



CITY OF MCHENRY PUBLIC DESIGN WORKSHOP SUMMARY REPORT

DRAFT FOR REVIEW - FEBRUARY 14, 2024





PUBLIC DESIGN WORKSHOP SUMMARY

The project team conducted a public design workshop (also known as a charrette) the week of November 27, 2023 to develop site plan concepts for key areas around the City of McHenry. The purpose of this workshop was to produce conceptual site designs that would illustrate community priorities for development around the city. The resulting designs are not meant to propose or dictate development on any sites, but will be used as reference for property owners and developers who are seeking to build in McHenry. The concepts provide a template of ideas that can be applied to sites all over the city.

PROCESS

The City advertised the workshop throughout November 2023 and then held workshop events the week of November 27, 2023. Key City officials and stakeholders provided feedback during daytime sessions, and public participants reviewed design iterations and provided feedback during three evening sessions. The timeline below illustrates the workshop process.

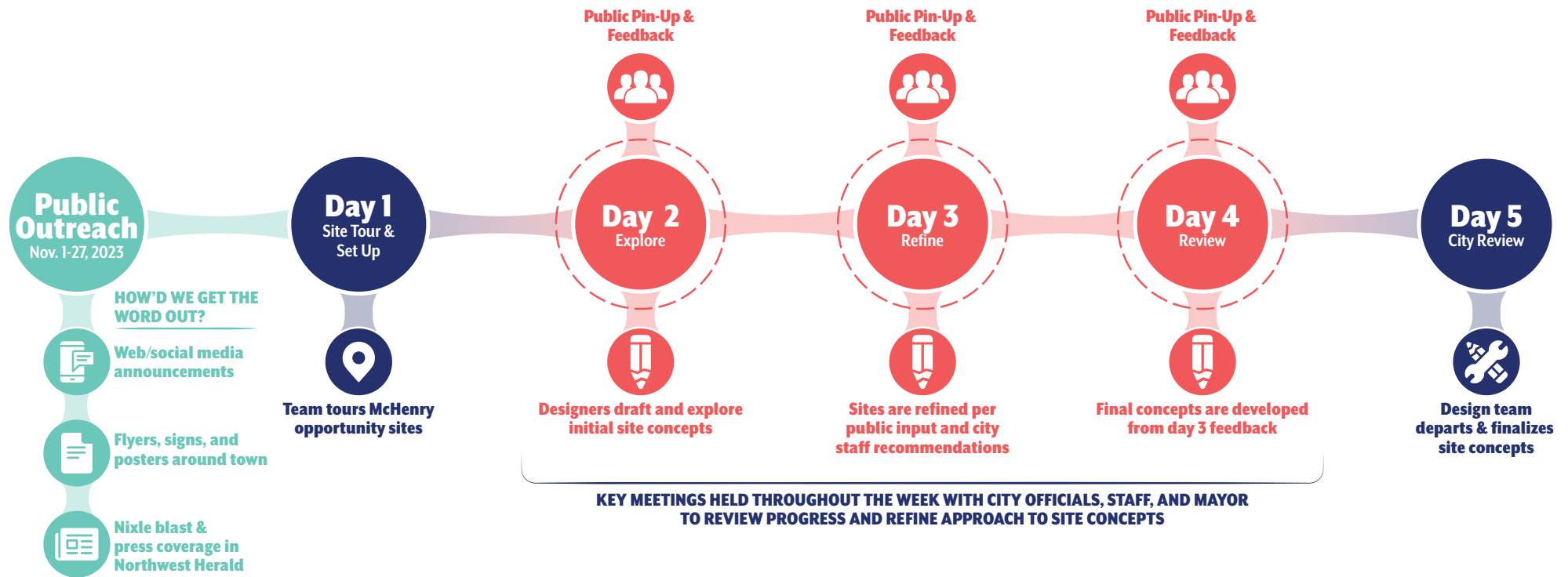


FIGURE 1. PUBLIC DESIGN WORKSHOP PROCESS & TIMELINE

What's your vision for the future of McHenry?



TAKE THE SURVEY



It only takes 3 minutes!

The community workshop will focus on creating conceptual designs for opportunity sites around the city.

Your input will help make sure that new development reflects the goals of the community.

Light refreshments will be provided.

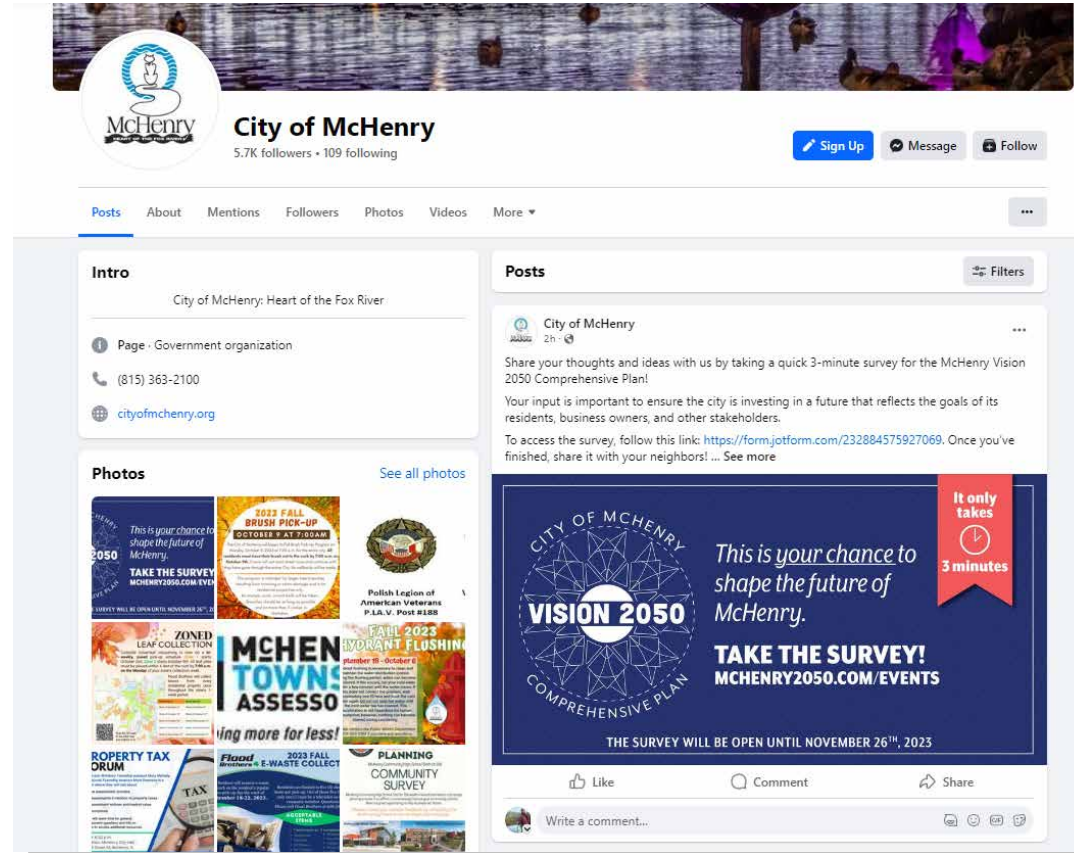
Join us at **City Hall** for the **Vision 2050 Community Workshop!**

| NIGHT #1 | NIGHT #2 | NIGHT #3 |
|--|--|--|
| November 28th 5:30pm - 7:30pm 333 S. Green Street, McHenry, IL | November 29th 5:30pm - 7:30pm 333 S. Green Street, McHenry, IL | November 30th 5:30pm - 7:30pm 333 S. Green Street, McHenry, IL |
| EXPLORE initial concepts for opportunity sites identified by the community | REFINE concepts for opportunity sites that were presented during Night #1 | REVIEW preferred concepts for opportunity sites and learn about next steps |

