

Village of West Dundee

Comprehensive Plan



THE LAKOTA GROUP
S.B. Friedman & Company

October 2005

Village of West Dundee

Comprehensive Plan

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CONTENTS

Comprehensive Plan prepared by:

SECTION 1: INTRODUCTION

Planning Mission	1.1
Planning Process	1.2
Plan Organization	1.3
Plan Purpose	1.4

SECTION 2: THE COMMUNITY

Area Context	2.1
Community Background	2.2
Historic Setting	2.3
Governance Structure	2.3
Demographic Profile	2.4

SECTION 3: LAND USE & NATURAL RESOURCES

Existing Land-Use Pattern	3.1
---------------------------	-----

SECTION 4: COMMUNITY FACILITIES

Existing Facilities	4.1
---------------------	-----

SECTION 5: TRANSPORTATION SYSTEM

Existing Road System	5.1
----------------------	-----

SECTION 6: ECONOMIC DEVELOPMENT

Market Analysis	6.1
Fiscal Analysis	6.8

SECTION 7: ISSUES & OPPORTUNITIES

Land Use	7.1
Transportation	7.2
Physical Conditions	7.3
Economic Development	7.4
Downtown Sub-Area	7.5
Haeger Property Sub-Area	7.6
Spring Hill Mall Sub-Area	7.7
Randall Road Corridor Sub-Area	7.8

SECTION 8: THE FUTURE WEST DUNDEE

Community Vision	8.1
Future Land-Use Plan	8.3

SECTION 9: GOALS & OBJECTIVES

Community Context Goal	9.1
Residential Land Use Goal	9.2
Open Space Goal	9.2
Community Facilities Goal	9.3
Economic Development Goal	9.4
Commercial Land Use Goal	9.4
Transportation Goal	9.6
Community Character Goal	9.7

SECTION 10: PLANNING SUB-AREAS

Randall Road Corridor Sub-Area	10.2
Spring Hill Mall Sub-Area	10.11
Downtown Sub-Area	10.21
Route 31/Haeger Property Sub-Area	10.29

Figures

Figure 1: Area Context	1.7
Figure 2: Existing Land Use	3.15
Figure 3: Existing Land Use - Downtown	3.17
Figure 4: Area Trails/Open Space	3.19
Figure 5: Community Parks & Service Areas	3.21
Figure 6: Neighborhood/Pocket Parks & Service Areas	3.23
Figure 7: Community Facilities	4.5
Figure 8: Transportation System	5.5
Figure 9: Future Land Use	8.5
Figure 10: Planning Sub-Areas	10.1
Figure 11: Randall Road Corridor – Sub Area Analysis	10.7
Figure 12: Randall Road Corridor – Sub Area Strategy	10.9
Figure 13: Spring Hill Mall – Sub Area Analysis	10.17
Figure 14: Spring Hill Mall – Sub Area Strategy	10.19
Figure 15: Downtown – Sub Area Analysis	10.25
Figure 16: Downtown – Sub Area Strategy	10.27
Figure 17: Route 31/Haeger Property – Sub Area Analysis	10.33
Figure 18: Route 31/Haeger Property – Sub Area Strategy	10.35

Tables

Table 1: Population by Race	2.5
Table 2: Population by Ethnicity	2.5
Table 3: Population by Sex	2.5
Table 4: Population by Age Group	2.6
Table 5: Household & Family Data	2.6
Table 6: Existing Land Use	3.1
Table 7: Housing - Owner-Occupied and Renter-Occupied	3.3
Table 8: Housing - Occupied Units	3.3
Table 9: Housing - Units per Occupied Structure	3.4
Table 10: Housing - Year Structure Built	3.4
Table 11: Median Housing	3.5



Section 1: Plan Introduction

Village of West Dundee

Introduction

SECTION 1: INTRODUCTION

Planning Mission

The West Dundee Comprehensive Plan provides a land-use vision for the Village based on its current land-use mix and physical conditions, as well as its future community revitalization and development goals. Located within the outer ring of northwest suburban Chicago, West Dundee has the land, infrastructure, and support services needed to achieve its land-use vision and maintain its quality of life.

The mission of this Comprehensive Plan is to address West Dundee's challenges and take advantage of its opportunities by providing a coordinated, sensible framework for future community improvement, development, and redevelopment actions. An efficient transportation network; a variety of housing options; increased economic development; access to open space and recreation activities; a preserved and enhanced natural environment; and reliable public services are issues and goals that were reviewed and set during the planning process.

The Comprehensive Plan seeks to be sensitive to the multiple needs of the community and responsive to the Village's land-use constraints and opportunities. The Plan seeks to achieve and maintain a high quality of life for those who call West Dundee home by moving forward with coordinated policies and new development directions. The Plan shows conceptual land-use strategies and should be considered a guide.



Downtown



Riverwalk

Village of West Dundee

Introduction

Key Sub-Areas



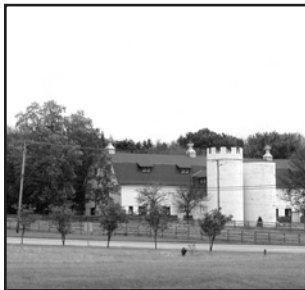
Downtown



Spring Hill Mall



Randall Road Corridor



Route 31/Haeger Property

Planning Process

The Village Board retained The Lakota Group and S.B. Friedman & Company to update the Village's 1995 West Dundee Comprehensive Plan based on current and future physical and economic conditions. Lakota assessed the community's land use and physical setting, while S.B. Friedman analyzed its real estate market and financial base.

The Village's planning process began in early 2004 with a tour of the community, initial meetings with Village Staff, and focus group discussions with Village leaders, businesses, and large property owners to define issues and determine planning goals and an overall land-use mission. The first phase of the project concluded with a *State of the Community* analysis, which comprehensively assessed land use, physical conditions, market potential, vehicular and pedestrian circulation, open space, and aesthetics. This phase also included interviews with the staff of surrounding communities, local business owners, and the owner of the Spring Hill Mall.

The second phase of the process, *Community Visioning*, generated a range of conceptual strategies for improving West Dundee and enhancing its land-use mix and physical conditions. This phase also included site-planning studies of four sub-areas identified as critical development locations within the Village: Downtown; Spring Hill Mall; Randall Road Corridor; and Route 31/Haeger Property. These studies more specifically addressed land use, market potential, open space, and new development patterns.

Two community workshops were held in Summer 2004 to review the *State of the Community* analysis and generate development and design concepts for the key redevelopment areas. Preliminary Comprehensive Plan goals and objectives were also discussed and refined.

The final phase of the process, *Land Use Framework*, involved crafting a draft Comprehensive Plan document, which was reviewed by the Plan Commission and Village Board, and this final Comprehensive Plan document.

Plan Organization

A comprehensive land-use plan must reflect the local conditions, concerns, and goals of a community. In August 2002 the Illinois Planning and Technical Assistance Act was passed to help define the basic elements of a comprehensive plan for Illinois communities. Elements that should be addressed in a planning process include:

- Community Issues and Opportunities
- Land Use
- Natural Resources
- Transportation
- Community Facilities
- Telecommunications Infrastructure
- Housing
- Economic Development
- Public Participation

These elements were addressed and incorporated where appropriate within the new Comprehensive Plan document.

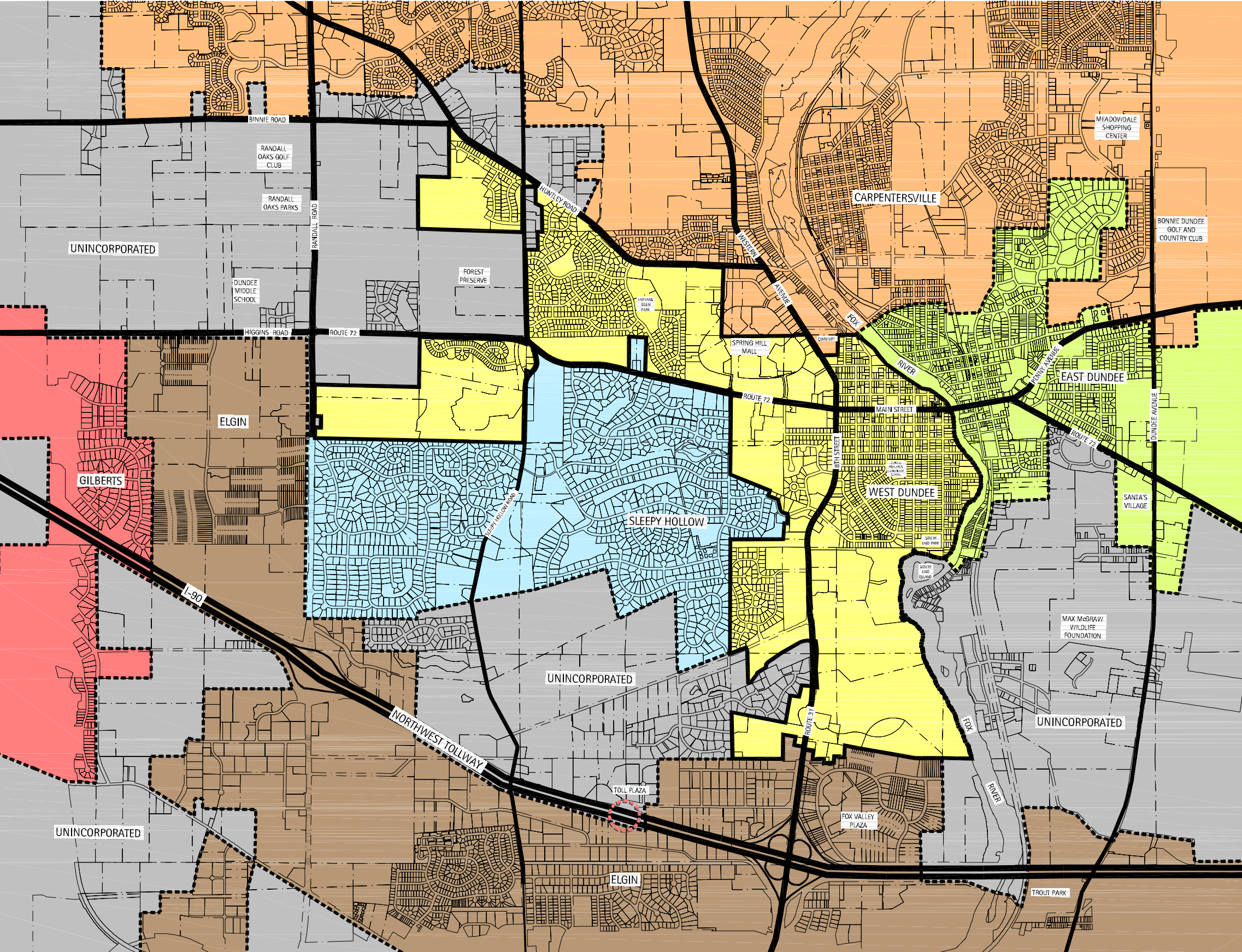
- Sections 1 through 7 describe and analyze the Village's current land-use, economic, and transportation setting.
- Section 8: The Future West Dundee contains an overall vision for the Village, along with the future development framework and recommended land-use changes. This vision describes how the community wants to change and grow in the next 10 to 20 years.
- Section 9 outlines the goals, objectives, and strategies necessary to achieve the vision and framework set forth in the Plan.
- Section 10 provides information regarding the key Village sub-areas and preferred development direction for those areas.

Plan Purpose

The West Dundee Comprehensive Plan is a long-term document that will be used by elected and appointed officials, community leaders, property owners, and developers to guide planning and development decisions over the next 10 to 20 years. The Plan should be revisited and updated every five years to ensure that goals are being met and objectives and strategies continue to be realistic. The Plan serves several purposes depending on the needs of the user:

- **Existing Conditions** – Village Staff and community members can use the document to review where West Dundee is today in terms of existing population, land use, transportation, and physical conditions.
- **Development Framework** – The Plan provides a foundation for development and redevelopment activities within the Village. It sets forth broad development parameters and guidelines that can be used to review and adjust community improvement and development projects. Village Staff and Plan Commissioners will review development projects for conformance with the appropriate goals, objectives, and policies set forth by the Plan.
- **Public Investment Guide** – The Village Board will use the Plan in its decision-making process regarding community development initiatives. It also addresses implementation actions the Village intends to take to achieve its goals. The community-wide information on existing conditions and future land-use and transportation needs will also be used to seek grants at the regional, state, and federal levels. The Plan also can assist the Village with planning for capital improvement projects.
- **Private Investment Guide** – People interested in investing and developing in West Dundee can use the Comprehensive Plan to gain insight into the Village's development context and direction. The sections regarding future land use; goals, objectives, and strategies; and sub-area development will be beneficial for making private development decisions.
- **Future Vision** – The Plan will act as a tool to inform current and future residents about West Dundee's vision for the future.

- **Public Participation Tool** – The Comprehensive Plan provided an opportunity for community leaders and residents to evaluate the Village’s strengths and weaknesses and to craft a new development direction. Through future improvement and development projects, more detailed sub-area planning, and five-year updates, the community can continue to guide and shape its future in an efficient and coordinated manner.



Village of West Dundee

Area Context

Legend

- West Dundee Municipal Boundary
- Existing Road
- Expressway
- Adjacent Corporate Limits
- West Dundee
- East Dundee
- Sleepy Hollow
- Elgin
- Gilberts
- Carpentersville
- Unincorporated

Note: Consult site survey or official Village maps for more precise dimensions or detail.

Village of West Dundee, Illinois
Comprehensive Plan

Figure 1: Area Context

S. B. Friedman & Company
Real Estate, Jobs and Development Consultants

LAKOTA
THE LAKOTA GROUP INC



Section 2: The Community

SECTION 2: THE COMMUNITY

Area Context

West Dundee is a suburban community in eastern Kane County about 38 miles northwest of Downtown Chicago along Interstate 90 (Northwest Tollway). The Village is generally bounded by the Fox River on the east, I-90 on the south, Randall Road on the west, and Huntley Road on the north. (See Figure 1: Area Context.)

The Village is a partially developed community of approximately 1,809 acres that had a population of approximately 7,500 in 2004. Single-family residential is the primary land use, although the Village does contain multi-family housing, several commercial districts, and office uses. Developed suburban communities of varying size are adjacent to West Dundee, including East Dundee, Carpentersville, Sleepy Hollow, and Elgin.

Commercial districts are primarily along Main Street/Higgins Road/Route 72, Route 31 (Eighth Avenue), and Huntley Road. Spring Hill Mall, a large regional shopping center, is in the center of the Village at the intersection of Route 31 and Route 72.

The Village does not contain heavy industrial or manufacturing uses or areas. Some areas are still used for agricultural purposes, including portions of the Village along major roadways, Randall and Huntley Roads.

Overall, West Dundee is on the rapidly developing rural edge of the Metropolitan Chicago region near a major expressway, approximately 24 miles from O'Hare International Airport. The Fox River provides a natural open space and defined boundary along the community's eastern edge.

Community Background

West Dundee was founded along the Fox River in 1834 at the end of the Black Hawk War. The close of the war opened up the Fox River Valley for settlement, and West Dundee and East Dundee (on the east bank of the Fox River) became the focus of commerce and industry for the surrounding area. The Dundee settlement grew and prospered along with other area communities. In these early years, the economy was focused primarily on farming and trade between river towns.

As Chicago grew into a major metropolitan region, early settlers and surrounding development patterns influenced the Fox River Valley and eventually the municipal limits of West Dundee. The suburbanization trend that swept through American cities after World War II further influenced the Village and its role in the greater Chicago region. Relating West Dundee's development to larger metropolitan trends helps explain the initial forces that shaped the current form of the community – escape from urban congestion, greater desires for convenience such as easy access to shopping and schools, proximity to O'Hare Airport, and economic advantages as large companies moved to the suburbs.

Village of West Dundee

The Community

Historic Setting

West Dundee's historic resources and structures represent elements of the community's past that should be preserved when feasible. Structures of historical significance contribute to the fabric of the community and provide a link to an earlier era. These structures typically display architectural styles and features rarely seen in today's modern building styles.

Many of the community's early homes and buildings still stand today and are designated historic through the West Dundee Historic District and Dundee Township Historic District, which includes portions of West Dundee, East Dundee, and Carpentersville. These districts include the older core blocks of West Dundee, which are mostly centered around Main Street. They contain many historic single-family homes built in the late 19th and early 20th centuries, as well as churches and other institutional uses.

The West Dundee Historic District and Historic District Commission are local tools used to acknowledge and preserve historic properties. The Commission, established in May 1979, allowed West Dundee to become a Certified Local Government by the State and participate in state and federal incentive programs, such as the Illinois Heritage Grants program.

Acknowledging and enhancing the historic character of West Dundee is a key Village goal. A key part of fulfilling that goal will be preserving the character of Downtown, including the area along Main Street from Second Street to Route 31.

Governance Structure

The Village of West Dundee is an Illinois home-rule corporation that operates under the village manager form of government. The Village Manager is appointed by the Village President and is responsible for the daily activities of the Village and about 64 full-time employees.

A seven-member board that consists of the President and six trustees, who are elected at-large to four-year terms, govern the Village. The Village's charter is to provide residents with police and fire protection; water, sewer, and refuse collection; public works services; and other traditional municipal services.



Historic Home



Historical Plaque

Demographic Profile

A review of demographic characteristics reveals information about the community's current composition, as well as trends for the future. The information presented in this section was compiled from 2000 census data.

POPULATION BY YEAR

The population of West Dundee, as determined by the 2000 Census, was 5,428. In July 2003, the Census was updated to show a population estimate of 6,900, which represents growth of about 27%. A special census completed in September 2005 showed a population of 7,283.

POPULATION BY RACE/ETHNICITY

Table 1 presents data regarding the racial composition of West Dundee. The Village is predominantly Caucasian (about 95%). Asian has the second-highest total, representing 2.5% of the population. All other races and those of two or more races represent the remaining 2.5%. Table 2 shows the portion of West Dundee's population that is of Hispanic/Latino origin.

Please note that the U.S. Census Bureau considers race and Hispanic/Latino origin to be two separate data sets. Hispanics and Latinos can be of any race. For example, an African-American or Caucasian person may also be of Hispanic origin.

POPULATION BY SEX

Table 3 presents data regarding the number of males and females in the Village. As shown, there is generally an equal distribution, with females having a slightly higher total.

POPULATION BY AGE GROUP

According to the 2000 Census, the median age of West Dundee's population is 35.4 years old. The median age was 34.6 for males and 36.1 for females. The Village's median age is slightly higher than the Chicago metropolitan region's 33.9 median age, but West Dundee remains a fairly young community, with many young families with children and fewer people older than 55.

Table 4 presents the breakdown of West Dundee's population by age group. The largest age group in West Dundee is 25- to 44-year-olds, followed by 5- to 14-year-olds. The third largest group is the 45- to 54-year olds.

Village of West Dundee

The Community

Table 1: Population by Race

Ethnicity	Number	Percent of Total
Caucasian	5,167	95%
Asian	154	2%
Other or two or more races	112	2%
African-American	47	0.9%
American Indian/Alaskan	34	0.6%
Hawaiian/Pacific Islander	2	.04%
Total	5,428	100%

Source: U.S. Census Bureau, 2000

Table 2: Population by Ethnicity

Hispanic/Latino Origin	Number	Percent of Total
Hispanic Or Latino	231	4%
Non-Hispanic Or Latino	5,197	96%
Total	5,428	100%

Source: U.S. Census Bureau, 2000

Table 3: Population by Sex

Sex	Number	Percent of Total
Male	2,637	49%
Female	2,791	51%
Total	5,428	100%

Source: U.S. Census Bureau, 2000

About 48% of the population is between the ages of 25 and 54.

As mentioned, the 5- to 14-year-olds are the second-largest group with about 16% of the population. The under-5 age group has the fourth-highest total with 8%. About 24% of the population is 14 years old or younger.

