



Village of Wadsworth

Comprehensive Plan 2014

Approved: September 2, 2014

Technical Assistance Provided By:



Village of Wadsworth

COMPREHENSIVE PLAN 2014

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Village of Wadsworth

COMPREHENSIVE PLAN 2014

Executive Summary

by Committee Member Jim Zegar

This Executive Summary is intended to condense the main points contained in the 48 page Comprehensive Plan Update 2014 (the “Plan”) for your reading convenience. By its very nature, it is a synopsis and therefore not intended to cover the complete details contained in the Plan. It is, however, a short read to help get you familiar with the Plan in quick fashion.

Three Important Caveats:

The Plan is a *vision* for the future but is not a set of rules and regulations.

It is not cast in concrete nor is it an immovable object. By design it is fluid, dynamic, and eager for change; it is merely *current* thinking about what *tomorrow’s* Village could look like.

The Plan should not be confused with current zoning laws. *Zoning laws and ordinances* determine what are allowable construction and usages, not the Plan. Future zoning requests will be compared against the Plan to determine their compliance.

Highlights of the Comprehensive Plan:

Who created this Plan? *In November of 2012 Mayor Glenn Ryback appointed eight individuals from our community to form the Planning Committee (“the Committee”). Village Planner Glenn Christensen was hired to guide the process. Mayor Ryback and Village Administrator Moses Amidei were also participants. See pages i and 1.*

What did the Committee do first? *It created, with a lot of input, effort, discussion, and multiple revisions a set of Goals and Objectives that the Plan should address. See page 17.*

How did the Committee do its work? *This was a lengthy process involving approximately 14 meetings. Legal counsel to the Village outlined Committee responsibilities, prior plans were reviewed, speakers from various relevant organizations gave informative presentations, local demographics were considered, all available maps were studied, etc. Each meeting had discussions studying the merits of proposed ideas often followed by vigorous vetting sessions. See page 1.*

Socioeconomic factors. *Population and household trends were reviewed. Property and sales taxes collected were trended and compared to other local municipalities. See pages 7 to 10.*

Environmental. *Our Village has been largely shaped by environmental factors such as the Des Plaines River and its adjoining flood plain areas. The Lake County Forest Preserve District properties have an obviously major influence on this Plan. See pages 11 to 16.*

Future land use plan. *Page 24 summarizes in acreage the existing land use and then proposes a future land use summary in 14 different use categories. Pages 22 to 27 describe these categories.*

Transportation plan. *It goes without saying that transportation issues become more important with population growth. The Committee spent considerable time to develop recommendations for freeway and highway roads, arterial roads, collector roads, and bike/pedestrian paths. Ideally, a rail station could be located near the downtown area, providing not only convenience to commuting residents but also multiple use opportunities such as retail, housing, and similar projects that help promote a sense of community. Pages 28 to 32.*

Downtown plan. *The vision for downtown is an aggressive one that seeks to maintain our semi-rural ambiance, while adding amenities for residents. Small shops, restaurants, perhaps a B&B, a park with a bandstand, and a tiny branch library could create more of a community center than currently exists. Parking would be out of sight, behind the main street, keeping the aesthetic of a small town. More intensive use of the Des Plaines River and adjacent trails could provide opportunities for retail outfitters. The Downtown Plan would be the cornerstone of the overall Plan, capitalizing on our Village assets, and if successful, Wadsworth could become a center of community activity plus a designated destination for shoppers, diners and river and trail enthusiasts. See page 33 to 49.*

Implementation. *The Committee sought public comment from all residents on how to improve this Plan. Public hearings were conducted. This Plan will then be revised accordingly and sent to the Village Board for approval.*

VILLAGE OF WADSWORTH, ILLINOIS

ORDINANCE 2014 - 933

**AN ORDINANCE APPROVING THE VILLAGE OF WADSWORTH
COMPREHENSIVE PLAN UPDATE 2014**

WHEREAS, 65 ILCS 5/11-12-6 and 65 ILCS 5/11-12-7 authorize the Village to adopt an official comprehensive plan; and,

WHEREAS, the Village has previously adopted comprehensive plans including, most recently, the adoption of an official comprehensive plan in 2000; and,

WHEREAS, the Village Board of Trustees found and determined that a comprehensive update to the Village's comprehensive plan was in the best interests of the Village and its residents; and,

WHEREAS, in November of 2012, a Planning Committee consisting of eight individuals from the community was appointed to review and consider a comprehensive update to the 2000 comprehensive plan; and,

WHEREAS, the Planning Committee solicited public input and held fourteen meetings and workshops over a period of a year and a half to ensure that the development of the new comprehensive plan represented a collaborative process setting out the Village's vision for future economic and land use development; and,

WHEREAS, pursuant to notices published in accordance with state law, the Plan Commission conducted public hearings on March 6, 2014 and on May 1, 2014, and public meetings on May 22, 2014 and June 11, 2014; and,

WHEREAS, at the conclusion of the public hearings, on June 11, 2014, the Plan Commission recommended that the Village Board approve the Comprehensive Plan Update 2014; and,

WHEREAS, the Village Board received the favorable recommendation of the Plan Commission following the hearing, and on July 15, 2014, conducted an open house meeting to seek further input on the proposed Comprehensive Plan Update 2014; and,

WHEREAS, the Village Board hereby finds and determines that it is in the public interest that the Comprehensive Plan Update 2014, attached to this Ordinance as Exhibit A, be adopted.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WADSWORTH, LAKE COUNTY, ILLINOIS, as follows:

SECTION 1. RECITALS. The recitals listed above are incorporated into this Ordinance as if fully set forth in this Section 1.

SECTION 2. ADOPTION. The Village President and Board of Trustees of the Village of Wadsworth hereby approve and adopt the Village of Wadsworth Comprehensive Plan Update 2014, copies of which are on file in the office of the Village Clerk and a copy of which is attached hereto and incorporated as Exhibit A as though fully set forth in this Ordinance. The Comprehensive Plan Update 2014 will be available for public inspection during the regular business hours of the Village in the office of the Village Clerk. The Village Clerk is authorized and directed to cause notice of the adoption of this Comprehensive Plan Update 2014 to be recorded in the office of the Lake County Recorders of Deeds.

SECTION 3. REPEALER. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SAVING CLAUSE. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

Passed by the Corporate Authorities on September 2, 2014, on a roll call vote as follows:

AYES: Crittenden, Dolan, Hansen, Harvey, Hayden, Zegar

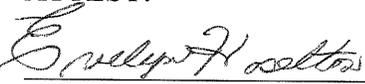
NAYS: None

ABSENT: None

Approved by the Village President on September 2, 2014


Glenn Ryback, Village President

ATTEST:


Evelyn Hoselton, Village Clerk

Published in pamphlet form by the authority of the Village of Wadsworth Board of Trustees on September 2, 2014.

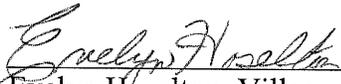

Evelyn Hoselton, Village Clerk

Exhibit A

Village of Wadsworth Comprehensive Plan Update 2014

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INTRODUCTION

This 2014 Comprehensive Plan Update has been prepared under the direction of the Village Board and guidance from the Village of Wadsworth Comprehensive Plan Committee and the Village of Wadsworth Plan Commission.

The process of updating the Comprehensive Plan from the last update of 2000 was started when the Village Board approved the contract of Manhard Consulting, Ltd. to provide professional planning services for the current update. Glenn Christensen, Village Planner, is employed by Manhard Consulting, Ltd. and was assigned to guide the Village in its update process. The Village Board appointed eight individuals to be on the Comprehensive Plan Committee. The eight individuals are made up of Plan Commission members, Zoning Board of Appeals members, Village Board members, and Village of Wadsworth residents.

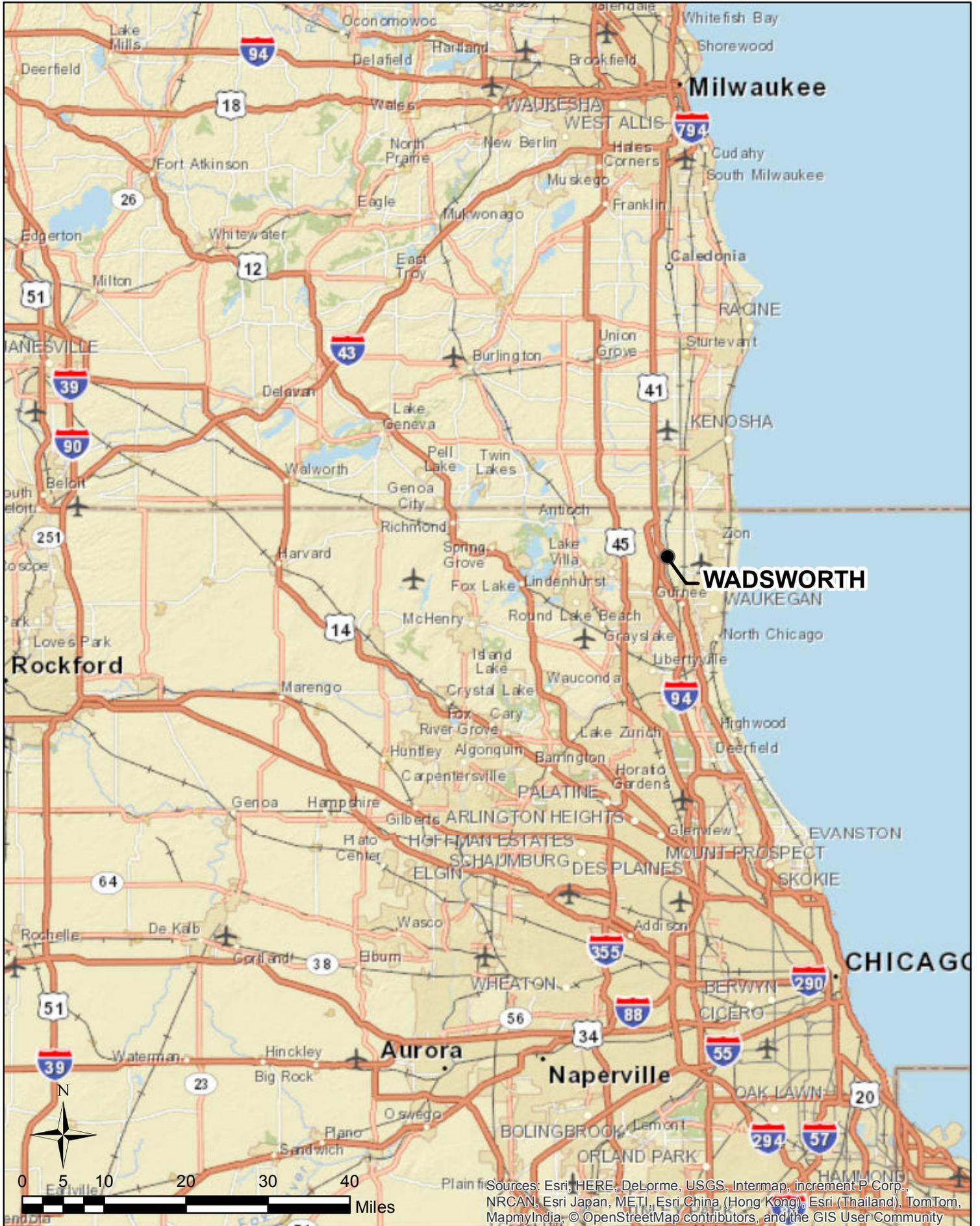
The Comprehensive Plan Committee started their meetings in November 2012 and met monthly for a total of 14 meetings. The meetings were spent discussing various sections of the Comprehensive Plan Update as well as listening to presentations by speakers from organizations that have influence on the Wadsworth planning area. Speakers represented the Lake County Forest Preserve, Lake County Division of Transportation, Waukegan Port Authority, Lake County Partners, Village Attorney Julie Tappendorf, and Village Engineer John Briggs.

This Comprehensive Plan Update is being done in response to changing development conditions both within and external to the existing Village boundaries and influences beyond its control. The Village recognizes the need to revise its land use policies as shown on the previous Comprehensive Plan of 2000 for both the incorporated portions of the Village as well as the expanded jurisdictional planning area within one and a half miles of the Village's present boundaries.

The Comprehensive Plan provides the Village with a conceptual picture of what currently exists and what Wadsworth might look like in the future. It is a planning tool and statement by the Village of land use policy, which should direct the general growth of the Village. State Statutes stipulate that the Plan is an advisory document and by itself can not be construed to regulate or control the use of private property, except as such part may be implemented by ordinances enacted by the Village Board. Therefore, it should be used with the Village's zoning, subdivision and other ordinances to direct the future development of the Village.

It is recommended that when the Comprehensive Plan is adopted by the Village Board that a comprehensive review of the Zoning Ordinance, Zoning Map, Subdivision Ordinance, and other Development Ordinances be done to consider whether future updates are appropriate.

FIG. 1: REGIONAL LOCATION MAP



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

HISTORICAL BACKGROUND

The Village of Wadsworth was incorporated as a municipality in 1962 and the first regulatory document was the Village of Wadsworth Zoning Ordinance which was adopted in 1966 as an amendment to the Lake County Zoning Ordinance.

The first Comprehensive Plan for the Village of Wadsworth was prepared in 1970 by the Lake County Regional Planning Commission as consultants to the Village and was called the Planning Framework for Wadsworth.

The Comprehensive Plan was updated as a result of development and changing conditions in 1982 again by the Lake County Regional Planning Commission as planning consultant and again in 1990 by Gerald A. Estes, Architect as planning consultant with an appointed Ad-Hoc Committee. The Village updated the Plan again in 2000 with technical assistance by Village Planner Glenn Christensen of Christensen and Associates and an appointed Ad-Hoc Committee.

These previous plans provide the general framework which this current Plan Update builds upon to accommodate the changes that have occurred since 2000 and the evolving planning and development goals of the Village as it grows.

DEVELOPMENT FACTORS

There are many factors that influence the growth and development of a community. This section of the Comprehensive Plan Update will outline and illustrate some of these factors that have an effect on the Village of Wadsworth and environs.

