastewater storage and treatment. Currently, only one treatment facility exists, located south of Oak Grove subdivision. The facility was constructed by Terra Cotta Industries to provide wastewater treatment for their plant and office, and the 1,550 acres of land in which they own and plan to develop.

Currently, only Oak Grove and Cobblestone subdivisions benefit from the wastewater treatment plan. The remainder of the community relies on individual septic systems located on their property for the storage of sewage and wastewater.

While new low density residential may be developed with well and septic, it is more likely that new development (especially larger development) will be designed with water and sewer service.

**Water Supply**

There is no municipal distribution system for water within the Village of Prairie Grove. All properties within the Village rely on individual wells as a source for water. Cobblestone and Oak Grove subdivisions however, obtain their water from Illinois American Water, which acquired...
a well and storage tank from Terra Cotta Corporation.

In 2005, Baxter Woodman, Inc. prepared the McHenry County Groundwater Resources Management Plan. The Plan identified townships areas as “Areas with Surplus Capacity,” “Areas of Concern”, and “Areas of Potential Shortage” based on a ratio of water use and potential yield. The findings of this report identified or classified Nunda Township currently as an “Area of Surplus”, and an “Area of Concern” by 2030.

As new development occurs, special consideration should be given to the impact of new development on the quality and quantity of available ground water. Special efforts should be made to protect ground water, thus protecting the existing wells that currently serve Village residents. While new low density residential may be developed with well and septic, it is more likely that new development (especially larger development) will be designed with water and sewer service.

**Storm Water**

There are no underground stormwater sewers to serve Prairie Grove, although there is a system of drainage ditches and man-made detention ponds. Each individual development is required to provide its own stormwater management facilities in accord with the County’s Stormwater Ordinance. Consequently, numerous retention ponds and detention areas are scattered throughout the planning area. Natural topography, open ditches, bioswales, prairie/natural detention areas, and other techniques should be used to provide appropriate stormwater management in an attractive and environmentally compatible manner.

**Pipeline and Power Transmission Corridors**

A petroleum pipeline and overhead electrical transmission lines traverse Prairie Grove. The electrical transmission lines are comprised of ComEd’s high tension lines, carrying large amounts of electricity from a substation located in the southeast section of the Village’s Planning Area.

Overall, there are no capacity or condition issues related to power transmission or gas distribution within the Prairie Grove area.

Where possible, the corridors should be used to accommodate a trail system for pedestrians and cyclists, better connecting the different areas of the Village, its planning areas, and adjacent communities.

**Bike/Trail System**

Previous planning efforts conducted by the Village established a plan for a bike/trail system along the following routes: Barreville Road, Ames Road, Nish Road, Valley View Road and Justen Road. The Village should continue to support the development of a trail system along these Village roadways and identify additional connections into existing and planned neighborhoods, open space and recreational areas as new development occurs within the Village.
Figure 10
Community Facilities & Open Space Plan

Community facilities and open space provide important services to residents, contribute to the rural character and add to the overall quality of life. Community facilities planned for the Village of Prairie Grove area illustrated on Figure 10.

Map Legend:
- Village/Township
- Fire District
- School
- Religious Institution/Cemetery
- McHenry County Conservation District
- Park/Open Space
- Metra Station
- Nunda Township Proposed Open Space
- Bike/Trail System
- Utility

1. Prairie Grove Village Hall
2. Prairie Grove Police Station, Park Site and Public Works Facility
3. Current Prairie Grove Public Works Facility (leased)
4. Nunda Township Offices
5. Nunda Rural Fire Protection District
7. Prairie Ridge High School
8. Stickney Run Conservation Area
9. Prairiewood Educational Center
10. Silver Creek Conservation Area
11. Terra Cotta Community Park
12. Terra Cotta Neighborhood Park A
13. Terra Cotta Neighborhood Park B
14. Terra Cotta Neighborhood Park C
15. Thunderbird Lake Conservation Area
16. Metra Station/Park & Ride

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Houseal Lavigne Associates • March 2006
Section 3

Key Target Areas

Comprehensive Plan • Village of Prairie Grove, Illinois
Section 3: Key Target Areas

Two distinct "Key Target Areas" are identified as part of the Comprehensive Plan: (1) the Terra Cotta Development, and (2) the Riverwalk District. These two areas represent significant development potential of a type and scale that, if realized, would have a tremendous impact on the Village. Both areas are presented in this section of the Plan.

Terra Cotta Development
The Terra Cotta Development consists of approximately 1,100 acres and consists of several different land uses including: residential (estate, rural, suburban, neo-traditional, townhomes); commercial (corridor, town center), parks & open space, and public/quasi-public uses.

Key components include a mixed-use pedestrian-oriented Town Center; approximately 70 acres of Corridor Commercial uses along Route 31; a 20-acre site for a new Village Hall; a 20-acre site for a future Metra station and commuter parking; approximately 55 acres of parks; and more than 250 acres of open space. Because of the size and overall complexity of the development, significant roadway and other infrastructure improvements are also being proposed.

Riverwalk District
The proposed Riverwalk District is intended to provide the Village of Prairie Grove and the surrounding areas with an attractive, vibrant, mixed use area located on the Fox River. Together, all of the components of the area should create a pedestrian-oriented entertainment and recreation district drawing visitors from throughout the region and from all along the Fox River.

The District includes restaurant, retail, entertainment, recreation, and possibly residential uses, all having a strong orientation toward the river. More detailed planning and implementation strategies would need to be developed to realize the Riverwalk District concept.

Section 3 - Key Target Areas: Prairie Grove Comprehensive Plan
Figure 11
Key Target Areas

Two “Key Target Areas” have been identified as part of the Comprehensive Planning Process. The plans for the Key Target Areas expand on the Community Wide Plans and provide more background and more specific recommendations.
Terra Cotta Development

In the summer of 2005, Westminster Swanson approached the Terra Cotta Corporation for capacity in Terra Cotta’s wastewater treatment plant on IL Route 31. Seeking to develop approximately 200 acres of land south of IL Route 176, west of Valley View Road, access to wastewater treatment would assist Westminster Swanson’s objectives of developing commercial areas along IL Route 176, and using townhomes to buffer single-family areas from high tension wires and commercial development.

During the negotiations for wastewater treatment, Westminster Swanson initiated discussions about the purchase of Terra Cotta land holdings within the Village. Terra Cotta Corporation, owned approximately 1,550 acres, most of which was within the incorporated limits of the Village of Prairie Grove.

During the past few years, the Terra Cotta Corporation had made several attempts to develop the property, but was denied by the Village Board. Although not officially denied on the last attempt to develop the property (the issue was tabled indefinitely), the Terra Cotta Corporation filed two law suits to disconnect their property seeking ultimately to develop in unincorporated McHenry County or annex into an adjacent municipality.

The history between the Village of Prairie Grove and Terra Cotta Corporation extends back to the Village’s incorporation. The area now known as Prairie Grove was ideal for quarries and aggregate extraction. To prevent quarries from developing within the scenic environmental setting, the Terra Cotta Corporation assisted Nunda Township residents in organizing and establishing the Village of Prairie Grove. Terra Cotta continued to support the Village, assisting the Village recently with the construction of the new Village Hall.

The relationship was quickly soured when Terra Cotta Corporation submitted an application to develop more than 2,700 residential units on its property. Unable to reach a development that was acceptable to the Village and its residents, both the Village and Terra Cotta quickly became entrenched in legal battles that if continued, would have bankrupted the Village.

In June, 2005, Terra Cotta Corporation granted Westminster Swanson a 60-day option on approximately 1,100 of its 1,550 acres. Westminster Swanson worked with the Village and developed a plan for the property that was mutually agreeable to both the Village and Westminster Swanson. The details of the plan are summarized below and presented in Figure 12.

Land Uses

Residential

The Terra Cotta Land Use Plan identifies six different types of residential land uses. A description of each residential use is below.

Estate Residential

Neighborhood 1 comprises approximately 184 acres, or 17% of the development. Lots within Neighborhood 1 will have a minimum area of 34,000 square feet (3/4 acre lots), and a minimum lot width of 125’. There will be between 147 and 162 estate residential lots in the Terra Cotta Development.

Rural Residential

Rural Residential development is located within Neighborhood 2. Rural residential areas represent 13% of the entire development (138 acres). Lots within Neighborhood 2 will have a minimum area of 18,000 square feet, slightly smaller than ½ acre, and a minimum lot width of 100’. There will be between 196 and 216 rural residential lots in the Terra Cotta Development.

Suburban Residential

Neighborhood 3 is 75 acres in size, accounting for 7% of the Terra Cotta Development. Lot sizes in Neighborhood 3 will be no smaller than 15,000 square feet (1/3 acre lots). There will be between 129 and 142 suburban residential lots within the Terra Cotta Development.

Neo-Traditional

Neo-traditional represents an attempt to create residential development typically found in first ring of suburbs, such as Forest Park, Oak Park and River Forest. Neo-traditional embraces many smart growth principles, and seeks to provide more compact residential development than contemporary suburban residential development. The neo-traditional neighborhood accounts for 6% of the Terra Cotta Development (62 acres). The minimum lot size within the Neo-traditional neighborhood is 7,500 square feet, and the number of lots will range between 146 and 161 lots.

Age Restricted

Between 333 and 367 age restricted units are proposed on 86 acres of land within the development. All of the age restricted development will occur on the east half of the development, within the boundaries of Prairie Grove Consolidated School District 46. By incorporating age
restricted units and locating them within District 46’s boundaries, the development has minimized the impact on local schools. The minimum lot area in the age restricted neighborhood is 5,500 square feet.

**Townhomes**

Neighborhood 6 is 61 acres in size and will yield between 329 and 363 townhomes. The minimum lot size for Neighborhood 6 is 3,500 square feet, and the minimum lot width is 20 feet. The townhomes are located in the areas not well suited for single-family detached development, including areas adjacent to the railroad/potential Metra station and commercial development along IL Route 31.

**Commercial**

The Terra Cotta Land Use Plan identifies two different types of commercial land uses, totaling 100 acres. A description of each commercial use is below.

**Town Center Commercial**

The Town Center Commercial area is approximately 31 acres in size, located at the intersection of Route 31 and Gracy Road. The town center area will involve the development of more pedestrian oriented commercial development. It is envisioned that this area will provide the Village of Prairie Grove with an identifiable town center, centered around a new Village Hall and potential Metra Station.

**Corridor Commercial**

Approximately 69 acres of land has been designed as “Corridor Commercial”. Corridor commercial areas consist of more contemporary commercial uses found along major transportation corridors, including big box retailers, grocery stores and auto dealerships. Corridor commercial areas will generally cater more towards the automobile; however pedestrian connectivity will remain a consideration.

**Public**

Three public uses are identified in the Terra Cotta Development. Each public use is described below.

**Parks**

Four parks, totaling 55 acres are identified in the plan. The largest park is a 26 acre community park, centrally located within the Terra Cotta Development.

**Village Property**

To accommodate a growing Village and increasing Village services, the development identifies 20 acres of property to be donated to the Village. While plans for the site will likely include a new Village Hall, the Village is free to develop the property as they see fit, including making it available for other land uses. There is a time restriction placed on the property should the Village decide to develop it for commercial uses, to prevent competition between Westminster Swanson in developing other commercial areas.

**Metra**

The Chicago and Northwestern Railroad borders the western edge of the Terra Cotta Development. Metra, a commuter rail service in the Chicago Region, utilizes this railroad to provide Metra service to the City of McHenry. The opportunity exists to expand Metra service on this line with a station in Prairie Grove. The Village should continue to work with Metra to ensure the development of a Metra station on the parcel.

**Design Guidelines**

To ensure that the 1,346 residential units and 100 acres of commercial development do not detract from the existing Village character, design and development guidelines were developed for the Terra Cotta Development. Design and development guidelines will dictate all aspects of architecture and building materials for the entire development.

**Legal Issues**

As part of the annexation and development agreement for the proposed development, the petitioner (Westminster Swanson) and Village of Prairie Grove have agreed to dismiss pending suits for the subject property. Additionally, Westminster Swanson has agreed to compensate the Village for legal expenses incurred in defending the Village against suits filed by the Terra Cotta Corporation.
For the last few years, the development of the Terra Cotta property has been a highly publicized and controversial issue. Citing suburbanization and concerns over density and an impact on schools and quality of life, residents persuaded the Village Board to deny all development applications by Terra Cotta Corporation, a decision which resulted in legal challenges and suits to disconnect Terra Cotta property from the Village. In the summer of 2005, Westminster Swanson presented to the Village a proposal to develop 1,100 of Terra Cotta’s 1,300 acres and drop pending litigation. The approved development concept is presented in Figure 12.
**Riverwalk District**

The proposed Riverwalk District is intended to provide the Village of Prairie Grove and the surrounding areas with an attractive, vibrant, mixed-use area located on the Fox River. The District should include restaurant, retail, entertainment, recreation, and possibly residential uses. Buildings, uses, and activities should be oriented toward the Fox River. Together, all of the components of the area should create a pedestrian-oriented entertainment and recreation district drawing visitors from throughout the region and from all along the Fox River.

The creation of such a district would require significant redevelopment of the area, as it is currently developed with a variety of commercial and residential uses. The District would exist along the west side of the Fox River, both north and south of IL Route 176. The Riverwalk District concept, as presented in the Comprehensive Plan, is just the starting point for the realization of such a riverfront mixed-use entertainment district. More detailed planning and implementation strategies would need to be developed. The Village should pursue further design and planning studies, together with grant applications and other financing mechanisms to advance the concept and ultimate realization of the Riverwalk District.

**Vacated Right-of-Way**

The concept of closing south Wright Road is intended to provide for a larger redevelopment area with Fox River frontage. Currently, the area between the Fox River and South Wright Road is too narrow to accommodate a wide range of contemporary development alternatives. By vacating South Wright Road, unified development can occur between the Fox River and East Drive, providing river frontage with a more viable depth of development. Vacation of South Wright Road could only occur after individual properties were assembled for redevelopment. In addition to South Wright Road, a portion of South Wright Road should be vacated south of Route 176, to accommodate a larger redevelopment area and to improve the safety at the intersection of Route 176.

**East Drive Extension & Alignment**

East Drive becomes an important north/south through street that is very important to the overall access, circulation, and orientation of the Riverwalk area. Any closing of South Wright Road would need to be done in conjunction with the extension and improvement of East Drive as a through street. The extended and improved East Drive would connect to West Wright Road and accommodate through traffic and access to the Riverwalk area. As East Drive intersects with Route 176, it should bend slightly eastward to provide a 90 degree intersection with IL Route 176. East Drive would provide access to the restaurant, retail, and entertainment venues of the Riverwalk District, allowing the area between the businesses and the river to be devoted to outdoor dining, entertainment, and recreation venues.