Table 4: Population by Age Group

Age Group	Persons	Percent of Total
Under 5 years	449	8.3%
5 to 9 years	489	9.0%
10 to 14 years	371	6.8%
15 to 19 years	322	5.9%
20 to 24 years	292	5.4%
25 to 34 years	747	13.8%
35 to 44 years	1,101	20.3%
45 to 54 years	781	14.4%
55 to 59 years	235	4.3%
60 to 64 years	180	3.3%
65 to 74 years	208	3.8%
75 to 84 years	189	3.5%
85 years and over	64	1.2%
Total	5,428	100%

Source: U.S. Census Bureau, 2000

This information indicates that in the near term the Village will continue to be a community with many families with children. This will continue to place demands on the services required by families, especially parks and schools. The number of residents reaching retirement age, although not currently a large percentage, are expected to increase over the next 10 to 20 years. This indicates a potential need for increased senior services, including housing.

HOUSEHOLD & FAMILY DATA

Table 5 presents household and family information for the Village.

Table 5: Household & Family Data

Total Households	2,059
Persons per Household	2.64
Total Families	1,454
Persons per Family	3.18

Source: U.S. Census Bureau, 2000

There are more households than families, which indicates that a significant number of single people live in the Village.

Village of West Dundee

The Community

REGIONAL POPULATION PROJECTION

The Northeastern Illinois Planning Commission (NIPC), the regional planning agency for the six-county Chicago metropolitan area, estimates that West Dundee's population will more than double over the next 25 years. The projections, produced in 2003, indicate that West Dundee's population could grow to 11,364 by the year 2030. Across the region, NIPC projects that the six counties will increase in population from the 2000 Census count of 8,091,720 people to 10,034,835 people in the year 2030. This is an overall increase of 19 percent. (*NIPC, 2030 Forecasts*)

AREA POPULATION PROJECTION

Future population that might be added to West Dundee was also estimated according to the vacant land area that remains within or adjacent to the Village. This calculation assumed that most land designated for residential use in this updated Comprehensive Plan would be developed over the next 10 years at an average density of 3 units per acre. Haeger Sub-Area projections were based on the annexation agreement for the area.

West Dundee population projection:

2000 population	5,428	(Provided by U.S. Census Bureau)
Development since 2000	1,985	(752 units x 2.64 people per unit)
Current Subdivisions*	412	(156 units x 2.64 people per unit)
Haeger Sub-Area (east of Route 31)	2,222	(842 units x 2.64 people per unit)
Vacant Land (within Village)	546	(69 acres x 3 units x 2.64 people per unit)
Vacant Land (within FPA**)	2,043	(258 acres x 3 units x 2.64 people per unit)
Potential Population	12,636	

* Subdivisions in West Dundee currently being developed:

- Grandpointe (121 units)
- Chateau Bluff (10 units)
- Aspen Hills (25 units)

** Area designated for residential use if Village expands into the larger sewer Facility Planning Area.



Section 3: Land Use & Natural Resources

Village of West Dundee

Land Use & Natural Resources

SECTION 3: LAND USE & NATURAL RESOURCES

Existing Land-Use Pattern

The existing land-use pattern in West Dundee originated from the initial Dundee settlement established along the Fox River and Main Street. The Village grew from this core area and was developed over time with primarily residential, open space, and commercial uses. Eventually the core area became the Downtown with restaurants, specialty commercial uses, and civic facilities.

The Fox River provides a natural eastern boundary for West Dundee. The Village eventually expanded south toward Elgin and northwest toward Carpentersville and Algonquin. These areas were primarily developed with low-density residential uses, parks, open space, and commercial uses in the Spring Hill Mall area.

As West Dundee continued to grow, a more sporadic land-use pattern evolved with smaller, somewhat isolated residential neighborhoods. Vacant land, open space, and agricultural uses are still common in some portions of the Village.

Today the Village is comprised of the following land uses:

Table 6: Existing Land Use

Land-Use Category	Square Feet	Acreage	Percent
Single-Family	28,330,115	650.4	35.96%
Agriculture	16,824,440	386.2	21.36%
Commercial	8,716,059	200.1	11.06%
R.O.W.	8,233,095	189.0	10.45%
Vacant	5,704,791	131.0	7.24%
Open Space	5,055,318	116.1	6.42%
Multi-Family	3,098,175	71.1	3.93%
Institutional	1,682,202	38.6	2.14%
Office	1,137,915	26.1	1.44%
Total	78,782,110	1808.6	100%

Source: The Lakota Group

RESIDENTIAL

West Dundee's largest land-use category is single-family residential, which comprises approximately 36% of the Village. Multi-family residential comprises only about 4% of the Village. West Dundee's



Multi-family housing



Single-family homes

residential areas are mostly in good physical condition, with some blocks in fair condition and in need of maintenance/improvement.

The primary residential areas include the core area of the Village between the River and Route 31. The core blocks include mostly older, historic homes that, along with Downtown, provide the small-town character of West Dundee. New residential subdivisions are being developed throughout the Village, primarily to the west between Huntley Road and Route 72. Newer residential developments, such as the *Fair Hills of Canterfield*, also have been built in the southern portion of the Village west of Route 31.

Multi-family development is limited within the Village. A relatively new multi-family apartment complex, *The Tradition at Canterfield*, has been constructed on the west side of Route 31 at the southern edge of the Village. The *Old World Village* multi-family development is southwest of the intersection of Routes 31 and 72. Some older multi-family housing (small apartment buildings/flats) exists adjacent to the core single-family neighborhood east of Route 31 and south of South Street.

Future residential development in West Dundee will be constructed on large, primarily vacant tracts of land throughout the Village. The primary locations for such development include the Haeger property to the south between the River and Route 31

Village of West Dundee

Land Use & Natural Resources

and areas to the west between Randall Road and Sleepy Hollow Road. Future housing development would primarily involve new subdivisions on undeveloped land. There are limited infill development opportunities on developed blocks in the Village.

EXISTING HOUSING STOCK

According to the 2000 Census, approximately 67% of West Dundee's 2,103 housing units are single-family detached housing. About 3% is attached single-family structures (townhouses), and the remaining 30% is comprised of two or more units.

About 44 housing units (2%) were considered vacant as of the 2000 Census. Of the 2,059 occupied housing units, about 71% are owner occupied and the remaining 29% are renter occupied. The following tables summarize West Dundee's existing housing stock:

Table 7: Housing — Owner-Occupied and Renter-Occupied

Occupied Housing	Units	Percent
Owner Occupied	1,454	71%
Renter Occupied	605	29%
Total	2,059	100%

Source: U.S. Census Bureau, 2000

Table 8: Housing — Occupied Units

Housing Units	Units	Percent
Occupied	2,059	98%
Vacant	44	2%
Total	2,103	100%

Source: U.S. Census Bureau, 2000

The 2000 Census provides an overview of West Dundee's housing stock. It primarily consists of owner-occupied, detached single-family units. There has been a relatively low overall vacancy rate.

The housing stock is generally in good to excellent condition.

Table 9: Housing — Units per Occupied Structure

Units In Structure	Units	Percent
1-Unit Detached	1,389	67%
1-Unit Attached	58	3%
2 Units	96	5%
3 or 4 Units	127	6%
5 to 9 Units	247	12%
10 to 19 Units	109	5%
20 or More Units	33	2%
Total	2,059	100%

Source: U.S. Census Bureau, 2000

Table 10: Housing — Year Structure Built

Year Structure Built	Number	Percent
1999 to March 2000	5	1%
1995 to 1998	231	11%
1990 to 1994	294	14%
1980 to 1989	153	7%
1970 to 1979	315	15%
1960 to 1969	343	16%
1940 to 1959	239	11%
1939 and Earlier	523	25%
Total	2,103	100%

Source: U.S. Census Bureau, 2000

Older historic homes are well maintained and new housing is built to current building standards. However, some of the older multi-unit structures are in fair condition and beginning to show their age.

Village of West Dundee

Land Use & Natural Resources

Residential land use comprises about 40% of the Village. This large land area, along with a low housing vacancy rate and good overall physical conditions of the housing stock, indicates a strong residential community. However, about 36% of the housing stock was built prior to 1959, and continued maintenance of residential properties, especially of the older historic properties in the Village, is needed. Increased building code enforcement and higher quality new construction are two measures that are being emphasized by the Village to maintain its neighborhoods.

In 2000, the median home value for owner-occupied houses in West Dundee was \$209,900. In comparison, the median housing values for West Dundee's neighboring communities are:

Table 11: Median Housing Value

Community	Median housing value
Sleepy Hollow:	\$246,400
West Dundee:	\$209,900
Algonquin:	\$195,100
East Dundee:	\$162,700
Elgin:	\$141,400
Carpentersville:	\$116,300

Source: U.S. Census Bureau, 2000

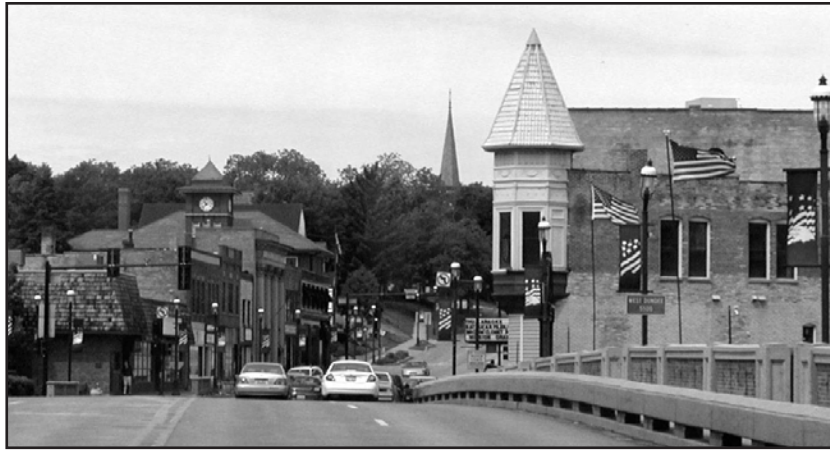
As shown, West Dundee's median housing value compares favorably with surrounding communities. This can be attributed to its well-maintained historic homes, the newer homes being built in the western portion of the Village, the diversity of its shopping opportunities, and quality of municipal services. It appears that West Dundee's home values could continue to increase as new construction continues and commercial areas are developed or enhanced.

COMMERCIAL/OFFICE

The primary commercial areas of the Village consist of the Downtown along Main Street between 3rd Street and the Fox River, the greater Spring Hill Mall area, and some smaller shopping centers along Route 31.



Office use on Main Street



Downtown

Downtown

Downtown West Dundee is a small, six-block area along the Fox River that consists of restaurants, services, and specialty retail businesses. Buildings on Main Street, which also is busy Route 72/Higgins Road, have large parking lots behind them to serve shoppers and visitors.

Its land-use mix is compatible, although some vacancies exist and expanded parking may be needed when occupancy levels are increased. Some mixed-use development is occurring through the conversion of existing buildings into lofts and retail space. About 167,000 square feet of building space exists in Downtown.

Spring Hill Mall

Spring Hill Mall and the area around the mall is the economic engine for West Dundee. The Mall and adjacent restaurant and support uses combined with the Target and Best Buy stores across Route 72 comprise a significant commercial area in the center of the Village. Three arterial roadways, Route 72, Huntley Road, and Route 31, provide access to this area. About 1.1 million square feet of commercial space exists in this shopping hub.

Route 31 Commercial

The Route 31 corridor contains some smaller-scale commercial and service uses. These uses primarily serve motorists traveling on Route 31, as well as local residents. Some new retail development is also occurring along Route 31.

Village of West Dundee

Land Use & Natural Resources

While Route 31 south of Century Plaza along the Haeger Property is considered a beautiful scenic route, this corridor north of the Plaza is in fair physical condition. It provides an unattractive approach to the center of town and Spring Hill Mall. It needs curb-cut consolidation; improvements to driveway, parkway, and parking lot landscaping; and improved business signage.

Commercially Zoned Land

Overall, about 11% of the Village is in commercial use, with approximately 200 acres of land developed with retail stores, service stores, offices, and restaurants. In addition to the developed areas, the Village has a total of 143 acres of land planned and zoned for such uses.

The total land area devoted to commercial use equals 343 acres. At the density levels allowed within the B-2 and B-3 Zoning Districts (a floor-area-ratio of 1.3), this land represents over 19 million square feet of commercial building space. This estimate indicates that too much land has been allocated or dedicated for commercial uses because of the large scale of the potential developments and the limited market for such uses in the area.

OPEN SPACE & NATURAL RESOURCES

Open space areas within West Dundee include public parks, Forest Preserve land, bike trails, and the Fox River corridor. Parks and recreation areas in West Dundee are operated and maintained by the *Dundee Township Park District*, except for two neighborhood parks managed by local homeowners associations. Overall, the Village is well served by parks and open space for its current population, as well as a potential projected increase to 12,636 residents from the current 7,500. New development activity, though, will increase the need for more parks and recreation services within new residential neighborhoods. Open spaces are compatible with adjacent areas, primarily residential, although some interface with commercial uses as well.

The open space system also provides the Village with a green character and opportunities for a large, interconnected greenway/bikeway system. The open space system is further described below:



Downtown riverwalk

Fox River

The Fox River is along the eastern edge of West Dundee and provides an open space opportunity near Downtown. A riverwalk extends to the north of Downtown and travels along the River to the northern boundary of West Dundee. The possibility exists for a small extension of the riverwalk south of Main Street to Oregon Street. However, the portion of the river south Oregon Street is not accessible because private property abuts the river in this location. The river edge is not accessible again until it reaches South End Park. Further south, the Haeger property also abuts the River and provides opportunities for public access to the river via paths, trails, and overlooks as this area is developed.

The Fox River also serves as the basis for drainage systems and area topographic characteristics. Two significant drainage corridors drain into the Fox River through West Dundee. The Jelkes Creek drainage corridor terminates at the river through the Haeger Property. It extends to the west parallel to Boncosky Road, then turns north through the Village of Sleepy Hollow.

The Sleepy Creek drainage corridor reaches the Fox River at South End Park and extends to the north and west beyond the Spring Hill Mall area. Along these systems are areas of wetlands and floodplains. Woodlands are also located along the corridors. The

Village of West Dundee

Land Use & Natural Resources

preservation of these drainage systems as continuous greenways is important to maintaining the local character of West Dundee and its natural stormwater management capabilities.

Kane County Forest Preserve

The Kane County Forest Preserve District operates the Schweitzer Forest Preserve at the northwest corner of Route 72 and Sleepy Hollow Road adjacent to the Village. This area is about 155 acres and primarily consists of woodlands and passive open space area.

The Forest Preserve is a regional open space amenity that supplements Village parks. It is an attractive natural area in a rural setting. Future plans include a trail system to connect the eastern portion of West Dundee through the Forest Preserve to the Randall Road corridor and Park District facilities on the west side of Randall Road.

Village Parks

While the Fox River and County Forest Preserve provide open space and natural areas within West Dundee, the Village also contains a variety of community, neighborhood, and pocket parks. They vary in size from 2 acres to more than 100 acres and contain a range of sports and recreation facilities including tennis and volleyball courts, basketball courts, soccer fields, baseball diamonds, playground equipment, a petting zoo, and a golf course, among other activities.

The *National Recreation and Park Association* recommends the following service area standards for community, neighborhood, and pocket parks:

Community Parks:	50 to 100 acres	(1 mile service area)
Neighborhood Parks:	5 to 8 acres	(1/2 mile service area)
Pocket Parks:	1 to 3 acres	(1/4 mile service area)

The *National Recreation and Park Association* suggests that a park system, at a minimum, be composed of a total of 6.25 to 10.5 acres of developed open space per 1,000 residents taking into consideration a community's geographic and historic characteristics. Based on this standard, with approximately 7,500 residents, West Dundee should have approximately 47 to 79 acres

Village of West Dundee

Land Use & Natural Resources

of parkland and open space. The West Dundee area has a total of 328 acres, far exceeding the standards.

Two large parks somewhat skew this acreage estimate, as the Randall Oaks Community Park/Zoo is 130 acres and Randall Oaks Golf Course is 126 acres. Even if Randall Oaks Park and Randall Oaks Golf Course were excluded, the Village would still have 75 acres of parkland, which falls into the range of the standards. Facilities also are adequate in size and facilities offered.

The Park District has plans for a major expansion of the Randall Oaks Park/Zoo/Golf complex that will provide new recreation amenities for the area. Park developments under consideration include a softball complex, additional soccer fields, bike path extensions, and a large indoor recreation center.



West Dundee meets *National Recreation and Park Association* standards for park acreage. Grafelman Park (above) provides open space and recreation amenities near Downtown West Dundee.

Village of West Dundee

Land Use & Natural Resources

The following is an inventory of West Dundee's parks and associated facilities:

Community Parks: typically 50 to 100 acres (1 mile service area)

Two community parks are either in West Dundee or in its Facility Planning Area: Randall Oaks Park and Prairie Meadow. (See Figure 5: Community Parks & Service Areas.) The 126-acre Randall Oaks Golf Course is adjacent to Randall Oaks Park. The 155-acre Schweitzer Forest Preserve also is adjacent to West Dundee. The parks are in good condition and serve the greater West Dundee area.

The *National Recreation and Park Association* suggests 35 acres for community parks for cities/villages the size of West Dundee. Based on this recommendation, West Dundee is well served.

<u>Community Park</u>	<u>Size</u>	<u>Location</u>	<u>Facilities</u>
Randall Oaks	130 acres	Randall Road	Playground Baseball Fields Picnic Areas Petting Zoo Preschool <i>Planned Facilities:</i> <i>Softball Complex</i> <i>Soccer Fields</i> <i>Recreation Center</i>
Randall Oaks Golf Course	126 acres	Randall Road	Golf Course Driving Range Banquet Facilities
Prairie Meadow	30 acres	Village Quarter Road	Playground Basketball Courts Baseball Fields Soccer Fields Picnic Area In-line Skating

Neighborhood Parks: typically 5 to 8 acres (1/2 mile service area)

West Dundee contains four neighborhood-level parks: South End Park, Tartans Glen Park, Sleepy Hollow/Huntley Road Park, and Kittridge Drive Park. (See Figure 6: Neighborhood/Pocket Parks & Service Areas.) These parks contain a range of facilities including playgrounds, basketball courts, baseball fields, soccer fields, and picnic areas. West Dundee's neighborhood-level parks are generally in good condition and contain well-maintained facilities. These parks range in size between 5 to 17 acres for a total of 37 acres.

The *National Recreation and Park Association* suggests a total of 14 acres for neighborhood-level parks for cities/villages the size of West Dundee. Based on this recommendation, West Dundee is well served by neighborhood parks with its 37 acres.

<u>Neighborhood Park</u>	<u>Size</u>	<u>Location</u>	<u>Facilities</u>
South End	8 acres	S. First St.	Playground Basketball Courts Baseball Fields Picnic Area River/Fishing Natural Area
Tartans Glen	17 acres	Tartans Dr.	Playground Baseball Fields Soccer Fields
Sleepy Hollow/ Huntley Road	5 acres	Huntley Rd.	Open space
Kittridge Drive	7 acres	Kittridge Dr.	Open space

Pocket Parks: typically 1 to 3 acres in size (1/4 mile service area)

West Dundee contains two pocket parks: Aldis Park and Grafelman Park, which are 2 and 3 acres. (See Figure 6: Neighborhood/Pocket Parks & Service Areas). These parks contain some facilities, including playgrounds, tennis courts, and picnic areas.

Village of West Dundee

Land Use & Natural Resources

Based on population, the *National Recreation and Park Association* suggests a total of 2 acres for pocket-level parks for the Village. Based on this recommendation, West Dundee is well served by pocket parks.

The undeveloped northwest corner of the Village, as well as the Haeger Property, are not currently served by smaller pocket parks. Incorporating new park space into the future development plans for these areas will be important to serving anticipated residential uses. A passive open space along Jelkes Creek, west of Route 31, will be added to the Village's park system to serve new homes recently built on Boncosky Road.