EXISTING VILLAGE BOUNDARIES & PLANNING AREA

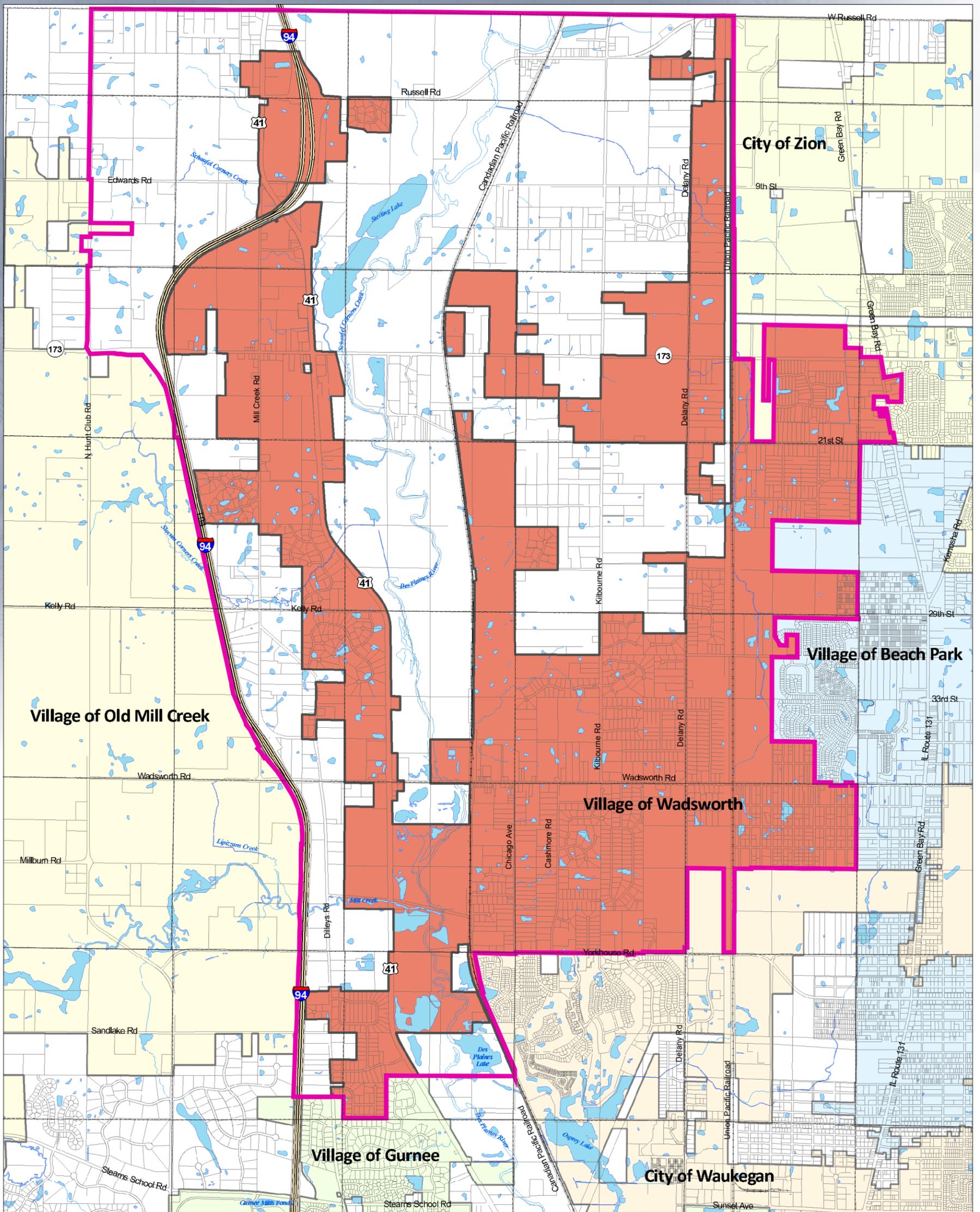
The existing Village Boundaries and the limits of the Planning Area for the 2014 Comprehensive Plan Update are illustrated on Figure 2 and 3. The Village boundaries have increased since the last update in 2000 primarily because of the Village of Wadsworth's efforts to square off boundaries, annex unincorporated islands, and the addition of scattered parcels that were contiguous with Village boundaries.

The expansion of boundaries is the reason that the Comprehensive Plan looks beyond the current boundaries for its land use planning. State statutes allow for a community to plan within a one and one-half mile extraterritorial area. The planning area for this Comprehensive Plan Update was determined by existing municipal boundaries and state boundaries.

The Planning Area has decreased due to annexations by adjoining communities. The communities that increased their corporate boundaries and thus reduced the Planning Area of Wadsworth included the City of Zion and the Villages of Beach Park and Old Mill Creek.

GOVERNMENTAL BOUNDARIES

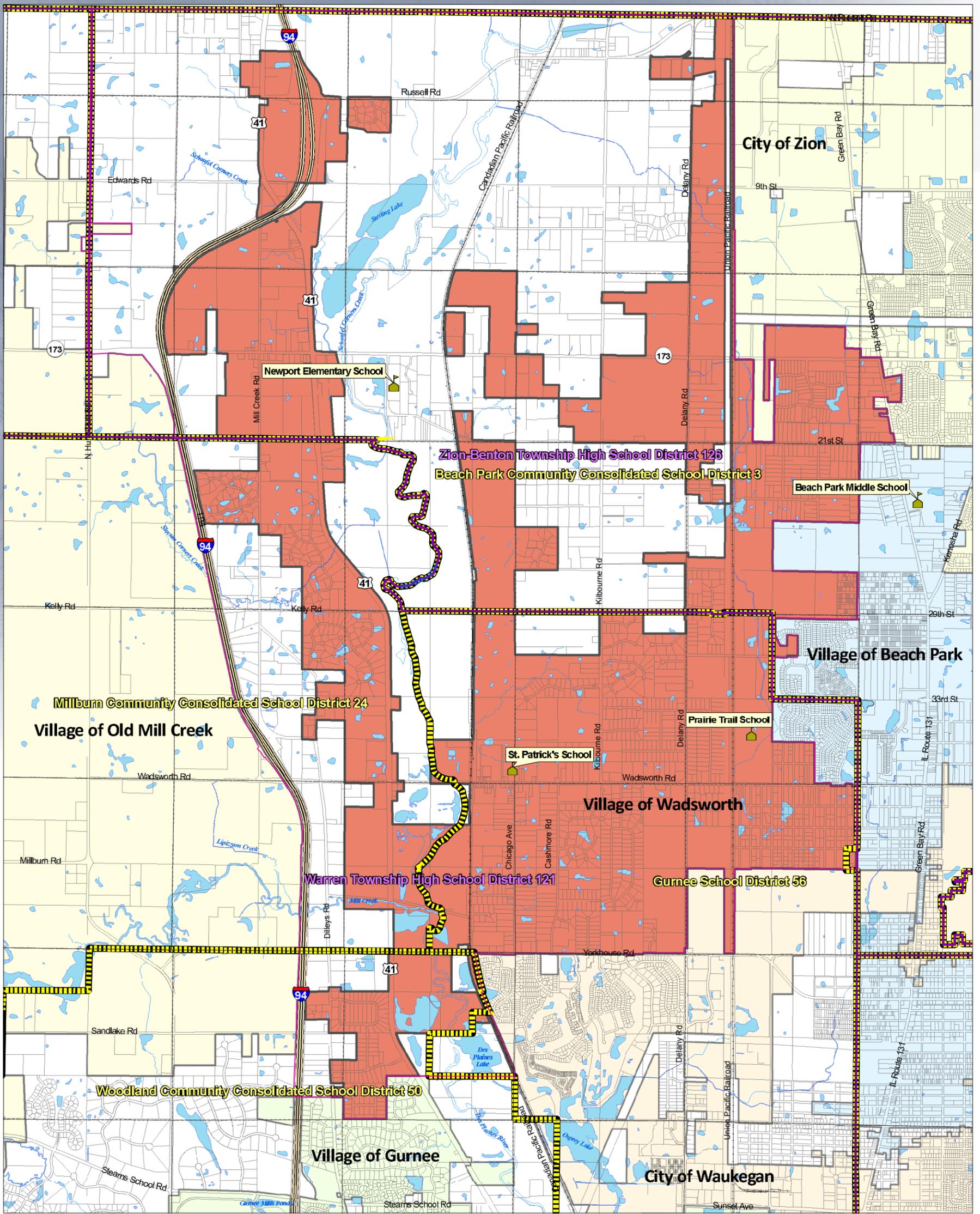
The effect of both planning and development is influenced not only by the Village of Wadsworth, but also by other governmental bodies within and external to the Village boundaries and the planning area as well. The governmental bodies as mapped and shown on Figures 2 and 3 include the adjoining municipalities of Zion, Beach Park, Waukegan, Gurnee, and Old Mill Creek as well as the following school districts: Millburn Community Consolidated School District #24, Beach Park Community Consolidated School District #3, Zion-Benton Township High School District #126, Gurnee School District #56, Warren Township High School District #121; and Waukegan Unit School District #60, and Woodland Community Consolidated School District #50.



Village of Wadsworth, Illinois
Comprehensive Plan

 Planning Area Boundary

FIG. 2: MUNICIPALITIES & PLANNING AREA MAP



Village of Wadsworth, Illinois
 Comprehensive Plan

FIG. 3: MUNICIPALITIES & SCHOOL DISTRICT MAP

- Planning Area Boundary
- Elementary School District Boundaries
- High School District Boundaries

Date: 09/02/14

Base Map Data: USA County/US, 2002 Data

NORTH

0 500 1,000 1,500 2,000
Feet

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SOCIOECONOMIC FACTORS

Population

The population of the Village has increased from 1,104 people in 1980 to 3,815 people in 2010. This represents a nearly a 250% increase in population over the past 30 years. Most of this growth occurred between 1980 and 2000 with the population increasing by only just under approximately 25% between 2000 and 2010. The following table details the growth in the Village's population and housing units over the past thirty years.

Table 1: 2010 Profile of General Population

Year	Total Population	Housing Units	Occupied Units	Average Household Size	Vacant Units
2010	3,815	1,383	1,331	2.87	52

In general, the increase in both the population and housing units is reflective of annexations of existing housing and a few new subdivisions. It is interesting to note the decrease in household size by approximately .59 people from 3.41 in 1980 to 2.87 in 2010, which is an approximately 16% decrease. This decrease in housing size is reflective of overall trends occurring within the region and the nation as a whole.

Table 2: Population & Household Trends & Forecast

Year	Total Population	Housing Units	Occupied Units	Average Household Size	Vacant Units
1980	1,104	332	324	3.41	8
1990	1,826	620	582	3.14	38
1993	2,522	867	828	3.05	39
1998	3,082	1,068	N.A.	2.89	N.A.
2000	3,083	1,051	1,036	2.98	15
2010	3,815	1,383	1,331	2.87	52
2040 Forecast	5,513	1,955	1,955	2.82	N.A.

Source: Census Bureau; CMAP.

The Chicago Metropolitan Agency for Planning is forecasting an increase in population and households of 1,698 and 572, respectively by 2040. Both of these increases represent just over 40% in size. In order to accommodate these increases, this Plan will need to designate appropriate areas to accommodate them in a manner that is reflective of the Village's goals and objectives.

The impacts of statistics including population statistics are not apparent unless they are compared to other statistics. The following table is a comparison of demographics with cities and villages adjoining Wadsworth, other villages similar to Wadsworth in Lake County, and the Chicago Metropolitan Statistical Area as a whole.

Table 3: Village Demographic Comparison - 2010

Category	Village of Wadsworth	Village of Gurnee	City of Waukegan	Village of Green Oaks	Village of Hawthorn Woods	Village of Long Grove	Chicago Metropolitan Statistical Area
Total Population	3,815	31,295	89,078	3,866	7,663	8,043	9,461,105
Households	1,331	11,536	28,079	1,152	2,469	2,484	3,475,726
Average Household Size	2.87	2.71	3.10	3.22	3.10	3.10	2.68
Median Age	45.6	37.9	30.5	42.7	42.6	45.6	35.8
Median Household Income	\$111,964	\$81,018	\$43,955	\$157,188	\$160,625	\$162,902	\$57,104
Median Home Value	\$382,800	\$288,400	\$152,400	\$625,600	\$606,300	\$756,400	\$236,000

Source: Census Bureau.

Table 4: Property Tax Rate Trends Comparison

Municipalities	2007	2009	2011
Village of Wadsworth	6.644	6.909	7.580
Village of Gurnee	6.512	6.823	7.876
City of Waukegan	8.879	9.588	12.746
Village of Green Oaks	5.805	6.033	6.666
Village of Hawthorn Woods	6.692	6.925	8.056
Village of Long Grove	6.581	6.843	7.958

Source: Lake County Clerk's Office

Note: Rates represent predominant rates for the majority of each municipality.

Business & Employment Growth

Since the Comprehensive Plan Update of 2000 an increasingly important consideration of the Village is to expand and diversify its land uses in terms of commercial uses and its local retail sales tax opportunities.

Table 5: Village Sales Tax Trends Comparison

Municipalities	Number of Sales Tax License Payers	Village Sales Tax Revenues	Average Sales Tax Revenue per Taxpayer
1995	169	\$183,024.88	\$1,082.99
2000	124	\$441,695.28	\$3,562.06
2005	133	\$635,562.66	\$4,778.67
2010	120	\$475,287.74	\$3,960.73
2011	181	\$509,990.67	\$2,817.63

Source: Lake County Clerk's Office

As shown on Table 5. Sales Tax Rate Trends Comparison the number of tax payers has fluctuated, the sales tax revenues have fluctuated and the average sales tax revenue per taxpayer has fluctuated as well. As of 2011 the number of tax payers and the Village sales tax revenue has increased while the average sales tax per taxpayer has decreased. It is anticipated with the general economic climate improving that total sales tax revenue and the average sales per taxpayer should be improving.

The updated Land Use Plan has had additional areas designated for commercial development to help the Village have a reliable income stream from sales taxes. An important factor for designating more land into commercial and office/research uses it will provide residents additional employment opportunities.

Figure 6. has the breakdown of sales tax both in totals and percentages for the various categories of the retail uses between 1995 and 2010. As indicated in the figures the majority of sales tax, 70%, was generated by Automotive & Filling Stations users with the second category being Food at 12%. Most communities try to diversify their sales tax base to keep consistent revenue generated. The Village of Wadsworth should try to encourage a diversification of commercial uses that generate sales tax in those areas where commercial land uses are identified.