For More Information **CHECK OUT OUR WEBSITE**



MCHENRY2050.COM



City of McHenry
5.7K followers • 109 following

Posts

City of McHenry: Heart of the Fox River

Page · Government organization
(815) 363-2100
cityofmchenry.org

Photos See all photos

Posts

City of McHenry 2h

Share your thoughts and ideas with us by taking a quick 3-minute survey for the McHenry Vision 2050 Comprehensive Plan!

Your input is important to ensure the city is investing in a future that reflects the goals of its residents, business owners, and other stakeholders.

To access the survey, follow this link: <https://form.jotform.com/232884575927069>. Once you've finished, share it with your neighbors! ... See more

VISION 2050

This is your chance to shape the future of McHenry.

TAKE THE SURVEY!
MCHENRY2050.COM/EVENTS

THE SURVEY WILL BE OPEN UNTIL NOVEMBER 26th, 2023

Like Comment Share

Write a comment...

Do you have an idea on how to improve opportunity sites around McHenry?

Join us at **City Hall** for a collaborative **community workshop!**

NIGHT #1

November 28th
5:30pm - 7:30pm
333 S. Green Street, McHenry, IL

NIGHT #2

November 29th
5:30pm - 7:30pm
333 S. Green Street, McHenry, IL

NIGHT #3

November 30th
5:30pm - 7:30pm
333 S. Green Street, McHenry, IL

Share your ideas with the Vision 2050 team and help us design concepts to guide future development around McHenry.

FOR MORE INFORMATION VISIT THE PROJECT WEBSITE AT **MCHENRY2050.COM/EVENTS**



FIGURE 2. PUBLIC ADVERTISING FOR THE DESIGN WORKSHOP

CITYWIDE FRAMEWORK

Character areas provide guidance for the type of development that is appropriate in a certain area of McHenry. This framework will ensure that areas such as Downtown remain walkable and vibrant and more rural areas preserve their low-density development patterns and natural heritage.

The graphic to the right and corresponding map (**Figure 3**) provide a high level overview of each character area and appropriate type of development.



DOWNTOWN MIXED USE

This area encompasses McHenry's vibrant and walkable downtown. Neighborhood retail, multi-family residential, public open space, and destination development are all appropriate here.



EMPLOYMENT CENTER

This area has concentrated industrial and commercial development. These are important areas for local employment and should be accessible to workers who walk, bike, drive, or take transit.



MIXED-USE COMMERCIAL/SUBURBAN RETROFIT

These areas are typically home to strip malls and former big box stores. These represent an opportunity to create new retail, housing, and public spaces that are walkable and easily accessible to adjacent neighborhoods.



NEIGHBORHOOD COMMERCIAL CORRIDOR

These are areas along McHenry's state highways with concentrated commercial development. Typically these have older buildings and smaller parking lots. These should remain commercial but may be enhanced with improved site landscaping, sidewalks, and mixed uses when appropriate.



WALKABLE RESIDENTIAL DEVELOPMENT

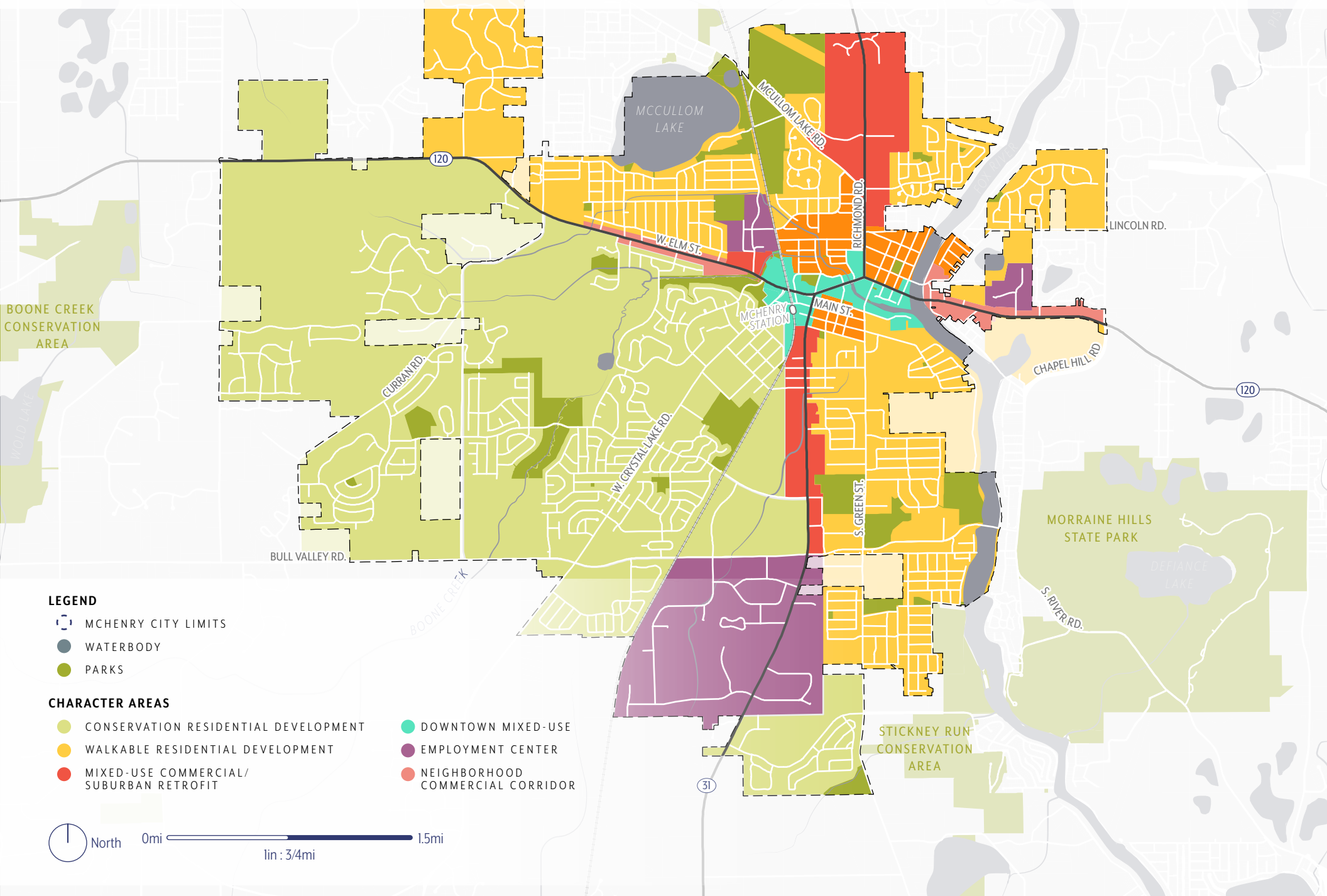
These areas represent older and historic neighborhoods that should remain mostly residential. Generally, single family homes are appropriate here and they should be connected with sidewalks, safe streets, and bike routes where possible. Downtown walkable residential features smaller lot sizes and may have more homes with multiple units.