<u>Pocket Park</u>	<u>Size</u>	<u>Location</u>	<u>Facilities</u>
Aldis	3 acres	Maiden Lane	Playground Tennis Courts Picnic Area River Frontage
Grafelman	2 acres	Main Street	Playground Tennis Courts Picnic Area Gazebo

INSTITUTIONAL

Institutional uses consist of churches, schools, and public facilities. About 2% of the Village is comprised of institutional or public facilities. Most are within residential neighborhoods, although some are near commercial areas. Institutional uses are generally compatible with adjacent uses.

Institutional uses are further discussed in the “Community Facilities” section of the Comprehensive Plan.



U.S. Post Office

VACANT

A limited amount of vacant land exists in the Village, as most undeveloped land is still being farmed. About 7% of the Village is considered vacant. Vacant land is available for development for commercial or residential uses or park and open space.

ADJACENT COMMUNITIES

East Dundee

The Village of East Dundee borders the Fox River along West Dundee's eastern border. East Dundee land uses along this border consist primarily of residential uses and its small Downtown. Portions of the river edge in East Dundee facing West Dundee are deteriorating and in poor condition.

Carpentersville

The Village of Carpentersville borders West Dundee to the north. A variety of uses exist along the municipal border including a cemetery and commercial, office, and residential developments. The commercial uses are adjacent to Spring Hill Mall (including a portion of the mall) and complement the commercial uses in West Dundee. Overall, Carpentersville is in good to fair physical condition along this border.

Elgin

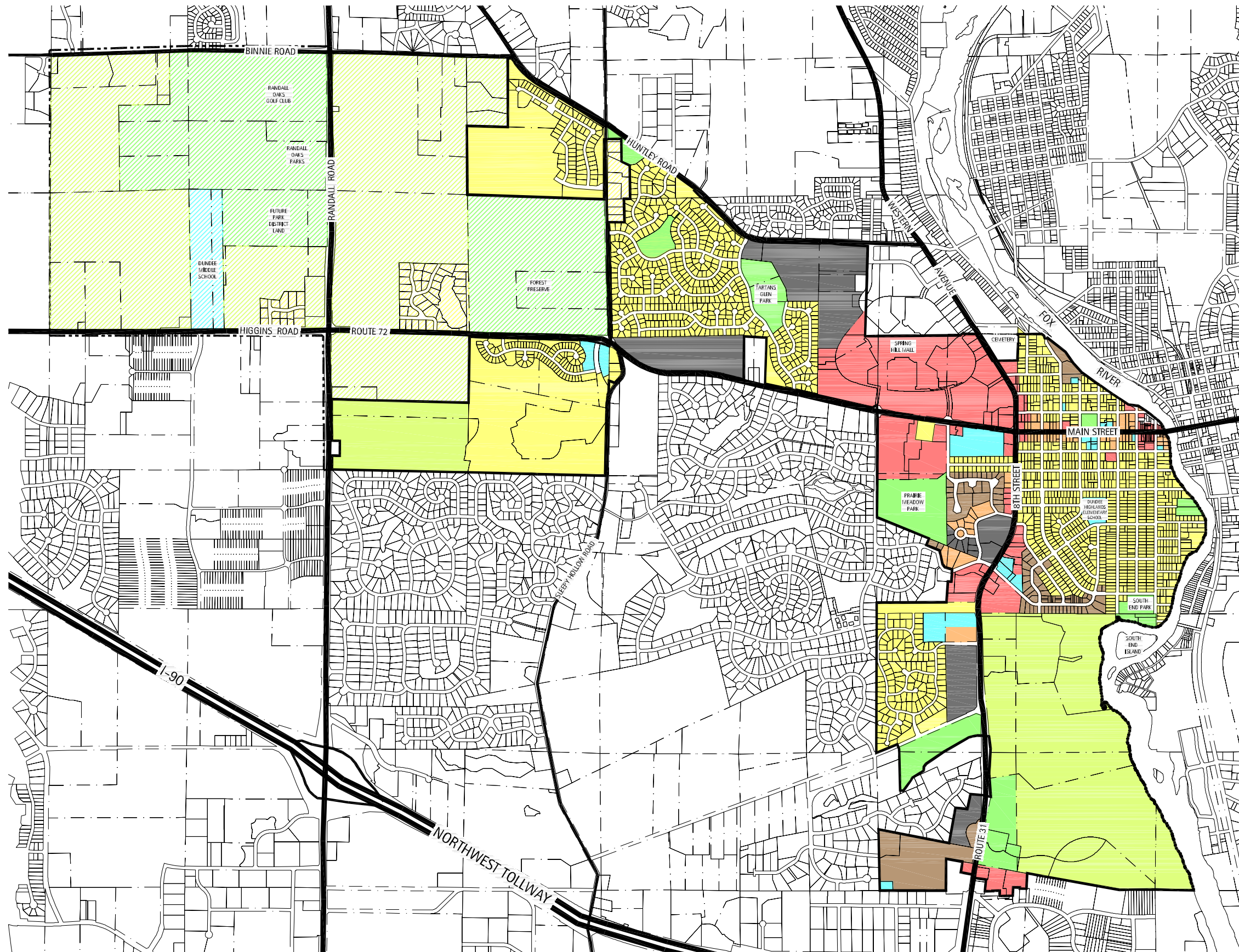
The City of Elgin borders West Dundee on the south. Uses in this area consist of light industrial, warehousing, and highway commercial. These uses are primarily near the Route 31/Interstate 90 interchange and are a draw for businesses activity in the area. Elgin is in good physical condition along the West Dundee border.

Sleepy Hollow

Sleepy Hollow is a small residential community that borders West Dundee on the south and west. It has a rural character and is in overall good condition.

Unincorporated Area

A large unincorporated area exists to the north, northwest and west of the Village. This area consists of agriculture, residential, and open space uses. A large portion of the area is included in West Dundee's Facility Planning Area (FPA) for sewer services, which the Village plans to incorporate into West Dundee in the future. This area is generally good condition.



Village of West Dundee

Existing Land Use

Legend

- West Dundee Municipal Boundary
- Expressway
- Arterial Road
- Collector Road
- Single-Family Residential
- Multi-Family Residential
- Commercial
- Institutional (Schools/Hospitals/Civic)
- Office
- Agriculture
- Open Space (Park/Greenways/Preserves)
- Vacant
- Facility Planning Area
(unincorporated area served by Village sewer system)

Note: Consult site survey or official Village maps for more precise dimensions or detail.

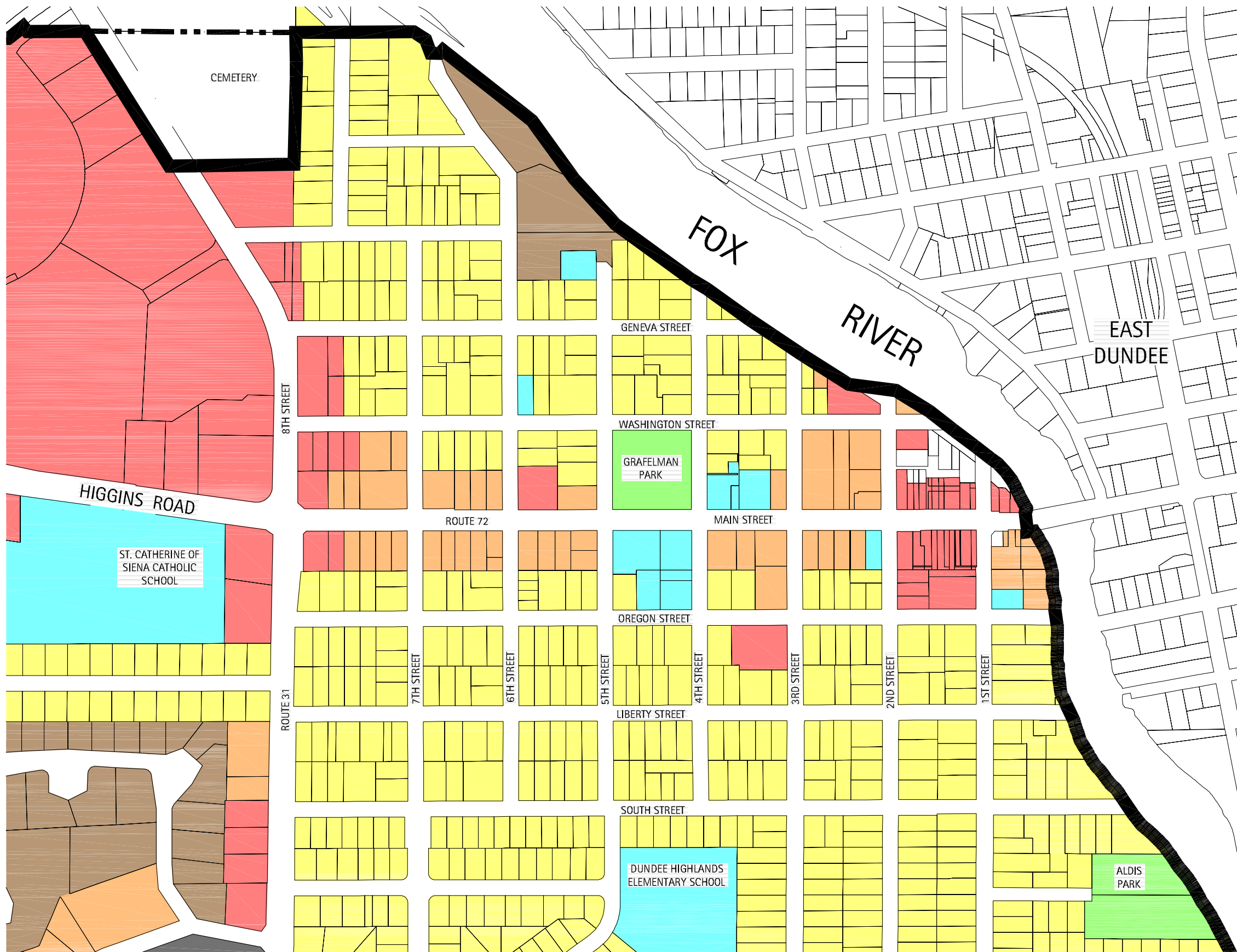
Village of West Dundee, Illinois Comprehensive Plan

Figure 2: Existing Land Use

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October 2005



Village of West Dundee

Existing Land Use - Downtown

Legend

- West Dundee Municipal Boundary
- Single-Family Residential
- Multi-Family Residential
- Commercial
- Institutional (Schools/Hospitals/Civic)
- Office
- Agriculture
- Open Space (Park/Greenways/Preserves)
- Vacant

Note: Consult site survey or official Village maps for more precise dimensions or detail.

Village of West Dundee, Illinois

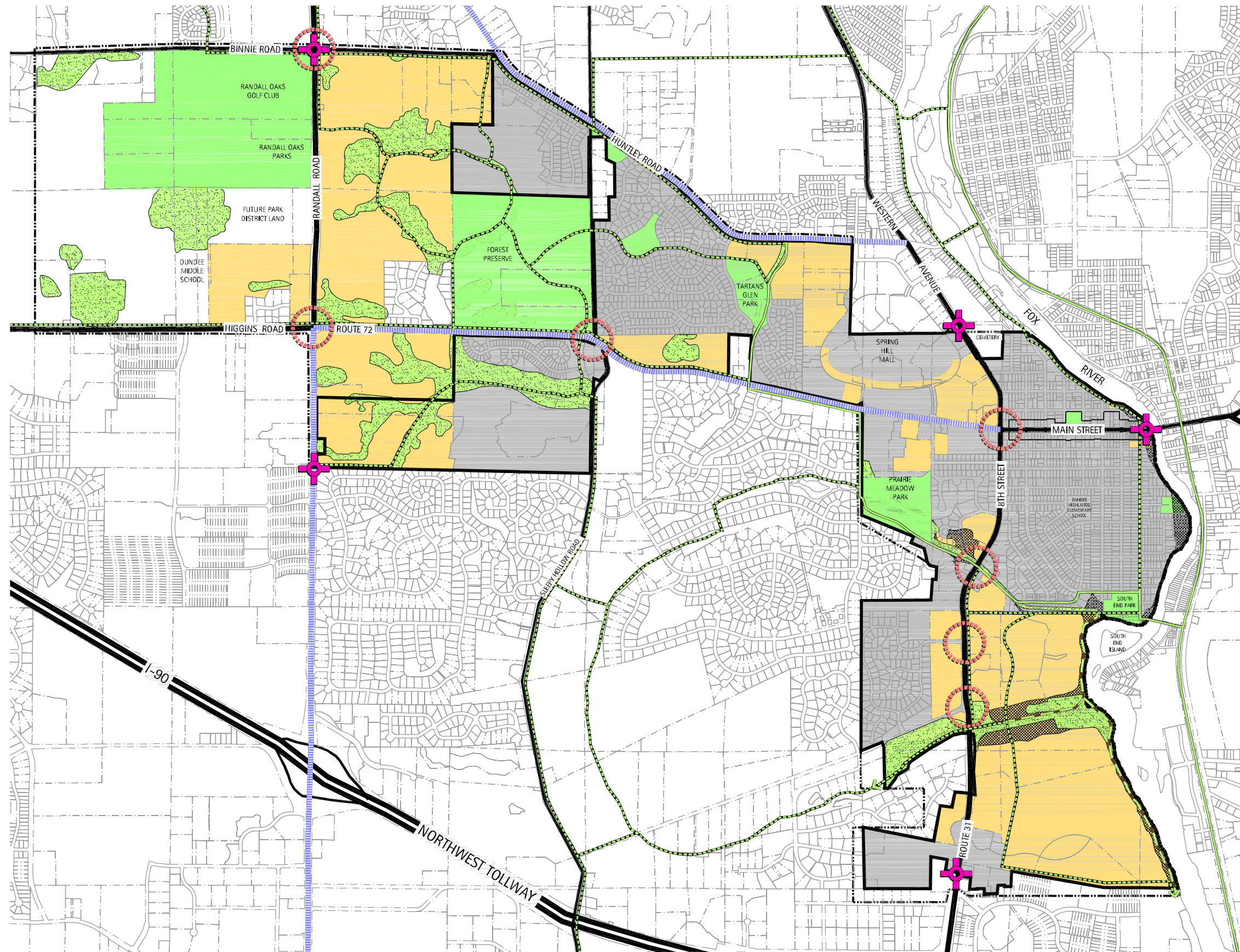
Comprehensive Plan

Figure 3: Existing Land Use - Downtown

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Village of West Dundee

Area Trails/Open Space

Legend

- West Dundee Municipal Boundary
- Existing Road
- Expressway
- Facility Planning Area Boundary (Sewer Service)
- Open Space
- Wetland
- Development Opportunity
- Flood Zone
- ✦ Potential Community Gateway
- Key Intersection
- Planned Road Widening
- Existing Bike Path
- Planned Bike Path
- Planned Pedestrian/Equestrian Trail

Note: Consult site survey or official Village maps for more precise dimensions or detail.

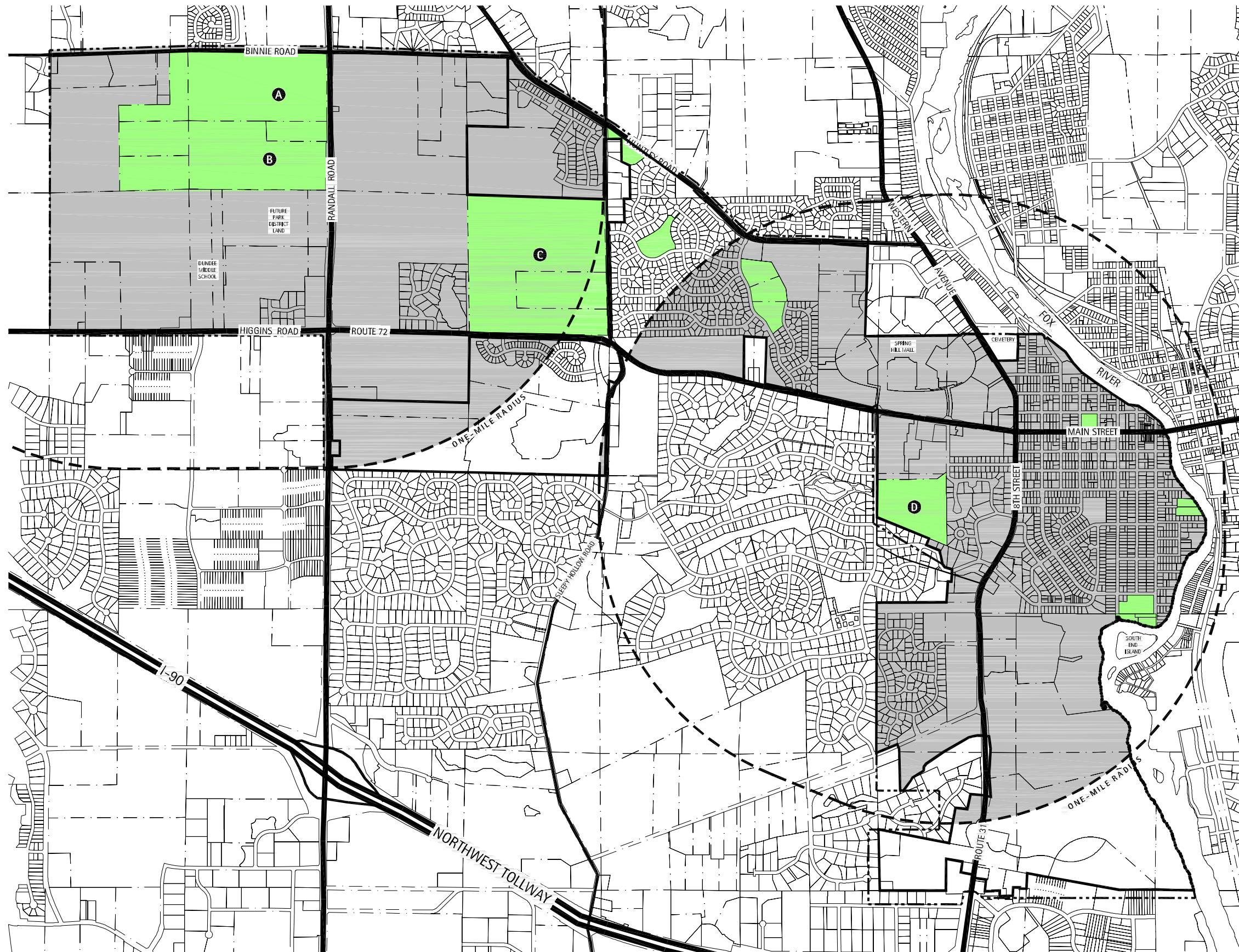
Village of West Dundee, Illinois Comprehensive Plan

Figure 4: Area Trails/Open Space

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Village of West Dundee

Community Parks + Service Areas

Legend

- Open Space (Parks/Preserves)
- Village Area Served by Park
- West Dundee Municipal Boundary
- Existing Road
- Expressway
- Facility Planning Area Boundary (Sewer Service)

Community Parks (Typically 50 to 100 acres, with a 1 mile service area)

- A** Randall Oaks Golf Course (± 126 Acres)
- B** Randall Oaks Park (± 130 Acres)
- C** Schweitzer Forest Preserve (± 155 Acres)
(No active recreation fields)
- D** Prairie Meadow Park (± 30 Acres)

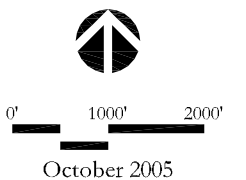
Note: Consult site survey or official Village maps for more precise dimensions or detail.