**Riverwalk/Boardwalk**

The actual riverwalk/boardwalk should be at least ten feet wide, so as to safely accommodate pedestrians traveling in both directions.

**Riverwalk/Boardwalk Underpass**

An underpass should be constructed, if possible, connecting the section of the riverwalk north of 176 to the section of riverwalk south of 176. Although it is not likely that the 176 bridge will be reconstructed to provide better clearance for a riverwalk connection, a connection might still be possible. If clearance on the shore itself is insufficient to accommodate a riverwalk/boardwalk, the walkway could be cantilevered out over the water if needed to provide sufficient clearance from the underside of the bridge. The riverwalk underpass would allow visitors to travel throughout the Riverwalk District without having to cross IL Route 176.

**Park/Trailhead**

A park/trailhead should be located at both the north and south ends of the riverwalk. These open spaces are intended to serve as a buffer between the mixed-use Riverwalk District and the adjacent residential areas. The parks and open space also serve as an attractive “natural” area along the river in which visitors can picnic and recreate. The parks are also intended to serve as trailheads,
allowing visitors to park at either end and then walk throughout the entire Riverwalk District.

**Public Boat Slips**

Public boat slips should be provided along the west bank of the Fox River, both north and south of IL Route 176. Public boat slips would allow boaters from up and down the Fox River to use their boats to travel to the Riverwalk District. Accommodating the boating element gives credibility to the district and firmly establishes its intent as a river-oriented entertainment destination.
The concept of creating a “Riverwalk” along the Fox River was included in vision plans by numerous participants at the Visioning Workshop held on May 23, 2005 at Prairie Grove Elementary School. The development of a Riverwalk and creation of a Riverwalk District is aimed at providing the Village of Prairie Grove and the surrounding areas with an attractive, vibrant, mixed use area located on the Fox River. Figure 13 highlights initial considerations in developing a plan for the Riverwalk District.

Map Legend:
- Riverwalk District
- East Drive Extended
- IL Route 176/Nish Road
- Riverwalk
- Riverwalk Underpass
- Park
- Trailhead
- Abandoned Right of Way (Wright Road)
- Public Boat Slips
- Corridor Commercial
- Traffic Signal

Figure 13
Riverwalk District

Comprehensive Plan • Village of Prairie Grove, Illinois
Houseal Lavigne Associates • March 2006
Section 4
Implementation
Comprehensive Plan • Village of Prairie Grove, Illinois
Section 4

Implementation

The Comprehensive Plan sets forth an agreed-upon “road map” for growth and development within the Village of Prairie Grove during the next ten to fifteen year period. It is the product of considerable effort on the part of the Village Board, the Comprehensive Plan Advisory Committee, Village staff, the Plan Commission, and the Prairie Grove community.

However, in many ways the planning process in Prairie Grove has just begun. Completion of the new Comprehensive Plan is only the first step, not the last.

This section briefly highlights several next steps that should be undertaken to begin the process of plan implementation. These include:

• Promote cooperation and participation among various agencies, organizations, community groups and individuals;
• Develop and utilize a regular Capital Improvements Program (CIP);
• Adopt and use the Comprehensive Plan on a day-to-day basis;
• Review and update the Zoning Ordinance and other development controls;
• Prepare an implementation “action agenda;”
• Explore possible funding sources and implementation techniques;
• Enhance public communication; and
• Update the Comprehensive Plan on a regular basis.

Adopt and Use the Plan on a Day-to-Day Basis

The Comprehensive Plan should become Prairie Grove’s official policy guide for improvement and development. It is essential that the Plan be adopted by the Village Board and then be used on a regular basis by Village staff, boards and commissions to review and evaluate all proposals for improvement and development within the community in the years ahead.

Review the Zoning Ordinance and Other Development Codes

Zoning is an important tool in implementing planning policy. It establishes the types of uses to be allowed on specific properties, and prescribes the overall character and intensity of development to be permitted.

Adoption of the new Comprehensive Plan should be followed by a review and update of the Village’s various development controls including zoning, subdivision regulations, and other related codes and ordinances. It is essential that all development controls be consistent with and complement the new Comprehensive Plan.

The Comprehensive Plan sets forth policies regarding the use of land within the Village and establishes guidelines for the quality, character and intensity of new development to be promoted in the years ahead. The Plan’s policies and guidelines should greatly assist the Village in formulating new zoning and development code regulations that can better reflect the unique needs and aspirations of the Prairie Grove community.

Capital Improvements Program

Another tool for implementing the Comprehensive Plan is the Capital Improvements Program. It establishes schedules and priorities for all public improvement projects within a five-year period. The Village first prepares a list of all public improvements that will be required in the next five years. Then all projects are reviewed, priorities assigned, cost estimates prepared, and potential funding sources identified.

The Capital Improvements Program typically schedules the implementation of a range of specific projects related to the Comprehensive Plan, particularly the restoration and upgrading of existing utilities and infrastructure facilities. Expansion or improvement of Village Hall, police station facilities, and public works facilities would also be included in the Capital Improvements Program.

Prairie Grove’s financial resources will always be limited and public dollars must be spent wisely. The Capital Improvements Program would allow the Village of Prairie Grove to provide the most desirable public improvements, yet stay within budget constraints.

Promote Cooperation & Participation

The Village of Prairie Grove should assume the leadership role in implementing the new Comprehensive Plan. In addition to carrying out the administrative actions and many of the public improvement projects called for in the Plan, the Village may choose to administer a variety of programs available to local residents, businesses and property owners.

However, in order for the Comprehensive Plan to be successful, it must be based on a strong partnership between the Village, other public agencies, various neighborhood groups and organizations, the local business community, and the private sector.
The Village should be the leader in promoting the cooperation and collaboration needed to implement the new Comprehensive Plan. The Village’s “partners” should include:

- Other governmental and service districts, such as the school districts, the fire protection districts, Nunda Township, McHenry County, the private utility companies, the Illinois Department of Transportation (IDOT), the Forest Preserve District, etc;
- Builders and developers, who should be encouraged to undertake improvements and new construction that conform to the Plan and enhance the overall quality and character of the community; and
- The Prairie Grove community, since all residents and neighborhood groups should be encouraged to participate in the on-going planning process, and all should be given the opportunity to voice their opinions on improvement and development decisions within the community.

**Prepare an Implementation Action Agenda**

The Village should prepare an implementation “action agenda” which highlights the improvement and development projects and activities to be undertaken during the next few years. For example, the “action agenda” might consist of:

- A detailed description of the projects and activities to be undertaken;
- The priority of each project or activity;
- An indication of the public and private sector responsibilities for initiating and participating in each activity; and
- A suggestion of the funding sources and assistance programs that might potentially be available for implementing each project or activity.

In order to remain current, the “action agenda” should be updated once a year.

**Explore Funding Sources & Implementation Techniques**

While many of the projects and improvements called for in the Comprehensive Plan can be implemented through administrative and policy decisions or can be funded through normal municipal programs, other projects may require special technical and/or financial assistance.

The Village should continue to explore and consider the wide range of local, state and federal resources and programs that may be available to assist in the implementation of planning recommendations.

**Enhance Public Communication**

The Village should prepare a brief summary version of the new Comprehensive Plan and should distribute it widely throughout the community. It is important that all local residents, businesses and property owners be familiar with the Plan’s major recommendations and its “vision” for the future.

The Village should also consider additional techniques for responding quickly to public questions and concerns regarding planning and development. For example, the Village might prepare a new informational brochure on how to apply for zoning, building, subdivision and other development-oriented permits and approvals. It might also consider special newsletter or Web page features that focus on frequently raised questions and concerns regarding planning and development.

**Update the Plan on a Regular Basis**

It is important to emphasize that the Comprehensive Plan is not a static document. If community attitudes change or new issues arise which are beyond the scope of the current Plan, the Plan should be revised and updated accordingly.

Although a proposal to amend the Plan can be brought forth by petition at any time, the Village should regularly undertake a systematic review of the Plan. Although an annual review is desirable, the Village should initiate review of the Plan at least every two to three years. Ideally, this review should coincide with the preparation of the annual budget and capital improvement program. In this manner, recommendations or changes relating to capital improvements or other programs can be considered as part of the upcoming commitments for the fiscal year. Routine examination of the Plan will help ensure that the planning program remains relevant to community needs and aspirations.

The Village should:

- Make available copies of the Plan document for public purchase.
- Provide assistance to the public in explaining the Plan and its relationship to private and public development projects and other proposals, as appropriate.
• Assist the Village Board in the day-to-day administration, interpretation and application of the Plan.
• Maintain a list of current possible amendments, issues or needs which may be a subject of change, addition or deletion from the Comprehensive Plan.
• Coordinate with, and assist the Plan Commission and Village Board in the Plan amendment process.
Section 5

Background to the Plan

Comprehensive Plan • Village of Prairie Grove, Illinois
Section 5: Background to the Plan

This section of the plan presents the background information collected and analyzed as part of preparing the Comprehensive Plan for the Village of Prairie Grove. It includes a demographic overview, market overview, community outreach overview and summary, and existing physical conditions.

Demographic Overview

This section provides an overview of the data and information included in the 2000 United States Census as it relates to the Village of Prairie Grove. An understanding of the local population will provide an important foundation for the Comprehensive Plan.

This demographic overview is based upon data gathered from the United States Bureau of the Census and the Northeastern Illinois Planning Commission. The demographic overview presented below includes an assessment of: a) population and household characteristics; b) racial and ethnic identification; and c) housing unit trends and characteristics.

In order to analyze trends and develop a “snapshot” of the larger community area, both 1990 and 2000 data for McHenry County, and the cities of McHenry and Crystal Lake have been included.

General Overview

The Village of Prairie Grove, McHenry County, Illinois, is located in the Chicago Primary Metropolitan Statistical Area. McHenry County is part of the six-county region that makes up greater “Chicagoland.” Prairie Grove is 4.6 square miles in size and is located approximately 50 miles from the Chicago’s Loop area.

Population (see Tables 1 & 2)

Prairie Grove’s official population count at the time of the 1990 Census was 960 persons. Approximately 2.7% of the population of Nunda Township, and 0.3% of the population of McHenry County reside in Prairie Grove. As of April 2000, the official population of Nunda Township (“the Township”) was recorded at 35,104, an increase of 10,345 people (or 41.8%) over the 1990 population count. This change mirrors the growth trend observed within McHenry County (“the County”). The 2000 Census indicated that the County grew by 46.8% from 1990 to 2000.

The rate of growth in Prairie Grove has exceeded growth in the Township and the County. Prairie Grove's population in 1990 was reported to be 654, a growth rate of 46.8% from 1990 to 2000.

In comparing the growth experienced by Prairie Grove with other adjacent communities, only Crystal Lake’s growth rate (55%) exceeded Prairie Grove in the same 10-year period.

Although Prairie Grove reports a high growth rate, this calculation is based on a comparison to the 1990 Census. Since the Village is small in comparison to adjacent communities, nominal growth has a larger impact on the Village’s growth rate. The City of McHenry for example, achieved a growth rate of only 32.9%. However this rate was generated by an increase of 5,234 persons.

Since the 2000 Census, the Village of Prairie Grove has issued 141 permits for detached single family dwelling units, and 168 permits for multiple family buildings, averaging 4 units per building. Conservative estimates suggest Prairie Grove’s population has increased almost 79% since 2000, for a total population of 1,719.

Family Size (see Table 2)

The average family size in Prairie Grove is 3.37, comparable, but larger than Bull Valley (3.04), Crystal Lake (3.36), McHenry (3.25), Nunda Township (3.33), McHenry County (3.31), and the Chicago Region (3.36).

Age Distribution (see Table 3)

The median age of Prairie Grove (37) is higher than the Township (35), the County (34), the Region (34), and adjacent municipalities, with the exception of Bull Valley (46).

Prairie Grove closely compares to other municipalities, the Township, County and Region for the percentage of population 24 years of age and under. The percentage of people aged 25-34 is significantly lower than other areas, with the exception of Bull Valley.

Prairie Grove has a small percentage of persons aged 62 and older in comparison to Bull Valley, Crystal Lake, McHenry, Nunda Township, McHenry County, and the Chicago Region. The percentage of persons aged 65 and older is also lowest in Prairie Grove.

38% of Prairie Grove’s population are between the ages of 35 and 54, higher than the Bull Valley, Crystal Lake, McHenry, Nunda Township, McHenry County, and the Chicago Region.
Gender Composition (see Table 3)

Prairie Grove’s population is equally divided between male (49.3%) and female (50.7%). This is comparable to all geographies in which it is compared against, except for Bull Valley, which has a higher percentage of females (53.9%).

Education (see Table 4)

More of Prairie Grove’s population is currently enrolled in school (36.6%), than neighboring municipalities, the Township, County, and Region.

The majority (54%) of those Prairie Grove persons enrolled in a school are attending elementary school.

Prairie Grove has lower proportion (12.8%) of people enrolled in College and Graduate school than Bull Valley (27.8%), Crystal Lake (16.9%), McHenry (15.3%), Nunda Township (16.5%), McHenry County (16.4%), and the Chicago Region (22.8%).

The Village of Prairie Grove, Bull Valley and the City of Crystal Lake are generally more educated, having a higher percentage of their population with an Associates degree, Bachelors degree, Graduate degree or Professional degree.

Marital Status (Table 4)

The rate of marriage and divorce is comparable with Crystal Lake, McHenry, the Township, County, and Region. Bull Valley has a higher percentage of marriage and a lower percentage of divorced.

Employment (Tables 5 & 6)

Prairie Grove has a higher percentage of its population (77.7%) within the labor force. This is significantly higher than Bull Valley (58.3%), and the Region (66.1%), and slightly higher than Crystal Lake (72.5%), McHenry (72.2%), the Township (74.3%), and the County (74%).

The unemployment rate of Prairie Grove is comparable to other municipalities and the surrounding area. The percentage of females in the labor force is also comparable, with the exception of Bull Valley which has fewer females in the labor force.

The majority (86.4%) of Prairie Grove’s employed population drives alone to work. This figure is comparable to places within McHenry County, but higher than the Chicago Region (68.2%).

Only 2% (11) of Prairie Grove’s employed population utilizes public transportation as a method of commuting to work. This is significantly lower than Bull Valley (8.9%), and the Chicago Region (12.3%), but comparable to other geographies.

The average employed person in Prairie Grove travels 32.5 minutes to work. This time is comparable to all other places to which it is compared.

Income (Table 7)

Prairie Grove does not have a single family living below the poverty line.

The median household income of Prairie Grove ($93,361) is higher than Bull Valley, Crystal Lake, McHenry, the Township, County, and Region.

Almost half of the households in Prairie Grove and Bull Valley earn $75,000 or more per year, significantly more than other adjacent municipalities, the Township, County and Region.

