



RANDALL ROAD

IMPROVEMENTS STUDY

McHenry County • Algonquin • Crystal Lake • Lake In The Hills

CONTEXT AUDIT SUMMARY OF RESULTS

Community Characteristics and Land Use	Exists?		% Importance			Summarized Responses
	Yes	No	% High	% Med.	% Low	
Are there important local/regional civic centers within the study area?	x		86%	0%	14%	If yes, list: LITH Village Hall, Lincoln Prairie School, Jacobs High School, Crystal Lake South High School, LITH Police Dept., LITH Airport, Algonquin Village Hall, Randall Road Corridor Transportation Mass Transit Bus/Metra Lines, Algonquin Public Library.
Are there commercial centers of local/regional significance within the study area?	x		75%	13%	13%	If yes, list: From Algonquin Road to Acorn Lane, Algonquin, LITH, Huntley, Algonquin Commons, Galleria Center, Randall Road Commercial and Shopping Center, CVS at intersection of Randall Road and Ackman Road, proposed JC Penny's to be located east of Harnish, proposed development northwest of Miller Road, proposed development SW of Ackman Road.
Are there major residential districts within the study area?	x		86%	14%	0%	If yes, list: From Acorn Lane to Roosevelt Street, Algonquin, LITH, Crystal Lake, Single-family and Multi-family residential on both sides of Randall Road
Are there agricultural or rural lands of local/regional importance within the study area?	x		33%	17%	50%	Comments: Farm at SE Quadrant of Harnish Drive and Randall Road.
Are there cultural (i.e.: archeological, architectural, or historical) features of local/regional significance or identifiers which convey info. about the community within the study area?		x	17%	33%	50%	If yes, list:
Are there important social or community features or identifiers within the study area?	x		38%	50%	13%	If yes, list: Algonquin Public Art Displays, Ken Carpenter Park, Richard Taylor Park, Restaurants and lifetime fitness, Spella Community Park, Community signs, Jacobs High School, Algonquin Library
Are there important natural features or sensitive lands within the study area?	x		100%	0%	0%	If yes, list: Watersheds, Streams, marshes, IL Nature Preserve, Natural Area Inventory Site, Lake In The Hills Fen, Woods Creek Fen, High Habitat Value Wetlands, Wetland north of Acorn Lane, Army Corps of Engineers wetland on the west side of Randall Road near Sherman Health Center, Natural Area south of both Richard Taylor Park and Ken Carpenter Park, Woods Creek and Woods Creek Lake, Parks & Wetlands, 4 lakes in LITH Headwaters of Ratt Creek, Headwaters of Woods Creek is located at the 4 quadrants of County Line Road - it is under the jurisdiction of the Kane County Stormwater Ordinance.
			Urban	Suburb	Rural	Summarized Responses
<i>Overall assessment of community characteristics and setting:</i>			1	6	1	Comments:

Economic Development	Exists?		% Importance				Summarized Responses
	Yes	No	% High	% Med.	% Low		
Has land within the study area recently been identified for new development, redevelopment or rezoning?	x		86%	0%	14%	Proposed/ planned action:	In general, future residential, commercial, and industrial planned on both sides of Randall Road. Several proposed improvements include 14000 SF office / 22000 SF retail at Algonquin & Crystal Lake Rd, 8000 SF retail on Polaris near Randall Road; JC Penny's development may provide \$4 million in transportation improvements along Randall Road - plans are under review with McHenry County Division of Transportation, In Crystal Lake there is development at the intersection of Randall Road and Ackman Road, there is also development proposed in the NW quadrant of Randall Road and Miller Road. There is one active farm near Harnish Drive...in future may be rezoned. Developments should consider protecting natural resources.
Are visitors regularly attracted to this area?	x		100%	0%	0%	Indicate why:	Restaurants, banks, businesses, shopping, festivals, high end shopping, restaurants and big box retailers.
Is the local economy supported by historic, natural, cultural or entertainment resources?	x		57%	43%	0%	Comments:	No except for entertainment which indirectly supports the local economy at the present - Movie Theater; Woods Creek Corridor and local restaurants are the main features. There is potential in the future if the project would include build out and connectivity to the regional bike path.
Does Randall Road serve as a major commuter facility?	x		57%	14%	29%	Comments:	Yes, Randall Road serves a large number of work trips; Randall Road is the only game in town; Corridor funnels most of the county traffic to I 90.
Does the study area serve as a local/regional gateway?	x		71%	29%	0%	Comments:	One of the primary routes in/out of LITH; Entry to McHenry County; Most commuters use this corridor to avoid river crossing on Route 62.
Are there stakeholders (business or other advocacy groups in addition to public agencies and residential associations) that should be included in the CAC and/or project? If yes,	x		86%	14%	0%	Comments:	Also include: McHenry County Conservation District, McHenry County Defenders, Imagine McHenry. McHenry County Conservation District, McHenry County Defenders are included in the CAC; local and senior residents should have project information
Is improving mobility within the area a local/regional concern applicable to this area?	x		100%	0%	0%	Comments:	SE McHenry County is the department for transportation improvement; Improving traffic flow at Algonquin is always of concern.