Village of West Dundee, Illinois Comprehensive Plan

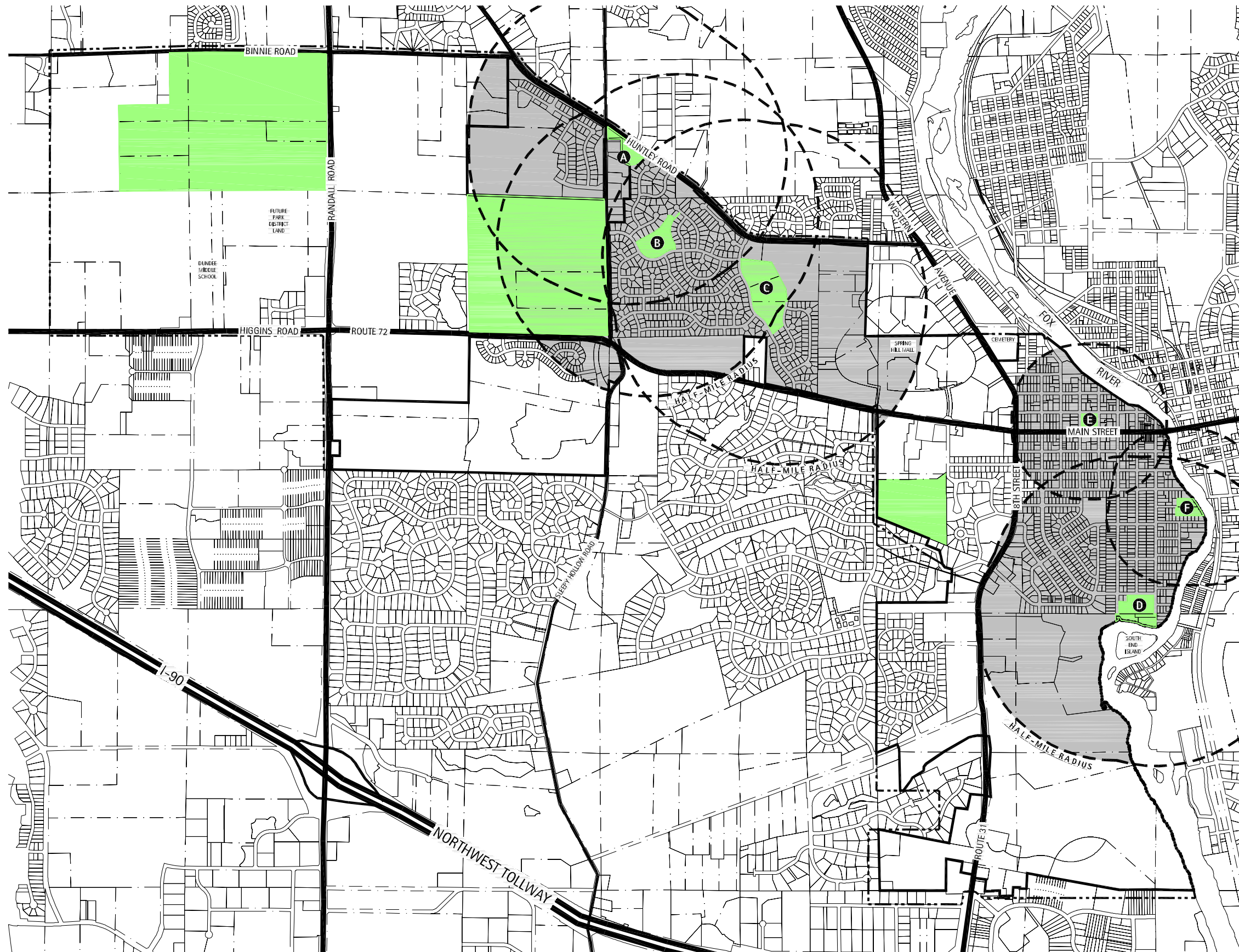
Figure 5: Community Parks & Service Areas

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Village of West Dundee

Neighborhood/Pocket Parks + Service Areas

Legend

- Open Space (Parks/Preserves)
- Village Area Served by Park
- West Dundee Municipal Boundary
- Existing Road
- Expressway
- Facility Planning Area Boundary (Sewer Service)

Neighborhood Parks (Typically 5 to 8 acres, ½ mile service area)

- A** Sleepy Hollow/Huntley Road Neighborhood Park (± 5 Acres)
- B** Kittridge Drive Neighborhood Park (± 7 Acres)
- C** Tartans Glen Park (± 17 Acres)
- D** South End Park (± 8 Acres)

Pocket Parks (Typically 1 to 3 acres, ¼ mile service area)

- E** Grafelman Park (± 2 Acres)
- F** Aldis Park (± 3 Acres)

Note: Consult site survey or official Village maps for more precise dimensions or detail.

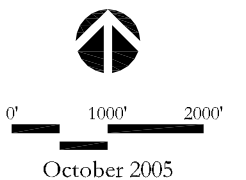
Village of West Dundee, Illinois

Comprehensive Plan

Figure 6: Neighborhood/Pocket Parks & Service Areas

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Section 4: Community Facilities

Village of West Dundee

Community Facilities

SECTION 4: COMMUNITY FACILITIES

Existing Facilities

Community facilities consist of public and government buildings, libraries, schools, and other facilities that provide West Dundee residents, visitors, and businesses with necessary public services. (See Figure 9: Community Facilities.) According to Village Staff, community facilities are adequate to serve the needs of Village residents in the near future. However, population increases expected during the next 10 to 20 years will increase demands placed on these facilities.



Village Hall

VILLAGE HALL

Village Hall is at 102 South Second Street in an older, historic building. It was renovated in the early 1990s and appears to be adequate to serve the Village for the foreseeable future. It includes most of the Village's administrative offices. This facility is Downtown and is easily accessible to the community.

PUBLIC SAFETY BUILDING

The Public Safety Center #1 is at 555 South Eighth Street (Route 31) in a new, modern facility that houses both the Police and Fire Departments. The Center is along a major roadway and is not in direct conflict with residential uses.

The Fire Department consists of 12 full-time firefighters, 23 paid on-call firefighters, and two civilian employees. All firefighters are certified in firefighting techniques, with 26 certified as paramedics and two certified as emergency medical technicians. The Fire Station operates 24 hours a day to provide immediate response to emergency incidents and is equipped with the latest fire equipment designed to meet the needs of the Village. The West Dundee Fire Department holds an ISO class four rating, which puts it in the top 5% statewide.

The Village provides a full-service Police Department staffed by 20 full-time sworn officers dedicated to protect the community. They provide 24-hour protection for residents, businesses, and the thousands of patrons who support West Dundee's businesses. During the summer months, police use a bicycle patrol officer in addition to regular patrols to provide manpower in areas that cannot be patrolled by a squad car, such as park areas.

The Village recently began operating Public Safety Center #2 at the intersection of Carrington and Route 72, which will help the Village meet its public-safety needs in the future, especially at the growing west edge of the Village. The center is on a major roadway and is buffered from adjacent residential uses.

PUBLIC WORKS FACILITY

The Public Works Building, including the Water Treatment Facility, is at 900 Angle Tarn. The Public Works Department provides a variety of services to West Dundee residents. It has 14 full-time and six seasonal personnel operating in two divisions: Water & Sewer and Streets.

The Water & Sewer Division operates the Village's water system, which includes three deep-well water sources, three elevated storage towers, and one underground water storage reservoir with a combined capacity of 2.75 million gallons. The water system also includes a newer water treatment facility that incorporates an ion exchange treatment process to improve the overall water quality. The treatment facility serves as a Village-wide water softening system that reduces water hardness to four grains of hardness.

Village staff indicated that the Public Works Facility and Water Plant are adequate to handle anticipated future service needs.

LIBRARY

The Dundee Township Library is on Barrington Avenue in East Dundee. The Library serves the communities of East Dundee, West Dundee, Sleepy Hollow, Carpentersville, Gilberts and surrounding areas.

SCHOOLS

Community Unit School District 300 is responsible for public education in West Dundee and the general area. The district, which is one of the largest in Illinois, covers 118 square miles and has 23 schools, with one of those schools in West Dundee and the other in the Village's Facility Planning Area:

- **Dundee Highlands Elementary School:** The elementary

Village of West Dundee

Community Facilities

school has a capacity of 450 students and is at or over capacity.

- **Dundee Middle School:** The middle school has 940 students and a capacity for 1,000. District staff expect Dundee Middle School to reach capacity soon.

Dundee Highlands Elementary School is on 5th Street in the older portion of West Dundee southwest of Downtown. Dundee Middle School is on Higgins Road (Route 72) west of Randall Road in the Village's Facility Planning Area. Transportation access to the elementary school is adequate. Motorists at the middle school experience backups and difficulties turning onto Route 72, which does not have a traffic signal near the school campus.

Dundee Crown High School in Carpentersville and Jacobs High School in Algonquin serve the West Dundee area. They are at or near capacity.

District officials, citing a nearly completed demographic study, say 16,000 new units of housing are planned throughout the 118-square-mile area of District 300. This includes, for example, a 3,000-unit development in Pingree Grove that is part of the Dundee Middle School service area. This development will put pressure on all District 300 schools, including those in West Dundee.

As noted earlier, the Village of West Dundee's population could double in the next 10 to 20 years if all the land designated for residential use in or adjacent to the community were developed. The additional 7,000 potential residents would represent a significant number of students who would need school facilities.

To accommodate the rapidly growing area, District staff indicated that District 300 will have to add classrooms, whether by expanding at current school campuses or building new schools in other locations. The School District is currently working on a plan for improvement and development of its school facilities.

Since most of the future residential development anticipated for West Dundee will be on its western edge, consideration should be given to the potential of a new school site within or near the

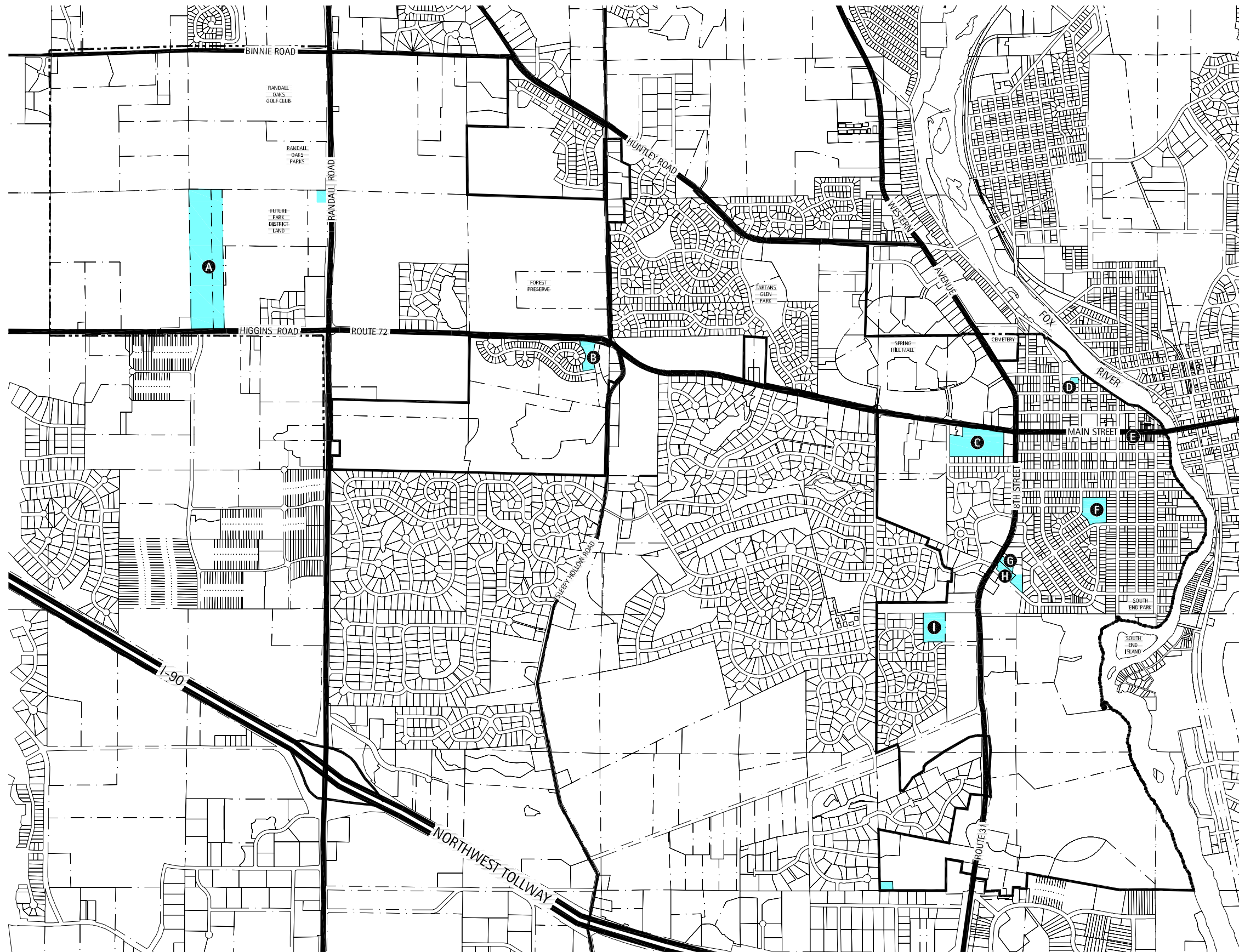
Randall Road corridor, in the general vicinity of the Randall Oaks Park complex. The Village of West Dundee continues to work with District officials on area school planning. A leadership council of village presidents, trustees, and managers from the communities located within the District has been meeting regularly to cooperatively address school issues.

A quality school system is key to sustaining the quality of life and property values within the Village. There is a critical need for municipal and school district officials to continue to work together to develop comprehensive, regional strategies to plan for and fund new schools.

UTILITIES

According to Village Staff, the sanitary sewer, water supply, power, and telecommunications systems that serve West Dundee are not in need of major improvement and can handle the new development anticipated and projected for the area. These systems should continue to be maintained to provide current and future residents with the most efficient and effective services.

The Village's sanitary sewer service area, called the Facility Planning Area, includes unincorporated land at the northwest corner of the community. This service area was established to serve these properties when they are developed in the future.



Village of West Dundee

Community Facilities

Legend

- West Dundee Municipal Boundary
- Facility Planning Area Boundary (Sewer Service)
- Expressway
- Arterial Road
- Collector Road
- Dundee Middle School
- Village Public Safety Center #2 (Police and Fire Services)
- St. Catherine of Siena Catholic School
- Underground Reservoir
- Village Hall
- Dundee Highlands Elementary School.
- Village Public Safety Center #1 (Police and Fire Services)
- Post Office
- Public Works

Note: Consult site survey or official Village maps for more precise dimensions or detail.

Village of West Dundee, Illinois
Comprehensive Plan
 Figure 7: Community Facilities



Section 5: Transportation System

SECTION 5: TRANSPORTATION SYSTEM

The transportation system serving West Dundee includes its roadways and streets, Pace bus routes (#803 and #552), and bike paths. Bus Route 552 provides access to the Metra commuter rail station in Elgin, which provides access to the Milwaukee District West commuter line to Downtown Chicago. (See Figure 8: Transportation System.)

Existing Road System

The local and collector roadways within West Dundee appear in good condition and sufficiently link residential neighborhoods with commercial uses and arterial roadways.

Arterial roadways serving the Village are under the jurisdiction of Kane County or the Illinois Department of Transportation. These arterial roads include Route 31, Route 72/Higgins Road, Randall Road, and Huntley Road. They experience high traffic volumes and congestion, especially Huntley Road, which is two lanes. Randall Road, which is a four-lane roadway, also experiences significant congestion because of the residential and commercial development along the corridor, especially to the north.

In the Randall Road Corridor, it is becoming increasingly difficult to access the Randall Oaks Park complex during peak-hour traffic. The Dundee Middle School campus, which is located west of Randall Road on Route 72, is also experiencing access problems due to increasing area traffic congestion and lack of traffic signals.



During peak hours, congestion can make access to Randall Oaks Park difficult.



Plans call for widening some of West Dundee's two-lane roads.

Kane County has been addressing the greater West Dundee area's transportation needs through its *Kane County Transportation Planning Study*. The primary objectives of the *Planning Study* are:

- Enhance connectivity.
- Reduce delay.
- Reduce congestion.
- Distribute trips to appropriate facility types.
- Be proactive in planning infrastructure.

The *Planning Study* acknowledges that Randall Road, Huntley Road, and Route 72 experience serious congestion and delays at major intersections throughout the area. The Study also highlights the need for a variety of planned and potential improvements to the major arterial roadways that travel through West Dundee.

The following improvements to the area's roads have been identified in the Study. (Also see Figure 8: Transportation System.):

Planned Roadway Improvements:

<u>Roadway</u>	<u>Improvement</u>	<u>Location</u>
Interstate 90	Widen to 6 lanes	Randall Road to Route 47
Huntley Road	Widen to 4/5 lanes	Kreutzer Road to Route 31
Randall Road	Widen to 6 lanes	Big Timber Road to Route 72
Route 72	Widen to 4 lanes	Randall Road to Route 31
Route 31	Widen to 4 lanes	Huntley Road to Bolz Road

Potential Roadway Improvements:

<u>Roadway</u>	<u>Improvement</u>	<u>Location</u>
Randall Road	Widen to 6 lanes	Route 72 to Huntley Road
Route 72	Widen to 4 lanes	Randall Road to Tyrell Road

The implementation of the above improvements should significantly improve access and circulation for the existing roadways serving West Dundee. Most of these projects need funding and are being considered within local, county, and state capital improvement programs.

Village of West Dundee

Transportation System

In addition to maintaining its efficient grid street system within existing and future neighborhoods and promoting the Kane County road improvement projects noted above, the Village should consider Huntley Road and Route 72 improvements. These corridors are the main east/west road travel paths through the Village and need to be upgraded. Improvements to these roadways will facilitate traffic movement for local residents and visitors, as well as enhance the economic development potential of Spring Hill Mall and the land along Randall Road that is within West Dundee.

Additional traffic management strategies will be needed to provide further relief in the future. Such strategies could include:

- Consolidation and sharing of curb cuts along commercial corridors, especially along Route 31 and Randall Road.
- Linking adjacent developments together, as well as to existing neighborhoods via collector streets and in some cases local streets.
- Clustering denser development near major road intersections.
- Encouraging mixed-use developments with shared, connected street systems.

The large vacant areas of the Village along Route 31 and Randall Road represent significant opportunities for master planned developments that cluster uses and share curb cuts. As the west edge of the Village develops, there is potential for a signalized access point on Randall Road, midway between Binnie Road and Route 72. This access point could possibly provide shared access for mixed-use developments on the east side of the roadway and the expanded Randall Oaks parks complex and Dundee Middle school campus on the west side.

In the Route 31 corridor there is potential to create consolidated main entrance points into the Haeger property, as well as internal street connections to existing neighborhoods located to the north and west of the property.

On the west side of Spring Hill Mall, there is potential to create local street connections to the Tartans Glen neighborhood that would provide more direct access to the Mall for local residents.



The Village and Park District plan to extend and improve the area's trail system.

The connection could be made if adjacent property to the north is developed.

The Village has also been actively involved at local, state, and national levels in exploring options for improving cross-regional traffic flow to help relieve east/west traffic congestion in the area. One option under consideration is the potential to create another road bridge crossing over the Fox River at Bolz Road.