Housing (Tables 8 – 11)

Bull Valley and Prairie Grove have the lowest percentage of renter occupied housing.

According to the 2000 Census, single-unit detached dwellings make up 98% of Prairie Grove’s housing stock. Only Bull Valley (99%) has a more homogeneous housing stock. Since then, the Cobblestone development has added 170 townhome units to the Village.

Housing units in Prairie Grove and Bull Valley are significantly larger than housing units in Crystal Lake, McHenry, the Township, County and Region. Almost 40% of homes in Prairie Grove have 9 rooms or more. A sharp contrast to the Chicago region (9%). The median number of rooms in Prairie Grove and Bull Valley is 8.

Prairie Grove’s rate of occupancy (95%) is comparable to the nearby municipalities and the larger region.

The median home value of Prairie Grove is $285,800, significantly higher than Crystal Lake ($170,000), McHenry ($150,000), the Township ($168,800), the County ($168,100), and the Region ($166,200). Bull Valley’s median home value is $352,700.
Market Overview

Residential

Prairie Grove is located within the fastest growing county in the Chicagoland Area. Between 1990 and 2000, McHenry County experienced a growth rate of 42%, a higher growth rate than Will County (41%), and Kane County (27%). During this period, Prairie Grove’s population outpaced the County’s growth, increasing 46.8%, however this figure may be misleading as the growth amounted to only 306 persons. The cities of McHenry and Crystal Lake also experienced a tremendous rate of growth, growing by 32.9%, (5,324 persons) and 55% (13,488 persons) respectively.

Prairie Grove does not maintain all of the locational benefits of other municipalities in the County, however Prairie Grove does offer a unique appeal to potential homebuyers. The attractive and scenic Prairie Grove is situated on Illinois Route 31 and Illinois Route 176, two locally strategic arterial roads. Prairie Grove is also within close proximity to the Crystal Lake Metra Station. Although Prairie Grove is less than 5 miles from the Crystal Lake Metra Station, only 2% (11 people) of the Village’s employed population utilizes public transportation for their work commute.

In comparison with adjacent communities, the Township, the County, and the Region, the existing housing stock of Prairie Grove consists of larger and more expensive homes. Only Bull Valley (8.4) has more rooms per housing unit (7.8) than Prairie Grove. The size of the home is also reflected in the median home value. In 2000, Prairie Grove’s mean home value was reported to be $285,800, significantly higher than Nunda Township ($168,800), McHenry County ($168,100) and the Chicago Region ($166,200).

A direct result of the current housing supply in the community, combined with a community desire to maintain large lots and rural feel of the community, the residential market for homes in Prairie Grove will likely exclude young families and first time home buyers. This is reflected in the median age of the Village (37) – compared to median age of more affordable communities such as McHenry (34) and Crystal Lake (34).

The 2000 Census reported individuals over the age of 55 represent 15% of Prairie Grove’s population, and an additional 17% will reach that age cohort in 10 years. These individuals are considered primary candidates for condominium units and townhomes. Generally this segment of the population includes “empty-nesters” (those individuals without children or without children living at home). Increasingly, this segment of the population is active and healthy, with an inclination to “downsize” from the larger single family homes currently located within the community.

Those in this segment have a desire to remain close to their former home and network of friends, family, and community involvement. The equity in their homes, accompanied by accumulated wealth and often continued earning potential, gives many of these individuals the ability to afford a higher-end unit including amenities such as granite counters, quality appliances, modern kitchens, security systems, and other items not found in older multi-family buildings.

In this market segment the demand is typically for “for-sale” units rather than rental properties. With only one multi-family development (Cobblestone), it is likely that there is a strong market for new upscale condominium buildings. Given the growing active senior population and an environment of low interest rates into the foreseeable future, there should be reasonable demand for the next five to ten years for this product, which is keeping with regional and national trends.

This is an important segment of the market for the Village of Prairie Grove to address, should the Village desire to provide housing options for its residents through all stages of their lives. Available options in surrounding municipalities, such as the Fountains of Crystal Lake, will draw residents away if this housing is not available.

As previously stated, these individuals desire to remain close to their former homes and may relocate just a short distance to secure the unit and lifestyle that they desire. They will then patronize and invest in retailers and other services within those communities. For this reason the Village should work to assure that investment remains within the Village limits. Multi-family housing should be located in close proximity to transportation, retailing, and entertainment options. This provides an added pedestrian environment to those businesses and also serves as added attraction for the marketability of the multi-family housing.

Commercial/Retail

Chicago Retail consists of approximately 107,846,534 square feet of space in 12 submarkets. The index spans an area from McHenry and Lake Counties to the far north, Kane County to the west, and the Far South suburbs to the south. The index tracks available space in retail centers over 50,000 square feet.

Since Prairie Grove does not have an established “downtown”, retailing is limited to auto-oriented commercial uses located along the Village’s busier roadways, including Il-
Illinois Route 31 and Illinois Route 176. Retail and commercial development along these corridors constitutes a sizable amount of space, however most of the land remains vacant and the commercial potential of the Village untapped.

The Chicago area shopping center vacancy rate has overall improved early in the year and ended the first quarter at 7.8%. This is a significant decrease from the peak of 11.1% rate reported at the end of 2002.

CB Richard Ellis also reports a steady demand from a variety of tenant types, that have helped push shopping center vacancy rate lower to 7.8% from 8.6%. Continued improvement within the Chicago retail market has been noticeable for more than a year.

Construction held steady in the first quarter with approximately 904,000 square-feet of retail space added to the market. Areas such as Algonquin along Randall Road, the Batavia to Elgin Corridor, and the Plainfield area, on the outer fringes of the metropolitan area have had the most activity following residential growth.

The market for commercial development within the Village of Prairie Grove is limited. The Village lacks abundant or dense population desirable by retailers, evidenced by the lack of any significant national retailer in the community. The Village’s primary asset in attracting commercial development lies solely on the heavily trafficked roads in the community. The Illinois Department of Transportation reports average daily traffic volumes of 21,800 on Route 31, and 16,500 on Route 176, two of the busiest roads in the county.

Unfortunately, Route 31 also passes through the City of McHenry and the City of Crystal Lake. These larger cities offer retailers the same traffic volumes of Prairie Grove and a larger and denser population. Therefore, until additional development occurs within the Village of Prairie Grove, it is likely that retailers will continue to locate north and south of the Village.

The lack of commercial uses within the Village has resulted in a homogenous tax base, with the Village of Prairie Grove and other taxing districts relying on almost solely residential tax dollars. This is especially significant for school districts that benefit greatly from tax generating parcels without generating children.

**Industrial**

The metropolitan Chicago industrial market, according to the CB Richard Ellis, MarketView Chicago Industrial First Quarter 2004, consists of approximately 979,125,101 square feet of space in 17 submarkets (McHenry County, Lake County, Northeast Cook County, Northwest Cook County, North Kane County, North DuPage County, O’Hare Area, City North, Near West Suburbs, West Suburbs, Central Kane/ Dupage, Far West Suburbs, Southwest Suburbs, Far Southwest Suburbs, City South, South Suburbs, and the Joliet Area). With a total inventory of 979 million square feet at the beginning of the 2004, the Chicago metropolitan area industrial market remains one of the largest and most important in the country.

In 2004, the Chicago Metro industrial real estate market has experienced improved growth and steady absorption in 2004. The 2004 market trend continued to rebound in the industrial market that began in the fourth quarter of 2003. This growth was most noticeable in the demand for warehousing and distribution facilities, particularly along the Chicago region’s emerging transportation corridors of I-80, I-55, I-88, and I-39. Demand for buildings of 500,000 square feet and greater with expansion potential along these corridors created much needed excitement in a market that had been in stagnation and decline.

Other trends or events experienced in 2004 include:

- Build-to-suit activity was down by 1.8 million square feet in comparison to 2003
- Net absorption was 13.2 million square feet, a significant improvement over the 7.5 million square feet posted at year-end 2003.
- Leasing activity kept pace with 2003 and showed improvement over all. This is reflected in stabilizing vacancy rates for 2003 and 2004 at 9.37 percent and 9.49 percent, respectively.
- Investor demand for industrial product flourished, resulting in sustained record low capitalization rates and higher sales prices.
- A shortage of attractively priced buildings for sale and aggressive lease rate caused sales volume to decrease by 3.5 million square feet in 2004.
- Land prices increased, as did both the user and investor sale prices for newer modern industrial buildings.
- Infill redevelopment and adaptive reuse projects continued to attract developers and investors, despite a year of political uncertainty, growing energy costs, and steady but slow employment growth.
- Within the McHenry submarket, there is 13,864,365 square feet of industrial space, accounting for only 1.4% of the Chicago Met-
ropolitan market. In 2004, the vacancy rate of industrial spaced dropped to 7.90%, from 9.0% reported in 2003. According to CB Richard Ellis, 107,980 square feet of industrial space is available for lease in the McHenry submarket, and no new construction occurred in last quarter of 2004.

The market for industrial within the Village of Prairie Grove is limited to non-existent. Although two State Routes pass through the Village, both roadways are currently two-lanes with low speeds, limiting the effectiveness of these roads for distribution and logistics types of industrial uses. The industrial potential of the Village is further evidenced by the fact that almost a third of the Village's land area has been zoned for "Industrial" or "Industrial Transitional" for a long period of time, however the parcels remain vacant, despite the proximity to the Fox River, Chicago and North Western Railroad, Routes 31 and 176, and larger cities like McHenry and Crystal Lake.
**Table #1: 1990-2000 Census Comparison**

<table>
<thead>
<tr>
<th></th>
<th>Village of Prairie Grove</th>
<th>Village of Bull Valley</th>
<th>City of Crystal Lake</th>
<th>City of McHenry</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL POPULATION</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Male</td>
<td>654</td>
<td>960</td>
<td>46.8%</td>
<td>574</td>
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<tr>
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<td>324</td>
<td>487</td>
<td>50.3%</td>
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<tr>
<td><strong>TOTAL HOUSING UNITS</strong></td>
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<tr>
<td>Owner Occupied</td>
<td>221</td>
<td>308</td>
<td>39.4%</td>
<td>208</td>
</tr>
<tr>
<td>Renter Occupied</td>
<td>171</td>
<td>278</td>
<td>62.6%</td>
<td>180</td>
</tr>
<tr>
<td>Vacant</td>
<td>44</td>
<td>25</td>
<td>-43.2%</td>
<td>15</td>
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</table>

Source: 2000 United States Census, U.S. Census Bureau
Table #2: General Characteristics

<table>
<thead>
<tr>
<th></th>
<th>Village of Prairie Grove</th>
<th>Village of Bull Valley</th>
<th>City of Crystal Lake</th>
<th>City of McHenry</th>
<th>Nunda Township</th>
<th>McHenry County</th>
<th>Chicago PMSA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td>%</td>
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<td>Abs</td>
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<td><strong>TOTAL POPULATION</strong></td>
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<tr>
<td>Male</td>
<td>473</td>
<td>49.3%</td>
<td>335</td>
<td>46.1%</td>
<td>18,785</td>
<td>49.4%</td>
<td>10,463</td>
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<tr>
<td>Female</td>
<td>487</td>
<td>50.7%</td>
<td>391</td>
<td>53.9%</td>
<td>19,215</td>
<td>50.6%</td>
<td>11,038</td>
</tr>
<tr>
<td><strong>TOTAL HOUSING UNITS</strong></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner Occupied</td>
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<tr>
<td>Vacant</td>
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<tr>
<td><strong>MEDIAN AGE</strong></td>
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<td>37.3</td>
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<td>34.3</td>
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<tr>
<td><strong>AVERAGE FAMILY SIZE</strong></td>
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Source: 2000 United States Census, U.S. Census Bureau
### Table #3: Age & Gender

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Village of Prairie Grove</th>
<th>Village of Bull Valley</th>
<th>City of Crystal Lake</th>
<th>City of McHenry</th>
<th>Nunda Township</th>
<th>McHenry County</th>
<th>Chicago PMSA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
</tr>
<tr>
<td>TOTAL POPULATION</td>
<td>960</td>
<td>100.0%</td>
<td>726</td>
<td>100.0%</td>
<td>38,000</td>
<td>100.0%</td>
<td>21,501</td>
</tr>
</tbody>
</table>

#### GENDER

<table>
<thead>
<tr>
<th>Gender</th>
<th>Village of Prairie Grove</th>
<th>Village of Bull Valley</th>
<th>City of Crystal Lake</th>
<th>City of McHenry</th>
<th>Nunda Township</th>
<th>McHenry County</th>
<th>Chicago PMSA</th>
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<tbody>
<tr>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
</tr>
<tr>
<td>Male</td>
<td>473</td>
<td>49.3%</td>
<td>335</td>
<td>46.1%</td>
<td>18,785</td>
<td>49.4%</td>
<td>10,463</td>
</tr>
<tr>
<td>Female</td>
<td>487</td>
<td>50.7%</td>
<td>391</td>
<td>53.9%</td>
<td>19,215</td>
<td>50.6%</td>
<td>11,038</td>
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#### AGE

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Village of Prairie Grove</th>
<th>Village of Bull Valley</th>
<th>City of Crystal Lake</th>
<th>City of McHenry</th>
<th>Nunda Township</th>
<th>McHenry County</th>
<th>Chicago PMSA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
</tr>
<tr>
<td>Under 5 years</td>
<td>68</td>
<td>7.1%</td>
<td>41</td>
<td>5.6%</td>
<td>3,094</td>
<td>8.1%</td>
<td>1,565</td>
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<tr>
<td>5 to 9 years</td>
<td>88</td>
<td>9.2%</td>
<td>49</td>
<td>6.7%</td>
<td>3,553</td>
<td>9.4%</td>
<td>1,816</td>
</tr>
<tr>
<td>10 to 14 years</td>
<td>78</td>
<td>8.1%</td>
<td>66</td>
<td>9.1%</td>
<td>3,468</td>
<td>9.1%</td>
<td>1,770</td>
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<tr>
<td>15 to 19 years</td>
<td>87</td>
<td>9.1%</td>
<td>40</td>
<td>5.5%</td>
<td>2,745</td>
<td>7.2%</td>
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<tr>
<td>20 to 24 years</td>
<td>36</td>
<td>3.8%</td>
<td>19</td>
<td>2.6%</td>
<td>1,704</td>
<td>4.5%</td>
<td>1,168</td>
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<tr>
<td>25 to 34 years</td>
<td>86</td>
<td>9.0%</td>
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<td>5.1%</td>
<td>5,083</td>
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<tr>
<td>35 to 44 years</td>
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<td>103</td>
<td>14.2%</td>
<td>7,477</td>
<td>19.7%</td>
<td>3,828</td>
</tr>
<tr>
<td>45 to 54 years</td>
<td>171</td>
<td>17.8%</td>
<td>145</td>
<td>20.0%</td>
<td>4,951</td>
<td>13.0%</td>
<td>2,778</td>
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<tr>
<td>55 to 59 years</td>
<td>59</td>
<td>6.1%</td>
<td>64</td>
<td>8.8%</td>
<td>1,498</td>
<td>3.9%</td>
<td>863</td>
</tr>
<tr>
<td>60 to 64 years</td>
<td>32</td>
<td>3.3%</td>
<td>50</td>
<td>6.9%</td>
<td>1,017</td>
<td>2.7%</td>
<td>639</td>
</tr>
<tr>
<td>65 to 74 years</td>
<td>40</td>
<td>4.2%</td>
<td>70</td>
<td>9.6%</td>
<td>1,695</td>
<td>4.5%</td>
<td>1,076</td>
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<tr>
<td>75 to 84 years</td>
<td>17</td>
<td>1.8%</td>
<td>27</td>
<td>3.7%</td>
<td>1,231</td>
<td>3.2%</td>
<td>937</td>
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<tr>
<td>85 years and over</td>
<td>2</td>
<td>0.2%</td>
<td>15</td>
<td>2.1%</td>
<td>484</td>
<td>1.3%</td>
<td>354</td>
</tr>
</tbody>
</table>

