

CHAPTER 2
OFFICIAL COMPREHENSIVE PLAN

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5-2-1 OFFICIAL COMPREHENSIVE PLAN SUBMITTED

Pursuant to Title 5, Chapter 1, Sections 1 through 4 *et seq.* passed and approved by the President and Board of Trustees of the Village on March 4, 1985 and as directed by the Board of Trustees, the Plan Commission of the Village has prepared and referred to the Board of Trustees a suggested official comprehensive plan for the Village. A hearing was held on the suggested official comprehensive plan, upon timely notice in the Woodstock Sentinel, a newspaper of general circulation in McHenry County, Illinois, and held pursuant to said notice on July 29, 1985 at the American Legion Building in Hebron. The written report of the Plan Commission has been submitted to the President and Board of Trustees thereto recommending the adoption of the official comprehensive plan for the present and future development or redevelopment of land situated within the corporate limits of the Village and contiguous property up to one and one-half (1½) miles beyond the corporate limits of the Village.

5-2-2 COMPONENTS OF THE PLAN

The official comprehensive plan for the Village submitted by the Plan Commission consists of a recommended ordinance to amend zoning regulations, a comprehensive land use map showing proposed land uses for the property within the corporate limits and for property contiguous to the corporate limits extending to one and one half (1 1/2) miles beyond the corporate limits, an official zoning map for the Village classifying the land according to uses set forth in the proposed ordinance to amend zoning regulations, and various general recommendations. Among the general recommendations it is suggested that the subdivision ordinance be amended and that a site plan ordinance be adopted governing site plan and landscaping of light and heavy industrial uses.

5-2-3 PROVISION FOR NEW STREETS AND PUBLIC WAYS

The comprehensive land use map and the official zoning map for the Village show the location of proposed streets which have yet to be dedicated or used as public ways. Whenever land is annexed to the Village requiring the extension of an existing street or the addition of a new street, the streets are to be constructed in the locations shown on the said maps. The specifications for the construction, including width, materials, and curb and gutter requirements, shall be as stated in the existing subdivision ordinance.

5-2-4 OFFICIAL COMPREHENSIVE PLAN ADOPTED

The official comprehensive plan of the Village, which includes the comprehensive zoning map submitted by the Plan Commission as presented and referred to in this Chapter, with modifications

made at the meeting occurring on the date of the passage of this Chapter, is hereby adopted as the official comprehensive plan for the present and future development or redevelopment of land situated within the corporate limits of the Village and contiguous property extending to one and one-half (1 1/2) miles beyond the corporate limits of the Village. The comprehensive land use map shall be filed with the Village Clerk and a copy filed with the McHenry County Planning Commission. (*Ord. 408, 10-7-85*)