Table 6: Village Sales Tax Category Percentages: 1995 - 2010

Year	Number of Tax Payers	General Merchandise	Food	Drinking & Eating Places	Apparel	Furniture, HH, & Radio
1995	169	11.2%	1.5%	14.5%	0.0%	0.1%
2000	124	0.0%	13.5%	6.6%	0.0%	1.6%
2005	133	0.0%	7.6%	2.8%	0.0%	1.9%
2010	120	0.0%	11.7%	7.7%	0.0%	0.0%

Year	Lumber, Bldg, Hardware	Automotive & Filling Stations	Drugs & Misc. Retail	Agriculture & All Others	Manufacturers
1995	5.2%	62.4%	1.3%	3.2%	0.6%
2000	0.8%	68.4%	1.0%	7.7%	0.4%
2005	1.1%	74.2%	9.9%	2.2%	0.3%
2010	1.2%	70.7%	1.5%	7.1%	0.1%

Year	Number of Tax Payers	General Merchandise	Food	Drinking & Eating Places	Apparel	Furniture, HH, & Radio
1995	169	20,446.66	2,754.80	26,485.56		257.93
2000	124		59,447.68	28,951.32		6,981.93
2005	133		48,059.70	17,492.78		12,060.26
2010	120		55,482.01	36,420.84		108.83

Year	Lumber, Bldg, Hardware	Automotive & Filling Stations	Drugs & Misc. Retail	Agriculture & All Others	Manufacturers
1995	9,449.23	114,010.81	2,401.30	5,933.62	1,115.97
2000	3,389.25	302,662.39	4,375.92	33,872.85	1,889.94
2005	6,735.36	472,608.77	63,168.75	13,699.60	1,604.44
2010	5,927.08	335,601.00	7,188.98	33,829.89	609.11

Source: Illinois
Department of
Revenue

ENVIRONMENTAL FEATURES

As was done in the 1990 and 2000 Land Use Plans, the existing environmental features in the Village of Wadsworth planning area were mapped and studied. The Environmental Features Map as shown on Figure 4. has shown water features such as rivers, streams, and ponds; wetlands; and the 100- year flood plain for Wadsworth and the planning area. The Topography Map as shown on Figure 5. shows the topography in the Wadsworth planning area in twenty foot increments as well as the 100-year flood plain. The environmental and topographic information as mapped on the two maps was obtained from the County of Lake GIS system and has improved over the years in both detail and accuracy.

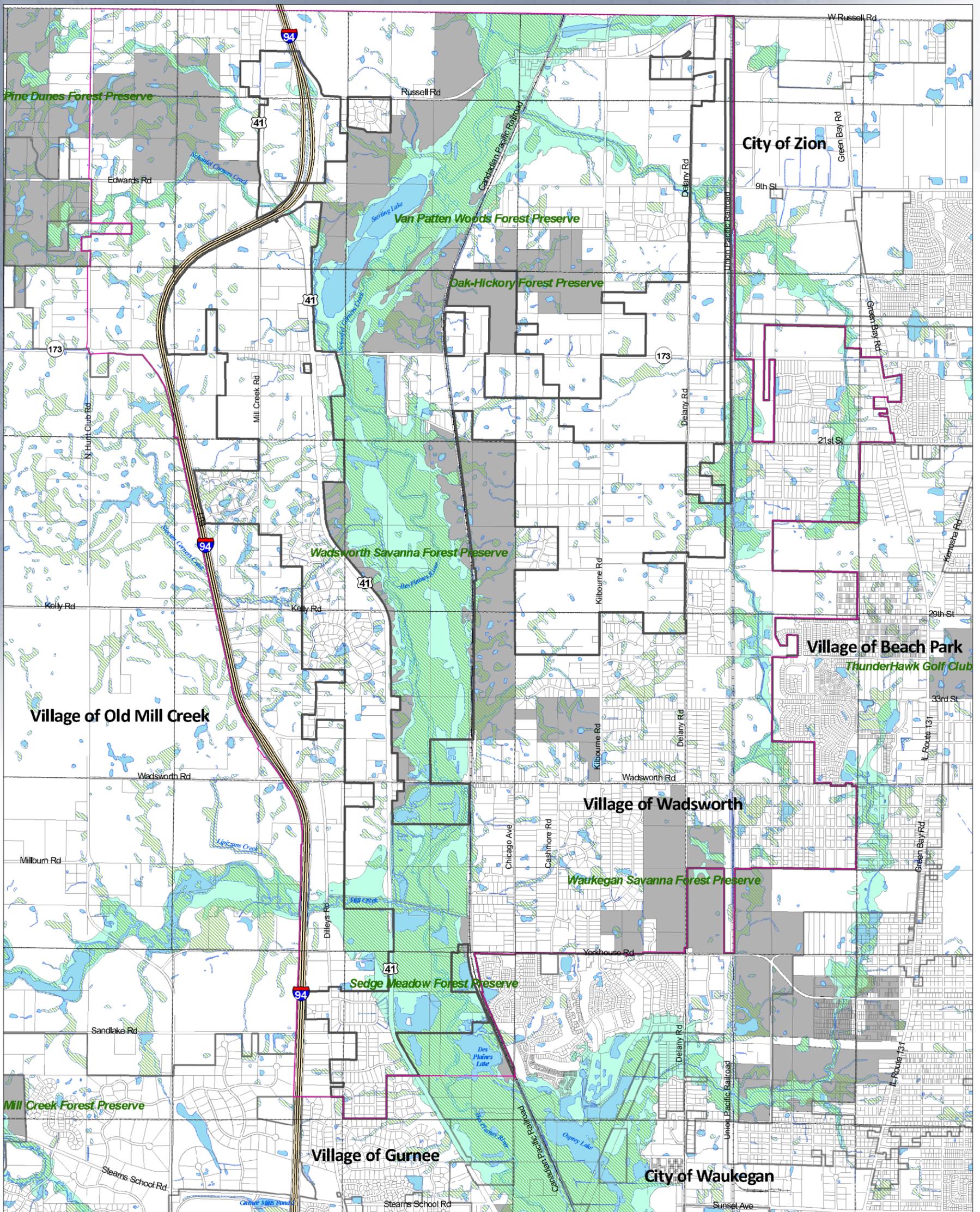
The Village of Wadsworth is located in an area that has been shaped by environmental factors. The Village is split by the Des Plaines River and its adjoining floodplain areas. The acquisition of a majority of the river, its shoreline, and adjoining floodplain by the Lake County Forest Preserve District has assured that this natural resource will be protected and that there will not be any existing or proposed development in danger of flooding from the Des Plaines River. Other areas of the Village and Planning Area are in proximity of the existing tributaries of the Des Plaines River and have associated floodplain areas adjacent to them. This Comprehensive Plan Update has indicated some of these areas as Open Space and Conservation Areas that should be protected. The Topographic Map with its associated floodplain mapping and drainage areas should be utilized as a guide when looking at future development in the Wadsworth Planning Area.

Other natural resources such as wetlands, lakes, ponds, streams, and wooded areas are scattered throughout the Planning Area and require protection and preservation both from existing National and State Laws but from existing Zoning and Subdivision Ordinances of the Village of Wadsworth.

EXISTING LAND USE

The factor that has the major effect on shaping the Comprehensive Plan Update is the existing land use of the area. The existing land use of the Village of Wadsworth was done as part of the 1990 and 2000 Comprehensive Plan studies and was also done as part of this 2014 Comprehensive Plan Update. The existing land use survey for this update was done in the Spring of 2012 by a windshield survey from a car with the aid of aerial photos and existing parcel maps.

The Existing Land Use Map is shown on Figure 6. The categories of land use includes single-family residential, multi-family residential, commercial, mixed use, industrial, utilities and railroads, public/semi-public, Lake County Forest Preserve District, public open space, private open space, special agriculture, and agriculture and vacant.



Village of Wadsworth, Illinois
 Comprehensive Plan

FIG. 4: ENVIRONMENTAL FEATURES MAP

- Planning Area Boundary
- Forest Preserve
- Water
- Wetlands
- 100-Year Flood Plain

Base Map Data: USA County/US, 2002 Data

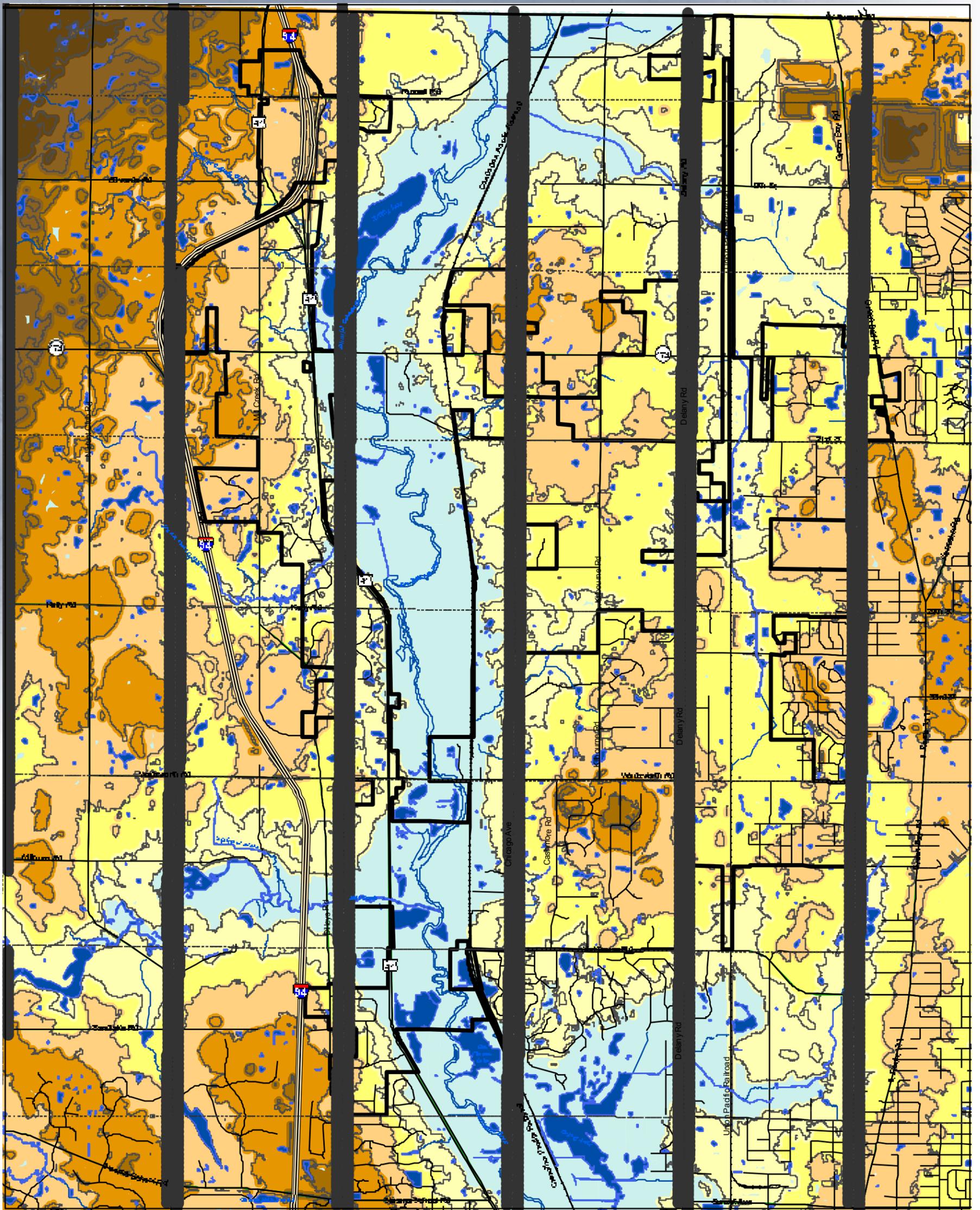
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Feet

NORTH

Manhard
CONSULTING LTD

Date: 09/02/14



Village of Wadsworth, Illinois
Comprehensive Plan

FIG. 5: TOPOGRAPHY MAP



Date: 05/07/13



There are three major land use categories in the Village of Wadsworth Planning Area that include single-family residential, land in the Lake County Forest Preserve District, and agriculture and vacant. The breakdown of land uses are shown in Table 7 both in acres and in percentage of the whole.

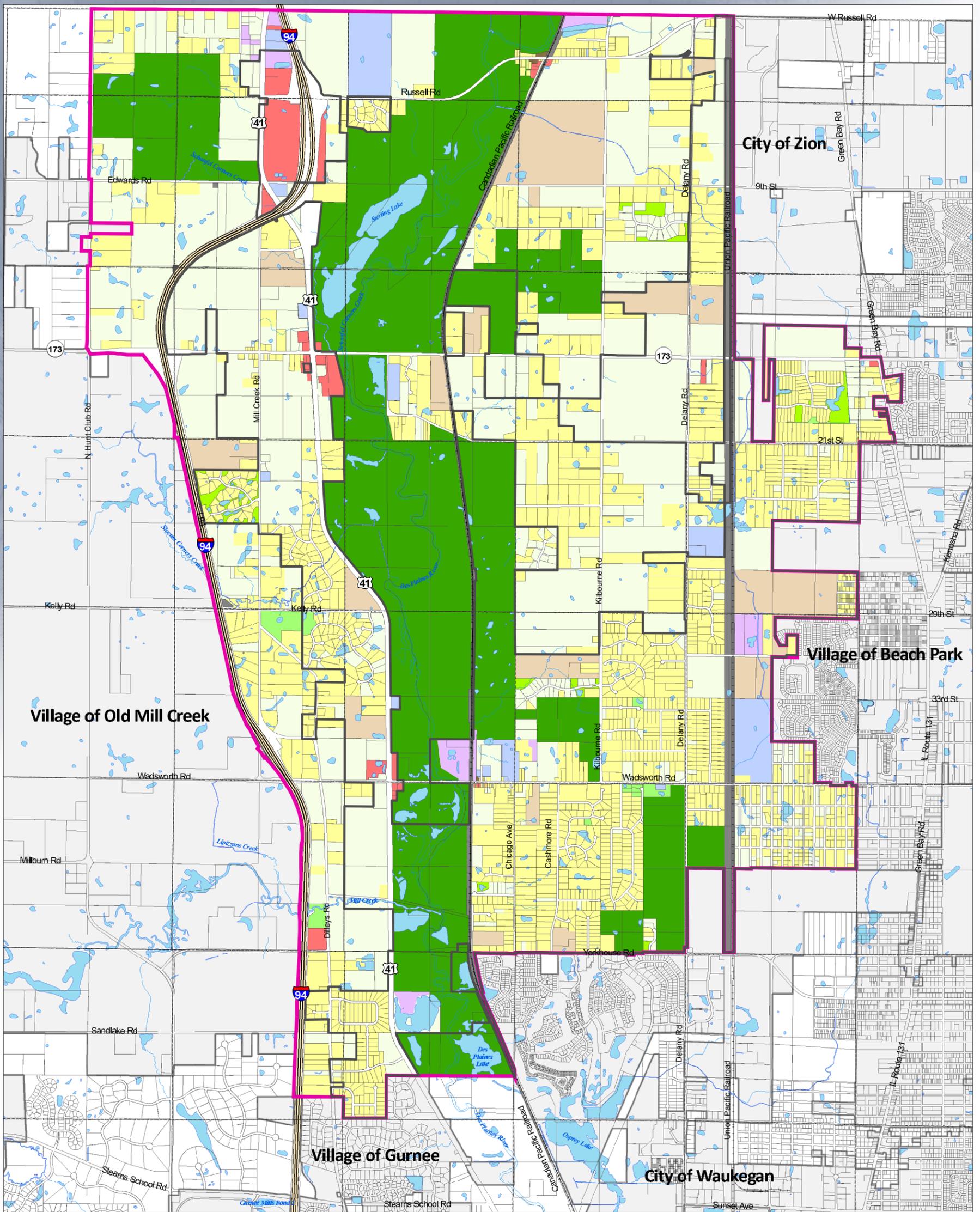
Table 7: Existing Land Use Areas

Land Use	Acres	Percentage
Single-Family Residential	3,440	26.3%
Multi-Family Residential	0	0%
Commercial	150	1.1%
Mixed Use	0	0.0%
Industrial	100	0.8%
Utilities & Railroad	300	2.3%
Public/Semi-Public Uses	220	1.7%
Lake County Forest Preserve District	3,380	25.8%
Public Open Space	50	0.4%
Private Open Space	70	0.5%
Special Agriculture	630	4.8%
Agriculture & Vacant	3,720	28.4%
R.O.W.	1,040	7.9%
Total	13,110	100%

The major land use changes that have occurred between the last land use survey done as part of the 2000 Comprehensive Plan Update include additional land acquisitions by the Lake County Forest Preserve District, the platting and construction of single-family homes, and some additional scattered commercial locations. The construction and platting of single-family homes was done primarily between 2000 and 2006 with this land use at a virtual standstill since 2006 due to the national economic downturn.