#### MEDIAN AGE (YEARS)

<table>
<thead>
<tr>
<th>Village of Prairie Grove</th>
<th>Village of Bull Valley</th>
<th>City of Crystal Lake</th>
<th>City of McHenry</th>
<th>Nunda Township</th>
<th>McHenry County</th>
<th>Chicago PMSA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age Group</td>
<td>Abs</td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
</tr>
<tr>
<td>18 YEARS AND OLDER</td>
<td>662</td>
<td>69.0%</td>
<td>544</td>
<td>74.9%</td>
<td>25,985</td>
<td>68.4%</td>
</tr>
<tr>
<td>Male</td>
<td>335</td>
<td>50.6%</td>
<td>255</td>
<td>46.9%</td>
<td>12,515</td>
<td>48.2%</td>
</tr>
<tr>
<td>Female</td>
<td>327</td>
<td>49.4%</td>
<td>289</td>
<td>53.1%</td>
<td>13,470</td>
<td>51.8%</td>
</tr>
</tbody>
</table>

| 21 YEARS AND OLDER      | 632 | 65.8% | 528 | 72.7% | 24,803 | 65.3% | 14,625 | 68.0% | 23,174 | 66.0% | 173,032 | 66.5% | 5,708,372 | 69.0% |

| 62 YEARS AND OLDER      | 68 | 7.1% | 143 | 19.7% | 3,996 | 10.5% | 2,730 | 12.7% | 3,020 | 8.6% | 25,356 | 9.7% | 1,055,311 | 12.8% |

| 65 YEARS AND OLDER      | 59 | 6.1% | 112 | 15.4% | 3,410 | 9.0% | 2,367 | 11.0% | 2,505 | 7.1% | 20,913 | 8.0% | 888,505 | 10.7% |
| Male                    | 26 | 44.1% | 51 | 45.5% | 1,293 | 37.9% | 840 | 35.5% | 1,019 | 40.7% | 8,697 | 41.6% | 354,376 | 39.9% |
| Female                  | 33 | 55.9% | 61 | 54.5% | 2,117 | 62.1% | 1,527 | 64.5% | 1,486 | 59.3% | 12,216 | 58.4% | 534,129 | 60.1% |

Source: 2000 United States Census, U.S. Census Bureau
Table #4: Educational and Social Characteristics

<table>
<thead>
<tr>
<th></th>
<th>Village of Prairie Grove</th>
<th>Village of Bull Valley</th>
<th>City of Crystal Lake</th>
<th>City of McHenry</th>
<th>Nunda Township</th>
<th>McHenry County</th>
<th>Chicago PMSA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
</tr>
<tr>
<td>TOTAL POPULATION</td>
<td>960</td>
<td>100.0%</td>
<td>726</td>
<td>100.0%</td>
<td>38,000</td>
<td>100.0%</td>
<td>21,501</td>
</tr>
<tr>
<td>ENROLLED IN SCHOOL</td>
<td>351</td>
<td>36.6%</td>
<td>176</td>
<td>24.2%</td>
<td>12,019</td>
<td>31.6%</td>
<td>5,991</td>
</tr>
<tr>
<td>Nursery School/Preschool</td>
<td>31</td>
<td>8.8%</td>
<td>20</td>
<td>11.4%</td>
<td>1,024</td>
<td>8.5%</td>
<td>378</td>
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<tr>
<td>Kindergarten</td>
<td>14</td>
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<td>6</td>
<td>3.4%</td>
<td>685</td>
<td>5.7%</td>
<td>405</td>
</tr>
<tr>
<td>Elementary School</td>
<td>191</td>
<td>54.4%</td>
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<td>40.3%</td>
<td>5,736</td>
<td>47.7%</td>
<td>3,010</td>
</tr>
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<td>High School or Higher</td>
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<td>19.9%</td>
<td>30</td>
<td>17.0%</td>
<td>2,539</td>
<td>21.1%</td>
<td>1,281</td>
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<tr>
<td>College or Graduate School</td>
<td>45</td>
<td>12.8%</td>
<td>49</td>
<td>27.8%</td>
<td>2,035</td>
<td>16.9%</td>
<td>917</td>
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</table>

**EDUCATIONAL ATTAINMENT**

| Less than 9th grade    | 31                       | 3.2%                   | 16                    | 2.2%           | 1,255          | 3.3%           | 1,176        | 5.5%         | 1,421          | 4.0%           | 11,679        | 4.5%           | 575,759       | 7.0%          |
| 9th to 12th grade, no diploma | 26                   | 2.7%                   | 16                    | 2.2%           | 1,255          | 3.3%           | 1,176        | 5.5%         | 1,421          | 4.0%           | 11,679        | 4.5%           | 575,759       | 7.0%          |
| High school graduate   | 138                      | 14.4%                  | 96                    | 13.2%          | 5,286          | 13.9%          | 4,400        | 20.5%        | 6,009          | 17.1%          | 46,453        | 17.9%          | 1,273,679     | 15.4%         |
| Some college, no degree | 164                    | 17.1%                  | 100                   | 13.8%          | 6,038          | 15.9%          | 3,620        | 16.8%        | 5,789          | 16.5%          | 42,998        | 16.4%          | 1,110,272     | 13.4%         |
| Associate degree       | 35                       | 3.6%                   | 23                    | 3.2%           | 1,557          | 4.1%           | 913          | 4.2%         | 1,598          | 4.6%           | 11,443        | 4.5%           | 297,426       | 3.6%          |
| Bachelor's degree      | 167                      | 17.4%                  | 146                   | 20.1%          | 5,889          | 15.5%          | 2,239        | 10.4%        | 4,624          | 13.2%          | 32,057        | 12.3%          | 999,448       | 12.1%         |
| Graduate or professional degree | 75                   | 7.8%                   | 116                   | 16.0%          | 2,536          | 6.7%           | 788          | 3.7%         | 2,021          | 5.8%           | 13,379        | 5.1%           | 586,607       | 7.1%          |

**MARITAL STATUS**

| Population 15 years and over | 763 | 79.5% | 557 | 76.7% | 27,630 | 72.7% | 16,282 | 75.7% | 26,012 | 74.1% | 193,527 | 74.4% | 6,399,029 | 77.4% |
| Never married              | 170 | 22.3% | 81  | 14.5% | 5,872  | 21.3% | 3,637  | 22.3% | 5,521  | 21.2% | 41,176  | 21.3% | 1,999,158 | 31.2% |
| Now married, except separated | 493 | 64.6% | 425 | 76.3% | 17,851 | 64.6% | 9,716  | 59.7% | 17,188 | 66.1% | 126,643 | 65.4% | 3,332,594 | 52.1% |
| Separated                  | 6   | 0.8%  | 2   | 0.4%  | 168    | 0.6%  | 210    | 1.3%  | 178    | 0.7%  | 1,604   | 0.8%  | 130,963   | 2.0%  |
| Widowed                    | 32  | 4.2%  | 32  | 5.7%  | 1,505  | 5.4%  | 1,076  | 6.6%  | 1,113  | 4.3%  | 8,426   | 4.4%  | 407,867   | 6.4%  |
| Female                     | 22  | 2.9%  | 29  | 5.2%  | 1,272  | 4.6%  | 0.0%   | 0.0%  | 938    | 3.6%  | 6,889   | 3.6%  | 333,155   | 5.2%  |
| Divorced                   | 62  | 8.1%  | 17  | 3.1%  | 2,234  | 8.1%  | 1,643  | 10.1% | 2,012  | 7.7%  | 15,678  | 8.1%  | 528,447   | 8.3%  |
| Female                     | 29  | 3.8%  | 9   | 1.6%  | 1,379  | 5.0%  | 921    | 5.7%  | 1,031  | 4.0%  | 8,695   | 4.5%  | 314,207   | 4.9%  |

Source: 2000 United States Census, U.S. Census Bureau
### Table #5: Employment

<table>
<thead>
<tr>
<th></th>
<th>Village of Prairie Grove</th>
<th>Village of Bull Valley</th>
<th>City of Crystal Lake</th>
<th>City of McHenry</th>
<th>Nunda Township</th>
<th>McHenry County</th>
<th>Chicago PMSA</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL POPULATION</td>
<td>960</td>
<td>726</td>
<td>38,000</td>
<td>21,501</td>
<td>35,104</td>
<td>260,077</td>
<td>8,272,768</td>
</tr>
<tr>
<td>EMPLOYMENT STATUS</td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Population 16 years and over</td>
<td>734 76.5%</td>
<td>549 75.6%</td>
<td>26,844</td>
<td>15,882 73.9%</td>
<td>25,453 72.5%</td>
<td>189,410 72.8%</td>
<td>6,282,410</td>
</tr>
<tr>
<td>In labor force</td>
<td>570 77.7%</td>
<td>320 58.3%</td>
<td>19,465</td>
<td>11,466 72.2%</td>
<td>18,911 74.3%</td>
<td>140,203 74.0%</td>
<td>4,151,902</td>
</tr>
<tr>
<td>Civilian labor force</td>
<td>570 77.7%</td>
<td>317 57.7%</td>
<td>19,462</td>
<td>11,451 72.1%</td>
<td>18,900 74.3%</td>
<td>140,125 74.0%</td>
<td>4,137,222</td>
</tr>
<tr>
<td>Employed</td>
<td>551 96.7%</td>
<td>316 98.8%</td>
<td>18,759</td>
<td>11,136 97.1%</td>
<td>18,280 96.7%</td>
<td>135,269 96.5%</td>
<td>3,879,057</td>
</tr>
<tr>
<td>Unemployed</td>
<td>19 3.3%</td>
<td>1 0.3%</td>
<td>703 3.6%</td>
<td>315 2.7%</td>
<td>620 3.3%</td>
<td>4,856 3.5%</td>
<td>258,165</td>
</tr>
<tr>
<td>Armed Forces</td>
<td>- 0.0%</td>
<td>3 0.9%</td>
<td>3 0.0%</td>
<td>15 0.1%</td>
<td>11 0.1%</td>
<td>78 0.1%</td>
<td>6 0.0%</td>
</tr>
<tr>
<td>Not in labor force</td>
<td>164 22.3%</td>
<td>229 41.7%</td>
<td>7,379</td>
<td>4,416 27.8%</td>
<td>6,542 25.7%</td>
<td>49,207 26.0%</td>
<td>14,680 0.2%</td>
</tr>
<tr>
<td>Females 16 years and over</td>
<td>347 36.1%</td>
<td>291 40.1%</td>
<td>13,965</td>
<td>8,336 38.8%</td>
<td>12,740 36.3%</td>
<td>95,608 36.8%</td>
<td>3,257,534</td>
</tr>
<tr>
<td>In labor force</td>
<td>230 66.3%</td>
<td>132 45.4%</td>
<td>8,864</td>
<td>5,240 62.9%</td>
<td>8,150 64.0%</td>
<td>62,222 65.1%</td>
<td>1,930,250</td>
</tr>
<tr>
<td>Civilian labor force</td>
<td>230 66.3%</td>
<td>132 45.4%</td>
<td>8,864</td>
<td>5,240 62.9%</td>
<td>8,146 63.9%</td>
<td>62,218 65.1%</td>
<td>1,927,781</td>
</tr>
<tr>
<td>Employed</td>
<td>219 95.2%</td>
<td>132 100.0%</td>
<td>8,548</td>
<td>5,094 97.2%</td>
<td>7,893 96.9%</td>
<td>60,297 96.9%</td>
<td>1,808,745</td>
</tr>
<tr>
<td>Own children under 6 years</td>
<td>81 35.2%</td>
<td>59 44.7%</td>
<td>3,677</td>
<td>1,768 33.7%</td>
<td>3,235 39.7%</td>
<td>24,962 40.1%</td>
<td>699,412</td>
</tr>
<tr>
<td>All parents in family in labor force</td>
<td>37 16.1%</td>
<td>6 4.5%</td>
<td>1,848</td>
<td>1,014 19.4%</td>
<td>1,788 21.9%</td>
<td>14,115 22.7%</td>
<td>383,600</td>
</tr>
</tbody>
</table>

Source: 2000 United States Census, U.S. Census Bureau
**Table #6: Employment and Commute**