CONSERVATION RESIDENTIAL DEVELOPMENT

These areas feature larger residential lots and are important to maintaining McHenry's rural and natural character. Areas not used for development should be preserved for open space and natural habitat. These areas should be connected via trail systems that create off-street biking and walking routes.

FIGURE 3. CITYWIDE CHARACTER AREA FRAMEWORK



DOWNTOWN MIXED USE

WHAT IS IT?

Downtown Mixed Use describes the type of development that promotes a walkable and vibrant downtown McHenry. This type of development is characterized by the presence of a mix of building types, land uses, and open/public space where applicable. Buildings in Downtown Mixed Use prioritize pedestrian accessibility through minimal setbacks and buildings with entrances oriented to the street and sidewalks.

- o **Land Use:** Similar to other mixed-use concepts these developments typically feature at least two uses, including but not limited to residential, commercial, retail, hospitality, and open spaces.
- o **Housing:** Housing in these developments should generally be at a higher density. Townhomes, missing middle, and multi-family are good fits for downtown development where residents can walk to nearby amenities and services with fewer car trips. The density of downtown development also supports the retail and commercial development and vibrant main street feel.
- o **Open Space:** Open space in these developments typically includes plazas, recreational walkways, and smaller outdoor gathering spaces. These developments should connect to nearby open space assets such as the McHenry Riverwalk and other nearby parks and trails.

WHY IS IT RIGHT FOR MCHENRY?

Downtown McHenry is a major driver of economic development in the city. Residents and visitors alike frequently identify its walkability, numerous shops and restaurants, and public open spaces as main attractions. Downtown residential populations are important contributors to vibrancy and economic potential of downtown areas. When thoughtfully developed, increased density downtown can provide more housing, which improves citywide affordability and reduced congestion by reducing the number of car trips needed to access services and focusing density near transit and bike infrastructure.



SOURCE: [HTTPS://WWW.CARMELCITYCENTER.COM/](https://www.carmelcitycenter.com/)

DESIGN TOOLKIT



EMPLOYMENT CENTER

WHAT IS IT?

An employment center is an area of concentrated industrial or commercial development. These areas generally do not include residential development, but they should have connections to trails and bike paths to provide opportunities for commuting via biking or walking.

- **Land Use:** Employment centers may be commercial, industrial, manufacturing, or a mix but typically do not include residential uses.
- **Open Space:** Open space in employment centers can provide recreational assets for employees, preserve natural areas, and provide a buffer and connection to neighboring residential uses.

WHY IS IT RIGHT FOR MCHENRY?

McHenry has a strong local market with small scale industrial operations and commercial enterprises. In most cases these are located in clusters to benefit from shared infrastructure and transportation needs. Future development of similar uses would benefit from proximity and connection to existing employment centers.

DESIGN TOOLKIT



CASE STUDY

METHOD SOAP FACTORY



Creating Sustainable Industrial Employment Centers

Industrial manufacturing is an important part of McHenry's economy that does not have to come at the expense of local ecology and rural character. The Method Soap Factory is the first LEED® Platinum manufacturing facility in its industry, incorporating sustainable energy production, efficient building design, ecological improvements, and even a rooftop farm! Future industrial development in McHenry should follow this great example of sustainable economic development in our region.

SOURCE: WILLIAM MCDONOUGH + PARTNERS [HTTPS://MCDONOUGHPARTNERS.COM/PROJECTS/METHOD-HOME/](https://mcdonoughpartners.com/projects/method-home/)

MIXED-USE COMMERCIAL/SUBURBAN RETROFIT

WHAT IS IT?

Mixed-Use Commercial/Suburban Retrofit describes a development that reuses an existing struggling or vacant shopping center to provide more residential “roof tops” and a more appropriate mix of retail and commercial services. These retrofits can include open space and different types of housing to create an active node of mixed uses.

- **Land Use:** As the name implies, these sites typically feature a mix of uses that retrofit an existing shopping center. These developments should typically incorporate some residential but in some instances may be all walkable retail destinations.
- **Housing:** These developments typically provide great opportunities for including multi-family residential that does not visually impact lower density residential communities. Residents of apartments support new walkable retail, and due to the mix of uses typically do not need to use cars or vehicular transportation as frequently, which reduces traffic generation.
- **Open Space:** Open space that can provide community gathering, outdoor seating and dining, and event space is a common feature of these developments. In many cases these take the form of a plaza or “town square” type of open space. Buffer areas between nearby subdivisions can be used as natural areas or park space to mitigate the visual impact of the new development.

WHY IS IT RIGHT FOR MCHENRY?

Across the country suburban shopping centers have faced high commercial vacancy rates and in many case have become dilapidated and unattractive sites in their communities. McHenry has multiple sites that have been impacted by these national trends and resulted in many storage facilities, vacant storefronts, and large paved areas of unused parking lots. We have heard from many residents the desire for these sites to become something more vibrant and better integrated into surrounding neighborhoods. Redeveloping these sites to include new residences, walkable retail, and open space will provide housing that can support scaled-back retail and bring a vibrant neighborhood feel to currently barren sites.



SOURCE: ADOBE STOCK

DESIGN TOOLKIT



NEIGHBORHOOD COMMERCIAL CORRIDOR

WHAT IS IT?

Neighborhood commercial corridors are areas where businesses are concentrated along major roads in McHenry. Typically these feature shops, dining, and other businesses that provide daily needs such as cafes, salons, drug stores, and more. While generally auto-oriented developments, they should have safe access for pedestrians and bikes, particularly on streets leading to residential areas.

- **Land Use:** Typically the land use in neighborhood commercial corridors is commercial. In some cases there may be mixed-use residential development or industrial.
- **Housing:** Typically housing in these areas is in the form of multi-family units and part of mixed-use developments.

WHY IS IT RIGHT FOR MCHENRY?

McHenry has many older commercial strips in need of investment. These are most notably along the fringes of town such as along the far eastern and western portions of Route 120. These areas provide much needed access to services for local residents that doesn't involve crossing or leaving town. In many cases buildings have fallen into disrepair, and pedestrian access is limited if available at all. Building improvements, new sidewalks, landscaping, shade trees, and consolidated parking can revitalize these commercial strips and support local commercial development.

DESIGN TOOLKIT



WALKABLE RESIDENTIAL DEVELOPMENT

WHAT IS IT?

Walkable residential development refers to a type of subdivision that orients buildings towards walking paths and sidewalks, provides alleys for parking access, and in most cases incorporates a mix of housing types and lot sizes. Similar to the conservation development, a portion of the property is set aside for natural areas, open space, and trails.