Included in the work program for the 2014 Comprehensive Plan Update was to map and identify the existing subdivisions in the Village and Planning Area. As shown in Figure 7, the existing subdivisions have been located and labeled.

The future changes anticipated in the land use for the Village and Planning Area would be an increase of single-family home construction on already approved lots and some limited commercial construction.



Village of Wadsworth, Illinois
 Comprehensive Plan

FIG. 6: EXISTING LAND USE MAP

- | | | | |
|------------------------|---------------------------|--------------------------------------|----------------------|
| Village Boundary | Single-Family Residential | Industrial | Public Open Space |
| Planning Area Boundary | Multi-Family Residential | Utilities & Railroad | Private Open Space |
| Water | Commercial | Public/Semi-Public Uses | Special Agriculture |
| | Mixed Use | Lake County Forest Preserve District | Agriculture & Vacant |

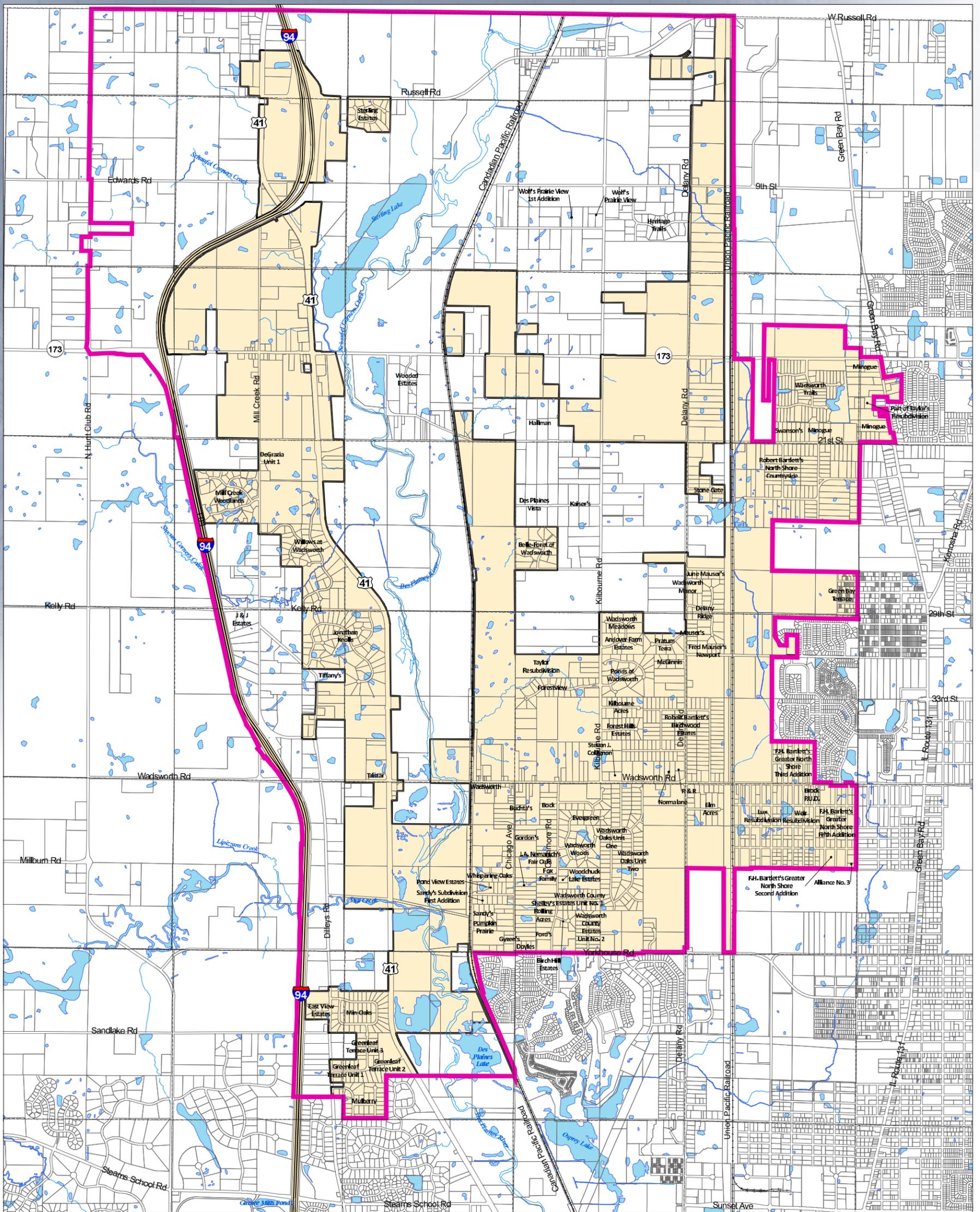
Base Map Data: USA County/IL/02/01/05

NORTH

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Village of Wadsworth, Illinois
Comprehensive Plan

FIG. 7: SUBDIVISIONS MAP

- Village Boundary
- Planning Area Boundary

Base Map Data: USA County/IL, 2002 Data.

NORTH

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Feet

Date: 09/02/14

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GOALS AND OBJECTIVES

OVERALL COMMUNITY GOALS

- Maintain “small town” atmosphere while maintaining its ability to sustain itself.
- Maintain, review and revise as necessary Scenic Corridors within Village and future annexations.
- Encourage the Lake County Forest Preserve to develop the existing Forest Preserve property in the Wadsworth area for use by Wadsworth residents.
- Develop a path/trail system that connects Lake County Forest Preserve paths to Wadsworth sidewalks and trails.
- Develop a downtown plan involving land use and to include lighting, paths - bicycle/pedestrian, signage, and streetscape for the Wadsworth “Downtown Area” and Wadsworth Road corridor from Village Hall to Route 41.
- Encourage increased resident involvement and participation in Village government as well as community events.
- Prepare an Annexation Plan as part of the Comprehensive Plan.

RESIDENTIAL GOALS

- Preserve and protect the existing single-family character of the community.
- Keep existing patterns of residential density.
- Encourage alternative housing choices including starter homes in order to allow younger families and individuals to live in Wadsworth.
- Maintain existing neighborhoods.
- Encourage preventive maintenance of the existing housing in the Village and when necessary, pursue active code enforcement.
- Protect existing residential areas from encroachment from other land uses by the use of buffering, berms, and landscaping.
- Encourage or permit opportunities for mature/senior housing.
- Initiate some neighborhood planning for the Southeast Neighborhood and the 21st Street Neighborhood area.

COMMERCIAL GOALS

- Encourage commercial development in limited areas that will increase the Village sales tax revenue.
- Provide needed goods and services to Village residents within close proximity.
- Encourage new visually attractive commercial development as well as to encourage the improvement of the appearance of existing commercial uses.
- Provide commercial services and development while maintaining the quality of adjoining properties that are residential through buffering, berming, landscaping, and good design.
- Establish an economic development group/committee to explore viable business opportunities.
- Develop a “brand” for the overall Village to capitalize on the Village's assets including exceptional environmental features and rural ambiance.
- Develop a specific character and marketing concept for the Village's Downtown Area that will provide a unifying identity and sense of place.

INDUSTRIAL GOALS

- Allow the development of some limited areas for light industry. Light industry that would be totally enclosed in buildings and have direct access to arterial roads.
- Provide additional areas in the Comprehensive Plan for opportunities for office/research.

PARKS, OPEN SPACE, & RECREATION GOALS

- Encourage the recreational development of the existing Lake County Forest Preserve land in the Wadsworth Planning Area especially the trail systems to connect existing trails and neighborhoods of Wadsworth.
- Connect the existing open space, schools, trails, parks, and open space with bicycle and pedestrian trails.

- Pursue a partnership between the Lake County Forest Preserve and the Village to improve some of the Lake County Forest Preserve land for active recreation.
- Investigate the possibility of providing organized recreational activities at the Village level.
- Provide for the establishment of active and passive recreational facilities useable by all groups and by handicapped citizens.
- Encourage the establishment of new neighborhood parks with open space, and useable park grounds and playgrounds.
- Encourage new development to provide greenbelts, open space, and areas for bicycle/pedestrian trails to connect adjoining neighborhoods and other greenbelts and open space.

TRANSPORTATION GOALS

- Encourage the improvement of Illinois Route 173 to a 4-lane highway between Green Bay Road and the Illinois Tollway with the necessary intersection improvements with the cross streets.
- Encourage the improvements of Illinois Route 131 (Green Bay Road) between Sunset Avenue and the Illinois-Wisconsin border to a 4-lane highway to connect the existing 4-lane sections.
- Review the possibility of straightening Chicago Avenue at Wadsworth Road.
- Encourage the improvement of traffic flow by intersection improvements that would include turning lanes and improved signalization.
- Encourage the installation of bicycle/pedestrian paths along Wadsworth, Kilbourne, and Delany Roads to connect neighborhoods, schools, parks, open space, and existing trail systems.
- Require any new subdivision development to provide stub connections to adjoining properties to encourage both vehicle and bicycle/pedestrian connections to adjoining future or existing neighborhoods to improve safety and traffic flow.
- Encourage railroads to minimize traffic disruption at railroad crossings while maintaining safety.

- Monitor the expansion of Waukegan Regional Airport and its effect on Wadsworth and Lake County at-large.
- Monitor the expansion of Metra and/or Amtrak service in the area and pursue the development of a station in the Village's Downtown area.
- Investigate the possibility of a PACE Suburban Bus Service loop route connecting the Village's Downtown area with Gurnee Mills and the Waukegan Metra Station.

GOVERNMENTAL SERVICES, FACILITIES, & UTILITIES GOALS

- Encourage the cooperation with other governmental units that overlap in the Wadsworth Planning Area and proposed multi-use of their equipment and facilities with all the government units.
- Maintain the health, safety, and welfare of the Village through good police and fire services.
- In older neighborhoods provide for the installation of “dry” hydrants or accessible manholes where water sources are existing or can be established.
- Through careful planning and review, some self-contained individual sewage treatment plants would be allowed for individual projects and within specified overlay districts.
- Keep the option open for obtaining drinking water for areas of the community should Lake Michigan water become available or water systems developed with wells in some areas as well.
- Negotiate the best deal with TV and multi-media cable franchises to provide the best coverage, service level, and price.
- Encourage the implementation of sustainable policies and measures within the Village.

EDUCATIONAL, SOCIAL, CULTURAL, & HISTORICAL GOALS

- Encourage the entire Village to be within the boundaries of a library district.
- Pursue the possibility of locating a branch library of the Warren-Newport Library District in the Wadsworth Downtown Area to serve Wadsworth and adjoining communities.
- Encourage the documentation of the history of the Village of Wadsworth.
- Encourage the provision of social and cultural events, i.e., concerts, theater, art exhibits, farmer's markets.
- Encourage public art to be included in public and private development.
- Nurture civic participation through community service and volunteer network.

ENVIRONMENTAL & NATURAL RESOURCES GOALS

- Preserve natural drainage courses, drainage ways, wetlands, and floodplains.
- Restrict development within floodplains.
- Promote stormwater facilities to be used as a natural resource and part of open space components of development.
- Encourage preservation of woodlands by enforcing site capacity ordinances and encouraging imaginative design of developments.
- Initiate a tree planting program and plan for dealing with the Emerald Ash Borer for ash trees within the community.
- Promote conservation efforts throughout the Village on a household basis.

INTERGOVERNMENTAL PROGRAMS GOALS

- Promote cooperation with other taxing bodies so as not to duplicate services and facilities.
- Maintain dialogue and communication with adjoining communities with issues like utilities and transportation that affect all the communities.

FUTURE PLANNING

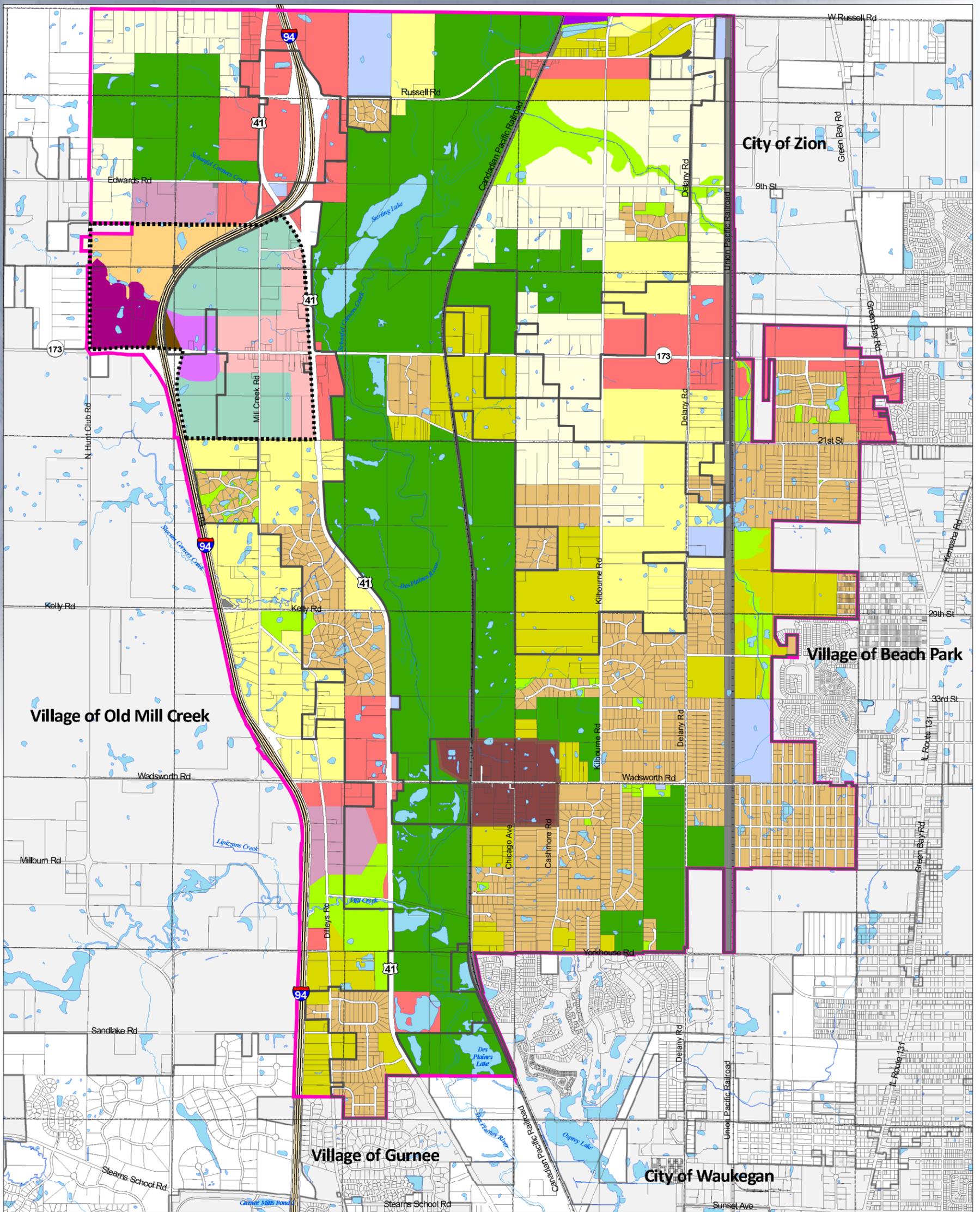
LAND USE PLAN

The process of preparing the Land Use Plan has emerged as an update of the Land Use Plans of 1990 and 2000. The Plan encompasses the proposed development of vacant and under developed lands within the Village proper as well as the area of potential annexation and areas within the Wadsworth Planning Area that are within the one and one-half mile planning area. The Land Use Plan is shown in Figure 8.