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Village of Prairie Grove</th>
<th>Village of Bull Valley</th>
<th>City of Crystal Lake</th>
<th>City of McHenry</th>
<th>Nunda Township</th>
<th>McHenry County</th>
<th>Chicago PMSA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
</tr>
<tr>
<td><strong>TOTAL POPULATION</strong></td>
<td>960</td>
<td>100.0%</td>
<td>726</td>
<td>100.0%</td>
<td>38,000</td>
<td>100.0%</td>
<td>21,501</td>
</tr>
<tr>
<td><strong>EMPLOYED POPULATION 16 YEARS +</strong></td>
<td>551</td>
<td>57.4%</td>
<td>316</td>
<td>43.5%</td>
<td>18,759</td>
<td>49.4%</td>
<td>11,136</td>
</tr>
<tr>
<td><strong>COMMUTING TO WORK</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Car, truck, or van -- drove alone</td>
<td>476</td>
<td>86.4%</td>
<td>234</td>
<td>74.1%</td>
<td>15,341</td>
<td>81.8%</td>
<td>9,441</td>
</tr>
<tr>
<td>Car, truck, or van -- carpooled</td>
<td>45</td>
<td>8.2%</td>
<td>8</td>
<td>2.5%</td>
<td>1,330</td>
<td>7.1%</td>
<td>945</td>
</tr>
<tr>
<td>Public transportation</td>
<td>11</td>
<td>2.0%</td>
<td>28</td>
<td>8.9%</td>
<td>799</td>
<td>4.3%</td>
<td>182</td>
</tr>
<tr>
<td>Walked</td>
<td>-</td>
<td>0.0%</td>
<td>5</td>
<td>1.6%</td>
<td>231</td>
<td>1.2%</td>
<td>149</td>
</tr>
<tr>
<td>Other means</td>
<td>-</td>
<td>0.0%</td>
<td>2</td>
<td>0.6%</td>
<td>144</td>
<td>0.8%</td>
<td>85</td>
</tr>
<tr>
<td>Worked at home</td>
<td>18</td>
<td>3.3%</td>
<td>30</td>
<td>9.5%</td>
<td>618</td>
<td>3.3%</td>
<td>220</td>
</tr>
<tr>
<td><strong>MEAN TRAVEL TIME TO WORK</strong></td>
<td>32.5</td>
<td></td>
<td>36.2</td>
<td></td>
<td>31.5</td>
<td></td>
<td>29.5</td>
</tr>
<tr>
<td><strong>OCCUPATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mgmt, professional, and related</td>
<td>240</td>
<td>43.6%</td>
<td>191</td>
<td>60.4%</td>
<td>7,639</td>
<td>40.7%</td>
<td>3,498</td>
</tr>
<tr>
<td>Service</td>
<td>77</td>
<td>14.0%</td>
<td>8</td>
<td>2.5%</td>
<td>1,950</td>
<td>10.4%</td>
<td>1,320</td>
</tr>
<tr>
<td>Sales and office</td>
<td>116</td>
<td>21.1%</td>
<td>91</td>
<td>28.8%</td>
<td>5,564</td>
<td>29.7%</td>
<td>3,270</td>
</tr>
<tr>
<td>Farming, fishing, and forestry</td>
<td>2</td>
<td>0.4%</td>
<td>1</td>
<td>0.3%</td>
<td>18</td>
<td>0.1%</td>
<td>6</td>
</tr>
<tr>
<td>Construction, extraction, maintenance</td>
<td>60</td>
<td>10.9%</td>
<td>11</td>
<td>3.5%</td>
<td>1,349</td>
<td>7.2%</td>
<td>1,263</td>
</tr>
<tr>
<td>Production, transport, material moving</td>
<td>56</td>
<td>10.2%</td>
<td>14</td>
<td>4.4%</td>
<td>2,239</td>
<td>11.9%</td>
<td>1,779</td>
</tr>
</tbody>
</table>

Source: 2000 United States Census, U.S. Census Bureau

---

Section 5 - Background to the Plan: Prairie Grove Comprehensive Plan
### Table #7: Household Income

<table>
<thead>
<tr>
<th>INCOME IN 1999</th>
<th>Village of Prairie Grove</th>
<th>Village of Bull Valley</th>
<th>City of Crystal Lake</th>
<th>City of McHenry</th>
<th>Nunda Township</th>
<th>McHenry County</th>
<th>Chicago PMSA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households</td>
<td>319 100.0%</td>
<td>246 100.0%</td>
<td>12,900 100.0%</td>
<td>7,843 100.0%</td>
<td>11,909 100.0%</td>
<td>89,377 100.0%</td>
<td>2,972,373 100.0%</td>
</tr>
<tr>
<td>Less than $10,000</td>
<td>6 1.9%</td>
<td>5 2.0%</td>
<td>385 3.0%</td>
<td>299 3.8%</td>
<td>346 2.9%</td>
<td>2,534 2.8%</td>
<td>229,661 7.7%</td>
</tr>
<tr>
<td>$10,000 to $14,999</td>
<td>2 0.6%</td>
<td>4 1.6%</td>
<td>408 3.2%</td>
<td>301 3.8%</td>
<td>302 2.5%</td>
<td>2,587 2.9%</td>
<td>136,542 4.6%</td>
</tr>
<tr>
<td>$15,000 to $24,999</td>
<td>20 6.3%</td>
<td>19 7.7%</td>
<td>818 6.3%</td>
<td>742 9.5%</td>
<td>652 5.5%</td>
<td>5,639 6.3%</td>
<td>286,340 9.6%</td>
</tr>
<tr>
<td>$25,000 to $34,999</td>
<td>14 4.4%</td>
<td>8 3.3%</td>
<td>991 7.7%</td>
<td>860 11.0%</td>
<td>863 7.2%</td>
<td>7,681 8.6%</td>
<td>317,379 10.7%</td>
</tr>
<tr>
<td>$35,000 to $49,999</td>
<td>22 6.9%</td>
<td>12 4.9%</td>
<td>1,761 13.7%</td>
<td>1,163 14.8%</td>
<td>1,601 13.4%</td>
<td>12,418 13.9%</td>
<td>456,182 15.3%</td>
</tr>
<tr>
<td>$50,000 to $74,999</td>
<td>48 15.0%</td>
<td>45 18.3%</td>
<td>3,178 24.6%</td>
<td>1,990 25.4%</td>
<td>2,942 24.7%</td>
<td>22,717 25.4%</td>
<td>620,628 20.9%</td>
</tr>
<tr>
<td>$75,000 to $99,999</td>
<td>59 18.5%</td>
<td>35 14.2%</td>
<td>2,425 18.8%</td>
<td>1,397 17.8%</td>
<td>2,134 17.9%</td>
<td>16,329 18.3%</td>
<td>384,277 12.9%</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
<td>93 29.2%</td>
<td>37 15.0%</td>
<td>2,077 16.1%</td>
<td>832 10.6%</td>
<td>1,874 15.7%</td>
<td>12,941 14.5%</td>
<td>330,550 11.1%</td>
</tr>
<tr>
<td>$150,000 to $199,999</td>
<td>19 6.0%</td>
<td>25 10.2%</td>
<td>542 4.2%</td>
<td>177 2.3%</td>
<td>685 5.8%</td>
<td>3,687 4.1%</td>
<td>100,312 3.4%</td>
</tr>
<tr>
<td>$200,000 or more</td>
<td>36 11.3%</td>
<td>56 22.8%</td>
<td>315 2.4%</td>
<td>82 1.0%</td>
<td>510 4.3%</td>
<td>2,844 3.2%</td>
<td>110,502 3.7%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MEDIAN HOUSEHOLD INCOME</th>
<th>Village of Prairie Grove</th>
<th>Village of Bull Valley</th>
<th>City of Crystal Lake</th>
<th>City of McHenry</th>
<th>Nunda Township</th>
<th>McHenry County</th>
<th>Chicago PMSA</th>
</tr>
</thead>
<tbody>
<tr>
<td>$93,361</td>
<td>$92,693</td>
<td>$66,872</td>
<td>$55,759</td>
<td>$68,223</td>
<td>$64,826</td>
<td>$51,680</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PER CAPITA INCOME</th>
<th>Village of Prairie Grove</th>
<th>Village of Bull Valley</th>
<th>City of Crystal Lake</th>
<th>City of McHenry</th>
<th>Nunda Township</th>
<th>McHenry County</th>
<th>Chicago PMSA</th>
</tr>
</thead>
<tbody>
<tr>
<td>$36,234</td>
<td>$54,022</td>
<td>$26,146</td>
<td>$23,272</td>
<td>$27,758</td>
<td>$26,476</td>
<td>$25,011</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>POVERTY STATUS IN 1999</th>
<th>Village of Prairie Grove</th>
<th>Village of Bull Valley</th>
<th>City of Crystal Lake</th>
<th>City of McHenry</th>
<th>Nunda Township</th>
<th>McHenry County</th>
<th>Chicago PMSA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Families below poverty line</td>
<td>0</td>
<td>3</td>
<td>258</td>
<td>214</td>
<td>171</td>
<td>1,738</td>
<td>160,322</td>
</tr>
</tbody>
</table>

Source: 2000 United States Census, U.S. Census Bureau
Table #8: Housing Units (Units in Structure & Date of Construction)

<table>
<thead>
<tr>
<th>Village of Prairie Grove</th>
<th>Village of Bull Valley</th>
<th>City of Crystal Lake</th>
<th>City of McHenry</th>
<th>Nunda Township</th>
<th>McHenry County</th>
<th>Chicago PMSA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
</tr>
<tr>
<td>TOTAL HOUSING UNITS</td>
<td>333</td>
<td>100.0%</td>
<td>276</td>
<td>100.0%</td>
<td>13,363</td>
<td>100.0%</td>
</tr>
</tbody>
</table>

UNITS IN STRUCTURE

1-unit, detached | 326 | 98% | 272 | 99% | 9,209 | 69% | 5,882 | 72% | 9,889 | 83% | 74,149 | 80% | 1,503,703 | 51% |
1-unit, attached | 3 | 1% | 2 | 1% | 1,169 | 9% | 234 | 3% | 763 | 6% | 6,225 | 7% | 193,227 | 7% |
2 units | 2 | 1% | - | 0% | 316 | 2% | 132 | 2% | 119 | 1% | 2,271 | 2% | 248,917 | 8% |
3 or 4 units | - | 0% | - | 0% | 383 | 3% | 577 | 7% | 195 | 2% | 2,225 | 2% | 226,249 | 8% |
5 to 9 units | - | 0% | - | 0% | 1,050 | 8% | 733 | 9% | 257 | 2% | 3,802 | 4% | 222,122 | 8% |
10 to 19 units | - | 0% | - | 0% | 540 | 4% | 338 | 4% | 221 | 2% | 1,843 | 2% | 155,260 | 5% |
20 or more units | - | 0% | - | 0% | 516 | 4% | 231 | 3% | 390 | 3% | 1,720 | 2% | 396,784 | 13% |
Mobile home | 2 | 1% | - | 0% | 180 | 1% | 2 | 0% | 72 | 1% | 658 | 1% | 24,990 | 1% |
Boat, RV, van, etc. | - | 0% | - | 0% | 0 | - | 0 | 0% | 11 | 0% | 15 | 0% | 438 | 0%

YEAR STRUCTURE BUILT

| 1999 to March 2000 | 20 | 6.0% | 7 | 2.5% | 313 | 2.3% | 295 | 3.6% | 272 | 2.3% | 3,135 | 3.4% | 41,568 | 1.4% |
1995 to 1998 | 67 | 20.1% | 18 | 6.5% | 1,519 | 11.4% | 666 | 8.2% | 1,329 | 11.2% | 11,790 | 12.7% | 153,921 | 5.2% |
1990 to 1994 | 26 | 7.8% | 21 | 7.6% | 2,769 | 20.7% | 1,064 | 13.1% | 2,298 | 19.3% | 14,319 | 15.4% | 170,403 | 5.7% |
1980 to 1989 | 34 | 10.2% | 30 | 10.9% | 2,258 | 16.9% | 1,744 | 21.5% | 2,538 | 21.3% | 14,145 | 15.2% | 297,924 | 10.0% |
1970 to 1979 | 85 | 25.5% | 100 | 36.2% | 2,132 | 16.0% | 1,884 | 23.2% | 1,845 | 15.5% | 15,902 | 17.1% | 477,392 | 16.1% |
1960 to 1969 | 36 | 10.8% | 24 | 8.7% | 1,571 | 11.8% | 843 | 10.4% | 992 | 8.3% | 9,238 | 9.9% | 452,618 | 15.2% |
1940 to 1959 | 36 | 10.8% | 45 | 16.3% | 1,673 | 12.5% | 1,086 | 13.4% | 1,672 | 14.0% | 13,796 | 14.8% | 748,089 | 25.2% |
1939 or earlier | 29 | 8.7% | 31 | 11.2% | 1,128 | 8.4% | 547 | 6.7% | 971 | 8.1% | 10,583 | 11.4% | 629,775 | 21.2% |

Source: 2000 United States Census, U.S. Census Bureau

Section 5 - Background to the Plan: Prairie Grove Comprehensive Plan
# Table 9: Housing Units (Rooms)

<table>
<thead>
<tr>
<th>ROOMS</th>
<th>Village of Prairie Grove</th>
<th>Village of Bull Valley</th>
<th>City of Crystal Lake</th>
<th>City of McHenry</th>
<th>Nunda Township</th>
<th>McHenry County</th>
<th>Chicago PMSA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
<td>%</td>
<td>Abs</td>
</tr>
<tr>
<td>TOTAL HOUSING UNITS</td>
<td>333</td>
<td>100.0%</td>
<td>276</td>
<td>100.0%</td>
<td>13,363</td>
<td>100.0%</td>
<td>8,129</td>
</tr>
<tr>
<td>ROOMS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 room</td>
<td>-</td>
<td>0%</td>
<td>-</td>
<td>0%</td>
<td>188</td>
<td>1%</td>
<td>87</td>
</tr>
<tr>
<td>2 rooms</td>
<td>-</td>
<td>0%</td>
<td>2</td>
<td>1%</td>
<td>290</td>
<td>2%</td>
<td>213</td>
</tr>
<tr>
<td>3 rooms</td>
<td>6</td>
<td>2%</td>
<td>4</td>
<td>1%</td>
<td>528</td>
<td>4%</td>
<td>603</td>
</tr>
<tr>
<td>4 rooms</td>
<td>6</td>
<td>2%</td>
<td>-</td>
<td>0%</td>
<td>1,544</td>
<td>12%</td>
<td>1,144</td>
</tr>
<tr>
<td>5 rooms</td>
<td>34</td>
<td>10%</td>
<td>24</td>
<td>9%</td>
<td>1,920</td>
<td>14%</td>
<td>1,444</td>
</tr>
<tr>
<td>6 rooms</td>
<td>37</td>
<td>11%</td>
<td>32</td>
<td>12%</td>
<td>1,777</td>
<td>13%</td>
<td>1,491</td>
</tr>
<tr>
<td>7 rooms</td>
<td>67</td>
<td>20%</td>
<td>34</td>
<td>12%</td>
<td>2,413</td>
<td>18%</td>
<td>1,392</td>
</tr>
<tr>
<td>8 rooms</td>
<td>61</td>
<td>18%</td>
<td>47</td>
<td>17%</td>
<td>2,198</td>
<td>16%</td>
<td>1,113</td>
</tr>
<tr>
<td>9 or more rooms</td>
<td>122</td>
<td>37%</td>
<td>133</td>
<td>48%</td>
<td>2,505</td>
<td>19%</td>
<td>642</td>
</tr>
<tr>
<td>MEDIAN ROOMS</td>
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<td></td>
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<td>2</td>
<td>1%</td>
<td>201</td>
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<tr>
<td>1.51 or more</td>
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Source: 2000 United States Census, U.S. Census Bureau
### Table #10: Housing Units (Year of Occupancy, Vehicles, other Characteristics)

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<tr>
<th></th>
<th>Village of Prairie Grove</th>
<th>Village of Bull Valley</th>
<th>City of Crystal Lake</th>
<th>City of McHenry</th>
<th>Nunda Township</th>
<th>McHenry County</th>
<th>Chicago PMSA</th>
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Source: 2000 United States Census, U.S. Census Bureau