- **Land Use:** Walkable residential developments may have a mix of land uses or be exclusively residential. Depending on the location, these developments may include areas for neighborhood commercial or services that nearby residents can walk to. They should include a mix of housing types that provide a diversity of options ranging from starter homes, townhomes, estate homes, and even multi-family homes where appropriate.
- **Housing:** Housing with rear-alley accessed garages, universal sidewalks, and street-facing entryways create in new developments the traditional and walkable neighborhood feel people love about McHenry’s historic neighborhoods.
- **Open Space:** A key feature of walkable neighborhoods is access to open space. Small parks, playgrounds, trails, and natural areas distributed throughout the development provide a variety of recreational opportunities and create a walking and biking network that stitches together the development and local network.

WHY IS IT RIGHT FOR MCHENRY?

Some of the biggest challenges identified by residents are lack of walking paths and the difficulty finding a starter home or a place to downsize in McHenry near friends and family. Developing neighborhoods that provide a mix of housing sizes connected by walking paths will allow families, young people, and seniors all to live within walking distance of each other. Walkable development promotes healthy lifestyles and allows for a more traditional neighborhood where kids have safe access to open spaces, elderly folks can visit family and access services without relying on a car, and people with different housing needs don’t have to live across town from their friends and family.



TYPICAL WALKABLE RESIDENTIAL NEIGHBORHOOD

SOURCE: ADOBE STOCK

DESIGN TOOLKIT



CONSERVATION RESIDENTIAL DEVELOPMENT

WHAT IS IT?

Conservation development refers to a type of subdivision that allocates a portion of the property to natural land and ecological restoration. Conservation developments provide better management of stormwater and new or improved habitat for birds, pollinators, and native species.

- **Land Use:** Conservation developments may have a mix of uses or may be all residential. They should include a mix of housing types that provide a diversity of options, including starter homes, townhomes, estate homes, and even multi-family where appropriate.
- **Housing:** Housing with rear-alley accessed garages, universal sidewalks, and street-facing entryways create in new developments the traditional and walkable neighborhood feel people love about McHenry's historic neighborhoods.
- **Open Space:** By preserving a portion of land for open space, conservation developments provide great opportunities for trails, nature walks, and park land. Areas that are not actively being used for recreation can include natural prairies, oak groves, and other ecological areas that provide habitat for native species.

WHY IS IT RIGHT FOR MCHENRY?

We have heard through community engagement that McHenry's rural character and "small town feel" is one of its greatest assets. New residential development does not have to come at the cost of the characteristics people love about McHenry. We have also heard the desire for better walking and biking infrastructure. Conservation developments incorporate trails and walking paths that give residents recreational opportunities that improve community health and access to nature. Conservation development preserves the rural feeling but also allows for walkable development, new open space, and a greater diversity of housing types.

NEIGHBORHOOD OPEN SPACE BUILT AROUND WETLANDS



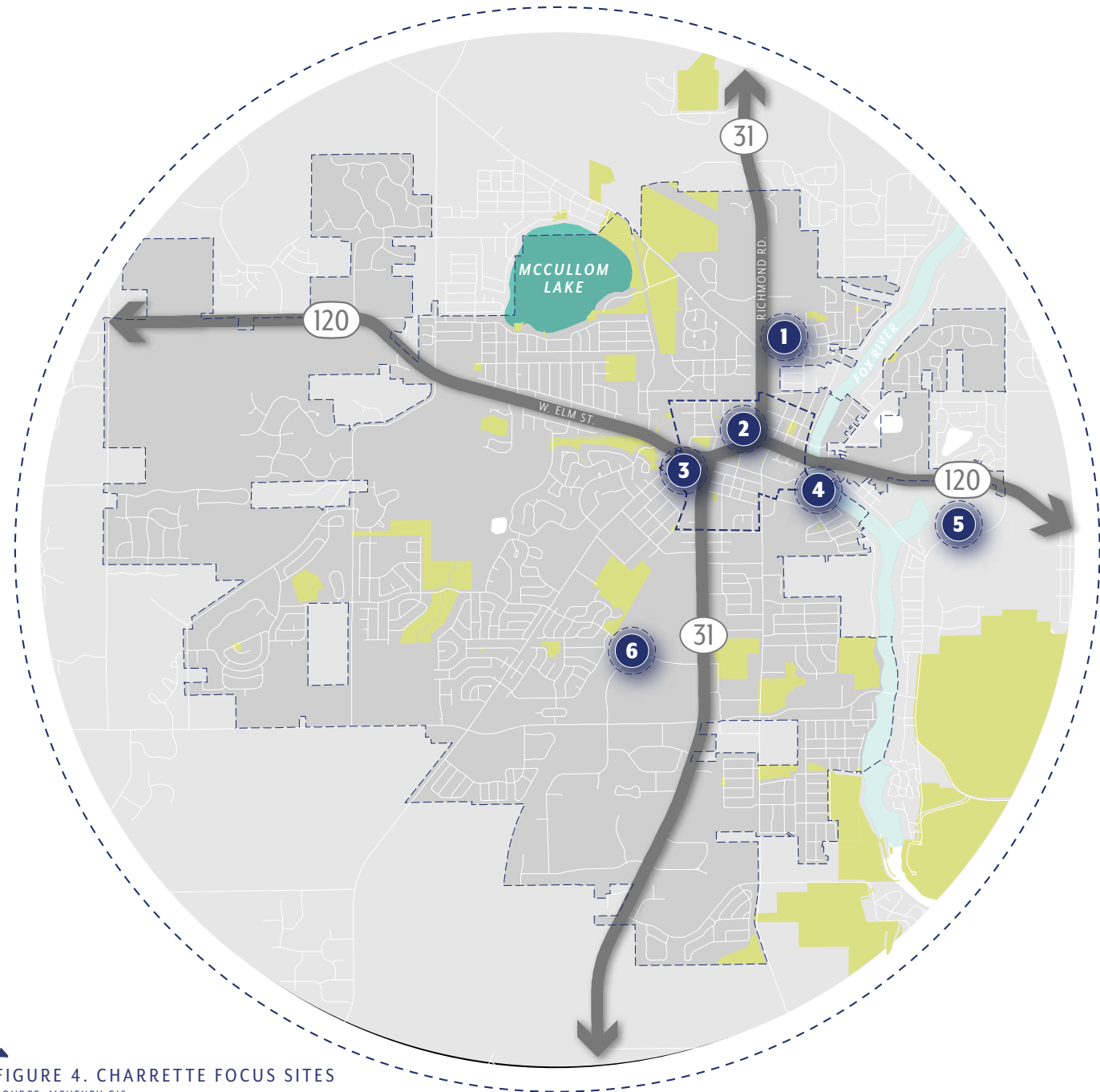
SOURCE: ADOBE STOCK

DESIGN TOOLKIT



SITES

The workshop focused on six sites that represent different types of developable areas found around McHenry. Each site was chosen to show how redevelopment could occur within the context of existing McHenry neighborhoods and commercial corridors. **Figure 4** identifies the focus sites and their locations around McHenry. The following section describes each site and design concept.