The purpose of the Plan is to provide a vision of where the Village of Wadsworth would like to be in the years to come and establish a basis for decision making regarding land use matters. The Land Use Plan is **not** a zoning map. The Plan will serve as a guide to Village expansion, in-fill development, natural resource protection, transportation issues, and future zoning and land use decisions in conjunction with the Transportation Plan.

The Land Use Plan reflects the Goals and Objectives and provides a pattern of land uses which are compatible with each other and with the existing natural features of the community to form a safe and pleasant environment for all Village residents.

There are eleven different land use categories shown on the Land Use Plan. The land use categories are described below and are illustrated on the Land Use Plan shown on Figure 8.



Village of Wadsworth, Illinois
Comprehensive Plan

Fig. 8: FUTURE LAND USE MAP

Land Use		Gateway Area Land Use	
Village boundary	5+ Acre Residential	Commercial	Gateway Economic Development Area
Planning Area Boundary	2 - 5 Acre Residential	Office & Research	Office & Research
Downtown Planning Area (See Separate Section)	1 Acre Residential	Light Industrial	Office & Research or Retail Service
Water	Single-Family Neighborhood Conservancy	Utilities & Railroad	Retail Service
		Public/Semi-Public Uses	Residential
			Potential Future Interchange
			Office & Warehouse Light Assembly

Base Map Data: USA County/US, 2002 Data

NORTH

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Table 8: Future Land Use Plan Areas

Land Use Group	Future Land Use Categories	Acres	Percentage
Residential	5+ Acres Residential	1,280	9.8%
	2 - 5 Acres Residential	1,250	9.5%
	1 Acre Residential	1,020	7.8%
	Single-Family Neighborhood Conservancy	2,000	15.3%
	Sub-Total	5,550	42.4%
Commercial & Industrial	Commercial	1,030	7.9%
	Office Research	170	1.3%
	Light Industrial	10	0.0%
	Sub-Total	1,210	9.2%
Open Space	Public/Semi-Public Uses	190	1.4%
	Open Space	470	3.6%
	Forest Preserve	3,380	25.8%
	Sub-Total	4,040	30.8%
Transportation & Infrastructure	Utilities & Railroad	300	2.3%
	R.O.W.	1,040	7.9%
	Sub-Total:	1,340	10.2%
Gateway Area Land Use	Office & Research	50	0.4%
	Office & Research or Retail Service	100	0.8%
	Office & Warehouse Light Assembly	330	2.5%
	Retail Service	170	1.3%
	Residential	130	1.0%
	Potential Future Interchange	10	0.0%
	Sub-Total:	790	6.0%
Key Development Area	Downtown Planning Area	180	1.4%
	Total Area	13,100 Acres	100.0%

1 ACRE RESIDENTIAL

The 1 Acre Residential category represents the highest density single-family land use in the Land Use Plan. Land within this category is in areas that are adjacent to existing 1 acre residential subdivisions or are acting as transitional land uses between potential areas of commercial development and less dense single-family development. It should be noted that the 1 acre residential designation for single family is the minimum lot size for this designated area but in reality any development would have to comply with the requirements of the Lake County Health Department for septic systems and the Village of Wadsworth Zoning, Site Capacity, and Subdivision Ordinances that would ultimately determine the lot size.

2 – 5 ACRE RESIDENTIAL

The 2-5 Acre Residential category is a single-family category located in areas where there is large areas of vacant land and is currently in most cases in some type of agricultural use. In these areas there may exist single-family homes as part of farms or in large lot “farmettes”. The 2-5 Acre Land Use is also located in areas adjacent to existing large lot subdivisions and acts as a transitional land use between 1 acre residential and least dense 5+ acre residential category.

5+ ACRE RESIDENTIAL

The 5+ Acre Residential category is single-family residential category that represents the least dense single-family category in the Land Use Plan. Land within this category currently has large lots of at least five acres and is scattered with single-family homes, farmettes, large estates, and large farms.

SINGLE FAMILY NEIGHBORHOOD CONSERVANCY

This single-family residential category is mapped in areas where there are existing subdivisions that have been previously approved and have been nearly built out. This category is in areas where there are 1 acre lots up to 5 acre lots in size. These areas are established and all have compatible lot sizes with each other. It is the intention of this land use category to keep the integrity of those particular neighborhoods and should there be vacant land for building it should be on lot sizes compatible with the existing neighborhood. It is hoped that any vacant land or existing lots will not be further divided to make a minimum zoning lot size, but again that any lot sizes or development be compatible with the existing neighborhood. There is no particular density or lot size designation for this category because it has already been established within the existing neighborhood.

LAKE COUNTY FOREST PRESERVE DISTRICT

This land use category makes up the largest land use category in the Wadsworth Planning Area and represents the existing land under the jurisdiction of the Lake County Forest Preserve District. The existing Forest Preserve land holdings are made up of three major areas. The three major areas include the land along the Des Plaines River that make up the Des Plaines River Trail System, the Wadsworth Prairie and the land to the southeast of the Wadsworth Planning Area that makes up the Waukegan Savanna, the third area being the newest land acquisitions in the northwest area of the Wadsworth Planning Area currently referred to as the Pine Dunes Area.

PUBLIC & PRIVATE OPEN SPACE / CONSERVATION AREAS

Areas designated in this category include existing public park areas such as the Wadsworth Community Park and Johnathon Knolls Park. Other areas that are represented under this category would include vacant land that is in areas designated as floodplains, and private open space in subdivisions that are conservation areas or stormwater management areas. In areas where there are floodplains that have this land use designation, the land use designation is being used as a guide for any development that may be done in the area of the floodplain. Any development would be required to have detailed plans and the conservation of the floodplain areas in some form of open space is encouraged.

PUBLIC / SEMI-PUBLIC

The land use designated as Public / Semi-Public represents existing uses such as cemeteries, churches, schools, Commonwealth Edison Right-of-Ways, post office, and other governmental land uses.

COMMERCIAL

The commercial land use designation represents areas that are both existing and proposed and would be intended to provide areas for retail, professional offices, and service establishments which offer a wide range of goods and services which have direct access to major collector and arterial roads. The designation of proposed areas for commercial uses is intended to provide the Village residents access to goods and services within a reasonable distance from home and to provide the Village areas to gain tax revenue to help pay for Village services to the residents.

OFFICE & RESEARCH

The Office and Research land use category would be limited to two areas in the Village the first being an area in the northwest area of the Wadsworth Planning Area in the proximity of the area bounded by U.S. Route 41 – Skokie Highway, Interstate 94 – Tri-State Tollway, Illinois Route 173, and Edwards Road. This area enjoys a high visibility from the Tri-State Tollway and has direct access to the Tri-State Tollway, U.S. Route 41, and Illinois Route 173. This area is made up largely of large parcels of land that would be easily developed as office/research campus type developments. The wastewater management planning area designation would also be kept for this area to accommodate this type of development. The second area is located in the west central portion of the planning area along Dilley's road just southwest of Wadsworth Road and U.S. Route 41 intersection. This area is designated for office and research uses due to its proximity to major roadways with the accessibility they provide as well as to complement the surrounding planned commercial uses.

Most importantly this higher intensive land use designated for these two limited areas would be located so as not to intrude into any established single-family neighborhoods.

LIGHT INDUSTRIAL

The light industrial land use category is shown on the plan in limited locations for primarily existing light industrial uses.

TRANSPORTATION PLAN

The 1990 Comprehensive Plan Update did not specify a transportation plan; however, the 2000 Update did establish transportation criteria, and this update builds upon those recommendations.

The road system that currently exists as well as any future planned road improvements has a crucial role in land use in the Wadsworth Planning Area as well as the surrounding area. The Village recognizes the importance of the freeway, arterial, and collector street system in supporting planned growth as well as providing access to both existing and planned growth areas. The effect of roadway improvements or lack of roadway improvements has effects well beyond the individual Villages and municipalities boundaries and is why the Transportation Plan for the Village of Wadsworth extends beyond the Planning Area. This effect on a regional area will require communities, County, State and Federal Government Agencies to act together for new, expanded, and improved transportation systems including roadways and commuter rail.

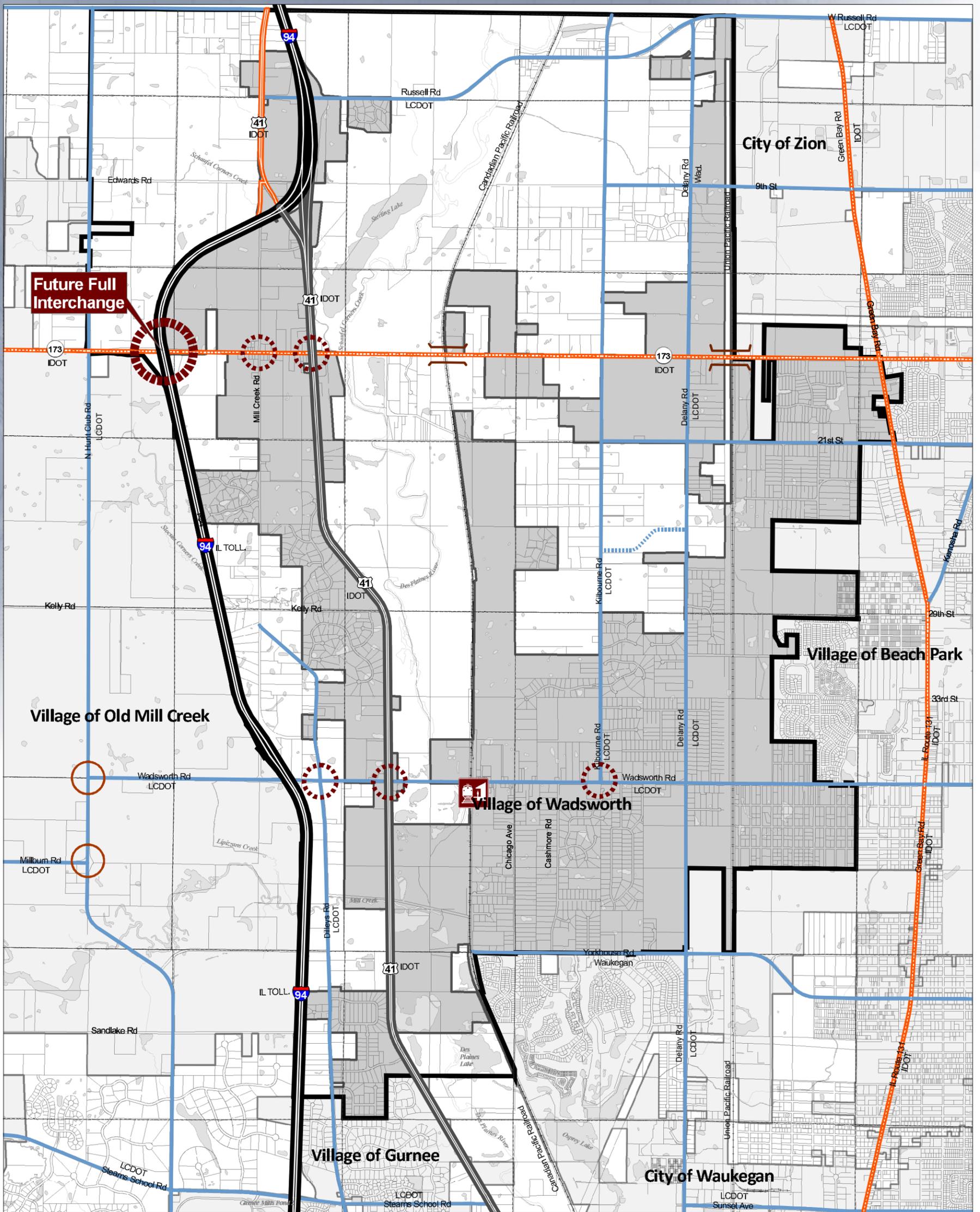
The Transportation Plan is shown on Figure 7 and includes recommendations for existing and proposed freeway, arterial, collector roadways and bike/pedestrian paths.

RECOMMENDED TRANSPORTATION PLAN

The following list are some of the recommendations made as part of the transportation plan .These items are shown on the Transportation Plan as shown on Figure 9.

FREEWAY ROADS

1. U.S. 94 – Tri-State Tollway to remain a freeway with the intersection of Route 173 becoming a full four-way interchange.
2. U.S. 41 – Skokie Highway to remain a freeway.