Community Planning	Yes	No			Summarized Responses
Are you aware of comprehensive plans by the local municipalities, McHenry County or the regional planning authority?	x				
Based on your awareness of the comprehensive plans, is this project generally consistent with the plan?	x				Comments: As it will improve connections b/t centers it would be supportive of 2040 Regional Framework Plan. There are no new parks or natural areas with in the study area currently planned
Are you aware of any growth management plans adopted by local governments or designated growth areas?	x			Is study area w/in designated growth area?	Local governments should consider land use planning in accordance w/ the NIPC video tape on compatible land use planning for SRAs; Algonquin has halted growth to help with school overcrowding and transportation. A bike-ped trail is planned from IL Prairie Path to M.C.C.C.L. watershed.
Does this project have regional significance?	x				Comments: Designated as an SRA Route (Strategic Regional Arterials) and SRT Route (Strategic Regional Transit System); The only game in town; One of the most important projects in this area. People from are use MCCD trails regularly and need parking lots and connecting trails.
Are you aware of any other scheduled or planned projects that may tie into this project or impact this project?	x			Project names & types of projects:	Miller Road improvements east of Randall Road (no planned start date); Rakow Rd improvements; West Algonquin Rd upgrade; R.T. Lanes to and from the east leg at Randall Road and Bunker Hill/Huntington (TIP Project); The JC Penny development will potentially reduce the cost of this project by 25%; Transit development; Refer to McHenry County Transportation Plan and 2040 Regional Framework Plan.
Are you aware of any community/traffic safety issues within the study area?	x			If yes, list:	General trends; Heightened accident rates at Miller & Acorn and along corridor, red light violations, left turn movements into commercial areas; Poor public traffic behavior (as all over); Rakow Rd / McHenry Ave / Randall Village or Alexandra - traffic signal consideration; There is no provision for sidewalks or pedestrian crossing; Bunker Hill traffic and speeding problems in Terrace Hill residential subdivision; Hazardous intersection of stonegate and Randall Road.; A preponderance of commercial buildings adds to local congestion and pollution. Crime has increased. Traffic control devices need retiming.
Are aesthetics important within the study area?	x				Comments: 2040 Regional Framework Plan; Pursuing this project in a CSS (Context Sensitive Design) manner should help to identify local aesthetic sensibilities; Along residential areas & parks; Algonquin has set high standards for development and landscaping and requires it to be maintained or improved; Green Medians with trees and landscaping would soften the project area.
Are community parks and open areas important within the study area?	x				Comments: Ken Carpenter Park is a 10 acre park w/ an adjacent 85 acre natural area; Richard Taylor Park is located across Randall Ken Carpenter Park and adjacent natural area; Developers of Big Sky Subdivision included the interlinking of trails and green infrastructure (near creek and to golf course and Lake) in the marketing material for the homes; Not directly but improved crossings are important; Spella Community Park will be accessed from Randall Road via both Harnish Drive and County Line Road.; Without parks, greenways, and trails, what are you creating? People need all kinds of outdoor activities.
Are you aware of any locations where access to a recreational area is important within the study area?	x			If yes, list:	Carpenter & Taylor Parks & Village Hall have events attracting pedestrians from residential areas on both sides of Randall Road crossing at Harnish and Bunker Hill; Woods Creek natural corridor (1/2 mile east of project); Safe streets are needed for kids going to schools, also safe connecting bike lanes and trails all connecting.
Are you aware of any seasonal events that may be affected by improvements in the study area?	x			If yes, list:	Holiday Shopping; School events; when school is in session; Air Expo (LITH Airport)

Note:

The Randall Road Improvements Study Context Audit Results are based on responses received on Context Audit forms and comments provided by Community Advisory Council (CAC) membership during the July 10, 2007 CAC Meeting.

The Context Audit form was distributed to CAC membership. CAC membership were directed to distribute the form to concerned citizens and staff within their organization.

Context Audit form responses were received from representatives of the following organizations: Village of Algonquin, City of Crystal Lake, Village of Lake in the Hills, McHenry County Board, McHenry County Bicycle Club, and CMAP.

Responses in the "% Importance" column are based on actual responses received from completed/submitted Context Audit forms.

Responses in the "Exists?" column are based on a combination of comments provided during July 10, 2007 CAC meeting and actual responses received from completed/submitted Context Audit forms