▲ FIGURE 4. CHARRETTE FOCUS SITES
SOURCE: MCHENRY GIS



SITE #1 - "MCHENRY COMMONS"



SITE #2 - DOWNTOWN SITE (ELM/GREEN)



SITE #3 - DOWNTOWN SITE (MAIN ST INDUSTRIAL)



SITE #4 - DOWNTOWN SITE (MAIN ST INDUSTRIAL)



SITE #5 - WALKABLE DEVELOPMENT (WATERFRONT)



SITE #6 - WALKABLE DEVELOPMENT (WATERFRONT)



WHERE HAS IT BEEN DONE?

CRYSTAL COURT SHOPPING CENTER

CRYSTAL LAKE, IL



SOURCE: HEARTLAND REAL ESTATE PARTNERS

Former Walmart Shopping Center Redeveloped into Mixed-Use Walkable Neighborhood in Crystal Lake!

Nearly 30 acres of land in Crystal Lake - formerly home to a Walmart - is being redeveloped to include new apartments, townhomes, shops, dining and park space. Sidewalks and open spaces will create a walkable neighborhood. Crystal Court is a great regional example for how sites like McHenry Commons can be redeveloped.

SOURCE: CRYSTALLAKE.ORG

SITE #1 - 1900 RICHMOND RD
("MCHEHRY COMMONS")

WHY THIS SITE?

This site, formerly home to Kmart, is an example of struggling retail plazas in McHenry. This site was chosen to show how vacant shopping centers can be redeveloped and designed to provide increased housing opportunities, green space, and walkable access to smaller-scale commercial services.

THE CONCEPT/KEY FEATURES

This concept explores the potential for the current vacant shopping center and neighboring sites to be redeveloped into a vibrant neighborhood with public open space, new housing, and local services/retail. The conceptual design shows an array of housing types (apartments, town homes, single family) that provide starter homes, apartments for empty nesters, and homes for growing families. Retail and neighborhood services such as coffee shops, bistros, or doctors offices surround a community square and are accessible by walking via the newly interconnected sidewalks that connect to surrounding communities. **Figure 5** identifies the key elements on the conceptual plan.

FIGURE 5. SITE 1 CONCEPT PLAN





WHERE HAS IT BEEN DONE?

RENEW ON MAIN

ALGONQUIN, IL



SOURCE: [HTTPS://WWW.LOOPNET.COM/LISTING/I-N-MAIN-ST-ALGONQUIN-IL/13897676/](https://www.loopnet.com/listing/i-n-main-st-algonquin-il/13897676/)

Downtown mixed-use development in Algonquin provides new retail and multi-family housing right downtown.

Built in 2011, this development features apartments, retail storefronts, and a public plaza right in Algonquin’s downtown. The walkable location creates a destination near the Fox River public waterfront across the street at Cornish Park.

SOURCE: [HTTPS://WWW.LOOPNET.COM/LISTING/I-N-MAIN-ST-ALGONQUIN-IL/13897676/](https://www.loopnet.com/listing/i-n-main-st-algonquin-il/13897676/)

DOWNTOWN SITE (ELM/GREEN)

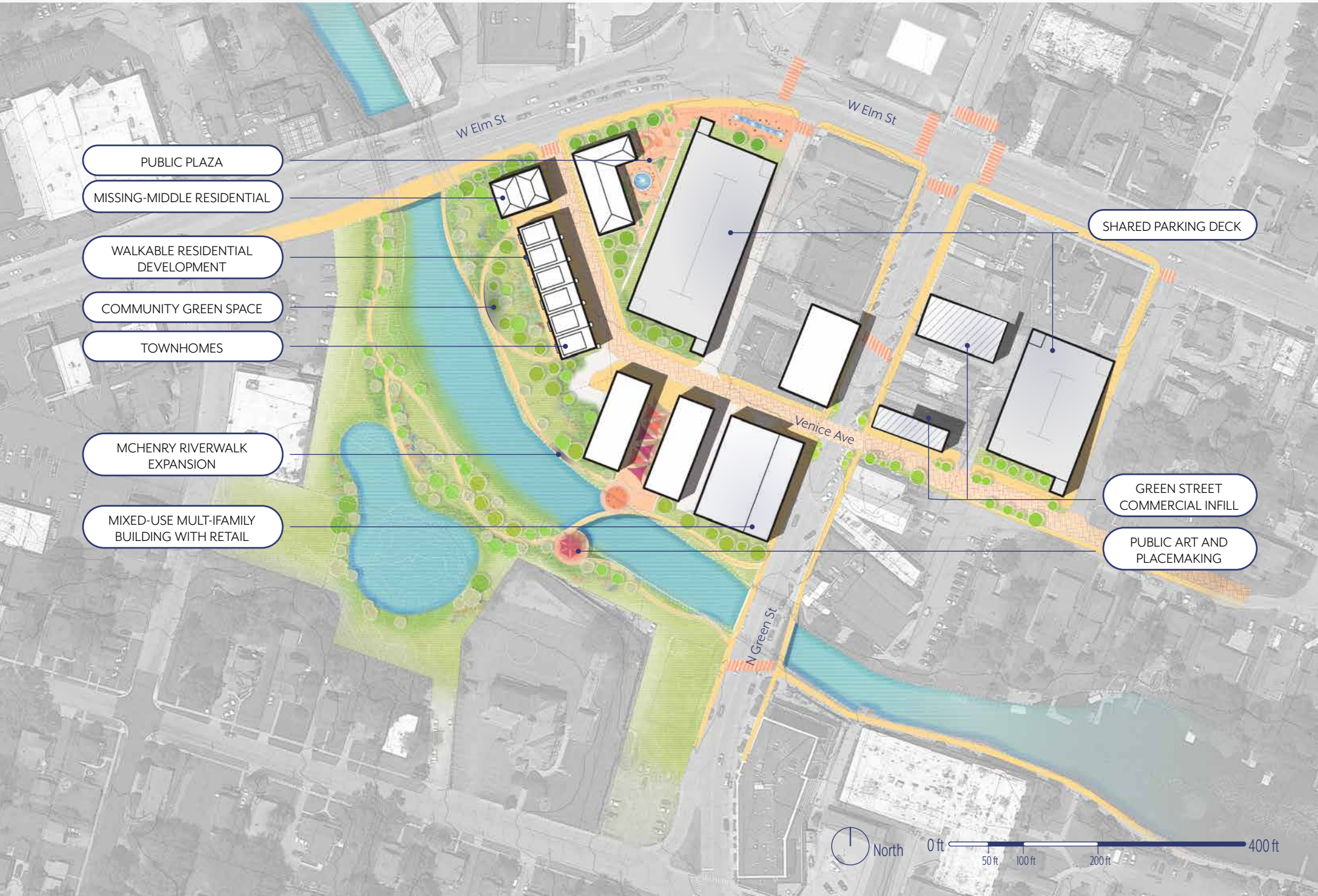
WHY THIS SITE?

This site was chosen due to its prominent location in Downtown and its proximity to major development drivers such as the McHenry Riverwalk. This site is likely to redevelop, and the design concepts presented during the workshop show how it can become a new mixed-use development that enhanced downtown’s “main street feel” and creates an active and vibrant downtown neighborhood.