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**Section 5 - Background to the Plan:** Prairie Grove Comprehensive Plan
Table #11: Housing Units (Value)

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<th>Abs</th>
<th>%</th>
<th>Abs</th>
<th>%</th>
<th>Abs</th>
<th>%</th>
<th>Abs</th>
<th>%</th>
<th>Abs</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village of Prairie Grove</td>
<td>229</td>
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<td>172</td>
<td>100%</td>
<td>9,245</td>
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<td>5,360</td>
<td>100%</td>
<td>9,560</td>
<td>100%</td>
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<td>Village of Bull Valley</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City of Crystal Lake</td>
<td>63</td>
<td>1%</td>
<td>252</td>
<td>3%</td>
<td>285</td>
<td>5%</td>
<td>616</td>
<td>6%</td>
<td>2,376</td>
<td>44%</td>
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<tr>
<td>City of McHenry</td>
<td>17</td>
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<td>285</td>
<td>5%</td>
<td>616</td>
<td>6%</td>
<td>2,376</td>
<td>44%</td>
<td>2,657</td>
<td>28%</td>
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<td>Nunda Township</td>
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<td>616</td>
<td>6%</td>
<td>2,376</td>
<td>44%</td>
<td>2,657</td>
<td>28%</td>
<td>2,129</td>
<td>31%</td>
</tr>
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<td>McHenry County</td>
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<td>4,094</td>
<td>6%</td>
<td>204,972</td>
<td>14%</td>
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</tr>
<tr>
<td>Chicago PMSA</td>
<td>20,100</td>
<td>1%</td>
<td>204,972</td>
<td>14%</td>
<td></td>
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</tr>
</tbody>
</table>

VALUE

| Less than $50,000 | - | 0% | - | 0% | 63 | 1% | 17 | 0% | 73 | 1% | 315 | 0% | 20,100 | 1% |
| $50,000 to $99,999 | 5 | 2% | 2 | 1% | 252 | 3% | 285 | 5% | 616 | 6% | 4,094 | 6% | 204,972 | 14% |
| $100,000 to $149,999 | 9 | 4% | - | 0% | 2,747 | 30% | 2,376 | 44% | 2,657 | 28% | 21,290 | 31% | 397,293 | 26% |
| $150,000 to $199,999 | 26 | 11% | 9 | 5% | 3,434 | 37% | 1,696 | 32% | 2,864 | 30% | 19,836 | 29% | 361,093 | 24% |
| $200,000 to $299,999 | 87 | 38% | 46 | 27% | 2,261 | 24% | 714 | 13% | 2,181 | 23% | 16,016 | 24% | 310,250 | 20% |
| $300,000 to $499,999 | 78 | 34% | 84 | 49% | 464 | 5% | 255 | 5% | 999 | 10% | 5,263 | 8% | 154,098 | 10% |
| $500,000 to $999,999 | 24 | 10% | 26 | 15% | 10 | 0% | 1 | 0% | 153 | 2% | 875 | 1% | 53,828 | 4% |
| $1,000,000 or more | - | 0% | 5 | 3% | 14 | 0% | 16 | 0% | 17 | 0% | 200 | 0% | 11,881 | 1% |

MEDIAN HOME VALUE

| Village of Prairie Grove | $285,800 | Village of Bull Valley | $352,700 | City of Crystal Lake | $170,100 | City of McHenry | $150,000 | Nunda Township | $168,800 | McHenry County | $168,100 | Chicago PMSA | $166,200 |

Source: 2000 United States Census, U.S. Census Bureau

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Section 5 - Background to the Plan: Prairie Grove Comprehensive Plan
Community Outreach

Four separate Community Outreach efforts were undertaken by the Consultant to involve elected officials, property owners, developers, builders, business persons and residents in the planning program. These outreach efforts provide the Comprehensive Plan Steering Committee with important insight on local issues, concerns and opinions from residents, community leaders, the business community, and other participants. This section of the report summarizes each of the following outreach efforts:

A Project Initiation Meeting was conducted with the Project Advisory Committee on January 27, 2005 at the Village Hall.

A Community Workshop was conducted with the residents of Prairie Grove on March 1, 2005 at Prairie Grove Elementary School.

Key Person Interviews were conducted with a select number of people identified by the Steering Committee and Village Staff. The interview process, was conducted on March 15th and 22nd.

A Community Survey was distributed to all residents in the community in early February, 2005. Residents were given approximately 2 weeks to review and complete the 7-page survey.

Project Initiation Meeting

A Project Initiation Meeting was conducted with the Project Advisory Committee (PAC) on January 27, 2005 at the Prairie Grove Village Hall. As part of the meeting, a PAC workshop was conducted to obtain PAC members’ opinions, comments, and concerns about the Village of Prairie Grove as we begin the Comprehensive Planning process. Approximately 10 people attended the meeting and participated in the workshop.

This report provides a summary of the results of the Project Initiation Workshop. The summary reflects the opinions and comments stated during workshop dialogue and includes a summary of participants’ responses to the workshop questionnaire.

1. Identify five (5) issues or concerns confronting the Village of Prairie Grove.

The top five cited issues and concerns are:
- Fiscal concerns (taxes) (7)
- Traffic Congestion (5)
- Road conditions (4)
- Loss of rural atmosphere (3)
- Need to protect open space & trees (3)

Issues and concerns mentioned twice include:
- Schools (2)

2. List, in order of importance, the three (3) most important issues discussed thus far.

The top rated issues and concerns include:
- Terra Cotta de-annexation (5)
- Lack of retail/tax base/revenue (3)
- Traffic on 176 and 31 (3)
- Need for professional long-range planning and vision (2)
- Schools – quality and funding (2)

3. Identify three (3) specific projects or actions that you would like to see undertaken within Prairie Grove.

The projects and actions noted most by participants include:
- Comprehensive Plan completed and adopted (5)
- Commercial/retail development (3)
- Terra Cotta settlement/partner ship/solution (3)
- Zoning changes to support Comprehensive Plan (2)
- Establish an Economic Development Committee (EDC) (2)
- Conduct Village traffic study/plan (2)

4. Projects and actions mentioned only once include:
- Improve ground water supply; Need to control growth; Traffic on Route 31; Need to improve fire protection/emergency services (particularly on west side); High-density development; Over crowded schools; Plan for new roads; Need for increased village staff; Lawsuits.

Issues and concerns mentioned only once include:
- Inappropriate zoning; Open space preservation; Fiscal matters - funding growth/long term; Protect ground water supply; Need to maintain rural atmosphere; and Lawsuits.

Section 5 - Background to the Plan: Prairie Grove Comprehensive Plan

• Fiscal concerns (taxes) (7)
• Need to protect open space & trees (3)
• Commercial/retail development (2)
• Terra Cotta Development (2)
• New development must be planned (2)
• Need for retail development/shopping center (2)
• Need for professional long-range planning, goals & objectives (2)
• Terra Cotta Development (2)
• New development must be planned (2)
• Need for retail development/shopping center (2)
• Need trails (bike & pedestrian) (2)
• Better access to rail (2)
4. What are the primary strengths and assets of Prairie Grove?

The most commonly cited strengths and assets include:

- Natural Resources/Open Space/Rural Setting (4)
- Quality Schools (3)
- Valuable real estate (2)
- Good neighbors/residents with character (2)
- Small town feeling/atmosphere (2)

Strengths and assets mentioned only once include: Great lifestyle; Peaceful setting; Opportunity to do it correctly; Lot sizes; Rural setting, but close to commercial; Residents who volunteer to serve on Village Boards and Commissions; Low-density development; Great residential community; and “Hidden gem”.

Community Workshop Summary

The Consultant conducted a Community Workshop with the residents of Prairie Grove on March 1, 2005. Approximately 38 people attended and participated in the workshop. The workshop was designed to encourage residents to communicate their concerns and feelings about their community during the early stages of the comprehensive planning process.

This report provides a summary of the results of the Community Workshop. The summary reflects the opinions and comments stated during workshop dialogue and includes a summary of participants’ responses to the workshop questionnaire.

1. Identify five (5) issues or concerns confronting the Village of Prairie Grove.

The individual responses that were cited the most include: Terra Cotta issues (14 responses); keeping the rural character of the Village (12 responses); controlling growth (11 responses); attracting and developing new commercial and retail (10 responses); traffic congestion (10 responses); economic development (9 responses); and lowering residential taxes via non residential development (9 responses). However, when grouped by category, economic development, traffic and roads, and Village character were the top three areas of concern. All issues and concerns identified at the workshop are identified below and grouped by category. The number of times a specific response was given is indicated after the dash.

Economic Development – 41 responses
- Attracting and developing new commercial and retail – 10
- Economic development - 9
- Lowering residential taxes via non residential development – 9
- Establish 176 and 31 as commercial corridors - 6
- Need quality/upscale retail development
- Need small business
- Need more revenue for Village
- Establish a retail and restaurant area within the Village
- Lack of commercial tax base
- Lack of revenue for maintaining Village
- Financial stability of Village

Traffic and Roads – 37 responses
- Traffic congestion – 10
- Maintaining quality of Village roads - 7
- Stop light on 31 and Barreville Road - 4
- Traffic Light at Ames and Route 31 - 4
- Edgewood/Ames realignment - 3
- Effect of widening 31 and 176 - 2
- Eliminating cut-through traffic - 2

Village Character – 32 responses
- Keeping the rural character - 12
- Protect natural resources and environmental areas and features (trees) - 6
- Keeping minimum 1-acre lots - 6
- Need to balance uses – residential, commercial, schools, etc. - 2
- Need to establish commercial property standards
- Don’t know what we want to be like
- Should be more like Oak Brook
- Protect open space
- Need to raise attractiveness of Village
- Ensuring new development maintains desired Village character

Growth – 20 responses
- Controlled growth - 11
- Control density - 4
- Annex those areas adjacent to Village
- Keeping upscale homes
- Provide a better mix of housing (age targeted)
- Need to prohibit apartments and low-income housing
- Need to keep property values up
- Low of infrastructure to maintain pace of growth - 2
- Arbitrary speed limits
- Traffic on Route 31 is dangerous and too fast
- Increase speed limit on Nish Road back to 35 mph
Village Government, Services, Facilities – 20 responses
• Need to adopt Comprehensive Plan - 4
• Need recreation area/parks within the Village - 3
• Need better communications with residents - 2
• Establish and maintain a network of trail and walking/biking paths - 2
• Lack of Village organization
• Trustworthiness of Village officials
• Poor snow plowing services
• We have no Village
• Establish open space protection ordinance
• Thunderbird Lake access – for non-motorized boats (row boats and canoes)
• Provide adequate Village services
• Too much misinformation about issues
• Protect water quality

Terra Cotta – 14 responses
• Terra Cotta issues (including law suits, possible de-annexation, etc.) – 14

Schools – 13 responses
• Maintain quality schools - 8
• School overcrowding - 2
• Growth impact on school quality – 2
• Need lower school taxes

2. List, in order of importance, the three (3) most important issues discussed thus far.

Four issues stood out as being the most important, as determined by workshop attendees. The four most important issues are:
• Terra Cotta issues, including law suits, possible de-annexation, and overall relationship with the Village (20 responses).
• Economic development; including development along 176 and 31, “high end” commercial development, retail and restaurant development, commercial development that maximizes revenue to the Village, and overall economic viability of the Village (19 responses).
• Maintain rural character, including actually keeping the Village rural, not just rural in character (16 responses).
• Maintain school quality, including concerns over the impact of growth on the schools, school funding, and over crowding (14 responses).

Other issues noted as being important include:
• Balance between commercial and residential development – 5
• Establish Prairie Grove as the premiere Village in McHenry Co. – 5
• Maintain 1-2 acres lot sizes - 4
• Traffic, including congestion and cut through - 3
• Control growth and growth rate - 3
• Open space, tree preservation, environmental concerns - 3
• Establish development standards - 2
• Maintain property values – 2
• Road improvements (31 and 176) - 2

Issues mentioned once include:
• Stop light at Route 31 and Ames; Develop a Traffic Plan; Develop parks within the Village; Include senior living; No school growth; Protect ground water; and Lack of infrastructure to accommodate growth

3. Identify three (3) specific projects or actions that you would like to see undertaken within Prairie Grove.

The top three ranked projects or actions include:
• Resolving issues with Terra Cotta (13 responses).
• Completing and adopting the Comprehensive Plan (10 responses).
• Establishing design guidelines/standards for commercial development (7 responses).

Other projects mentioned more than once include:
• Resolve/£&le;/patria issues with Terra Cotta (13 responses).
• Resolving and adopting the Comprehensive Plan (10 responses).
• Establishing design guidelines/standards for commercial development (7 responses).
• Establish park district (2); Annex adjacent areas to accommodate commercial development (2); Establish park at Ames and Barreville Road (2); Conduct historical inventory of sites and building within Village (2); and Maintain 1-2 acre zoning (2).

Projects and actions mentioned only once include:
• Slow traffic between Valley View and Bohl; Stop light at golf course – Prairie Isle; Create plan to attract commercial development; Stop light at 176 and Barreville Road; Establish growth rate policy to control building activity; Street lights at all intersections along Ames; Restrict commercial zoning near Oak Grove and other residential areas; Consider rerouting 176 around school zone; Establish a building maintenance ordinance; Improve 176 and 31; Maintain rural character; Improve Thunderbird Lake with trails; Develop a “town center”; Attract “up-scale” shopping; Eliminate 55 mph on Route 31; Attract age-restricted development; Establish standards for rural character; Finish joint development/services plan with school; Sign-up three high tax retail-
ers; Attract “high end” retailers; Make Prairie Grove “upscale”; Have Village functions and events; Maintain quality schools; Actively send out newsletter and community updates; Protect and set aside open space; Identify amount and location for commercial development; Repair Gracy Road; Establish boundary and school agreements with adjacent municipalities; Own the water system; Develop a traffic plan; and Market Village to “upscale” residential and commercial developers.

4. What are the primary strengths and assets of Prairie Grove?

The community's primary strengths and assets, as noted by workshop attendees, include: the Village's rural character (16 responses) and the open space/natural environment (11 responses) as the community's primary strengths and assets. The next most noted assets were the estate zoning/1-2 acre lot size (9 responses) and the high quality neighborhoods with low density (9 responses).

Assets mentioned more than once include: Current standards for controlling Terra Cotta; Our future with proper planning; Country charm; Low noise; Thunderbird Lake; Safe community; Great people; Resident volunteers; Proximity to nearby amenities; Peaceful; No commercial development near residential areas; Not a developed community; and Prairie Grove is a hidden residential gem.