Bus Service

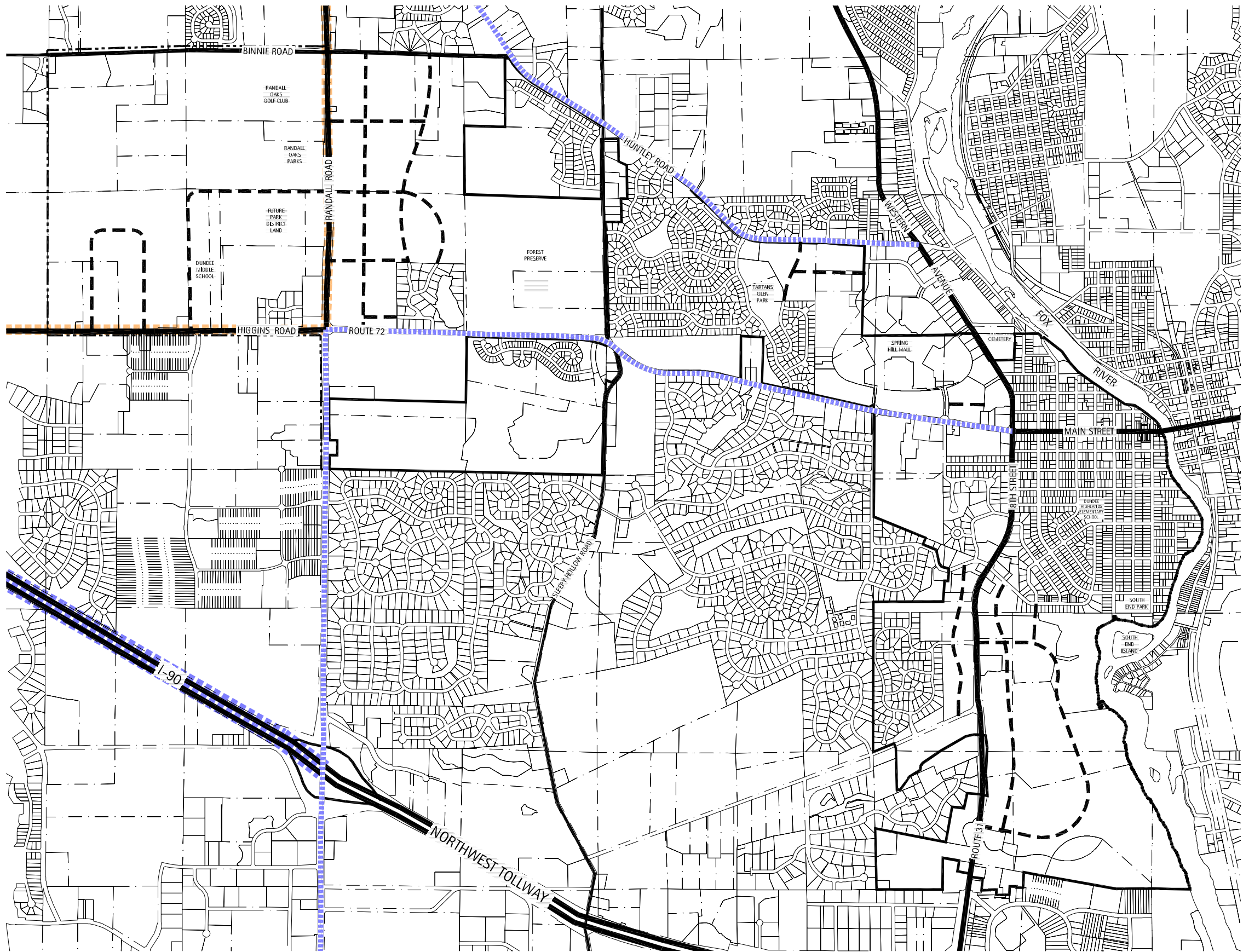
As previously mentioned, Pace Bus Routes 552 and 803 serve West Dundee. The *Kane County Transportation Planning Study* indicated that improvements or extensions of these routes are not planned.

As the large vacant areas of the Village are developed, consideration should be given to the proximity and use of these bus routes, and the feasibility of extending the routes through new neighborhoods and commercial centers.

Pedestrian/Bike Trails

Several pedestrian and bicycle trails currently exist in West Dundee and its surrounding communities. Future extensions and improvements have been planned by the Park District within the central and western portions of the Village to help establish a larger trail system for the greater area. (See Figure 4: Area Trails/Open Space.)

Future trail extensions are planned along Huntley, Sleepy Hollow, and Randall Roads, along Route 72, and within private properties as development occurs in the future. More specifically, this larger trail system would extend from the center of the Village through the Tartans Glen area through the Forest Preserve to the Randall Road Corridor and Randall Oaks park/recreation complex. To the east, it would extend through the Village's older central neighborhoods to the Fox River, and eventually south through the Haeger property.



Village of West Dundee

Transportation System

Legend

- West Dundee Municipal Boundary
- Facility Planning Area Boundary (Sewer Service)
- Expressway
- Existing Roadway
- Planned Road Widening
- Potential Road Widening
- Potential Improvements/Connections

Note: Consult site survey or official Village maps for more precise dimensions or detail.

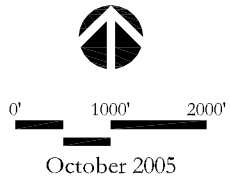
Village of West Dundee, Illinois

Comprehensive Plan

Figure 8: Transportation System

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Section 6: Economic Development

SECTION 6: ECONOMIC DEVELOPMENT

A market analysis of the greater West Dundee area was conducted to assess economic development opportunities in the Village and to provide further guidance to the Village's future land-use plan. This section summarizes the market study, as well as a fiscal analysis of the Village. A more detailed version of these studies is provided in a separate addendum report titled, *Village of West Dundee: Market and Fiscal Analyses*.

Market Analysis

The market analysis involved an evaluation of the Village's existing land use and business mix and its competitive position in relation to other areas in the sub-regional market. Socio-economic trends and market projections were also examined to determine the potential mix and amount of uses and businesses that could be supported in West Dundee. Residential, commercial, office, and industrial uses were included in the analysis.

RESIDENTIAL MARKET

Strong demand for new residential development is projected for West Dundee in the next five years. Market potential exists for upscale single- and multi-family residential development at key locations in the Village. (Claritas, a nationally recognized provider of data, was the source for demographic data in this section.)

Key Findings:

- In the past five years there has seen significant growth in the residential market fueled largely by record low interest rates



New multi-family housing

and regional population growth. More than 4,400 new market rate residential units priced more than \$175,000 were constructed and sold in the market area between 1999 and 2003. The most significant growth occurred in the communities of Carpentersville, Gilberts, and Algonquin. With less than 150 new units being constructed and sold in West Dundee in the same time period, the Village accounted for less than 5 percent of total residential sales in the last five years.

- Algonquin and Carpentersville municipal staff members indicated that residential growth is expected to decline in the next five years in their communities because the best opportunity sites in these communities have been built out, while West Dundee is poised to move into a growth mode and capture a greater share of the residential market.
- Currently the majority of households in the local market area belong to the baby boomer generation (39- to 57-year-olds in 2003). Demographic projections over the next five years indicate that the market area, on average, will become older and more affluent because of an increase in middle-aged and empty-nester households with relatively high income levels. The 35-year-old to 54-year-old householders with incomes over \$100,000 will continue to be the fastest-growing market segment during the next five years. However, during the next few years, the number of empty-nester households will increase and become a prominent market segment.
- The existing base of affluent middle-aged householders and their continued growth over the next five years is conducive to the development of upscale, detached single-family homes.
- The growth in empty-nester households indicates demand for multi-family homes. Empty-nester households typically have a preference for condominium and townhome product types as they downsize to smaller homes that require less maintenance.
- Based on a comparison of the demand for residential units and the competitive supply of existing and planned projects in the market area, there is net demand potential for 500 to 700 single-family units and 250 to 450 upscale multi-family units in West Dundee over the next five years.

Village of West Dundee

Economic Development

- In addition, the presence of more than 1,800 senior households earning less than \$50,000 and a projected addition of more than 160 such households in the next five years suggest that senior affordable and market rate housing could be potentially supported in the market area. A projected decline in the under 35 age group is not surprising as younger householders who are typically first-time homebuyers are probably choosing to live in inner-ring suburbs or the City of Chicago.
- It is recommended that the Village plan for a mix of housing types targeted to different demographic segments. Examples of those housing types are single-family homes for new householders with children and townhomes (with the master bedroom on the first floor) and condominiums at a variety of price points, with both multi-family types targeted at the empty-nester market segment.
- Based on a survey of competitive market conditions and an analysis of demographic trends, the moderate price range for single-family homes in the Village would run from about \$300,000 to \$400,000. Higher-end single-family homes would be priced from about \$400,000 to \$600,000. Moderately priced townhomes and condominiums would range from \$190,000 to \$250,000 while the higher-end range would vary from \$250,000 to \$350,000.
- The vacant parcels in the Spring Hill Mall, Randall Road, and Haeger property sub-areas are potential locations for a mix of single-family homes and condominiums/townhomes. The Haeger site in particular is ideal for the development of upscale mixed housing products because of its attractive location along the Fox River, proximity to commercial and recreational activities, and potential to be established as a high-quality, master-planned mixed-use development.
- Condominium and townhome development in locations near shopping, services, and major roads would help generate a critical mass of residents integral to the viability of local businesses and provide a range of housing products that serve a variety of area residents.

RETAIL MARKET

Significant retail depth and diversity exist in the Village in most of the conventional retail classifications such as department stores, hardware stores, and apparel and accessories stores. Adding additional retail space in these categories would further increase the competitive supply without generating substantial new demand, potentially resulting in reduced market shares for existing commercial businesses. The market analysis did, however, identify unmet retail demand niches within the Village.

The absence of significant competitive businesses in these niches – restaurants, home furnishings (such as Bed Bath & Beyond and Linens ‘n Things), specialty grocery, automobile dealerships, movie theaters, and associated entertainment — relative to the demand potential indicates that new establishments in these categories would tap into previously unmet demand and enhance the Village’s commercial tax base. In addition, automobile dealers and movie theatres will not compete with existing commercial businesses in West Dundee, but will attract additional activity to existing businesses creating a synergistic commercial agglomeration. This will both diversify and increase the existing commercial tax base of the Village.

Based on discussions with Village staff and officials, an analysis of available vacant land, and proximity to arterial roads, the Spring Hill Mall, Randall Road, and Route 31 sub-areas were identified as



One of the department stores at Spring Hill Mall.



Retail along Route 31

Village of West Dundee

Economic Development

the primary locations within the Village with potential for retail development.

Key Findings:

- With about 1.5 million square feet of existing retail space, West Dundee is the heart of a retail agglomeration that draws consumers at a regional level. Spring Hill Mall alone (approximately 80 percent of the Mall is in West Dundee) accounts for more than 55 percent of the total retail space in West Dundee and continues to be a major retail attraction for consumers. National store chains such as Kohl's, Carson Pirie Scott, JC Penney, Marshall Fields, and Sears anchor the Mall. Best Buy and Target are located across Route 72. A Home Depot recently opened on the Carpentersville side of the Mall.
- The retail supply analysis shows a highly competitive retail environment in the Village with significant market representation in most of the shopping center tenant classifications such as department stores, hardware stores, and apparel and accessories stores.
- The absence of home decoration and furnishing stores in the market such as Bed Bath and Beyond and Linens 'N Things might suggest a potential niche in this retailing category. A 40,000-square-foot home furnishing center could potentially serve as an anchor to an existing or new community center. Currently, area consumers shop mostly at the home furnishing section of department stores and power centers such as Target and Wal-mart. Specialty stores such as Bombay Company and Pier 1 Imports carry some home furnishings but there is no exclusive home furnishings store or center in the market area.
- Analysis of the inventory of restaurants in the local market area indicates that there is potential for additional dine-in restaurants. West Dundee has the opportunity to capitalize on its existing base of restaurants and attract a cluster of dine-in restaurants of varying styles and cuisines.
- There may be potential for the development of automobile dealerships along Randall Road. The nearest luxury car dealers are outside of a 10-mile radius from Randall Road and



Spring Hill Fashion Corner is part of West Dundee's retail sector.



Emmett's Tavern and Brewing Company is a busy restaurant in Downtown West Dundee. There is potential for additional restaurants in the Village.

Route 72, in Crystal Lake and Hoffman Estates. A few economy/mid-market car dealers such as Mazda and Volkswagen are also missing within the 10-mile market area. In addition to these, there is the potential to attract establishments from existing outdated and inefficient locations.

- As new households are attracted to the northern Fox River Valley area there is a potential for locating a theater complex (such as AMC, Century Theatres) in West Dundee at Randall Road or the Spring Hill Mall sub-area. A theater complex would complement existing retail businesses in West Dundee.
- Although several grocery stores such as Jewel and Dominicks, and even a 230,000-square-foot discount grocery store (Woodman's Food Market), are present within West Dundee and surrounding communities, there is an absence of specialty grocery stores selling gourmet grocery or organic foods. A specialty grocery store such as Blue Goose, Treasure Island, or Fresh Farms could be supportable along the Route 31 frontage as the Haeger property develops or along Randall Road as new residential growth takes place around that area. Such a store could be located and planned as a centerpiece of a larger pedestrian-oriented town center development.

OFFICE & INDUSTRIAL MARKET

The economic recession since 2001 has resulted in a weak office market in the Chicago Metropolitan Area. Until late 2004, the regional office market experienced negative absorption. While vacancy rates still exceed 15 percent in the suburban office markets, recent reports indicate positive absorption for the first time in several years. This is generally good news for the market. However, there is still a large amount of available space and the rate of absorption is likely to be slow for the foreseeable future.

Key Findings:

- The Fox River Valley submarket especially has a significant available supply of office and industrial buildings. Over 1.4 million square feet of office/industrial space is available in the Elgin area and much of this office space is available at prime locations just off the I-90/Randall Road and I-90/Route 31 interchanges. Vacant office space and land

Village of West Dundee

Economic Development

closer to I-90 is expected to be developed before office and industrial development occurs in West Dundee.

- There is sufficient inventory of available land zoned for office/industrial use in the Fox River Valley to meet market demand for at least the next decade at current rates of absorption. While market conditions are expected to improve, this suggests that there is limited potential for office/industrial development in West Dundee over the next few years. The Village should seek to limit the amount of land designated for office/industrial use keeping in mind that such development would most likely occur only in the long term.
- In addition to changing market conditions, a natural cycle occurs, involving changes in business use and operations, building height requirements, amenities, parking ratios and other elements that create obsolescence in existing corporate facilities. What is state-of-the-art today may no longer meet the needs of users in several years, which creates a need and subsequently a market for new space.
- The 120-acre property west of Randall Road between Route 72 and Binnie Road is well-suited for holding for future industrial development. This location has the best potential given its proximity to I-90 and modern business park developments in Elgin.
- The southern portion of the Haeger property is slated for office use in the Village's redevelopment agreement with the owner. This parcel is isolated from Route 31 by the cemetery located along its frontage. It is also not located adjacent to an expressway interchange or other similar corporate uses. Given the lack of market demand, consideration should be given to changing the use of this parcel to residential. A smaller site, located on the north side of the cemetery with frontage on Route 31, could be reserved for office development in the future when market conditions change.
- While market conditions are currently weak for large-scale planned corporate development, a limited amount of professional office space for medical or professional businesses may be supportable at the Haeger or Spring Hill Mall sub-areas. Smaller buildings (20,000 to 30,000 square

feet) housing single or multiple businesses may be supportable if well located, with good exposure, access, and amenities.

- Some second-floor office above retail uses in Downtown would also be appropriate and supportable. These types of spaces are typically present in established downtowns for attorneys, physicians, dentists, financial planners, insurance agents, and other small business owners that do not have a need for large, full-service corporate office facilities.

Fiscal Analysis

A general analysis of the Village's finances and tax base was conducted as part of the comprehensive planning process. The fiscal implications of potential single-family and multi-family residential development over the next five years (per the findings of the residential market study) were also reviewed. Based on the market and fiscal analysis, land-use and development strategies were refined to maintain fiscal balance for the Village in the future.

REVENUES & EXPENSES:

The annual budgets of West Dundee for the seven-year period from 1998 to 2004 were analyzed to ascertain major revenue sources and expense categories. Revenues have generally exceeded expenses except for fiscal years 2001, 2002, and the current requested budget for 2004, when capital expenditures were significantly higher relative to revenues. The Village pays for these capital expenditures through previous bond issuances, and home rule sales taxes, as well as previously designated monies from the General Fund that were specifically earmarked for the capital projects, and the interest income on this money.

PROPERTY TAXES:

In 2003, the commercial property tax base in Kane County was estimated at 13 percent of the total property tax base while the proportion of commercial property in East Dundee, Carpentersville, and Sleepy Hollow varied from 5 to 22 percent. With a commercial property tax base of 36 percent, West Dundee derives a higher percentage of property taxes from commercial uses than any other neighboring community and Kane County as a whole.

Village of West Dundee

Economic Development

On a per capita basis, West Dundee averages approximately 210 square feet of retail space, which is more than 10 times the national average of 20 square feet of retail space per capita (National Research Bureau). The home rule and non-home rule sales taxes from commercial uses has allowed West Dundee to have the lowest municipal property tax rate, including fire protection in Kane County. Since West Dundee is a regional retail center, it is able to rely on commercial uses for municipal revenues to a great extent.

SALES TAXES:

The strong commercial base that the Village has developed over the past 20 years since the opening of Spring Hill Mall has enhanced the Village's fiscal health. Home rule and non-home rule sales tax has been the largest revenue source for the Village. Village budget documents indicate that the historical annual percent increase in sales tax receipts is approximately 3.5 percent. While home rule and non-home rule sales tax receipts have increased between 1998 and 2002, they have done so at a slower rate of approximately 1.9 percent annually. However, in recent years between 2002 and 2004, total sales tax revenues have declined at approximately 3 percent annually.

Sales tax revenue has also declined as a percentage of total municipal revenue and expenses. In 1998, sales tax revenues accounted for nearly 80 percent of total revenues and exceeded total Village expenses. Since 1998, sales tax revenue has declined steadily to approximately 60 percent of total revenue and to 45 percent of total expenses. In other words, Village expenses have increased at a much greater pace than sales tax revenues.

To compensate for decreasing shares of sales tax revenues relative to total revenues and expenses, the Village has had increases in property tax revenue, development revenue (building permits), and other miscellaneous revenues including hotel/motel revenue, franchise fees, etc. However, sales tax receipts still account for the major portion (nearly 60 percent) of total Village revenues and, according to Staff estimates, over 90 percent of all sales tax receipts may be attributable to the Spring Hill Mall sub-area. By this estimate, the Mall and its environs accounted for over 50 percent of total Village revenue in 2003.

Declines in sales tax revenues in recent years have raised concerns regarding the reliance on commercial sales taxes as the major revenue source in the future. Diversification of the existing tax base and developing other revenue sources from land uses other than existing retail uses are potential fiscal strategies for the Village. The process of diversification of the fiscal base is likely to occur over the long term and will be driven primarily by market conditions and zoning/policy decisions of the Village. For example, weak market demand will hinder the development of industrial and office uses over the next five to 10 years. As mentioned in the market analysis, potential exists for automobile dealerships, movie theatres, and associated entertainment uses that will diversify the existing retail tax base. However, attracting new businesses will require active marketing by the Village.

While diversification of the fiscal base of the Village can influence future fiscal balance, it is also important to maintain and enhance the current commercial base of the Village. Given that over 50 percent of Village revenue is currently derived from the Mall sub-area, it is unlikely that such a major revenue source can be replaced in the short term. Repositioning Spring Hill Mall and attracting commercial establishments that complement rather than compete with existing Village businesses will enhance commercial sales and subsequent sales tax revenues.

RESIDENTIAL DEVELOPMENT IMPACT:

The market study indicated potential for 500 to 700 single-family units and approximately 250 to 450 multi-family residential units in West Dundee over the next five years. Assuming that development occurs, new residential development would add to the property tax revenue of West Dundee but also increase the demand and cost for municipal services.

Based on the market analysis, average prices of \$350,000 for single-family homes and \$200,000 for multi-family homes were assumed. These prices are slightly lower than the average prices that the market could potentially support in West Dundee, to ensure that the fiscal analysis was conservative. The impact analysis also included assumptions on unit size and number of bedrooms based on existing and new home sales.

Village of West Dundee

Economic Development

The two major taxing bodies analyzed include the Village and Community Unit School District 300. Overall, the forecasted development of single- and multi-family homes is projected to have a net positive impact on these two taxing bodies. After full build-out and occupancy, the single-family component would generate a total net surplus of \$224,000 or \$373 per unit for the Village and \$54,000 or \$90 per unit for the School District. The multi-family component would generate a total net surplus of \$73,000 or \$207 per unit for the Village and \$454,000 or \$1,296 per unit for the District. This results in a net annual recurring surplus of \$526,000 per year for both the Village and School District combined.