Village of Wadsworth, Illinois
Comprehensive Plan

FIG. 9: TRANSPORTATION PLAN

Roadway Jurisdiction
 IDOT - Illinois Department of Transportation
 IL Toll - Illinois Tollway
 LCDOT - Lake County Division of Transportation
 Wad. - Village of Wadsworth
 Waukegan - City of Waukegan

-  Planning Area Boundary
-  Interstate
-  Highway
-  Arterial (Existing 4 Lane/Proposed 4 Lane)
-  Collector (Existing/Proposed)
-  Roundabout (Existing)
-  Grade Separated Crossing
-  Proposed Intersection Improvement
-  Proposed Train Station

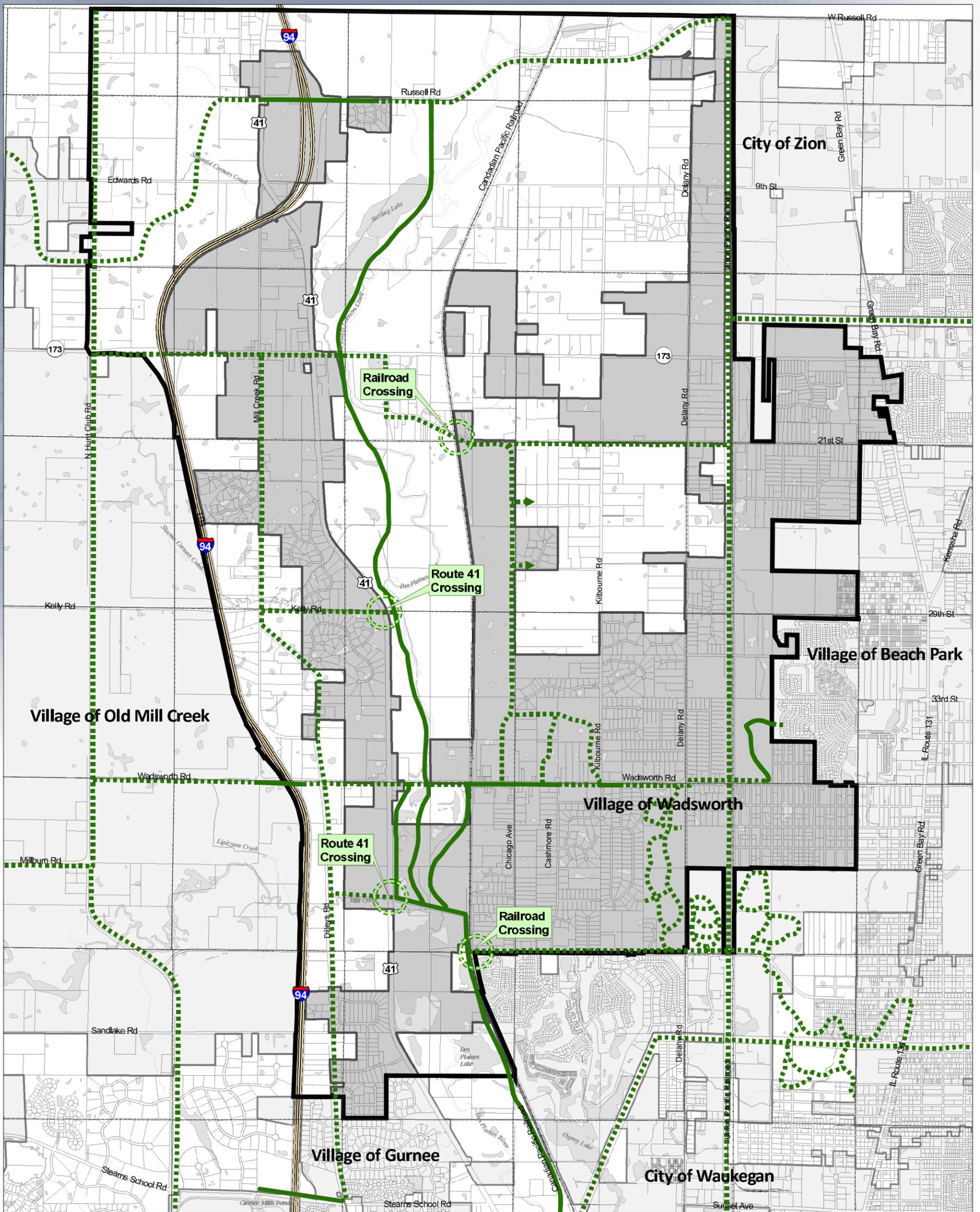
Base Map Data: Lake County GIS, 2012 Data.

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Village of Wadsworth, Illinois
 Comprehensive Plan

FIG. 10: BICYCLE/PEDESTRIAN TRAIL MAP

-  Planning Area Boundary
-  Existing Trail
-  Proposed Trail
-  Proposed Crossing

Base Map Data: USA County/US 2002 Data

NORTH

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Feet

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ARTERIAL ROADS

1. Illinois Route 173 should be improved to be a four-lane highway with all improvements from Green Bay Road west to Route 45. The improvements should include signals, signage, and turning lanes at the intersections in the Wadsworth Planning Area. Also included in the improvements should be grade separations of the two railroads between Green Bay Road and U.S. Route 41.
2. Illinois Green Bay Road – Route 131 should be improved to a four lane highway from Sunset Avenue in Waukegan where the four lane road currently is reduced to two lanes to the Wisconsin border where Green Bay Road returns to four lanes.

It is felt that with these arterial road improvements that the current congested roads such as Wadsworth Road and Delany Road would be less traveled in the Village because these improved roads above would be quicker and more efficient thus reducing the demand on Wadsworth and Delany Roads.

COLLECTOR ROADS

The following roads would be considered collector roads within the Wadsworth Planning Area:

1. Russell Road
2. Edwards Road
3. 9th Street
4. 21st Street
5. Wadsworth Road
6. Yorkhouse Road
7. Hunt Club Road
8. Dilley's Road/Mill Creek Road
9. Kilbourne Road
10. Delany Road

BIKE/PEDESTRIAN PATHS

The Transportation Plan shows the location of the existing bike/pedestrian paths along the Des Plaines River Trail and the newly constructed sidewalk/path that has been constructed along Wadsworth Road to connect the existing subdivisions to the Community Park. The plan also indicates locations where the path system can be expanded so as to provide to Village residents young and old a safe and alternative way to get around the Village and the region other than by vehicle.

The location of the proposed trails would be existing Forest Preserve Land, Commonwealth Edison right-of-ways, and road right-of-ways. It should also be encouraged that future developments provide right-of-way or easements to make bike/pedestrian connections to the existing trail system.

COMMUTER RAIL STATION AND BUS SERVICE

There have been discussions and studies done by the Regional Transportation Authority – Metra to extend commuter rail service on the Canadian Pacific tracks to Wadsworth from the south to connect to the existing commuter rail lines to the south to connect to downtown Chicago. The Village of Wadsworth has also shown interest in having a Amtrak station in Wadsworth since there are no Amtrak stations in all of Lake County.

Although Metra does not have immediate plans to extend rail service to Wadsworth and talks are ongoing with Amtrak, the Comprehensive Plan Committee felt it was important to identify a location for a train station that could support either Metra commuter rail or Amtrak national rail or both in Downtown Wadsworth.

The commuter rail station would best be located in the vicinity of Wadsworth Road in the downtown area. This location offers enough land to build a station and required parking as well as provide additional land in the area for some potential commercial development.

The Village would also like to investigate the potential for a PACE Suburban Bus Route that would provide looped service between the Village's Downtown, Gurnee Mills and its surrounding commercial areas, and downtown Waukegan. The first portion of this investigation would involve meeting and reviewing with PACE staff on the long term transit services plans for the area of the Village. A second component would involve identifying possible route and stop locations within the Village that would be appropriate for such a service. This information could be maintained until a time as PACE sees the potential for the development of a route in the area of the Village.

DOWNTOWN PLAN

As related throughout this Plan, the Village started out as a rural hamlet that through diligent planning and stewardship of development has maintained its original character to the extent that almost one-quarter of the Village planning area is dedicated to open space conservation uses, such as forest preserves, parks, and wetland areas. The traditional focal point for the Village's character and identity has been area in and around the crossing of Wadsworth Road and the Des Plaines River. While this area still serves this purpose, it has not progressed far beyond its original extent as the Village has grown. Due to this status, the Village's need for a modern focal point of community life where residents can gather and commune with their neighbors on a daily basis has been missed. Likewise, this area has not benefited from the addition of services and infrastructure needed to maintain the condition and quality of both the built and community environment of this area.

The Village Board requested this separate detailed plan for the Downtown Area as part of the 2014 Update to address these issues as well as capitalize on the myriad opportunities unique to our town. This planning effort envisions the Village being a vibrant center of community life that maintains the overall small-town character of Wadsworth. The plan as presented in this section envisions a traditional Village center area that functions as a small-scale shopping district with boutique shops, restaurants and taverns, and B&B style accommodations along with a Village green and community gathering place. To develop this district, the plan intends to use and embrace the Des Plaines River and surrounding natural features as the key defining element in order to beckon people to the area to enjoy both the amenities and conveniences of the shopping district as well as the outdoor scenery of the area through activities such as walking, biking, and outdoor dining. The development of this area will also facilitate the Village's growing need to diversify its tax base to maintain its services and facilities in a cost effective manner for its residents. Ultimately, the Commission hopes the downtown area will be the heart of our Village of Country Living.

LOCATION

The Wadsworth Downtown Area is being defined as the area on either side of Wadsworth Road (approximately 1,200 feet) stretching from the Des Plaines River on the west to Cashmore Road on the east. (*See Figure 12.*)

The Downtown Area planning area totals just over approximately 190 acres, including road and railroad rights-of-way.

As part of the background work for the Downtown Plan, research was done on existing conditions. The following descriptions follow in regards to existing conditions.

EXISTING LAND USE & ZONING

This area of the Village represents some of the oldest land uses and was developed because of the intersection of Wadsworth Road and the railroad. Historically, this area was a train stop for passengers and farm goods.

Existing land uses include single-family residential, commercial, light industrial, public and semi-public, railroad, Lake County Forest Preserve, and vacant land. (*See Figure 11.*)

The existing single-family homes in the Downtown Area have an average lot size of about 14,973 square feet. The lot sizes ranged from 4,212 square feet to 62,000 square feet.

Existing zoning classifications are also identified on Figure 11 and indicate that the existing zoning on the most part does not match the existing land uses. This amount of non – conforming uses is a result of little development or change in the Downtown Area for many years. The predominant zoning of the Downtown area is a combination of SR – Suburban Residential, SE – Suburban Estate, and some limited B –Business and LI – Light Industry.

NATURAL RESOURCES

Mapping of the natural resources within the Downtown Area included the location of the 100 year floodplain from the Des Plaines River, wetlands, water, mature woodlands, and existing Lake County Forest Preserve property adjoining the defined Downtown Area. (*See Figure 13.*)

The natural resource information was obtained from the County of Lake Map Department and GIS as well as from aerial photos and site verification.

The Natural Resources in the area pose no real issues in planning for the area, rather they offer an opportunity to preserve and make them part of the planning process. The Mature Woodlands will be maintained in the most part as well as water bodies and wetlands. The 100 year floodplain poses some restraints mainly west of the railroad and a sliver of land east of the railroad tracks.

FUTURE LAND USE PLAN

The Future Land Use Plan as depicted in Figure 15. is the future land use plan for the Downtown Area and is part of the Village of Wadsworth Comprehensive Plan Update.

This Downtown Plan is a major departure from the Land Use Plan of the existing Wadsworth Comprehensive Plan, although the Downtown Area was identified in the 2000 Wadsworth Comprehensive Plan as Neighborhood Commercial and was within the Wastewater Management Overlay District.

The 2000 Wadsworth Comprehensive Plan described the Neighborhood Commercial as a land use that would provide for the development or re-use of Wadsworth's historical Village Center which is currently a mixed use of residential and commercial uses in a manner which reinforces the character of the community and allows both residential and commercial uses in compatible architectural structures.

The current Future Land Use Plan for the Downtown Area is the next step in the planning process. It proposes a number of land uses that are new to the Village of Wadsworth and includes recommendations for roadways and trails, and includes locations of future public uses such as parks, storm water management areas, parking, railroad station, and wastewater treatment area.

The Future Land Use Plan for the Downtown Area has different land use categories and has roadways and pedestrian/bicycle paths laid out. Following are descriptions of the land use categories and the roadway and path recommendations.

MIXED USE

The mixed use land use category is located adjacent to and either side of Wadsworth Road and includes many of the existing structures along Wadsworth Road.

This land use would provide for both residential and commercial uses. The intent is to allow existing single-family homes to remain but to also allow existing structures to be used for commercial or office uses as well. It is important that any land use in the mixed use area would have to have the same architectural character, bulk, and size of existing buildings in the area. Care would have to be taken in providing parking in the rear of the use or in Village parking lots, landscaping tastefully done, signage and lighting compatible with existing uses as well.

The uses allowed in the mixed use district would have to be carefully selected and any building permit request would have to be handled through special site plan review that included architecture, landscaping, signage, and lighting.

The mixed use land use classification comprises approximately 15.5 acres of land which amounts to about 8.2% of the Downtown Area.

PUBLIC / SEMI-PUBLIC

This category of land use is comprised of land uses that are all existing land uses and includes the Newport Fire Protection District buildings, the United States Post Office, and St. Patrick's Church and School.

This land use has 10 acres of land and makes up 5.3% of the Downtown Area.

PARKING

Two separate parking areas have been designated on the Future Land Use Plan and each are located on either side of Wadsworth Road. They are located in the rear of the uses that abut Wadsworth Road.

Parking was included to accommodate future parking needs of the commercial uses in the mixed use areas and to accommodate parking for the Village Center on the north side of Wadsworth Road and to accommodate parking for a future Metra/Amtrak railroad station on the south side of Wadsworth Road. The parking areas are approximately 5 acres of land on the Future Land Use Plan.

The parking is also available for users of the Des Plaines River Trail for hiking, bicycling, snowmobiling, or horseback riding as well as potential canoe or kayak users on the Des Plaines River. The Downtown Area of Wadsworth is strategically located for outfitters or renters because of its proximity to the Des Plaines River Trail and the Des Plaines River.

RAILWAY STATION

An area less than an acre has been shown on either side of the Canadian Pacific Railroad tracks just south of Wadsworth Road for a future platform or station for either Metra Commuter Rail or for an Amtrak Rail stop for Lake County or both. This location for the future rail stop was moved from the area of Route 173 that was in the 2000 Comprehensive Plan because the Lake County Forest Preserve acquired considerable acreage around the Route 173 location and it was felt that the rail stop should be in the Downtown Area.

VILLAGE CENTER

The Village Center land use is situated on the north side of Wadsworth Road adjacent to the United States Post Office. The Village Center designated area is currently owned by the Village of Wadsworth and is made up of approximately 10 acres of land.

Land uses envisioned within the Village Center include Mixed Use Residential/Commercial, Village Park, Parking, Storm Water Management, Sewage Treatment Facilities, and a possible site for a deep well to provide water to the Downtown Area.