THE CONCEPT/KEY FEATURES

This concept explores the potential for the currently vacant site between Elm Street, Green Street, and the river to provide a new mixed-use development with housing, retail, district parking, and public open space. The conceptual design illustrates the potential for the site to reinforce commercial activity on Green Street, provide new residential opportunities for downtown, and expand the McHenry Riverwalk. A shared parking deck will serve the development while also providing more parking for downtown visitors. This concept also imagines the benefits of a realigned Venice Avenue connection. The new Venice Avenue will allow access from Green Street to existing public parking that may be enhanced to include a parking deck. Commercial infill creates a more vibrant Green Street north of the New Venice Avenue connection. This concept explores the development of Neumann Park and the relocation of green space to the new waterfront park and public plaza space in the development. **Figure 6** identifies the key elements on the conceptual plan.

FIGURE 6. SITE 2 CONCEPT PLAN





WHERE HAS IT BEEN DONE?

WOODSTOCK MAIN STREET

WOODSTOCK, IL



SOURCE: ADOBE STOCK

Main Street improvements create vibrant pedestrian district connecting Woodstock’s historic City Square to the Metra Station.

Originally planned in the 2007 Woodstock Square Streetscape Guidelines, the Main Street Corridor has been improved with new planting, signage, and street furniture to create a vibrant district connecting transit to local shops and downtown residences.

SOURCE: CHOOSEWOODSTOCK.COM

DOWNTOWN SITE (MAIN ST INDUSTRIAL)

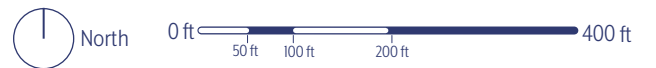
WHY THIS SITE?

The Main Street site encompasses underutilized areas of industrial and vacant land immediately adjacent to McHenry’s Metra train station. This site was chosen to show how redevelopment can create a vibrant mixed-use district along the western segment of Main Street. Redevelopment here will provide activity that can support existing businesses along Main Street, provide new access to transit, and create a destination.

THE CONCEPT/KEY FEATURES

The Main Street concept illustrates the potential redevelopment of industrial parcels into a mixed-use downtown district. New placemaking features, commercial development, district parking, and trail connections complement legacy businesses along Main Street east of the train station. With the implementation of the Main Street streetscape improvements and improvements to Crystal Lake Road, this can become a walkable destination and be easily accessible via bike from all over McHenry. District parking will support new and existing businesses while also providing drop-off and parking space for Metra users. Proximity to the Metra will allow commuters and visitors to access McHenry and regional destinations without needing to drive. Due to the reconfiguration of Route 31, this concept proposes the extension of John Street to create a pedestrian connection across Route 31 and to the Main Street district. **Figure 7** identifies the key elements on the conceptual plan.

FIGURE 7. SITE 3 CONCEPT PLAN





WHERE HAS IT BEEN DONE?

1ST STREET PLAZA

ST. CHARLES, IL



SOURCE: [HTTPS://WWW.LOOPNET.COM/LISTING/S-1ST-ST-ST-CHARLES-IL/11982750/](https://www.loopnet.com/listing/s-1st-st-st-charles-il/11982750/)

New destination development and signature public waterfront space in downtown St. Charles.

The 1st Street Plaza expansion builds upon river-edge development in downtown St. Charles. This project creates a public gathering plaza and riverfront promenade next to St. Charles’ mixed-use waterfront development. The plaza serves as both a public gathering space as well as an amenity for the adjacent residences, offices, and retail establishments.

SOURCE: STCHARLESIL.GOV/PROJECTS/1ST-STREET-PLAZA-EXPANSION

DOWNTOWN SITE (FORMER WATER TREATMENT FACILITY)

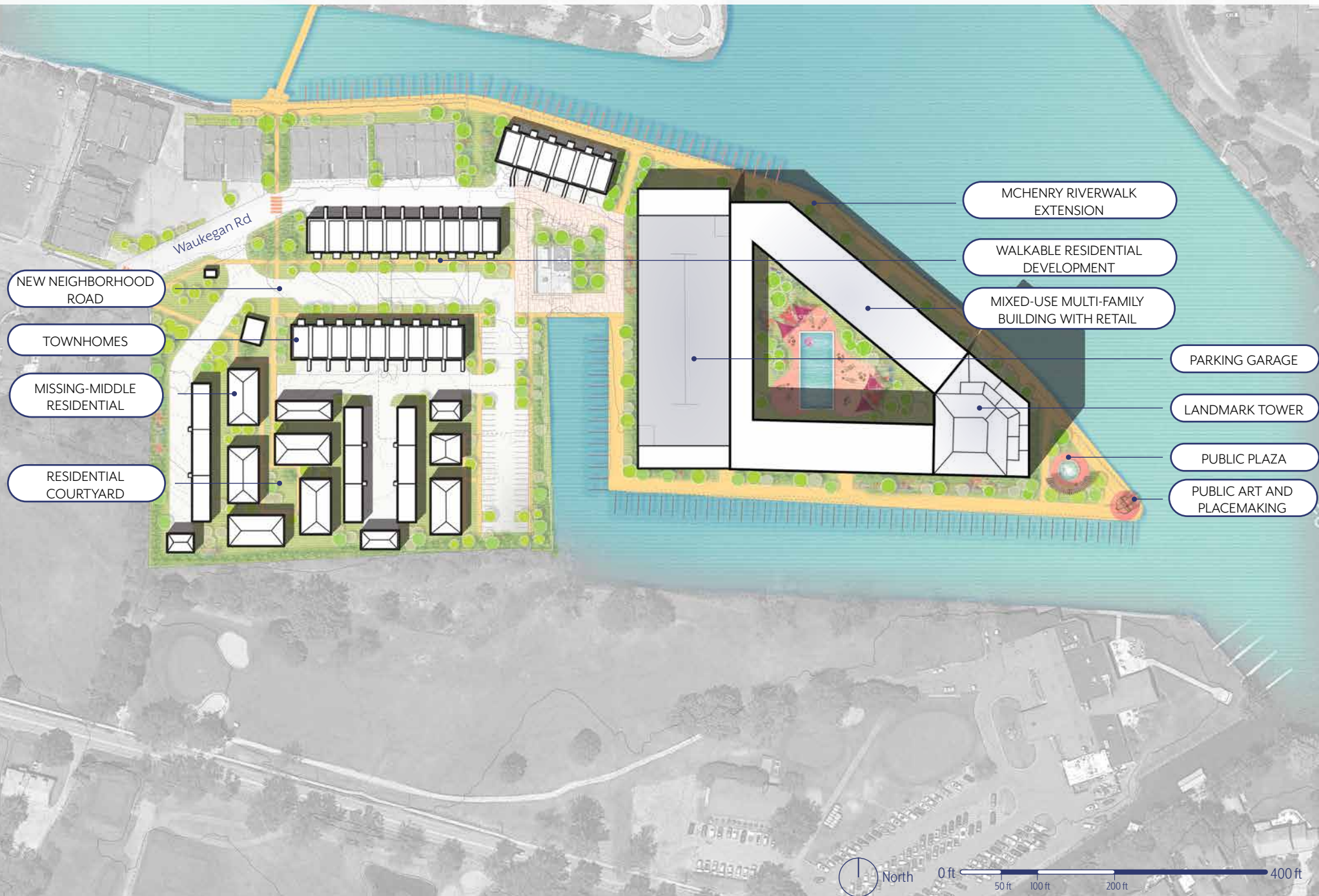
WHY THIS SITE?