The higher per-unit surplus for the School District from multi-family units is due to the relatively lower projected student generation in condominium and townhome type units, which have a greater appeal to empty nester households and first-time homebuyers who typically do not have school-age children. Single-family homes on the other hand are projected to have a greater number of school-age children based on Illinois School Consulting Service (now Ehlers & Associates) data resulting in a lower per-unit surplus.

From the perspective of the School District, the surplus generated by single-family homes is sensitive to the average price of new homes added in the Village. Keeping other assumptions regarding population generation and exemptions the same, a sensitivity analysis to ascertain how the average value of a single-family home is likely to affect the School District was performed. It showed that new single-family homes priced below \$343,000, on average, are likely to have a negative impact. The School District estimates that the break-even point for single-family homes is approximately \$325,000. The difference of less than 10 percent may be attributable to the ISCS student generation model, which tends to overstate the generation of school-age children.

Multi-family homes, however, tend to generate a net positive fiscal impact to the School District even at prices lower than \$175,000, which is the approximate lower end of the price point of a market rate product likely to be built in West Dundee.

This fiscal impact analysis for the School District does not include an analysis of capital costs. Capital costs are typically covered by impact fees and development agreements.

While the surplus generated from the Village portion of the property tax on new single- and multi-family homes is directly proportional to the value of the home, the Village will likely have a net positive fiscal impact from property taxes of single-family homes priced at \$200,000 and multi-family homes priced at \$150,000.

KEY FINDINGS:

- The strong commercial base that the Village has developed has enhanced its fiscal health. Home rule and non-home rule sales tax revenue in West Dundee currently accounts for almost 60 percent of the total revenues of the Village.
- Declines in sales tax revenues in recent years have raised concerns regarding the reliance on commercial sales taxes as the major revenue source of the Village in the future. Diversification of the tax base and developing other revenue sources from land uses other than existing retail uses are potential fiscal strategies for the Village.
- The process of diversification of the fiscal base is likely to occur over the long term and will be driven primarily by market conditions and zoning/policy decisions of the Village. Weak market demand will hinder office and industrial development. Automobile dealerships, movie theaters, and associated entertainment uses would help diversify the existing tax base. Attracting new businesses will require active marketing by the Village.
- While diversification of the fiscal base of the Village plays an important role in future fiscal balance, it is also important to recognize that the Village's strength is in a very strong commercial base. Repositioning Spring Hill Mall and attracting commercial establishments that complement rather than compete with existing businesses throughout the Village will enhance commercial sales and subsequent sales tax revenues.

Village of West Dundee

Economic Development

- Overall, the potential development of single and multi-family residential development at average price points of \$350,000 and \$200,000 respectively is projected to have a net positive fiscal impact on the two major taxing bodies – the Village of West Dundee and Community Unit School District 300.



Section 7: Issues and Opportunities

SECTION 7: ISSUES & OPPORTUNITIES

The following is a summary of the land-use issues and development opportunities that exist in West Dundee. They are based on the comprehensive inventory and assessment of the community's physical setting.

Land Use

ISSUES:

- Quality and location of multi-family housing.
- Vacant, undeveloped sites.
- Commercial land.
- Future of Spring Hill Mall.
- Lack of recreation and entertainment uses.
- Need for school improvements and new facilities.
- Preservation of Village character.
- Land zoned commercial (354 acres/20 million square feet).

OPPORTUNITIES:

- Large vacant properties.
- Commercial development interest.
- Single-ownership parcels.
- Mixed product residential development.
- Mixed-use development.
- Open space expansion.
- Park District plans.
- Historic District.

Transportation

ISSUES:

- Huntley Road condition and congestion.
- Randall Road congestion and access.
- Route 72 condition and congestion.
- Spring Hill Mall access and visibility.
- Balancing road construction with new development.
- Lack of road crossings over the Fox River.
- Traffic noise and speeds through Downtown.
- Cut-through traffic.
- IDOT jurisdiction of Route 72 through Downtown.
- Trail access and linkages.

OPPORTUNITIES:

- Interstate expressway access.
- Kane County Transportation Plan.
- Planned roadway improvements.
- Expanded trail system.

Village of West Dundee

Issues & Opportunities

Physical Conditions

ISSUES:

- Deteriorated roads and streetscape.
- Aging residential and commercial buildings.
- Route 72 condition and congestion.
- Condition of Route 31 commercial centers.
- Tree-lined streets versus utility wires/poles.
- Main Street streetscape in Downtown.

OPPORTUNITIES:

- Community gateways.
- Scenic green road corridors.
- Design controls and guidelines.
- New parks and open space.
- Building Façade Improvement Program.

Economic Development

ISSUES:

- Overall competitive retail market.
- Public perception of Spring Hill Mall.
- Amount of land zoned for commercial use.
- Randall Road Corridor competition.
- Low demand for office and industrial uses.

OPPORTUNITIES:

- Niche retail markets.
- Neighborhood centers.
- Specialty retail businesses.
- Commercial accessibility (long travel time to Randall Road)
- Future residential demand.
- Absence of uses.
- Historic Downtown.
- Regional draw of restaurants.
- Large sites available.
- High traffic counts.
- Demographics and income levels.

Village of West Dundee

Issues Et Opportunities

Downtown Sub-Area

ISSUES:

- Deteriorating physical conditions.
- Lack of wayfinding and signage.
- Traffic noise and speed on Main Street.
- Left turn access.
- Lack of parking in peak times.
- No on-street parking on Main Street.
- Vacant buildings.
- Lack of retail shops.
- Limited development sites.
- Store façade and back conditions.

OPPORTUNITIES:

- Historic buildings and character.
- Area restaurant destination.
- Fox River and Riverwalk.
- New uses, including loft apartments.
- Walkable from neighborhoods.
- Compact and well defined.
- Village Hall.
- Some redevelopment sites.
- Facade Program

Haeger Property Sub-Area

ISSUES:

- Zoning and density already determined.
- Office and commercial uses have not developed.
- Floodplain.
- Physical connections to the Village.
- Emergency access.
- Open space along Route 31.
- Existing farmhouse complex.
- Cemetery blocks south half of property for office use.

OPPORTUNITIES:

- Single ownership.
- Annexation agreement.
- Natural features.
- Fox River frontage.
- Route 31 frontage.
- 100-foot easement for nature preserve/trail.
- Master Plan potential.
- Historic and cultural past.
- Phased, sensible development.
- Southern gateway to West Dundee.

Village of West Dundee

Issues & Opportunities

Spring Hill Mall Sub-Area

ISSUES:

- Village's retail anchor.
- Negative perception of Mall businesses.
- Mall located within two municipalities.
- Outdated buildings/landscaping/signage.
- Access from congested Huntley Road.
- Competition with Randall Road corridor.
- Safety perception at night.
- Healthy mall versus dying mall perception.
- Owner will only lease land to potential tenants.
- Vacancies.
- Lack of visibility, especially for Fashion Corner.
- New big-box store changes character.

OPPORTUNITIES:

- Existing department store anchors.
- New bookstore in Mall with glass exterior storefront.
- Development sites on perimeter.
- Proximity to Downtown and neighborhoods.
- Multiple access points.
- New Home Depot.
- Enclosed mall with potential to create open facades.
- Physical changes for overall sub-area.
- Strong national shopping center owner.
- Plans by owner for improvements.

Randall Road Corridor Sub-Area

ISSUES:

- Traffic congestion and access.
- Access to new commercial uses.
- Competing commercial uses to the north.
- Competing office/business parks to the south.

OPPORTUNITIES:

- Large development sites.
- Master plan potential for unique creative developments.
- Expansion of park complex as activity generator.



Section 8: The Future West Dundee

Village of West Dundee

The Future West Dundee

SECTION 8: THE FUTURE WEST DUNDEE

Community Vision

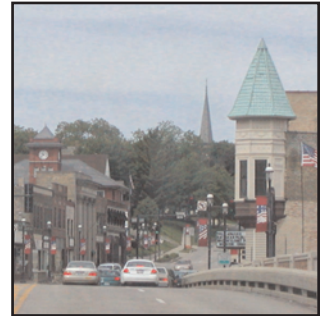
The vision for West Dundee in the future is based on the community's desire to significantly maintain its quality of life by taking advantage of the Village's positive attributes and proactively guiding area development. In 10 years the Village is envisioned to continue to be an attractive and thriving community that capitalizes on its natural scenic features, historic quaint character, transportation network, and land-use potential.

West Dundee will continue to promote and enhance its image as a **quaint small town and "green" community** with attractive open spaces, roadsides, and architecture. The Village will have fostered an environmental awareness among landowners and developers regarding higher quality building, site, and public space design, and sustainable development principles that emphasize energy conservation and resource reuse.

Improving the community's physical conditions, protecting the environment, and conserving natural resources will be major considerations when evaluating community improvement and development proposals. The Village will strive for sustainable land-use choices as it implements the Comprehensive Plan over the next 10 years.

An **efficient transportation network** will provide for the safe movement of vehicles, pedestrians, and bicyclists throughout the Village as major roadway and trail projects are completed. Streets and other transportation infrastructure will be maintained in good condition and provide the convenience needed to travel throughout the Village, as well as to attract businesses to the area.

West Dundee will continue to be primarily a **residential community with safe, attractive, and "walkable" neighborhoods, and good schools and parks**. Neighborhoods will provide a variety of housing types at a range of costs for existing and future residents. Quality multi-family housing, renter- and owner-occupied, would be located around major intersections and near shopping centers to enhance the Village's commercial viability and accessibility.





Main Street

Consolidated and thriving commercial districts, including an enhanced Downtown, will offer inviting shopping environments for residents, as well as shoppers from throughout the region. The districts will be well defined and linked to adjacent neighborhoods where feasible, while adding to the Village's tax base.

These strategically located areas will offer access to a full spectrum of shopping and dining opportunities — from small neighborhood convenience shops to Downtown specialty shops to grocery stores to large regional retailers that serve both the Village and greater West Dundee area. The Village will be marketed and recognized as a more attractive, convenient, and pedestrian-oriented shopping hub for the area with its wide mix of commercial businesses and restaurants.

An **interconnected open space system** that includes existing and new parks, extended and linked trails, the County Forest Preserve, Fox River edge, and expanded Randall Oaks park/recreation complex will have increased community open space, enhanced natural areas and improved daily life for area residents and visitors. Park and open space resources will continue to be increased and enhanced throughout the Village. The expanded trail system, Forest Preserve, and Fox River, along with scenic corridors preserved along its major roadways, will continue to benefit the Village and promote West Dundee as a community with unique features.

Public facilities will be continually improved and maintained to provide residents with **outstanding municipal services**. Public safety, parks and recreation, schools, infrastructure, and other community facilities and services will be provided in an efficient and effective manner to West Dundee citizens to maintain a high quality of life.

Village of West Dundee

The Future West Dundee

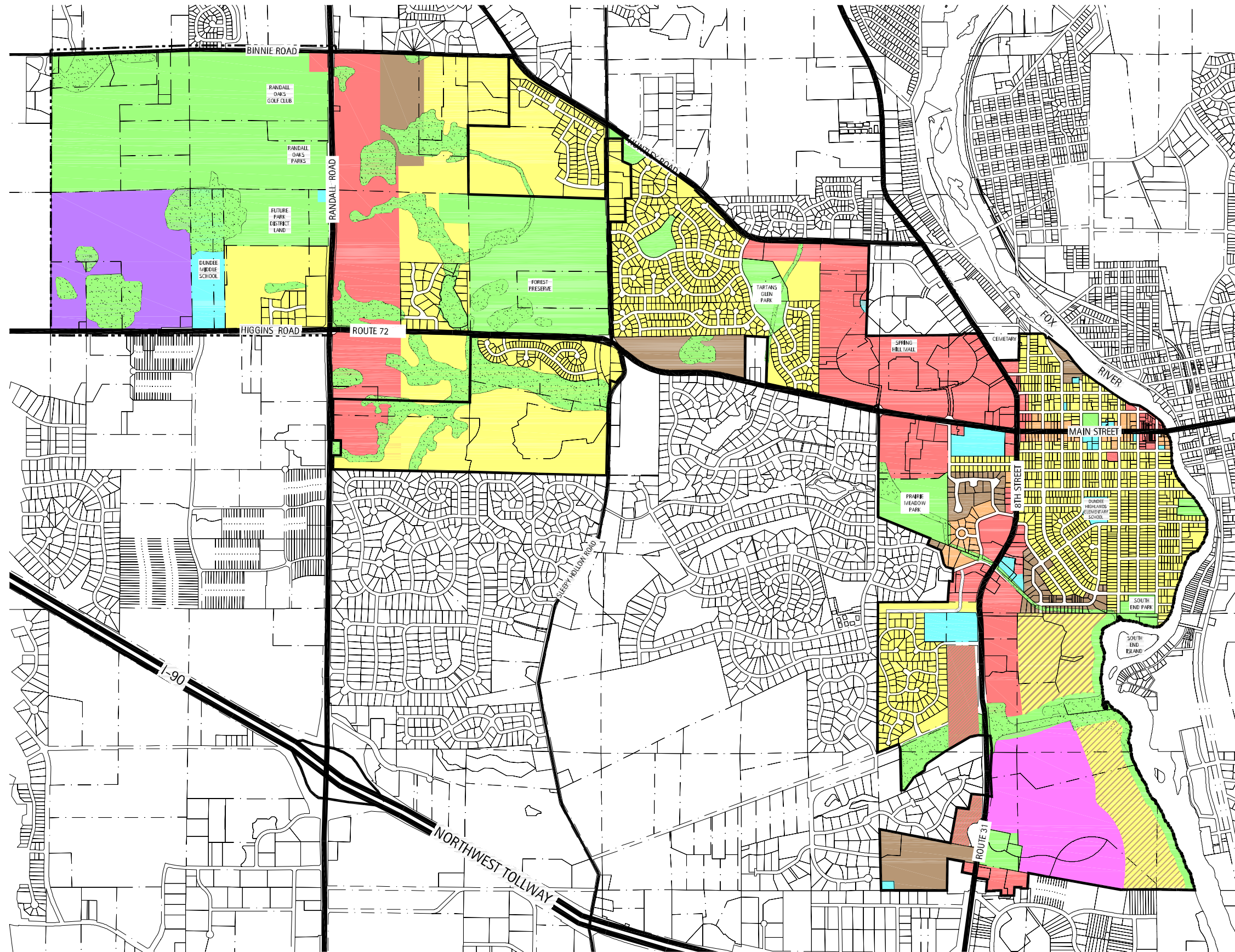
Future Land-Use Plan

The Village of West Dundee Land-Use Plan provides a framework for making better community improvement and development decisions in the future. (See Figure 9: Future Land Use Plan.) It defines how the Village can change its land-use mix and physical setting based on the desired vision of how West Dundee should grow, function, and look in the future.

The Land-Use Plan presented in this section defines the type, location, and mix of land uses desired by the Village.

Section 9: Goals and Objectives outlines goals and objectives for the Plan and **Section 10: Sub-Area Strategies** presents more specific information regarding strategies and guidelines for the Village's key planning sub-areas.

Future development proposals and community improvement initiatives will be reviewed for consistency with the Land-Use Plan and its goals, as well as the Sub-Area development strategies.



Village of West Dundee

Future Land Use

Legend

- West Dundee Municipal Boundary
- Facility Planning Area Boundary (Sewer Service)
- Expressway
- Arterial Road
- Collector Road
- Single-Family Residential (1 to 3 D.U./Acre)
- Multi-Family Residential (4 to 8 D.U./Acre)
- Commercial
- Institutional (Schools/Hospitals/Civic)
- Office
- Business Park
- Multi-Family/Commercial/Office/Research
- Single-Family or Multi-Family Residential
- Open Space (Park/Greenways/Preserves)
- Existing Wetlands

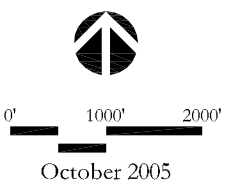
Note: Consult site survey or official Village maps for more precise dimensions or detail.

Village of West Dundee, Illinois Comprehensive Plan

Figure 9: Future Land Use

S. B. Friedman & Company
Real Estate, Advisors, and Development Consultants

LAKOTA
THE LAKOTA GROUP INC.



October 2005



Section 9: Goals & Objectives

SECTION 9: GOALS & OBJECTIVES

The following land-use goals have been identified as the desired end state of the Village based on the Community Vision. Goals are broad statements that describe a desired end state or accomplishment. Objectives are intermediate steps necessary to achieve the goals. Strategies provide a clear approach to decision-making and indicate the Village's direction for meeting an objective.

Community Context Goal

An attractive and distinct community with thriving commercial and residential districts that serve the needs of area residents.

OBJECTIVES:

- Continue to be recognized in the region as a desirable place to live.
- Improve physical conditions and overall quality of life.
- Maintain and enhance the community's historic and rural character.
- Promote land uses that respect the natural environment.

STRATEGIES:

- Actively work with property owners to annex unincorporated land located on the Village's west edge along Randall Road and within the sewer Facility Planning Area.
- Amend zoning districts to match the Plan's land-use changes.
- Preserve scenic corridors through roadscape/landscape easements along the Village's primary road corridors: Route 31, Route 72, Huntley Road, and Randall Road.
- Work with State and Regional Planning authorities to implement area roadway improvements.
- Amend Villages codes, such as the Village subdivision code, to protect water quality and hydrology.

Residential Land Use Goal

Safe, attractive, and pedestrian-oriented neighborhoods that provide a range of housing types and enhance the overall character of the Village.

OBJECTIVES:

- Acknowledge and preserve the Village's existing residential neighborhoods.
- Encourage high-quality, well-designed developments featuring a wide variety of housing products throughout the Village.
- Encourage development of affordable senior housing.

STRATEGIES:

- Continue code enforcement efforts and comprehensive neighborhood infrastructure improvements.
- Locate multi-family housing and increase residential densities near major commercial areas.
- Encourage high-quality site planning and design of new subdivisions that create interconnected neighborhoods centered on schools, parks, and open space.

Open Space Goal

A park and open space system that provides a wide range of recreational opportunities and enhances the overall image and appearance of the Village.

OBJECTIVES:

- Preserve and enhance the Village's existing open spaces and natural resources.
- Work with Dundee Township Park District, Dundee Township Open Space District, and Fox Valley Land Foundation to improve and expand open space, parkland, and recreation activities throughout the Village.
- Facilitate expansion and extension of the existing area trail system.
- Maintain a variety of parks that offer a range of facilities.

Village of West Dundee

Goals & Objectives

STRATEGIES:

- Implement the new recreation center and expanded play fields planned for Randall Oaks Park.
- Create guidelines for the park space and trail extensions anticipated for the large, undeveloped properties located on the west and south sides of the Village.
- Work with the Park District to establish a detailed plan/design for the Village-wide path/trail system.
- Actively pursue grants and donations to provide and enhance open space within the large undeveloped properties.
- Develop plazas, walkways, gardens and other civic open spaces where feasible within commercial areas.
- Develop a long-term funding method for open space donations that are not absorbed and maintained by the Park District.

Community Facilities Goal

Efficient public facilities that provide Village residents and businesses with a full range of services.

OBJECTIVES:

- Manage and equitably distribute community facilities throughout the Village.
- Maintain the Village's quality of life by ensuring facilities and services continue to be responsive to the needs of the residents.

STRATEGIES:

- Continue to be proactive in the School District's area planning efforts to coordinate the need for school improvements and new facilities with the pace and location of new development.
- Work with local organizations to expand services for senior citizens and disabled individuals where needed.

Economic Development Goal

Diversified economic base that serves local and regional residents with a range of businesses and jobs.

OBJECTIVES:

- Encourage improvement and development of the Village's business districts.
- Focus commercial activity within the Village's four key subareas.
- Retain existing businesses and attract new businesses to the Village.