Key Person Interviews Questionnaire

As a part of the Community Outreach phase of the Prairie Grove Comprehensive Planning program, confidential interviews were conducted with individuals to discuss conditions and potential within the Prairie Grove community. Fifteen individuals who possess various interests and insights into the community were selected. Persons interviewed included residents, current and past public officials, representatives from the business community, and representatives of local institutions.

Interviews were conducted on March 15th and 22nd, 2005. The interviews lasted approximately 45 minutes each. Each interviewee was asked a series of questions regarding the community. For those individuals unable to attend one of the two scheduled interview dates, a phone interview was conducted instead.

Overall responses are summarized on the following pages.

1. How would you define/describe the character of Prairie Grove?

Interviewees described Prairie Grove as a beautiful, rural community with a small town atmosphere; a “sanctuary”; organic and unplanned; relatively undeveloped; a community of subdivisions offering few municipal services; provides a nice balance of rural charm and proximity to nearby urban areas; a small town between two larger towns; changing from rural to suburban; economical; quiet; upscale; lots of trees; peaceful; unique; and, a nice place to live.

2. What do you believe are the primary assets and advantages of Prairie Grove?

Interviewees sited the following as Prairie Grove's primary assets and advantages: overall rural character and setting; excellent location; economic corridor of Route 31; balance of rural character with proximity to nearby urban areas; not very crowded or over-developed; abundance of trees/wooded character; topography; a “timeless” country view; relatively quiet and private; large residential lots and quality homes; open space and areas of natural environment; quality residential development to date; quality schools; regional access; horses and horse farms; great police presence/patrolling; small community with not as much “red-tape”; proximity to the Fox River; and, Village officials are good to work with.

3. What do you believe are the primary weaknesses and disadvantages of Prairie Grove?

Most interviewees cited lack of
commercial/retail development, difficulty in maintaining rural character amidst pressures for growth and development; the fiscal uncertainty of the Village; and on-going issues with Terra Cotta as the primary weaknesses of Prairie Grove. Other noted weaknesses/disadvantages include: need a grocery store; need to avoid sprawl; high water bills; threat of industrial development; little or no Village services; lack of vision; inconsistency with Village policy/decision-making and leadership; need for a Village administrator; excessive school donation policy; increasing traffic volumes; cut-through traffic in residential neighborhoods; poor road conditions; noise from traffic and industrial uses; need for better communication between Village and residents; feeling of isolation; no sidewalks; no library; lack of bike trails; threat to quality of life for existing residents; and threat of decreased property values if poor/inappropriate development is allowed; turnover on the police force; inability to sustain a market for $1-million homes; and, a lack of affordable housing.

4. What do you consider to be the single most important issue confronting Prairie Grove today?

Maintaining the rural character of the Village, the need for economic development/commercial and retail development, and issues with Terra Cotta were the three most popular responses. Other responses include: the upcoming election; widening Route 31; ability of the Village to stay financially solvent (economic survivability); ability of the schools to stay financially solvent (economic survivability); taxes; controlling growth; handling development and growth pressures without penalizing existing residents; and potential for lowering the quality of life by approving inappropriate development.

5. If you had the power to undertake one project or improvement within Prairie Grove, what would it be?

Interviewees noted the following priority projects and improvements: attract commercial/retail development along Route 31 and 176; fix/widen Route 31; maintain good police service; rescind school donation requirement; annex existing property along Route 31; protect undeveloped areas and some farmland as permanent open space; bring Terra Cotta back to the table and resolve issues; protect existing residential areas from inappropriate new development; lower the school tax rate; establish boundary agreements with neighbors and adopt a land use plan to provide certainty for the Village’s ultimate build-out; remove tree overgrowth to improve street conditions/longevity; and, develop a community park with athletic fields.

6. What are your primary concerns regarding the growth and development of the Prairie Grove area?

Most interviewees cited their primary concerns regarding growth and development as the need to maintain the rural character; the need to diversify the tax base and develop appropriate commercial/retail areas; and the need to resolve issues with Terra Cotta (with Terra Cotta’s property remaining in the Village). Other concerns include: protecting existing residents from pollution, noise, light, traffic and activity of new development; impacts on schools; ensuring that future development is of high quality; maintaining one-acre zoning for residential areas; allowing infrastructure to keep up with growth; and the need to control the rate of growth and development.

7. Do you have any other comments or suggestions regarding our work on Prairie Grove’s Comprehensive Plan?

Additional comments covered a range of topics, including: the new Comprehensive Plan may be too late; a zoning update must follow the Comprehensive Plan; let development get a reasonable financial return without negatively impacting existing residents; maintain quality schools; protect trees; widen Route 31; keep residential taxes low; ensure future development is of high quality; develop a new east-west road by extending Edgewood to the east; keep any new industrial development away from residential development; and don’t change things too much.
Existing Physical Conditions

This section of the plan presents the existing physical conditions of the community. The purpose of this section is to document and describe the existing physical conditions within the Village of Prairie Grove which were present while the plan was written. The conditions A description of each figure is presented below.

Existing Land Use

The existing land use, illustrated on Figure 14, provides a detailed land use inventory of all property within and around the Village of Prairie Grove. The land use designations are based on field surveys undertaken by the Consultant in the Winter of 2005.

The following 11 land uses are present within and around the Village of Prairie Grove.

1. Agricultural/Vacant
2. Single Family
3. Multi Family
4. Golf Course
5. Open Space
6. Public/Semi Public
7. Rail/Utility
8. Light Industrial/Business
9. Industrial/Manufacturing
10. Commercial
11. Office

Agricultural/Vacant

Farms and vacant sites predominate the landscape of Prairie Grove. Although farming has a rich history in Prairie Grove, it is realistic to expect farming to give way to development pressures. Agricultural properties are often attractive to developers because of their size and unified ownership. Although vacant and agricultural areas contribute to the existing character of the Village, these uses are not likely to be maintained in the long-term.

Single Family/Multi Family

The residential areas in Prairie Grove are characterized by larger-lot single-family detached homes in an attractive environmental setting. Residential areas are discussed in further detail on Figure 15.

Golf Course

Prairie Isle Golf Course is the only golf course in the community. The golf course, built through and around an abandoned gravel pit in 1993, is located on IL-176, approximately 1 mile west of the Fox River.

Open Space

Open spaces are scattered throughout the Village and includes at least one park. Open Spaces are discussed in further detail on Figure 18.

Public/Semi-Public

Public and semi-public land uses include schools, municipal facilities, township facilities, churches and cemeteries. Public and semi-public uses are discussed in more detail in Figure 19.

Rail/Utility

The Chicago and Northwestern Railroad travels north and south through the Village, west of IL-31. Com-Ed power lines run east and west along the southern boundary of the Village, and north and south just west of the Fox River.

Light Industrial

Light industrial uses include landscaping companies, general contractors, auto body shops, and like uses. Light industrial uses are primarily located on IL-31 and IL-176.

Industrial

Terra Cotta Industries on IL-31 and Snap-On Tools on IL-176 are the only 2 existing industrial uses in the Village. Industrial uses have a greater impact on adjacent properties than light industrial uses.

Commercial

There are very few commercial uses within Prairie Grove’s corporate limits. Commercial uses include both retail and service type commercial. Commercial uses are located on IL-176 and IL-31.

Office

There are 2 office use areas within Prairie Grove’s planning area, only one of which, is within the existing corporate limits of the Village.
Figure 14
Existing Land Use

The existing land use pattern of the Village of Prairie Grove is characterized by large lot single family development, and agricultural and vacant areas. This figure illustrates existing land-use of the Village of Prairie Grove and its surrounding areas based on field surveys undertaken by the Consultant in the Winter of 2005.
Residential Areas

The Village contains a diverse mix of single-family areas, each with somewhat different characteristics such as street configuration, lot sizes, and size and price of homes. With the exception of older rural residences, most of the housing in the Village is rather new and much of it has been constructed during the last 10 to 15 years.

Figure 15 highlights five categories of single-family residential areas, based on existing lot sizes. Larger agricultural properties with the presence of one or more residences are generally excluded from this inventory, as they are classified as agricultural properties. However, in addition to the large agricultural lands indicated in Figure 14, a number of larger residential properties have associated agricultural uses, such as horse stables, breeding kennels, and small amounts of livestock.

Lot sizes of ¼ acre or less

Smaller, denser residential homes characterize most of the properties along the Fox River. Burton’s Bridge, Burton’s Beach, Bayview Beach, Colby Point and Riverside Park subdivisions are comprised of mainly single-family homes on small lots. These subdivisions account for almost all of the residential lots of this size within and around the Village of Prairie Grove.

Lot sizes of ¼ acre to ½ acre

Lots of this size generally yield a gross density of 2-3 homes per acre, accommodate larger homes with 2 to 3 car garages. Approximately three quarters of the lots in Oak Grove subdivision fall in this size range, along with some of the larger lots in Burton’s Bridge, Burton’s Beach, Bayview Beach, Colby Point and Riverside Park subdivisions.

Lot sizes of ½ to 1 acre

Subdivisions with homes on lots of ½ to one acre in size are scattered throughout the community, particularly along the west side of Barreville Road, including Barreville Heights, Heritage Hills, and Oakview Estates Trail.

Lot sizes of 1 to 2 acres

Lots of this size are contained in both subdivisions and single-lot developments. Subdivisions with homes on lots of one to two acres in size are scattered throughout the community. Subdivisions include Sutton Woods, Timber Trail, Timberhill Estates, and Deer Run.

Lot sizes greater than 2 acres

Although more lots of this size are more commonly found in Prairie Grove than in comparison with other communities, lots greater than 2 acres in size are the least common type of residential development within the Village. Large-lot residential developments are most commonly located in the northeast and southwest portions of the Village. Large lot residential areas contribute significantly to the overall image and “rural” character of the community.
The Village of Prairie Grove can be considered mainly a residential community. Although there is an abundance of open spaces and agricultural areas, the developed landscape is dominated by large lot single-family residential development. Figure 3 illustrates the detached single-family residential areas within the Village by lot size. The existing pattern of residential development will be an important consideration for the development of an updated Comprehensive Plan.

Map Legend:
- Lot sizes of ¼ acre or less
- Lot sizes of ½ acre to 1 acre
- Lot sizes of 1 acre to 2 acres
- Lot sizes of 2 acres or more
- Prairie Grove Corporate Limits
- Neighboring Community
- Corporate Limits
Existing Zoning

The Village of Prairie Grove’s Zoning Ordinance is presented in Figure 16, as adopted on August 12, 2004. The purpose and intent of the Zoning Ordinance is to protect and promote public health, safety, morals, comfort and general welfare of the people. There are currently 10 zoning districts within the Village of Prairie Grove.

**E-5 Estate District**

Protects the large lot rural character of the Village. Minimum lot size is 5 acres. Minimum lot width is 250 feet. Permitted uses include: single-family detached residences; non-commercial stables and gardening; and, open space.

**E-3 Estate District**

Protects the large lot rural character of the Village. Minimum lot size is 3 acres. Minimum lot width is 250 feet. This district does not allow non-commercial gardening or stables, but does allow non-commercial greenhouses.

**E-1 Estate District**

Protects the large lot rural character of the Village. Minimum lot size is 1 acre. Minimum lot width is 150 feet. This district also does not allow non-commercial gardening or stables, but does allow non-commercial greenhouses.

**R Single Family District**

Establishes a residential use area with a gross density of 1 dwelling unit per acre. Permitted uses include single family detached residences, open space, and non-commercial greenhouses. Minimum lot size is 34,000 square feet. Minimum lot width is 125 feet.

**R-1 Single Family District**

Establishes a residential use area with a gross density of 2 dwelling units per acre. Permitted uses are the same as the R district. Minimum lot is 21,780 square feet. Minimum lot width is 125 feet.

**T Transitional District**

Provides for multi-family residential development in order to provide a diversity of housing within the Village. Development within the T District must occur on 10 acres of land or greater. Permitted uses include open space, single family detached homes, patio homes, townhomes, multiplex, quadruplex and two family dwellings. Minimum lot area per dwelling unit is 7,920 square feet.

**B Business District**

Provides areas for a wide range of retail, service, office and other business activities which will enhance the Village’s tax base and provide convenient shopping, services and job opportunities for Village residents.

**IT Industrial Transition**

Provides areas for light manufacturing, office and research facilities and support services and facilities.

**I Industrial District**

Provides areas for production, processing, cleaning, servicing, testing, repair, or storage of materials, goods or products. These areas should enhance the tax base of the Village and provide employment opportunities in proximity to high quality residential environments.

**OSR Open Space Recreation**

Protects open space and areas with unique natural resources such as wetlands, flood plains, mature woodlands and rare and/or endangered species.
Figure 16
Current Zoning

This figure illustrates Prairie Grove’s Zoning Ordinance, adopted on August 12, 2004. The purpose and intent of the Zoning Ordinance is to protect and promote public health, safety, morals, comfort and general welfare of the people.

* Terra Cotta owned property zoned R, R-1, I, and IT may be subject to the zoning standards contained within the Village of Prairie Grove’s Zoning Ordinance dated March 3, 1977.
Transportation and Traffic

The existing transportation network is presented in this section. The existing network of roads and other transportation facilities within the Village that provide access to properties, and allow residents to access regional transportation arteries within and adjacent to the Village. The existing transportation and traffic network of Prairie Grove presented below is highlighted in Figure 17.

Arterial Streets

The major east-west arterial street serving the Village is Illinois Route 176, which runs along the southern edge of the Village. The only other state route is Illinois Route 31, which runs through the western portions of the Village. These arterials are the major east-west and north-south roads that exist within the Village and its planning area.

As traffic on these arterials increases, demand for widened roadways, additional lanes, and improved intersections will follow. Route 31 is currently planned for widening and improvement. Resurfacing improvements are scheduled for this summer, and the State is currently preparing the engineering for widening the road to five lanes. The State has no current plans for the widening of Route 176, as current traffic volumes do not warrant improvements.

Collector Streets

A collector street is intended to primarily serve vehicle trips generated to and from neighborhoods within which it is located. The function of these streets is to collect traffic from the local street system and distribute traffic between neighborhoods within the community and provide access to the arterial street system. Prairie Grove is served by six collector streets - four major collectors and two minor collectors. Barreville Road serves as the major north-south collector, and Nish, Edgewood, and Ames Roads serve as major east-west collectors. Minor collectors include Wright and Bay Roads.

Local Streets

All other streets within the Village and planning area are classified as local streets. A local street is intended to serve primarily those vehicle trips generated by land uses abutting the street.

Public Transportation

In general, the residents of Prairie Grove currently have little access to public transportation. Metra commuter rail service is available in the neighboring communities of Crystal Lake and McHenry.
Transportation

Prairie Grove is served by a roadway system consisting of two major arterials (State Routes 31 and 176) and several smaller collector and local streets. This network of roadways provides access to the Village from surrounding areas and enables the movement of people and vehicles within and around the Village. The efficiency and convenience of the transportation system will significantly affect the quality of life within the community, and will influence any new development within the Village.