This site is currently partially vacant and has a unique and prominent location on the Fox River, with proximity to downtown and the McHenry Riverwalk. The visibility of the site and its access to water give it unique potential as a destination development.

THE CONCEPT/KEY FEATURES

This concept explores the potential for the former wastewater treatment facility site to be redeveloped into a destination development that takes advantage of a prime waterfront location with prominent visibility from Downtown and the Fox River. The conceptual design envisions the extension of the McHenry Riverwalk to around the peninsula with a public plaza space at the tip. A tower feature at the point of the peninsula serves a landmark for McHenry and capitalizes on its waterfront location to provide multi-family or hotel units. Parking is centrally located in a garage structure with liner buildings. This site explores future development west of the current site to envision how new residential townhomes and missing middle housing can complement the existing neighborhood and create a transition in scale from existing developments to the waterfront. **Figure 8** identifies the key elements on the conceptual plan.

FIGURE 8. SITE 4 CONCEPT PLAN





WHERE HAS IT BEEN DONE?

PATRIOT SQUARE
PLAINFIELD, IL

New residential subdivisions around northeastern Illinois incorporate walkable designs with homes facing the street and alley-loaded garage parking.

The Patriot Square residential development shows how new subdivisions can incorporate principals of walkable design and traditional neighborhood development. Green spaces are framed by housing and connected by walking paths. Other regional examples include Mill Creek Country Club and Settlers Ridge in Sugar Grove.

WALKABLE DEVELOPMENT (WATERFRONT)

WHY THIS SITE?

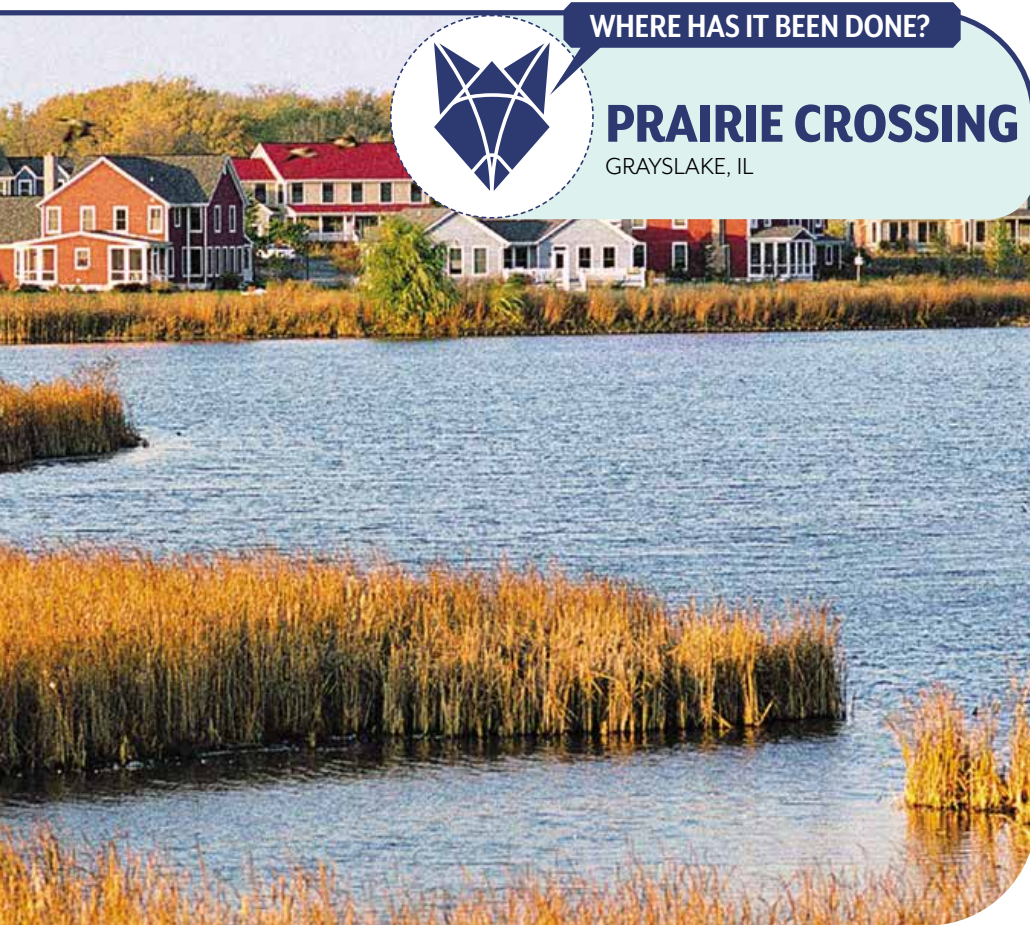
Most new residential development in McHenry will occur on land that is currently undeveloped or agricultural. This site provides an opportunity to develop subdivisions in a way that can address the community's desire for walkable traditional neighborhood development.

THE CONCEPT/KEY FEATURES

This concept explores how residential subdivision developments can be designed to incorporate a range of housing types integrated with walking trails and green space. The concept integrates multi-family, commercial space, and varying single-family home sizes into one development. The residential development integrates sidewalks and walking trails throughout the site. Green spaces take advantage of natural features such as the existing lagoon and provide amenities for residents. With a mix of housing types this community can be a place where people find their starter home, grow a family, or downsize without having to move to a new neighborhood.

FIGURE 9. SITE 6 CONCEPT PLAN





WHERE HAS IT BEEN DONE?

PRAIRIE CROSSING

GRAYSLAKE, IL

SOURCE: [HTTPS://PRAIRIECROSSING.COM/WP-CONTENT/UPLOADS/2015/05/SLIDER31.JPG](https://prairiecrossing.com/wp-content/uploads/2015/05/slider31.jpg)

Conservation-oriented development that provides high-quality homes while preserving the natural environment.

“Prairie Crossing is a master-planned conservation community, and one of the first modern developments in the country planned with a working organic farm. The initial vision for the community was generated by a group of neighboring landowners committed to the conservation of the rural character of the area east of Prairie Crossing, which included wetlands, woods, rolling farmland, and farmhouses.”

SOURCE: [HTTPS://PRAIRIECROSSING.COM/](https://prairiecrossing.com/)

CONSERVATION DEVELOPMENT (SOUTH)

WHY THIS SITE?

This site features wetlands and forested areas that contribute to the natural and rural character of McHenry. This site was chosen to showcase how residential development can be designed to preserve natural space and incorporate trails, ecological features, and natural areas into a residential subdivision.