STRATEGIES:

- Preserve and enhance the commercial base of the Village by actively marketing to commercial businesses that fill a market niche and/or complement existing businesses.
- Encourage and assist the repositioning and strengthening of the Spring Hill Mall sub-area.
- Reserve limited land for office/industrial development over the long term (10 to 20 years).
- Take advantage of the strong market demand for residential development by soliciting developers and encouraging large mixed-use developments linked to commercial centers.
- Create a business retention and attraction program based on the Future Land-Use Plan and sub-area development strategies.

Commercial Land-Use Goal

Well-defined, attractive, and pedestrian-oriented commercial districts that serve the needs of local and regional residents and enhance the Village's tax base.

OBJECTIVES

- Reduce commercial zoning and focus economic development efforts on the most viable areas of the Village.

Village of West Dundee

Goals & Objectives

- Concentrate commercial development within the Village's four key sub-areas: Spring Hill Mall, Randall Road Corridor, Route 31 Corridor, and Downtown.
- Promote redevelopment of vacant and underutilized property in the sub-areas.
- Encourage development of high-quality; master-planned mixed-use commercial centers along Route 31 and Randall Road that are physically distinct from the typical "big-box," large-parking-lot character of most commercial centers. Commercial centers should incorporate residential uses, including housing above shops, where feasible.
- Continue to improve Downtown as a mixed-use entertainment center that offers easy access to parking and pedestrian-friendly streets.
- Enhance existing commercial uses and streetscape along Route 31 north of the Haeger property and south of Route 72.

STRATEGIES:

- Amend zoning districts to concentrate commercial activity and encourage linked mixed-use development.
- Strengthen the commercial districts with physical enhancements and increased residential densities to maximize commercial activity.
- Increase outreach efforts to businesses and developers to attract new uses to the key sub-areas.
- Create a Village-wide wayfinding/signage program to facilitate access to commercial areas and activity generators.
- Design and complete physical improvements in Downtown, including a more pedestrian-oriented streetscape on Main Street, parking directional signage, and extension of the Riverwalk to Oregon Street.
- Increase promotion of "Downtown West Dundee" through a new marketing program.

Transportation Goal

A safe and efficient transportation network that facilitates movement of motorists, transit users, bicyclists, and pedestrians throughout the Village.

OBJECTIVES:

- Reduce congestion along the Village's major roadways.
- Maintain an efficient roadway system that facilitates access and circulation for residents and visitors, as well as economic development activities.
- Establish a comprehensive walking/bicycle trail system that extends throughout the Village.
- Locate new school and park facilities, especially middle and high schools, in optimal locations regarding roadway access.
- Facilitate access to the Spring Hill Mall and Downtown areas from Randall Road through a Village wayfinding system.

STRATEGIES:

- Continue to pursue funding of planned roadway improvements with Kane County, IDOT, and other governmental agencies.
- Consider improvements to Huntley Road and Route 72 as priority projects linked to economic development strategies for the Randall Road Corridor and Spring Hill Mall.
- Maintain Binnie, Boncosky, and Sleepy Hollow Roads in good condition as minor arterials to further facilitate traffic access and circulation.
- Utilize access-management strategies such as curb-cut consolidation to improve traffic safety/flow along roadways.
- Begin working with the Park District, School District, and Kane County to determine the feasibility of a shared signalized access point on Randall Road at the main entrance to the Park complex.
- Work with Dundee Township Park District to establish a detailed plan/design for the trail system.
- Screen/buffer residential areas as part of Route 72 widening..

Village of West Dundee

Goals & Objectives

Community Character Goal

An attractive community with a distinct visual image that embraces and promotes West Dundee’s historic, natural, and architectural qualities.

OBJECTIVES:

- Create a distinct identity for West Dundee that capitalizes on its positive attributes.
- Promote and preserve the architectural and cultural history of West Dundee.
- Encourage high-quality site planning, landscape design, signage design, and architecture that respect and preserve the area’s historic character and natural environment.
- Provide and maintain attractive roadways throughout the Village as “scenic corridors.”

STRATEGIES:

- Update the Village’s capital improvement program based on the new Future Land-Use Plan.
- Create a consistent community identity/signage system, especially at major entrances into the Village and at major intersections.
- Continue to work with Spring Hill Mall’s owners to improve the property’s physical conditions and visibility.
- Establish a coordinated design approach for the Village’s main roadways that enhances and preserves them as scenic corridors.
- Implement streetscape improvements along Route 31 south of Route 72 and north of the Haeger property.
- Implement streetscape and signage improvements along Main Street in Downtown that buffer pedestrians from the busy roadway and guide motorists to parking areas.
- Continue efforts to preserve, where feasible, architecturally and historically significant properties and places.
- Incorporate historic and cultural elements into open space, streetscape, and signage designs where appropriate.



Section 10: Planning Sub-Areas

Village of West Dundee

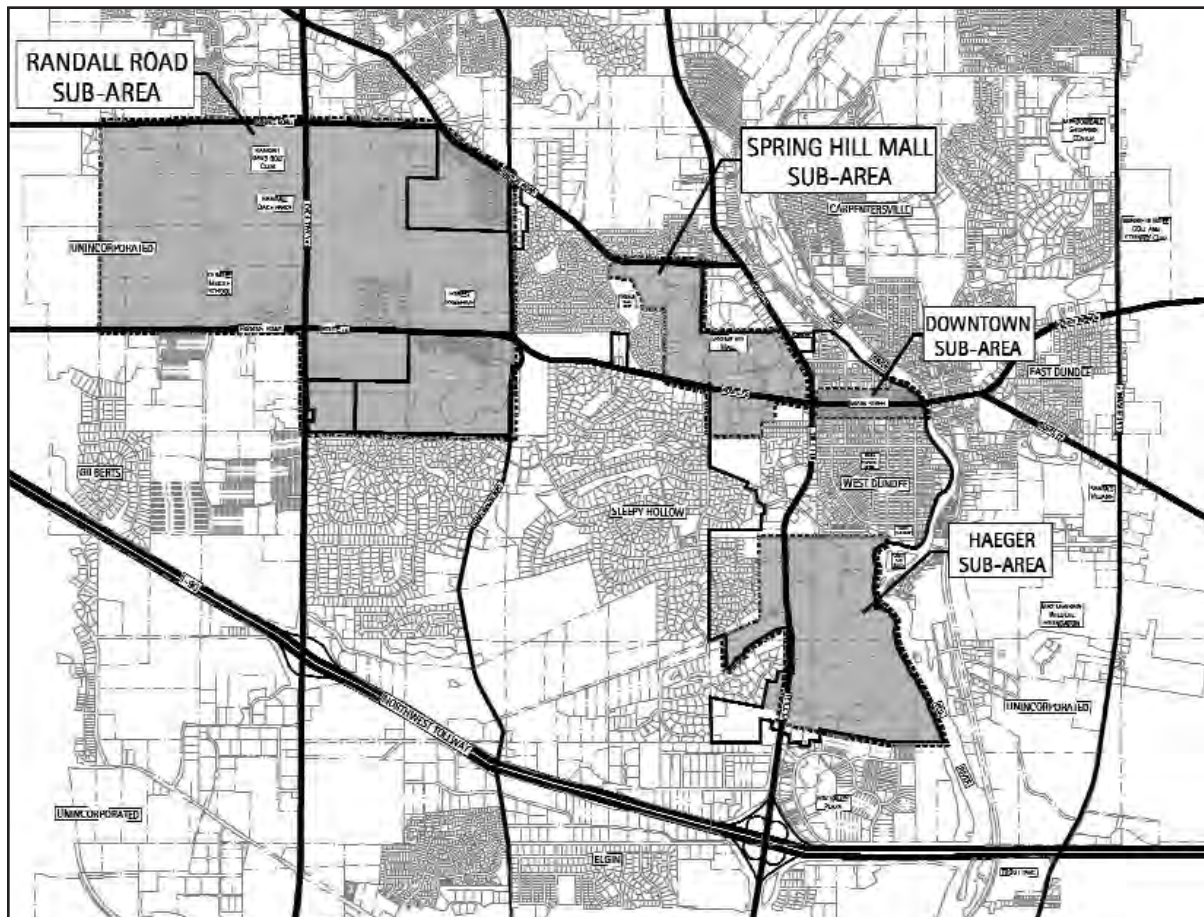
Planning Sub-Areas

SECTION 10: PLANNING SUB-AREAS

The following sub-area development strategies were defined during the comprehensive planning process to help illustrate the development potential of specific sites and blocks. These locations have been identified and acknowledged as major opportunity and target areas for redevelopment and new development.

Land-use recommendations for these sub-areas are presented on the following pages.

Figure 10: Planning Sub-Areas



Randall Road Corridor Sub-Area

SUB-AREA GOAL:

Controlled, high-quality development that reflects the character of West Dundee and provides new commercial, residential, and recreation opportunities.

Objectives

- Encourage commercial development that serves nearby neighborhoods, as well as the region.
- Consider high-quality, mixed-product housing at appropriate densities with higher densities concentrated near commercial intersections.
- Link existing land uses and new development via an extensive open space system that includes greenways and trails.

Development Position

Randall Road is a major commercial corridor in Kane County. Regional shopping centers with department stores, power center anchors, stand-alone big box retail stores and “lifestyle” centers are clustered along this north-south corridor extending almost the entire length of the County.

In the West Dundee market area, Carpentersville, Algonquin and Elgin have already established retail centers along this high traffic corridor. The Village of West Dundee has recently annexed vacant land along Randall Road, where traffic counts currently exceed 36,000 vehicles per day. The portion of the corridor from Binnie Road to Route 72, including the southeast corner of Randall and Route 72 is within the Village’s incorporated boundaries or its sewer service area.

The West Dundee portion of the corridor has not been developed, except for a small isolated subdivision at the northwest corner of Randall Road and Route 72, and the Randall Oaks park/recreation/golf complex. The Dundee Township Park District, which owns most of the west side of the road frontage, has indicated that a 3-acre parcel at the southwest corner of the Randall Road/Binnie Road adjacent to its golf course could be available for a small commercial development.

Village of West Dundee

Planning Sub-Areas



The Randall Road Corridor has potential for a mixed-use town center with shops, entertainment uses, public spaces, and attractive streetscape elements.



There is potential for a specialty grocery store and convenience shops.



Dining opportunities, such as themed restaurants, can be part of a town center development.



Large new commercial centers can be pedestrian-friendly with attractive streetscape, well-marked crosswalks, and directional signage.

One development possibility would be to make the sub-area's vacant land available for big box retail. However, developing additional big box retail along Randall Road in a saturated retail market would increase competition with the Village's existing retail base. It also would restrict the potential for a unique development or mix of uses in this key sub-area.

The Village should instead explore the potential for two types of commercial developments along its Randall Road frontage — an “auto-mall” of luxury and moderately priced car dealerships featuring high-quality design and/or a town center type mix of entertainment related uses such as movie theatres, eating/drinking establishments, bowling alleys, themed restaurants or other associated uses. A town center type development could possibly include a specialty foods store to serve the rapidly growing corridor, as well as the overall West Dundee area.

These uses require good access, high traffic counts, proximity to residential areas and large tracts of available land, all of which are present along or near Randall Road. Rather than competing with the retail agglomeration at Spring Hill Mall, such developments would draw additional customers to West Dundee and could potentially create a complementary synergistic retail environment that could be directly linked to adjacent residential subdivisions and the Randall Oaks park complex. A major expansion of the complex is planned, including a large indoor recreation center. This will increase activity in the West Dundee segment of Randall Road, which would help draw area residents to new commercial uses in the immediate vicinity.

Strategies

Clustered Commercial Uses

The Village should cluster commercial development at the high-traffic intersection of Randall Road and Route 72 and/or at a central location opposite a potential signalized main entrance into the Randall Oaks park/recreation/sports complex.

Considering the available market for commercial businesses, the following types of development should be explored for the east-side frontage of Randall Road in West Dundee:

Village of West Dundee

Planning Sub-Areas

- An auto mall in a landscaped, campus-like setting with shared access drives and parking.
- A town center with a mix of entertainment-related uses such as movie theaters, restaurants, pubs, bowling alleys, and other associated uses.
- A town center with a specialty grocery store, cafes, and convenience shops that is the focal point for an adjacent residential development.

Residential Critical Mass

Adding condominiums or townhomes adjacent to and within a town center-type commercial development would help provide a critical mass of residents to support adjoining retail and service uses. Such housing would also add to the range of housing options available to area residents.

Park/Recreation/Sports Complex

The expansion of the Park District's complex on the west side of the Corridor will draw more people to the immediate area. The Village should work with the Park District to facilitate the expansion and to determine the potential for a major signalized intersection into the complex.

Target Populations

The Village's outreach efforts to potential businesses and developers for this sub-area should emphasize the following:



Example of rowhomes.



Example of rowhomes.



Potential rowhomes near a new town center

- The significant traffic volumes on Randall Road (36,000 vehicles per day).
- The increasing population of the greater West Dundee area.
- The potential for new residents in the large undeveloped properties immediately east of the corridor.
- The expected increase in Randall Oaks Park patrons.

Infrastructure Improvements

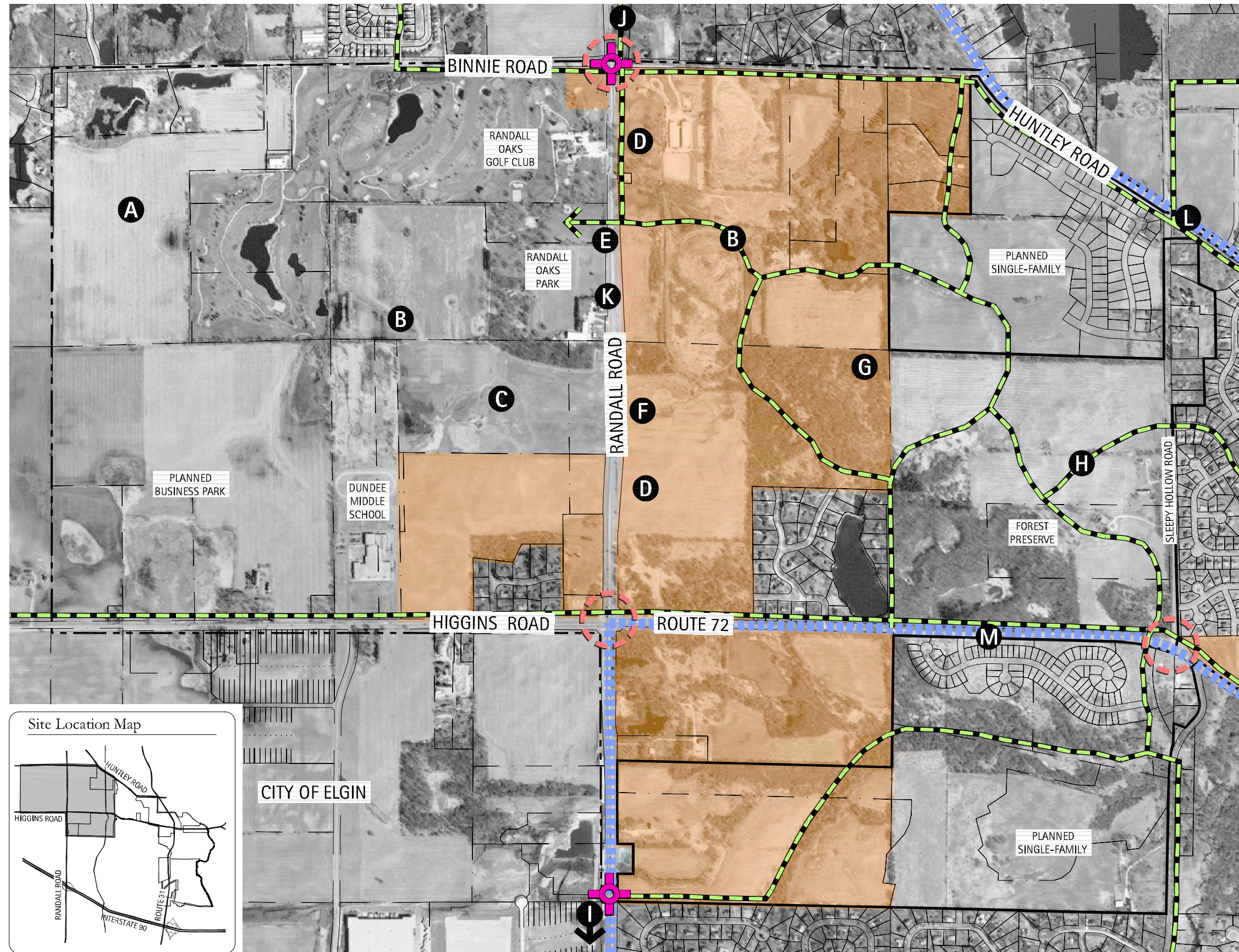
The improvement of arterial roadways is critical to the success of the sub-area, especially to facilitate access to Randall Road from the developed center of the Village. Proactive planning with local property owners, the Park District and County could also help establish traffic management strategies for future driveway and signal locations along the roadways in anticipation of new development.

Master Plan

A coordinated master plan for a high-quality, mixed-use development should be established for the east side of Randall Road from Binnie Road to Route 72 to distinguish this sub-area from the large big box/parking lot commercial character existing farther north. The master plan should include:

- A mix of complementary land uses.
- Interconnected internal streets where feasible.
- An 8-acre central park within the residential neighborhood and adjacent to the Forest Preserve.
- A pedestrian/bike trail that links the development with the Randall Oaks parks complex and Forest Preserve.
- A central signalized intersection at the entrance to the parks complex if feasible.

The Village should also begin to establish a distinct identity with gateway features, landscape easements, and signage along this roadway, which is the western entrance of the community. Although interconnected streets will help traffic flow, street connections should be made to unincorporated subdivisions in this sub-area only if new, adjacent developments are residential and only if annexed into the Village.



Village of West Dundee

Randall Road: Sub-Area Analysis

Legend

- West Dundee Municipal Boundary
- Facility Planning Area Boundary (Sewer Service)
- Development Opportunity
- Potential Community Gateway
- Key Intersection
- Planned Road Widening
- Planned Bike Path

Opportunities

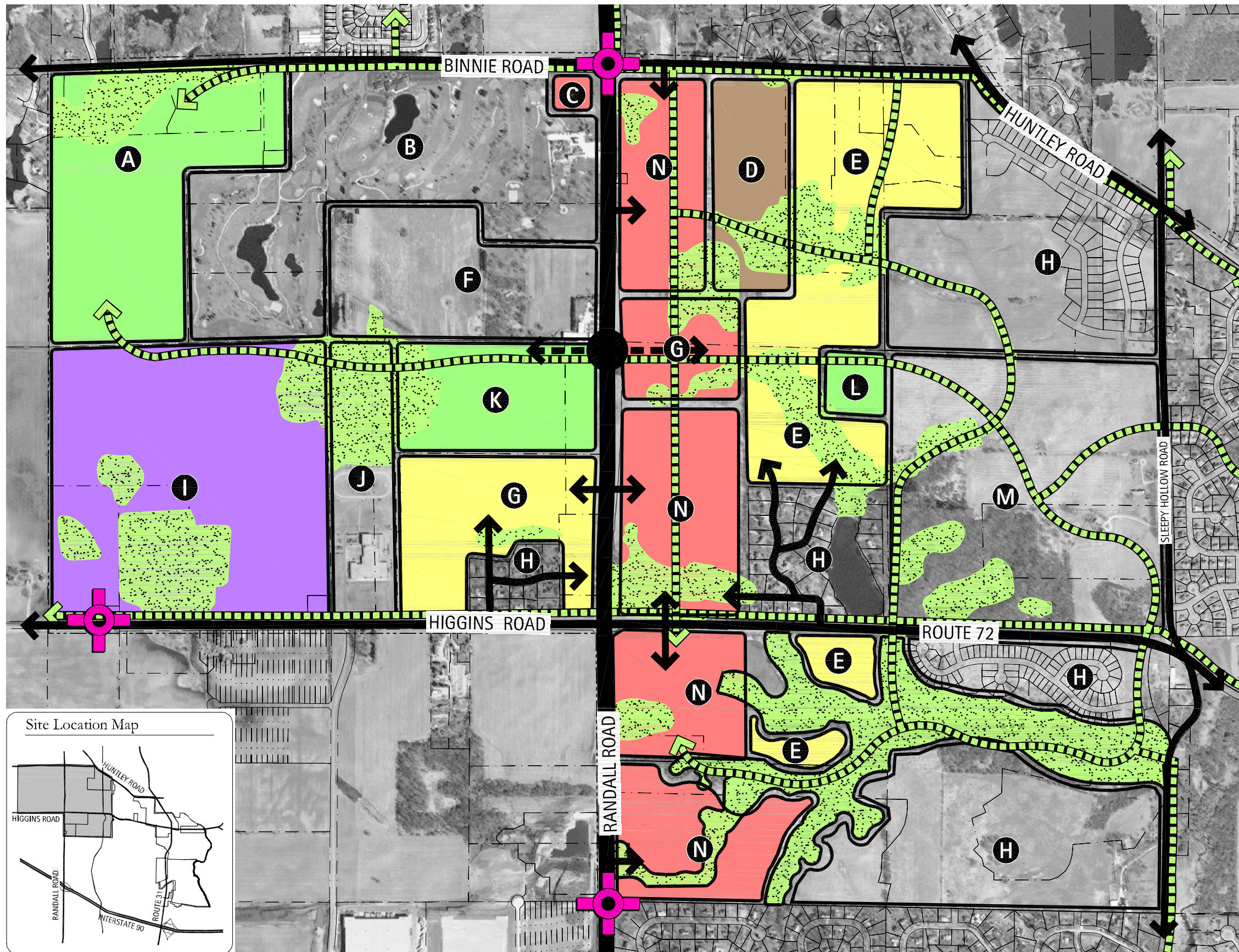
- A** Planned Athletic Fields.
- B** Potential multipurpose trail connections to golf course and park.
- C** Park District expansion area (swimming pool and rec center).
- D** Preservation of green corridor with landscape buffers.
- E** Potential Pedestrian Crossing
- F** Development sites along Randall Road.
- G** Potential park space adjacent to Forest Preserve.
- H** Potential multipurpose trail connections through Forest Preserve.
- I** Proximity to Randall Road / I-90 Interchange.