The development of the Village Center may be done by a private developer or by the Village, either separately or through a public/private partnership project. It would be anticipated that the public uses will be a major portion of the site with a Village wide park for both active and passive recreation uses. The recreational uses could include areas to hold special events with facilities such as a band shell, shelters, washrooms, lighting, and a small playground.

Other public uses would include an area for a regional storm water management to allow for development of the Village Center as well as providing an area for storm water facilities for other users within the Downtown Area after paying a fee in lieu of. An area would also be set aside of sufficient size to build a sewage treatment facility to provide the sewage service for the designated Downtown Area. Space could also be reserved for a deep water well and treatment facility to provide public water to the Downtown Area. Parking for all the uses anticipated would be included and probably would be in conjunction with the parking lot the Post Office currently has.

The Mixed Use portion of the site would include uses as described under the that land use section and would most likely be located along the Wadsworth Road frontage area.

OPEN SPACE

The largest area of the Future Land Use Plan is made up of open space. This area is approximately 13 acres and is located on the periphery of the Downtown Area and encompasses the natural resources characterized as mature woodlands and wetlands.

These open space areas not only preserve natural resources, but act as buffers between more intensive uses and residential areas and the serve as transition areas to the Lake County Forest Preserve property.

Table 9: Downtown Plan Land Use Areas

Land Use Categories	Existing Land Use		Proposed Land Use	
	Acres	Percentage	Acres	Percentage
Neighborhood Preservation	58.5	30.8%	99.5	52.4%
Mixed Use/Commercial	4.3	2.3%	15.5	8.2%
Public/Semi-Public	18.0	9.5%	10.0	5.3%
Road Right-of-Way	7.0	3.7%	10.0	5.3%
Parking	0.2	0.1%	5.0	2.5%
Railway Station	0.0	0.0%	0.5	0.2%
Railroad	7.0	3.7%	6.5	3.4%
Light Industrial	27.0	14.2%	20.0	10.6%
Village Center	0	0.0%	10.0	5.3%
Open Space	0.5	0.2%	13.0	6.8%
Vacant	67.5	35.5%	0	0.0%
Total Area	190.0 Acres	100.0%	190.0 Acres	100.0%

PEDESTRIAN/BICYCLE PATHWAYS

A very important segment of the Future Land Use Plan is the designation of locations to extend pedestrian/bicycle paths to connect to existing sidewalks along Wadsworth Road and the existing Des Plaines River Trail. These extensions of the pathways will allow residents safe access to the Downtown Area and the Des Plaines River Trail.

The addition of sidewalks or paths directly to the rear of the mixed uses along Wadsworth Road will connect these uses to parking and the other uses in the Downtown area as well as provide exposure to potential mixed uses off the Wadsworth Road frontage.

Also, part of the pathway designation is to connect the pathway system north to the Lake County Forest Preserve property that will in turn connect neighborhoods to the north into the pathway system giving access to people in the north to the Downtown area.

ROADWAYS

The major roadway construction in the area is being done during the writing and adoption of this plan and involves the reconstruction of Wadsworth Road that will bring the roadway up to safety and construction standards. The roadwork will provide turning lanes, railroad crossing improvements, drainage improvements, sidewalks, parking, and landscaping.

FUTURE RECOMMENDED LAND USES

Only a portion of the designated Downtown area has been shown for future land use categories with the remainder of the area designated with the Neighborhood Preservation classification.

The Wadsworth Plan Commission has recommended that the areas classified in the Neighborhood Preservation classification within the Downtown planning area be open to future consideration for different housing opportunities such as Village single family homes, senior housing, open space, and stormwater management.

Any future considerations for alternative future land uses would involve amendments to the Comprehensive Plan through the public hearing process.

IMPLEMENTATION & RECOMMENDATIONS

The Future Land Use Plan for the Downtown Area as proposed is a large departure from any planning that has ever occurred in Wadsworth. The land uses include flexible mixed uses of commercial and existing housing.

The Future Land Use Plan depends on the installation and operation of utility systems that would include a water system as well as a sanitary sewer system.

The water system is needed because of the need for quality and having a secure water source for users. Most importantly a water system is needed for fire protection. Any new development as well as many existing land uses need a reliable water source for required sprinkler systems.

The sanitary sewer system is needed because the land uses as outlined in the Future Land Use Plan cannot be serviced by conventional septic systems. There is no room for the installation of septic systems and have the Downtown Area as envisioned in the Future Land Use Plan. In fact there are existing land uses that should be on a sanitary sewer system now, many uses are non-conforming to land area for septic systems and many are running marginally now.

It is very important to note that the both the water and sanitary sewer systems would only be allowed in the defined Downtown Area and the designated wastewater overlay districts. This Comprehensive Plan does not recommend extension of sanitary sewer throughout the Village.

This function of this Comprehensive Plan is not to show how the water and sanitary systems will be built or how they will be financed. The function of the Comprehensive Plan is to plan for the future, and water and sanitary sewer is part of the future of the Downtown Area and the goals of the Comprehensive Plan will not be accomplished without it.

The next phase after adoption of the Comprehensive Plan will be the review of current regulatory ordinances to consider whether future updates to them are appropriate. In regards to the implementation of the Downtown Plan it is recommended that work start on two different items.

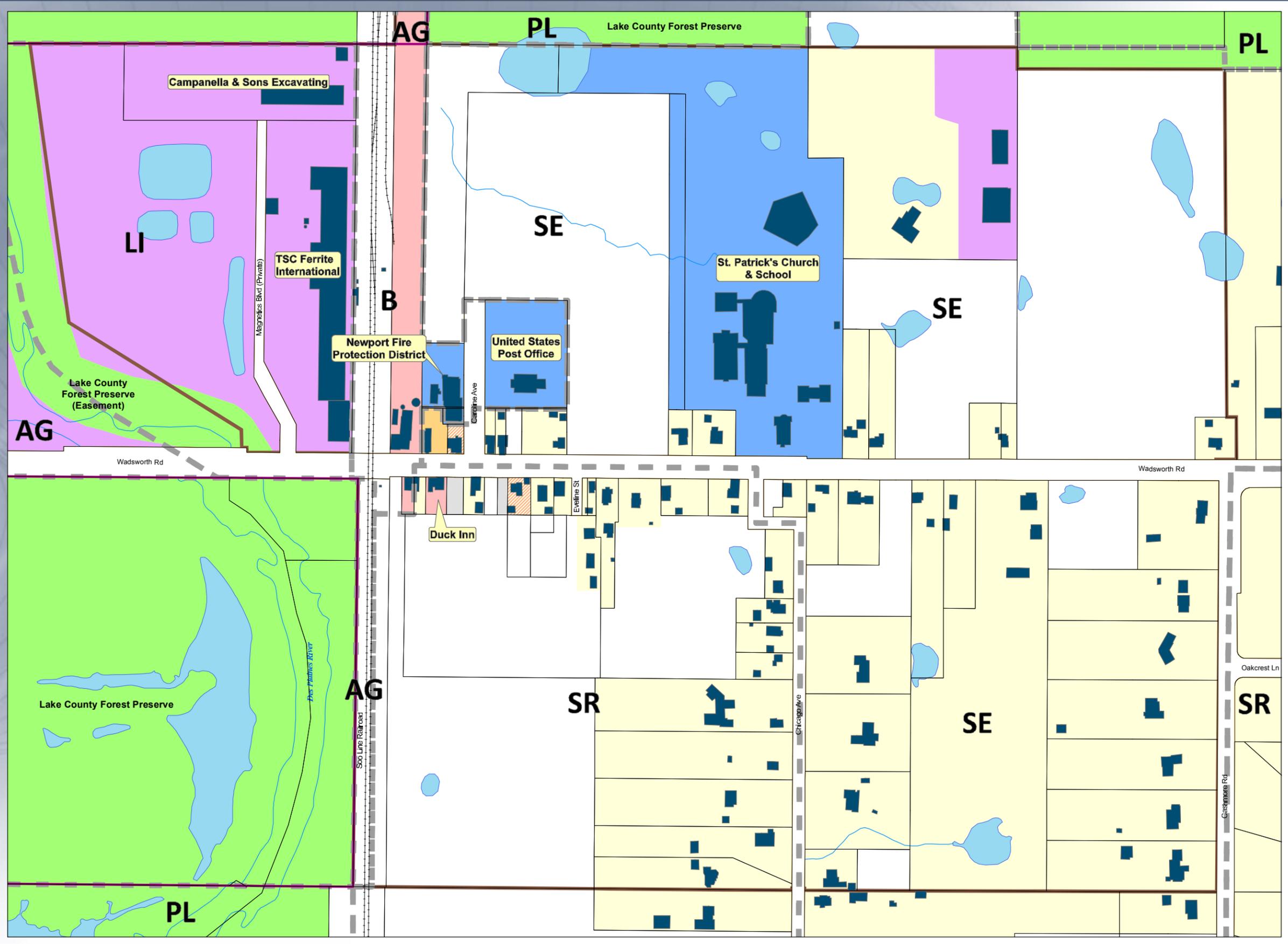
First would be the consideration of one or more new zoning districts for the Downtown Area that would have specific use lists, bulk and setback requirements, signage and landscaping requirements, and provide for detailed site plan review. Perhaps making all uses excluding existing single-family conditional uses. The district regulations might also consider requiring that uses other than single-family homes require conditional use approval. As part of this update, selection of street furniture, lighting, and signage types would be considered to encourage continuity in design for future uses.

Second, would be setting the mechanisms in place to install water and sanitary sewer service in the Downtown Area. Decisions would have to be made based on sound financial planning how to finance and operate these systems. There are a number of ways to finance these utilities and they

would include the following or probably a combination of the following: low interest loans from the Illinois Environmental Protection Agency, bonds, user fees, tap-on fees, developer impact fees, special service areas, and special assessments. It is also important to note again that are already users for these utilities.

There will also have to be decisions made in regards to where the water system will obtain water from. There are many decisions being made around Lake County for water from Lake Michigan from the Joint Action Water Agency (JAWA), this may be a possibility, or buy directly from the City of Waukegan, Village of Beach Park, City of Zion, or drop an independent well in the Downtown Area.

The probable sanitary sewer system would be within the Downtown Area and the sewage treatment facility would be located north of the Post Office area.



Village of Wadsworth, Illinois
 Downtown Plan

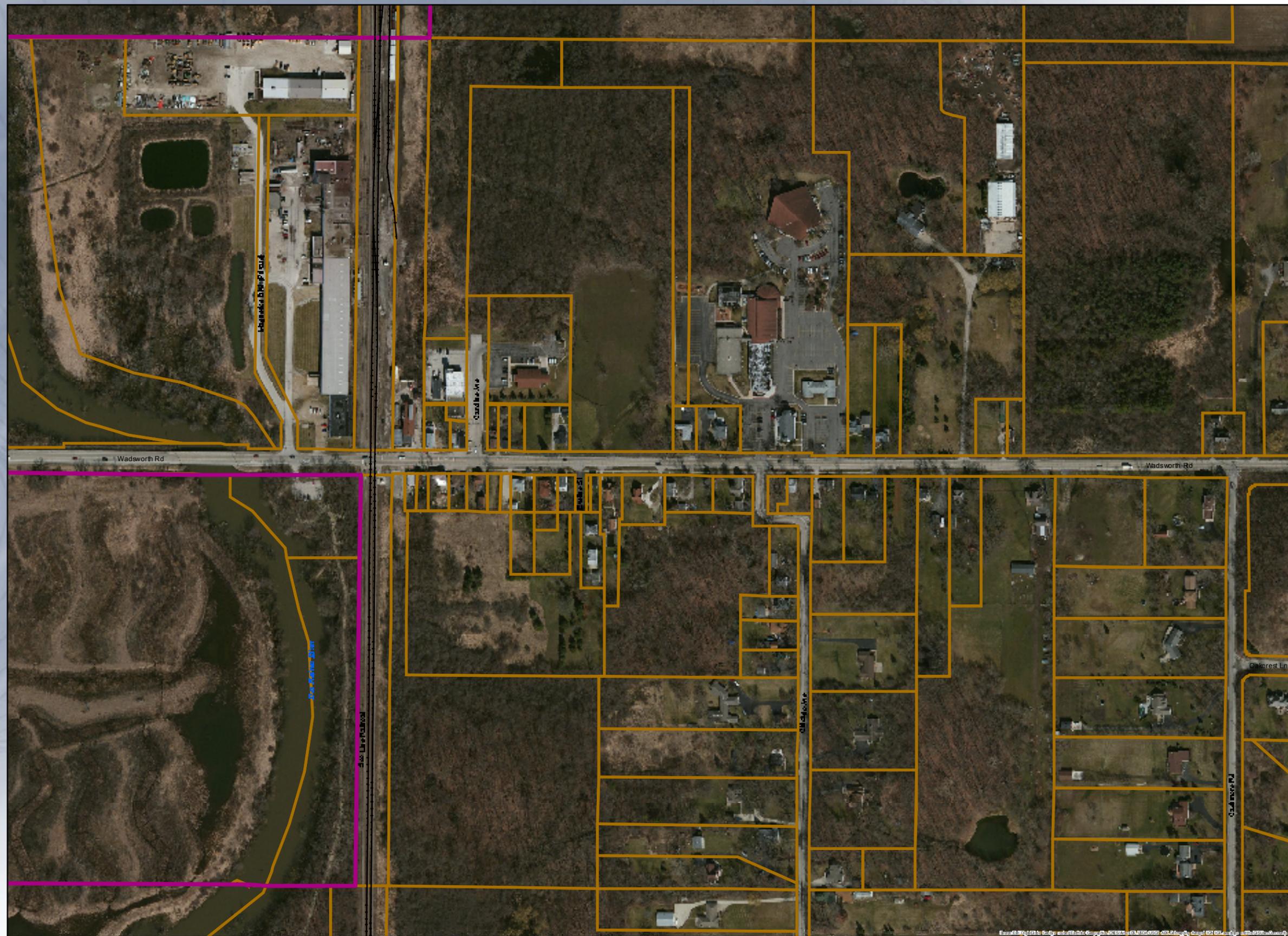
FIG. 11: EXISTING LAND USE & ZONING

Legend			
	Village Boundary		Single Family Residential
	Zoning District Boundary		Two Unit Residential
	Water		Industrial
	Commercial		Forest Preserve
	Public/Semi-Public		Parking
	Vacant		

