

MEMORANDUM

To: Village of River Hills
From: Rebecca Houghtaling, AICP
Date: October 14, 2009
Subject: Plan Commission approved changes to Draft No. 2 of Comprehensive Plan

The following is a list of changes to Draft No.2 of the *Village of River Hills Comprehensive Plan* approved by the Village of River Hills Plan Commission during the October 13, 2009 meeting. The Plan Commission issued Resolution 2009-23 recommending Draft No. 2, as amended below, to the Village Board for adoption following a public hearing scheduled for November 18, 2009. Following the public hearing and adoption of the plan, the *Village of River Hills Comprehensive Plan* will be finalized to reflect the changes listed below as well as any other changes approved by the Village Board. *Note: The PC approved change appears first, and the previous version has been provided below in (gray italics) for reference purposes.*

Page 8

- Continue to require sufficient property set back lines
(Require sufficient property set back lines)
- Continue to address traffic concerns, road improvements, and speed limit enforcement
(Address traffic concerns, road improvements, and speed limit enforcement)
- Continue to cooperate with adjacent communities to address community concerns over increasing traffic volumes due to developments near River Hills
(Cooperate with adjacent communities to address community concerns over increasing traffic volumes due to developments near River Hills)
- Encourage a potable water testing program by residents
(Encourage an potable water testing program by residents)
- Continue to educate residents on environmental best practices and the benefits of including vegetative buffers along river and stream corridors and wetlands
(Educate residents on environmental best practices and the benefits of including vegetative buffers along river and stream corridors and wetlands)
- Establish regulations when needed to protect the desirable aspects of River Hills
(Establish and enforce regulations needed to protect the desirable aspects of River Hills)
- Continue to protect scenic resources and promote residential development patterns that are compatible with the character of River Hills
(Protect scenic resources and promote residential development patterns that are compatible with the character of River Hills)

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- Maintain and/or rehabilitate the existing housing stock and encourage housing and site designs which complement the village's rural, open space character and that will not adversely impact neighboring properties.
(Maintain and/or rehabilitate the village's existing housing stock and encourage housing and site designs which complement the village's rural, open space character and that will not adversely impact neighboring properties.)

- Encourage high quality construction and maintenance standards for new and existing housing.
(Encourage high quality construction, enforcement, and maintenance standards for new and existing housing.)

Page 27

- Date when Map 1 was created and include the date of the source data

Page 29

- Date when Map 2 was created and include the date of the source data

Page 33 – Natural Gas, first sentence

- The majority of village residents use natural gas for heat, with a small number of residents using electricity and fuel oil (US Census 2000 Population and Housing Tape File 3).
(The majority of village residents use natural gas as their sole energy source for heat, with a small number of residents using electricity and fuel oil (US Census 2000 Population and Housing Tape File 3).)

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- Review village codes (e.g., building, mechanical, housing, and sanitary), ordinances (e.g., stormwater management, erosion control, and subdivision), and regulations (e.g., site plan) for conformance with the comprehensive plans and best management practices.
(Review village codes (e.g., building, mechanical, housing, and sanitary), ordinances (e.g., stormwater management, erosion control, and subdivision), and regulations (e.g., site plan) for conformance with the comprehensive plans.)

Page 39

- Date when Map 3 was created and include the date of the source data

Page 41

- Date when Map 4 was created and include the date of the source data

Page 49

- Continue to maintain the existing zoning ordinances which operate to protect open space and natural areas.
(Continue to maintain the existing zoning ordinances which operates to protect open space and natural areas.)
- Educate and encourage land owners to replace invasive species with native vegetation.
(Educate and encourage land owners to remove invasive species.)

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- Date when Map 5 was created and include the date of the source data

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- Date when Map 6 was created and include the date of the source data

Page 63

- Date when Map 7 was created and include the date of the source data

Page 65

- Date when Map 8 was created and include the date of the source data

Page 75 – Ordinances, additional recommendation

- Review all the village ordinances for consistency, clarity, and appropriateness. Timeframe: 2010 - 2014