Map Legend:
- Arterial Streets
- Major Collector Streets
- Minor Collector Streets
- Local Streets
- Traffic Signal
- Railroad
- Problematic Intersections
- Realignment Concept
- Cut-Through Traffic Route
- Prairie Grove Corporate Limits
- Neighboring Community
- Corporate Limits

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Environmental Features and Open Space

An attractive environmental setting, which consists of natural open space, wooded areas, wildlife habitats, wetlands, native vegetation, and streams and water features, is one of Prairie Grove's most important distinguishing characteristics. These features provide scenic beauty and ecological diversity within the planning jurisdiction.

The open space and environmental features and conditions that contribute to Prairie Grove's unique image and identity are described below and illustrated in Figure 18.

Environmental Corridors

Environmental corridors, which help establish the overall structure for an open space system, generally follow surface watercourses and drainage ways defined by the flood of record.

Wetlands

Wetlands occur within the environmental corridors and in other isolated locations. They are defined by vegetation, hydric soils, and surface and ground water conditions.

Flood Zones

Flood zones consist of areas near watercourses and drainage ways that have a history of flooding, or have been identified as prone to flooding.

Streams and Water Features

In addition to the Fox River, a regional environmental treasure, there are several watercourses that flow throughout the Village that contribute to the network of environmental corridors and landscape features. Thunderbird Lake is a notable water feature, providing ecological and recreational benefits.

Golf and Recreation

Two golfing facilities, the Prairie Isle Golf Course located in the southeastern portion of the Village, an executive course/practice facility located in the northwest portion of the Village, provide open space and recreation amenities to the Village. These facilities contribute to the "open space" and overall "green" character of the Village.

Open Space

These undeveloped areas consist of a variety of natural features and habitat. Open space is described in more detail with other community facilities in the next section.

McHenry County Conservation District

These areas of natural environment are protected from development and remain as open space, wooded areas, and natural habitat. McHenry County Conservation District holdings are described in more detail with other community facilities in the next section.

Wooded Areas

Numerous mature woodlands and tree lines are located along and near the environmental corridors and in other areas of the community not yet subdivided/developed. The abundant wooded areas contribute greatly to the character and aesthetic of the Village. Wooded areas often run along road frontages, screening uses found on interior portions of the sites.
The Village of Prairie Grove has an established character that is largely defined by its environmental features, including natural open space, wooded areas, streams and water features, and wetlands. Village residents have consistently rated these features and the resulting Village character as one of the most important attributes of the Village. This section provides an overview of the environmental features that contribute so significantly to the Village.

**Map Legend:**
- Wetlands
- Flood Zones
- Streams And Water Features
- Golf Course/facility
- Open Space/parkland
- McHenry County Conservation Dist.
- Wooded Areas
- Prairie Grove Corporate Limits
- Neighboring Community Corporate Limits

**Figure 18**

**Environmental Features**

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Existing Community Facilities

Community facilities provide needed services to residents and businesses within a community.

The existing community facilities within and around the Village of Prairie Grove are highlighted on Figure 19.

Public Schools

Prairie Grove is served by three school districts: Prairie Grove School District 46; Crystal Lake School District 47; and, Crystal Lake Community High School District 155. Currently, only one school site is within the existing corporate limits of the Village of Prairie Grove. Each district is highlighted below.

Prairie Grove School District 46

District 46 operates one school, located at the intersection of Illinois Route 176 and Valley View Road. The school educates both elementary and junior-high students.

Crystal Lake Elementary School District 47

School District 47 operates nine elementary schools, and two junior high school, none of which are located within the Village of Prairie Grove.

Community High School District 155


The School District currently operates four high schools and two alternate education centers, educating grades 9-12. Included in the District’s facilities is Prairie Ridge, a new high school constructed on the western boundary of the Village of Prairie Grove’s Planning Area.

Fire Protection

The Village of Prairie Grove is served by two fire protection districts: Nunda Rural Fire Protection District; and, Crystal Lake Fire/Rescue Department. Each agency serves a different part of Prairie Grove, and the agencies vary in number of staff, stations, equipment, and fire insurance rating.

Nunda Rural Fire Protection District

The Nunda Rural Fire Protection District serves nearly all fire protection within the Village of Prairie Grove. The district currently operates one station, located on the east side of the Village’s planning area along Route 176.

Crystal Lake Fire/Rescue Department

Currently, the City of Crystal Lake has three (3) stations that are staffed 24-hours per day with 74 employees. All 3 stations are located within the City of Crystal Lake, but Station 1, located at the Municipal Complex, covers from Route 14 to the northern edge of the district, including parts of Prairie Grove.

Village Services

The Village of Prairie Grove was established in 1976. A small residential conversion on Ames Road served as the Village Hall and housed village operations until the current Village Hall, on Barreville Road, was constructed in 2003.

The Village of Prairie Grove provides services to residents through the following departments:

- Building Department
- Public Works Department
- Parks Department
- Police Department

Each of the departments above is located within the Village Hall, located at 3125 Barreville Road, Prairie Grove, IL 60012

Nunda Township

Nunda Township’s administration buildings and work/storage yards are located on Bay Road, on the western edge of Prairie Grove’s planning area.

Road District

The Road District of Nunda Township is responsible for all roadways within the unincorporated areas of the township. While they do not have jurisdiction over any roads currently within the Village, the Road District is maintaining roads that would transfer to Village jurisdiction upon annexation/development.

Public Utilities

The Village of Prairie Grove and its Planning Area are served by a varying network of public utilities. Com-Ed provides electric service to all properties within the Village.

Wastewater & Sewage

At the present, the majority of the parcels within the Village of Prairie Grove rely on septic fields for wastewater storage and treatment. Currently, only one treatment facility exists, located south of Oak Grove subdivision. The facility was constructed by Terra Cotta Industries to provide wastewater treatment for their plant and office, and the 1,300
acres of land in which they own and plan to develop.

Currently, only Oak Grove and Cobblestone subdivisions benefit from the wastewater treatment plan. The remainder of the community relies on individual septic systems located on their property for the storage of sewage and wastewater.

**Water Supply**

There is no municipal distribution system for water within the Village of Prairie Grove. All properties within the Village rely on individual wells as a source for water. Cobblestone and Oakgrove subdivisions however, obtain their water from Illinois American Water, which acquired a well and storage tank from Terra Cotta Corporation.

**Storm Water**

There are no underground stormwater sewers to serve Prairie Grove, although there is a system of drainage ditches and man-made detention ponds. Each individual development is required to provide its own stormwater management facilities in accord with the County’s Stormwater Ordinance. Consequently, numerous retention ponds and detention areas are scattered throughout the planning area. However, there is no comprehensive map of stormwater facilities.

**Pipeline and Power Transmission Corridors**

A petroleum pipeline and overhead electrical transmission lines traverse Prairie Grove. The electrical transmission lines are comprised of ComEd’s high tension lines, carrying large amounts of electricity from a substation located in the southeast section of the Village’s Planning Area.

Overall, there are no capacity or condition issues related to power transmission or gas distribution within the Prairie Grove area.

**Open Space**

**Mchenry County Conservation District**

The McHenry County Conservation District (MCCD) was established by a successful countywide referendum held in conjunction with the general election of April 1971. The District was formally organized in July 1971 with this original Board of Trustees appointed by the County Board Chairman.

The McHenry County Conservation District owns or manages over 20,000 acres of open space, including new and old forested areas, prairies, wetlands, ponds, creeks, and rivers.

Three of the District’s 20 open conservation areas are located within the Village of Prairie Grove’s Planning Area: Stickney Run Conservation Area, Silver Creek Conservation Area, and Prairie View Educational Center.

In 2004, the MCCD established a Task Force to develop a Master Plan for the Stickney Run Conservation Area. The final Master Plan for the site will build upon the existing horse and hiking trails.

**Thunderbird Lake**

Thunderbird Lake is owned by the Terra Cotta Corporation. Not long ago, the public was able to enjoy the walking trails around Thunderbird Lake, but when legal issues soured the relationship between Terra Cotta and the Village of Prairie Grove, the site was closed. Given the soil conditions and wetlands that exist on the site, it reasonable to expect that the site will remain open space. Access for public enjoyment however, remains unresolved.

**Village Parkland**

The Village currently owns a small parcel of land south of the Village Hall reserved for park/open space. The parcel is currently undeveloped and remains in a natural/non-maintained state.

**Religious Institutions/Cemeteries**

There is one church and two cemeteries within the Village’s Planning Area. The Faith Community United Church of Christ and Prairie Grove Cemetery are both located on
IL Route 176, and a small cemetery is located at the intersection of Gracy Road and IL Route 31.
Community facilities and open space provide important services to residents, contribute to the rural character and add to the overall quality of life. Community facilities within and around the Village of Prairie are illustrated on Figure 19.

**Map Legend:**
- Village/Township
- Fire District
- School
- Religious Institution
- McHenry County Conservation District
- Park/Open Space
- Private Open Space
- Nunda Township Proposed Open Space
- Utility

1. Prairie Grove Village Hall
2. Nunda Township Offices
3. Oakwood Hills Village Hall
4. Nunda Rural Fire Protection District
5. Prairie Grove Elementary & Jr. High School
6. Prairie Ridge High School
7. Faith Community United Church of Christ
8. Prairie Grove Cemetery
9. Stickney Run Conservation Area
10. Prairiewood Educational Center
11. Silver Creek Conservation Area
12. Sterne’s Woods & Fen (CLPD)
13. Prairie Ridge Conservation Area (CLPD)
14. Thunderbird Lake
15. Terra Cotta/American Water Treatment

**Figure 19**

**Existing Community Facilities & Open Space**

*Comprehensive Plan • Village of Prairie Grove, Illinois*

Houseal Lavigne Associates • March 2006
Summary of Existing Conditions

This section highlights the key issues and opportunities brought forward as part of the background research conducted as part of Prairie Grove’s Comprehensive Plan.

This brief listing is based on investigations undertaken by the Consultant; discussions with the Comprehensive Plan Committee; and concerns voiced by local residents and business persons during the key person interviews; the community workshop; and responses from the community survey.

Rural Character

- The Comprehensive Plan should establish policies and guidelines for preserving and protecting Prairie Grove’s attractive rural atmosphere, which is largely the result of a predominance of open space, natural environmental features, and farmland.
- The Plan should strive to achieve the proper balance between preserving and protecting these unique and distinguishing features and characteristics, and still accommodating desirable and compatible new residential, commercial, and business growth and development.

Natural Environment

- The Comprehensive Plan should preserve and protect Prairie Grove’s attractive environmental setting, which includes streams and creeks, wooded areas, wildlife habitats, wetlands, and native vegetation. These features provide scenic beauty and ecological diversity within the planning jurisdiction.
- The Plan should clearly identify the environmental areas and systems to be preserved and establish policies and guidelines for sustaining and managing these essential features in the future.

Residential Growth

- Prairie Grove will continue to be primarily a single-family residential community, and its neighborhoods and subdivisions should be enhanced as important community assets. The Comprehensive Plan should establish policies for the type, extent, and location of new single-family residential development, as well as guidelines to ensure high-quality and compatible housing construction. Lot sizes, residential character, and subdivision development patterns will be among the issues addressed in the Plan.
- The Plan should also explore the desirability of varying housing types throughout the community. Senior housing, attached multi-family residential, and multi-family residential developments may be appropriate uses in selected locations. The Plan should establish policies and guidelines for the type, quality, and character of all future types of housing developments.

Commercial & Industrial Development

- The Comprehensive Plan should provide for retail, commercial and business development that will meet Prairie Grove’s need for goods and services, as well as provide a diversified tax base to support desirable public facilities and services.
- The Plan should establish policies for the location, type, and amount of new commercial development, as well as guidelines for the scale and character of commercial construction. The quality and appearance of commercial development, and its relationship to surrounding uses, should be key issues addressed in the Plan.
- The Plan should consider the desirability of promoting clean and compatible light industrial uses in selected locations in order to increase employment opportunities and enhance the local tax base.

Parks and Recreation

- As Prairie Grove continues to evolve as a community, the provision of parks, open spaces, gathering places, and recreational areas should be considered. These facilities can promote a greater sense of community and belonging, and provide residents with new opportunities for recreation, interaction, and leisure activities.
- The Comprehensive Plan should help establish policies and standards for the provision of park land within the community. Issues regarding the ownership, management and control of park land should also be considered.
- The Plan should explore opportunities for setting aside park sites as a part of new development projects, particularly in portions of the community that are currently underserved.
- The Plan should promote additional cooperative agreements between the Village and School Districts to increase the recreational opportunities available to local residents.

Community Facilities and Utilities

- The impact that growth will have on the community’s infrastructure, utilities and Village services was a concern throughout the Community Outreach efforts undertaken by the Consultant. The Plan should identify the impacts of growth on infrastructure, and provide direction to the Village regarding necessary infrastructure improvements and identify po-
Potential funding sources and implementation techniques.

- New and expanded community facilities and services will be needed as the Village continues to grow and develop, and these should be addressed in the planning process. The Plan should consider the impact of new residential and commercial development on community facilities and services, including schools, fire and police protection, utility services, etc. Sites for new or expanded facilities should be considered in the Plan.
- A close working relationship should be established between the Village and all community service providers in the Village.

Transportation

- Continued growth and development within Prairie Grove and surrounding communities will place additional pressure on streets and roadways in and around the Village. The Comprehensive Plan should promote a balanced transportation system that provides for the safe and efficient movement of vehicles and pedestrians.
- Intersection improvements are needed at key intersections in the Village. For intersections of concern, traffic signals or other improvements may be needed.
- Provision of pedestrian and bicycle amenities, including connections to existing trails, should be considered in the planning process. These facilities can promote a greater sense of community and belonging, provide enhanced exposure to and interaction with the environment and outdoors, and enhance the overall quality of life within the Village.

Planning and Zoning

- The existing zoning of parcels in Prairie Grove generally does not reflect the existing land-use. In order to zone in an appropriate manner, the Village must provide rationale, support and reasoning as to why one parcel is placed in one zoning district, where an adjacent parcel is placed in another. The Plan should strengthen the Village’s Zoning Ordinance by identifying appropriate future land uses, regardless of a property’s current use.
- A revised zoning ordinance and map, including additional zoning classifications, may be required for future uses that are likely to develop within Prairie Grove. While the Comprehensive Plan will not entail the preparation of new zoning or development regulations, it should help the Village organize and “set the stage” for these important follow-up actions.
- The Plan should set forth policies regarding the use of land within the Village and establish guidelines for the quality, character and intensity of new development to be promoted in the years ahead. These policies and guidelines should greatly assist the Village in formulating new zoning and development code regulations that can better reflect the unique needs and aspirations of the Prairie Grove community.