Scale: 0 50 100 150 200 Feet

Manhard CONSULTING LTD

Date: 09/02/14



Village of Wadsworth, Illinois
Downtown Plan

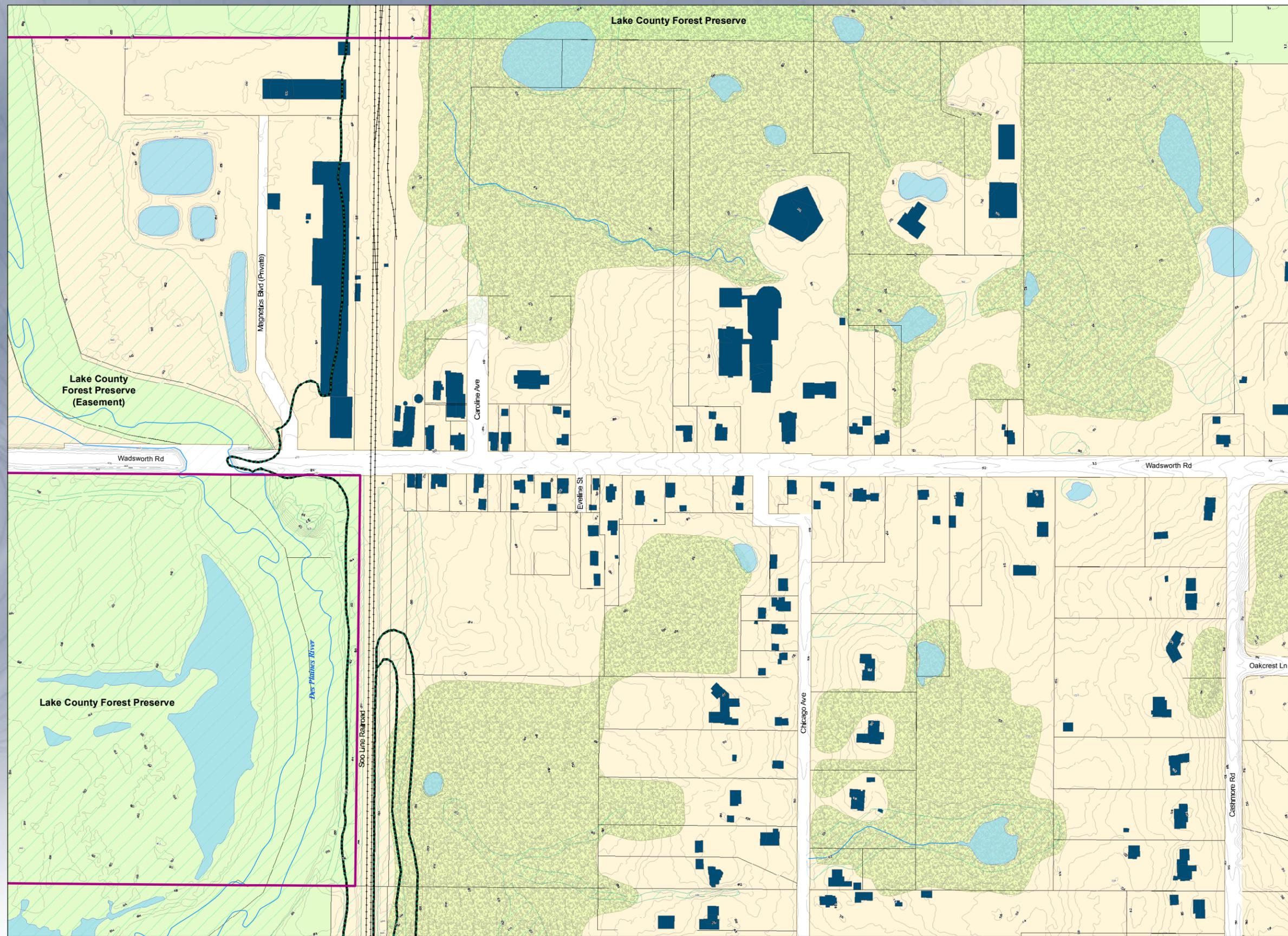
FIG. 12: AERIAL PHOTOGRAPH EXHIBIT

Legend
Village Boundary

Base Map Source: Lake County GIS 2012 Data, Sanborn Aerial Photograph



Date: 09/02/14



Village of Wadsworth, Illinois
 Downtown Plan

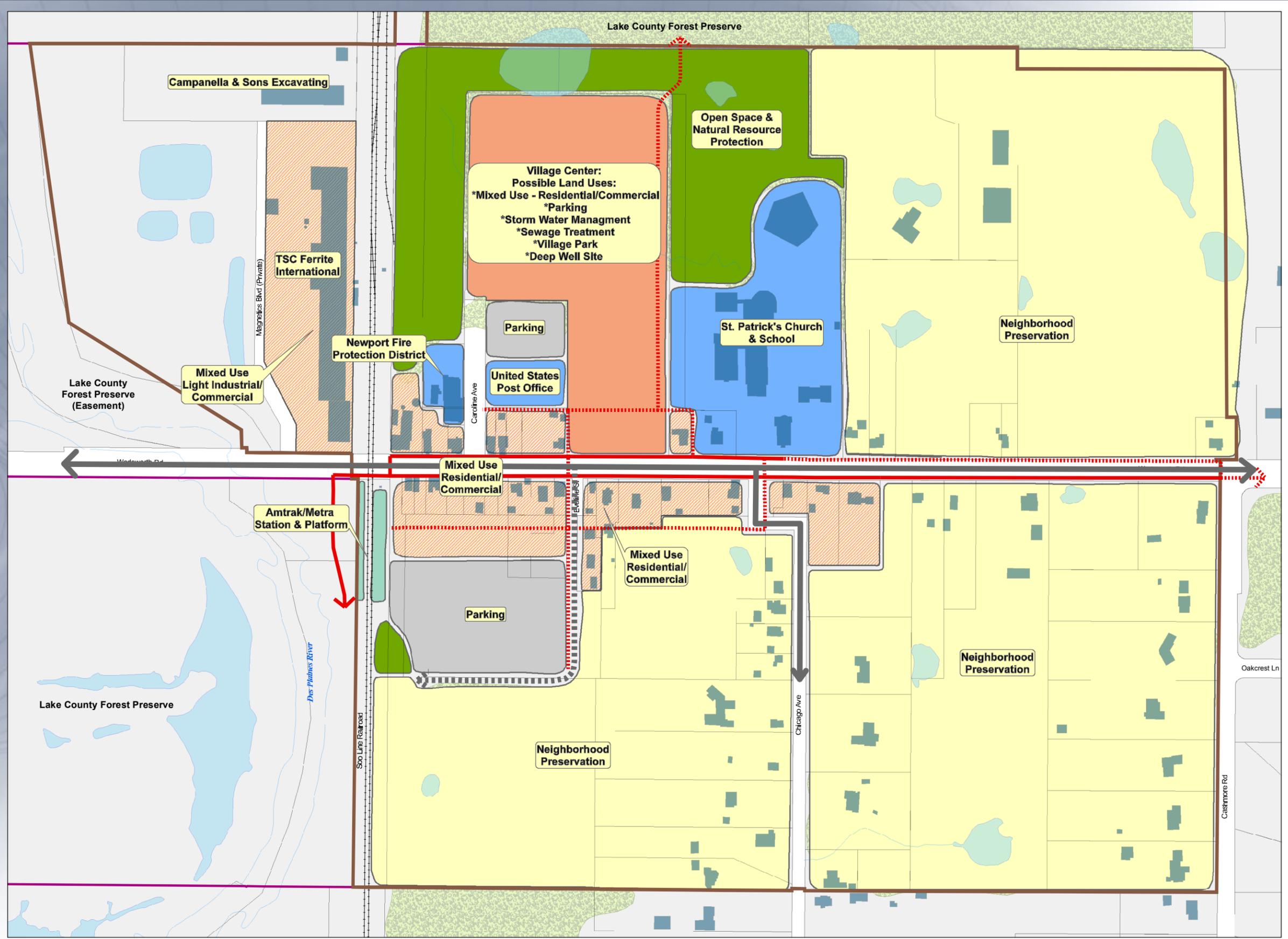
FIG. 13: NATURAL RESOURCES MAP

- Legend**
- Village Boundary
 - Forest Preserve
 - Mature Woodlands
 - Wetlands
 - 100-Year Floodplain Limits
 - ~ Water

Base Map Source: Lake County GIS 2011 Data, 2010 Aerial Photo, FEMA FIRN Contour.



Date: 09/02/14



Village of Wadsworth, Illinois
 Downtown Plan

FIG. 14: FUTURE LAND USE

Legend

Village Boundary	Neighborhood Preservation	Public/Semi-Public	Parks
Water	Village Center	Parking	Open Space
	Mixed Use	Railway Station	

Pedestrian/Bicycle Pathway
 Existing Proposed
 Roadway
 Existing Proposed

Date: 09/02/14

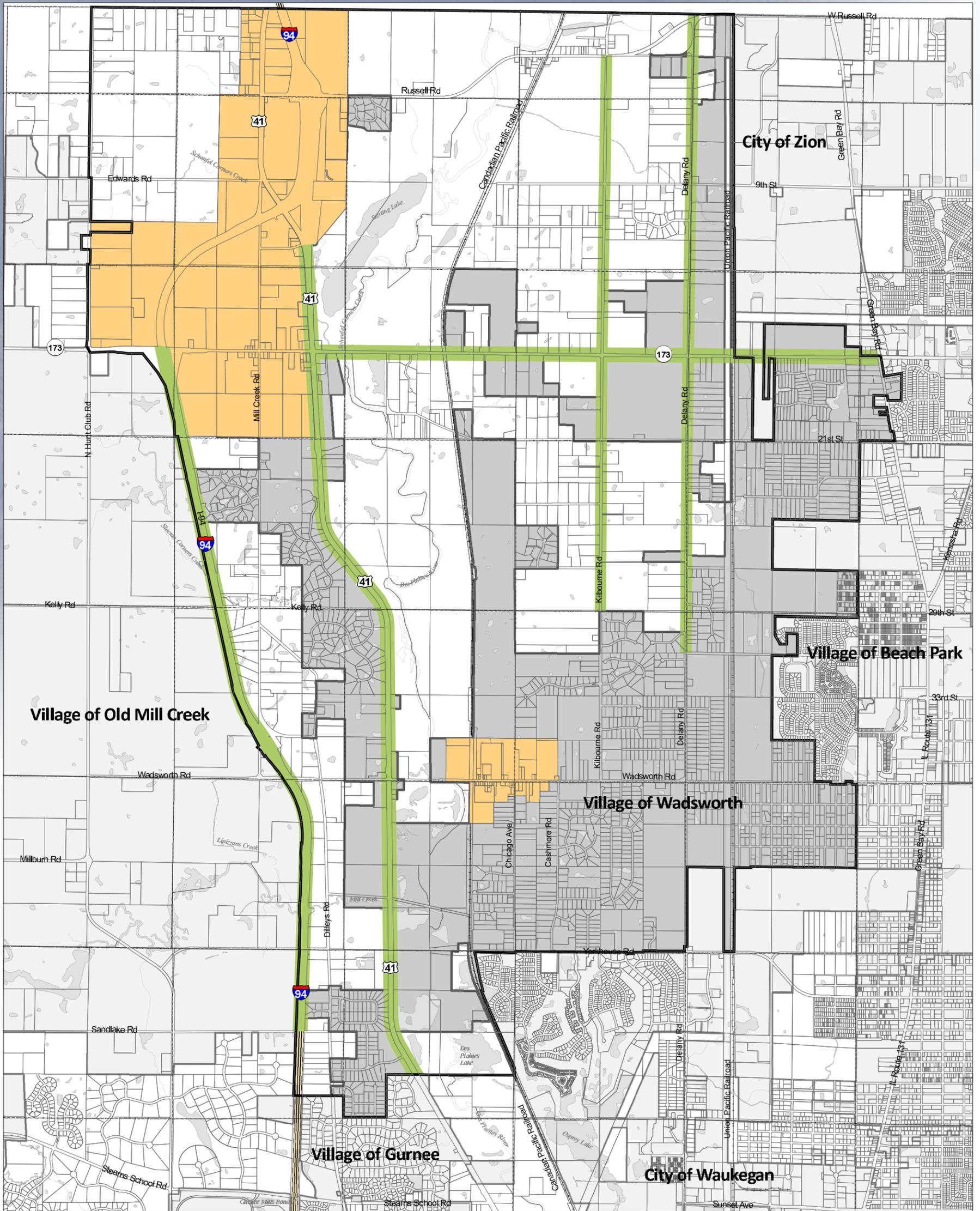
Base Map Source: Lake County GIS 2011 Data, 2010 Aerial Photo.

OVERLAY DISTRICTS

In the Comprehensive Plan Update of 1990 there were several overlay districts that were created as part of the Comprehensive Plan. The first overlay district were the Scenic Corridors. As stated in the Comprehensive Plan Update of 1990 the scenic corridors are intended to identify the areas within the Planning Area where extra design review attention is called for. To that end the Zoning Ordinance of the Village of Wadsworth was revised to reflect the scenic corridors and to establish the Scenic Corridor Overlay District to preserve the scenic qualities of the Village area in a period of transition from a rural farming community to a low density, nonfarm residential community. The Scenic Corridors are shown in Figure 8.

The other overlay district that is part of this Comprehensive Plan Update is the Wastewater Management Overlay District. The Wastewater Management Overlay District was intended only for the area in the northwest part of the Wadsworth Planning Area in the proximity of the area bounded by U.S. Route 41 – Skokie Highway, Interstate 94 – Tri-State Tollway, Illinois Route 173, and Edwards road. As part of this Comprehensive Plan Update another area of the Village is being included in this overlay district. This new area is the area being designated as the Downtown Planning Area of the Land Use Plan or the area better known as the “Downtown” area of the Village that is on either side of Wadsworth Road between the Canadian Pacific Railroad on the West and Cashmore Road on the East.

The Wastewater Management Area is intended to be an area of the Village that could utilize some type of wastewater treatment instead of individual septic systems. This wastewater treatment could utilize an existing individual treatment plant or utilize a newly constructed system as part of a special service area.



Village of Wadsworth, Illinois
Comprehensive Plan

FIG. 15: LAND USE PLAN OVERLAY DISTRICTS

-  Planning Area Boundary
-  Wastewater Management Overlay District
-  Scenic Corridor Overlay District

Date: 09/02/14

Base Map Data: USA County/US, 2002 Data.



NORTH

0 500 1,000 1,500 2,000
Feet



Manhard
CONSULTING LTD.

IMPLEMENTATION AND RECOMMENDATIONS

It is recommended that this Comprehensive Plan Update – 2014 be adopted by Village Board of Trustees.

As mentioned in the introduction, the Comprehensive Plan is a non-regulatory document which is implemented through various land use regulations of the Village, the decisions of appointed and elected officials, as they consider petitions for rezoning, subdivisions, annexations, and utility and roadway improvements.

Plan implementation begins with the adoption of this Comprehensive Plan. The next step is to review existing regulatory ordinances to consider whether future updates are appropriate. The existing ordinance review would include the Zoning Ordinance, Subdivision Ordinance, and Landscape Ordinance. Other work will include setting up the necessary ordinances and financing to implement the Wadsworth Downtown Plan.