THE CONCEPT/KEY FEATURES

This concept explores how a residential subdivision can be developed in a way that preserves important natural areas and maintains the rural character of McHenry’s outer neighborhoods. The developable area creates concentrated zones for residential or mixed-use development. Multi-family and commercial development are located along major thoroughfares such as Bull Valley Road and Route 31. Along the inner portion of the site, wetlands are preserved and natural areas are connected by trails and sidewalks to create walking paths and recreational opportunities. Existing trees are preserved wherever possible and wooded areas can become neighborhood green spaces with trails and adjacent park land.

PRARIE TRAIL CONNECTION

GREEN TRAIL

WALKABLE RESIDENTIAL DEVELOPMENT

VILLAGE HOMES

NEIGHBORHOOD GREEN SPACE

SPACE FOR FUTURE COMMERCIAL DEVELOPMENT

Route 31

Bull Valley Road



North 0 ft 200 ft 400 ft 800 ft 1600 ft





WHERE HAS IT BEEN DONE?

DOWNTOWN STREETScape

PLAINFIELD, IL

Revitalization of a historic downtown to create a comfortable and welcoming atmosphere for pedestrians.

“Downtown Plainfield is a vibrant, pedestrian-focused destination for shopping, dining, and entertainment...raised intersections, mid-block pedestrian crossings, and wide sidewalks to establish a comfortable environment for pedestrians to shop and enjoy the backdrop of many of the beautifully restored historic buildings”

SOURCE: PLAINFIELDIL.GOV/COMMUNITY/DOWNTOWN-PLAINFIELD

DOWNTOWN AREA (AREA CONNECTIONS PLAN)

A key component of this plan is creating better connections between McHenry’s three downtowns. The Downtown area connections plan explores where strategic improvements can be made to create better walking, biking, and pedestrian experiences across the entire downtown area.

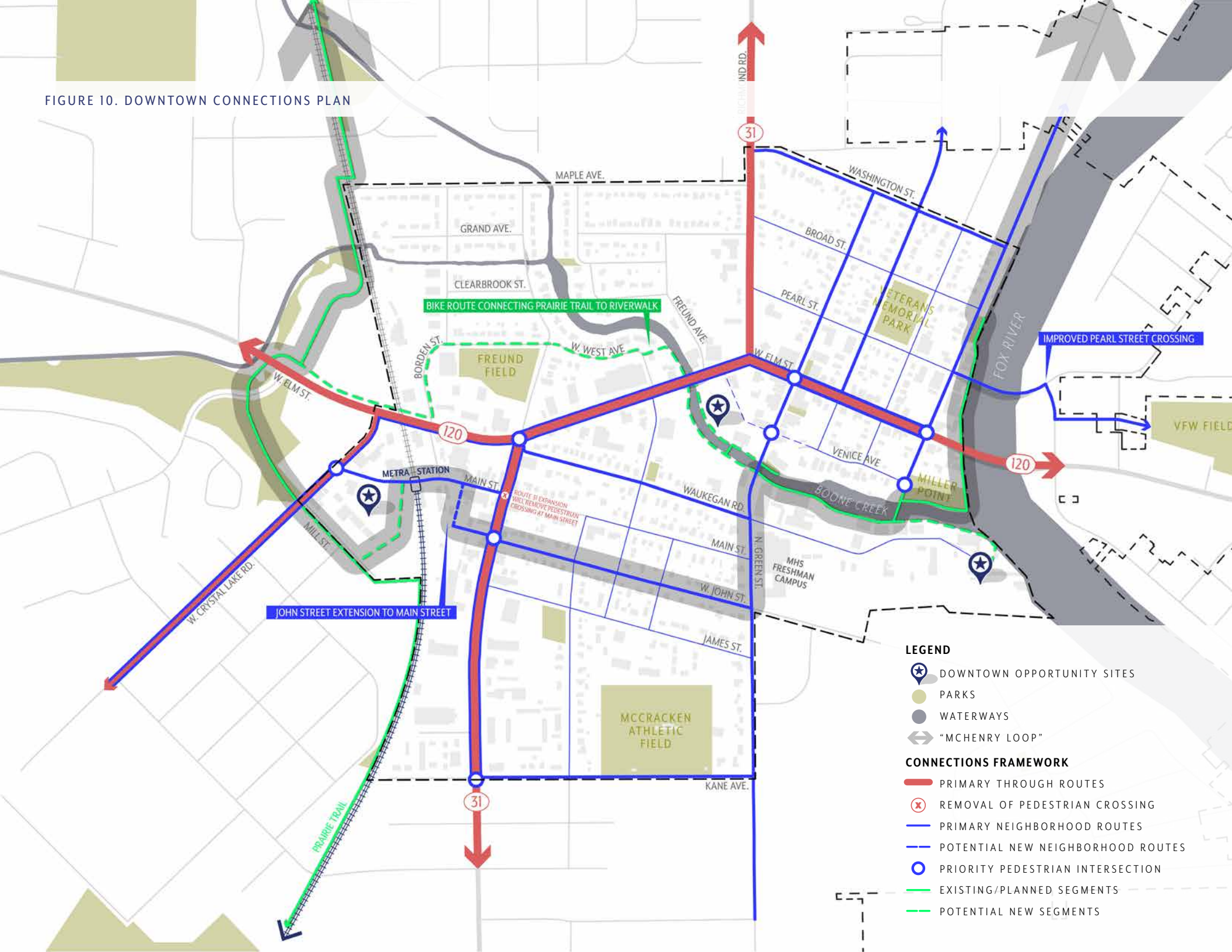
The Concept/Key Features

The most walkable part of McHenry is the Downtown area. The historic street grid, small block sizes, and existing sidewalks and trails provide a strong existing street network. The framework plan in **Figure 10** illustrates proposed areas for improved facilities to create new safe routes for pedestrians and cyclists. The goal of the plan is to stitch together McHenry’s three downtowns and connect the citywide Prairie Trail to the McHenry Riverwalk.

The following elements compose the connections plan on the following page.

- **Primary Through Routes**
 - Highly traveled routes for those passing through Downtown McHenry. While these primarily serve automobiles, improvements should be made to incorporate sidewalks and, where possible, bike routes.
- **Primary Neighborhood Routes**
 - Routes for slower vehicular traffic and designed for comfortable pedestrian and bike use. Intersections should be improved to create safe crossing for pedestrians and bicyclists.
- **Trails & Riverwalk**
 - Routes for recreational pedestrian and bicycle use. Connecting the Prairie Trail and McHenry Riverwalk will provide opportunities for people to access downtown from surrounding neighborhoods without needing to drive.

FIGURE 10. DOWNTOWN CONNECTIONS PLAN



LEGEND

- DOWNTOWN OPPORTUNITY SITES
- PARKS
- WATERWAYS
- "MCHENRY LOOP"

CONNECTIONS FRAMEWORK

- PRIMARY THROUGH ROUTES
- REMOVAL OF PEDESTRIAN CROSSING
- PRIMARY NEIGHBORHOOD ROUTES
- POTENTIAL NEW NEIGHBORHOOD ROUTES
- PRIORITY PEDESTRIAN INTERSECTION
- EXISTING/PLANNED SEGMENTS
- POTENTIAL NEW SEGMENTS