Issues/Constraints

- J** Major retail development north on Randall Road.
- K** Congestion on Randall Road.
- L** Congestion on Huntley Road.
- M** Congestion on Higgins Road.

Village of West Dundee, Illinois Comprehensive Plan

Figure 11: Randall Corridor - Sub-Area Analysis



Village of West Dundee, Illinois Comprehensive Plan

Figure 12: Randall Corridor - Sub-Area Strategy

Village of West Dundee

Planning Sub-Areas

Spring Hill Mall Sub-Area

SUB-AREA GOAL:

A regional-level commercial center that continues to be the economic engine for West Dundee, repositioned with new uses and improved physical conditions.

Objectives:

- Maintain existing retail anchors within the Mall and on the properties surrounding it.
- Focus new development on the periphery of the property.
- Introduce new residential, restaurant and/or entertainment uses.
- Create an internal system of pedestrian paths and defined driveways that link commercial sites to each other and to adjacent neighborhoods.
- Consider the stormwater detention area on Route 72 as a possible open space amenity for new shops and restaurants.
- Reposition the Fashion Corner property with new and improved uses, and site improvements.
- Improve commercial building facades, walls, and loading areas so that the sub-area is more attractive and inviting.

Development Position

Spring Hill Mall is centrally located within the Village between Route 31, Route 72, and Huntley Road. It was developed in the late 1970s and early 1980s when retail malls were popular for meeting a range of shopping needs. Several large store chains such as Best Buy and Jewel, along with several busy restaurants, are located on the periphery of the Mall. Walgreen's and The Home Depot have recently built new stores in this location.

The Mall sub-area is a highly accessible and heavily traveled location with convenient access to I-90 via Route 31. Route 72 is a major arterial that provides an east-west connection to this sub-area. Average daily traffic on Route 31 and Route 72 equals 33,400 and 24,600 respectively near their intersection at the southeast corner of the Mall.



Additional open glass storefronts would help the physical appearance of Spring Hill Mall.



Open space amenities near the Spring Hill Mall detention pond would make the area more attractive.

Village of West Dundee

Planning Sub-Areas

The area is one the largest retail agglomerations in northern Kane County with a strong base of national retail chains that draw consumers from a large trade area. The declines in retail sales from the Mall and its environs in recent years indicate that it is losing market share to competition from new big-box retail chains on Randall Road and Geneva Commons, the “lifestyle center” in the City of Geneva. The recent opening of Algonquin Commons, a 425,000 square foot lifestyle center, also poses further competitive challenges for this sub-area.

This sub-area needs to be continually evaluated to ensure that the retail space meets the needs of desired users and is in keeping with retail trends. The stores that compete for the most attractive tenants do so not only based on location, but also display area, windows, storage, ceiling heights, physical layout, and area character. These needs and requirements are constantly changing. In addition, the shopping experience needs to be convenient and attractive to draw consumers. Stores that provide a pleasurable and entertaining experience while still providing convenient access and parking will have an edge over the competition. By making shopping a memorable experience, retailers can increase in-store time and consumer spending.

Strip-mall space developed in the 1980s is largely obsolete in many locations and therefore unable to compete for the best retailers. This results in vacant space, underutilization, low rents or some combination of factors, all of which detract from the desirability and marketability of a site.

The Village should be proactive in enhancing this key sub-area and maintaining it as a major regional retail destination. The Village should work with property owners and mall managers to assure that the sites are attractive and space is competitive. Otherwise prospective tenants will locate to other municipalities resulting in vacancies or less-than-desirable retail users.

As obsolete retail sites and/or existing vacant sites in this sub-area are developed, the potential for a big box anchored retail center should be explored. A strong national home furnishing chain such as Bed Bath and Beyond or Linens ‘n Things could serve as an anchor and fill an available niche in the current retail market. A

potential big-box/community retail center would benefit from the presence of the strong retail agglomeration and the growing number of households with relatively high income levels. Another potential option is to attract a movie theatre complex to the area, either as an anchor of the Mall or in the vacant out lots northwest of the mall.

Strategies

Additional Commercial Uses

Work closely with the owner of the Spring Hill Mall and adjacent Fashion Corner Mall to facilitate new development concepts and site improvements. There are several out-parcels and large parking lots around the Mall that could accommodate a range of new commercial uses that would draw additional shoppers to the area. The following types of development should be explored for this sub-area:

- Another big-box retailer adjacent to The Home Depot to the west.
- Other free-standing retail stores at the intersections of the Mall's internal driveways or on a large vacant parcel across Route 72.
- A mix of home-furnishing-type stores.
- A mix of entertainment related uses such as movie theaters, restaurants, pubs, bowling alleys, and other associated uses.
- Restaurants, possibly located around a central water feature at the main entrance on Route 72.

Physical Changes

The Mall and its environs are the center of retailing in West Dundee and account for more than 50 percent of the total revenue for the Village. Given the competitive retail market, the Mall area and its retail space must constantly evolve in response to changing industry trends and consumer spending habits.

The Mall property and smaller adjacent Fashion Corner retail center are difficult to see from Route 31 and Route 72. Upon entering the site, large parking lots, loading docks, and solid building walls dominate its image.

Village of West Dundee

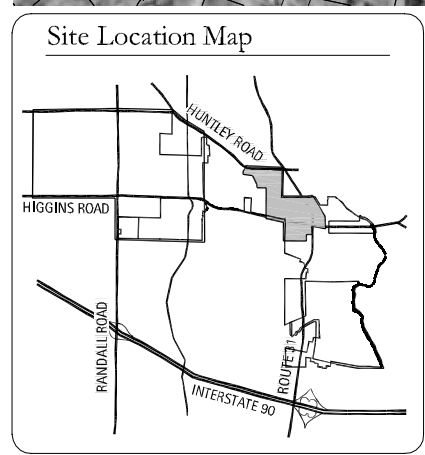
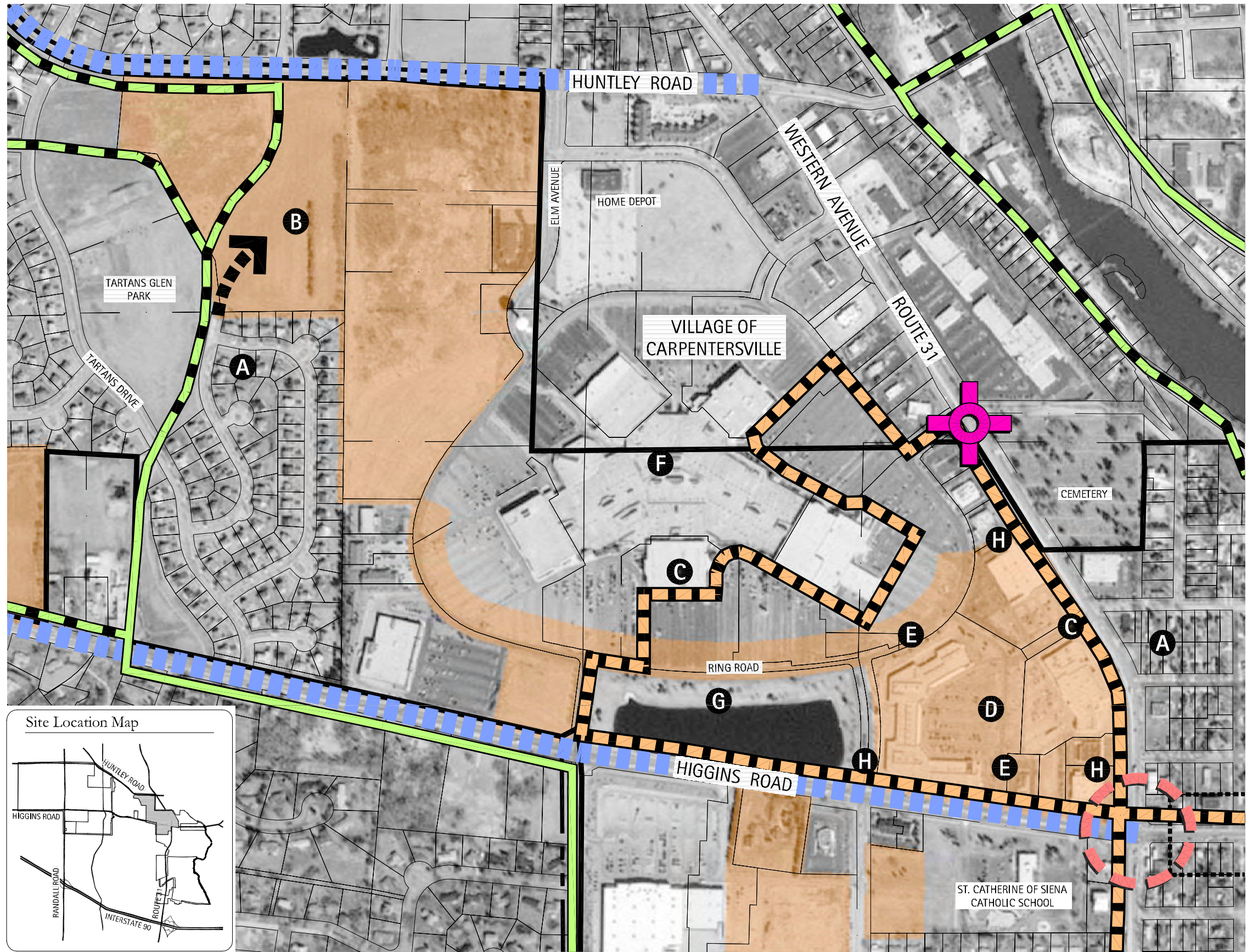
Planning Sub-Areas

The following physical changes should be considered for the sub-area to create more of a “sense of place,” as well as a “sense of arrival:”

- Develop out-lot buildings at key driveway intersections to better frame the site and reduce the size of parking fields.
- Make parking lots more attractive by creating defined driveways with street trees, landscaping, pedestrian paths, and signage.
- Increase the Mall’s visibility by enhancing and defining perimeter landscaping and entrance signage.
- Add landscaping and pedestrian amenities to the detention pond area.
- Consider open glass storefront improvements on the façade of the Mall similar to the bookstore on its east side.

Similar improvements should also be considered for the Fashion Corner property, which is especially in need of physical improvements to enhance its appearance and accessibility.

The Village, working closely with local property and business owners, should consider develop a comprehensive sub-area improvement plan that addresses access, circulation, exposed loading/trash areas, streetscape, pedestrian paths, and signage. A coordinated design approach would help give this sub-area more of a cohesive identity as a special place for businesses and shoppers within the Village.



Village of West Dundee

Spring Hill Mall: Sub-Area Analysis

Legend

- West Dundee Municipal Boundary
- Facility Planning Area Boundary (Sewer Service)
- Development Opportunity
- Potential Community Gateway
- Key Intersection
- Planned Road Widening
- Bus Route - Pace #552
- Existing Bike Path
- Planned Bike Path

Opportunities

- A Established neighborhoods adjacent to Spring Hill Mall.
- B Potential street connection to Mall.
- C Marshall Fields under new ownership.
- D Potential to enhance smaller shopping center and realign its access/visibility.
- E Potential for pedestrian links between Mall retail and Downtown.

Issues/Constraints

- F Boundary between West Dundee and Carpentersville.
- G Detention pond along Route 72 frontage.
- H Limited site visibility/identity from main roads.

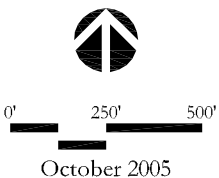
Note: Consult site survey or official Village maps for more precise dimensions or detail.

Village of West Dundee, Illinois Comprehensive Plan

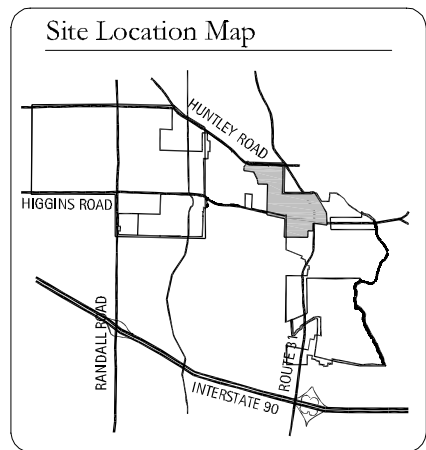
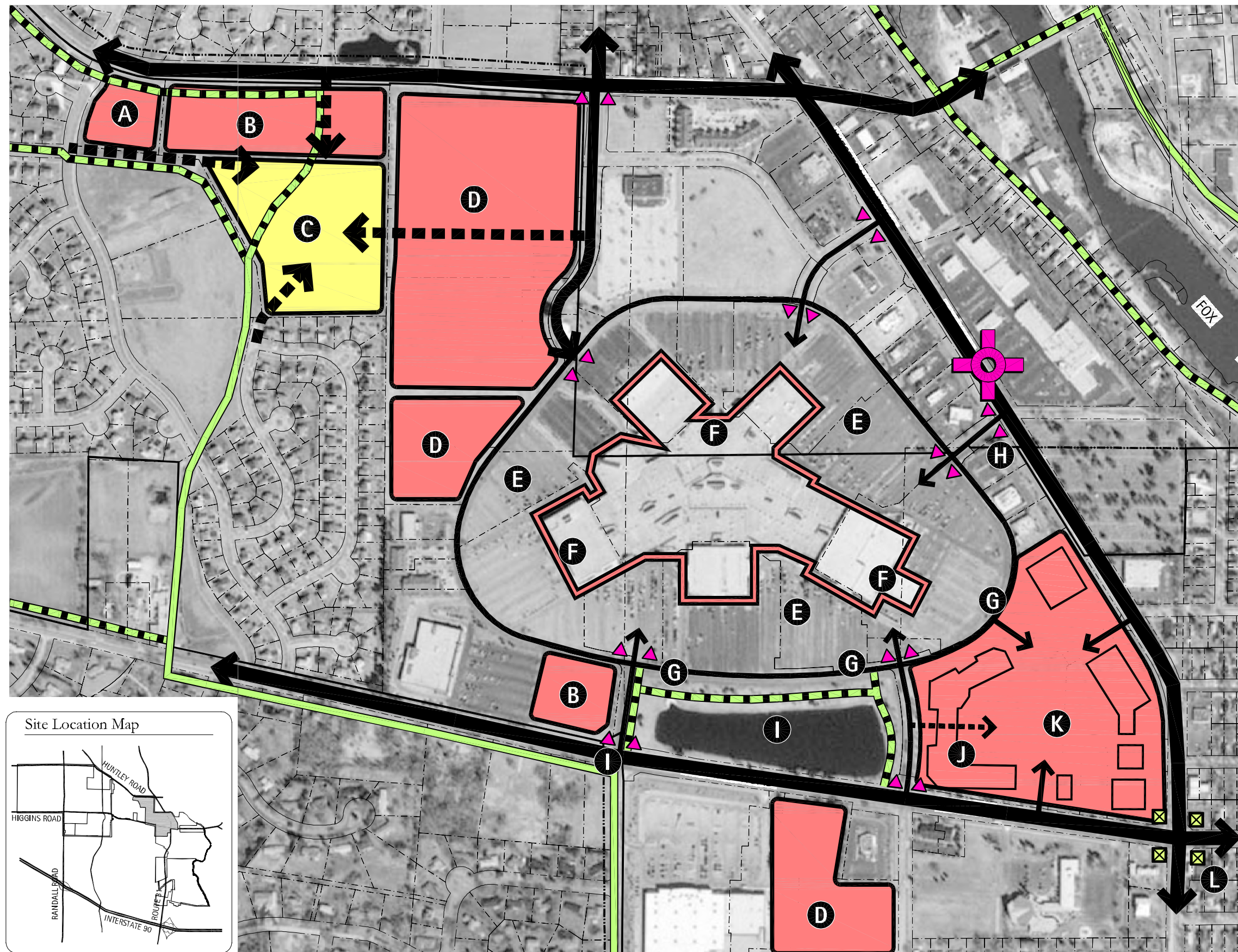
Figure 13: Spring Hill Mall - Sub-Area Analysis

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Planners, Architects, and Development Consultants

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October 2005



Village of West Dundee

Spring Hill Mall: Sub-Area Strategy

Legend

- Potential Gateway Feature
- Potential Key Intersection Feature
- Existing Road Connection
- Potential Road Connection
- Potential Mall Identity Feature
- Existing Bike Path
- Bike Path Extension
- Commercial
- Single-Family Residential (1 to 3 DU/AC)

Existing Conditions & Recommendations

- A** New commercial development.
- B** Develop retail or restaurant use.
- C** Create single-family development.
- D** Consider retail with the possibility of incorporating multi-family residential, such as senior housing.
- E** Enhance parking lots with defined driveways, street trees, pedestrian paths/walks, and signage.
- F** Consider open glass storefront improvements on facade of Spring Hill Mall similar to recent improvements.
- G** Consider outlot buildings at key drive intersections, especially restaurants close to mall shops.
- H** Increase Mall visibility with enhanced landscaping, signage and identity features.
- I** Enhance detention pond area with landscaping and pedestrian amenities.
- J** Consider new entrance drive into Fashion Mall to improve access/visibility.
- K** Enhance Fashion Mall site with reorganized access drives, landscaping, improved signage, and pedestrian paths.
- L** Enhance major intersection with corner features and landscaping.

Note: Consult site survey or official Village maps for more precise dimensions or detail.

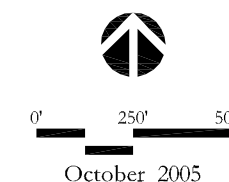
Village of West Dundee, Illinois

Comprehensive Plan

Figure 14: Spring Hill Mall - Sub-Area Strategy

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Real Estate Advisors and Development Consultants

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Village of West Dundee

Planning Sub-Areas

Downtown Sub-Area

SUB-AREA GOAL:

A well-preserved, traditional downtown that serves as the eastern gateway to the Village and thrives as a special restaurant and retail destination for the region.

Objectives

- Maintain and improve existing buildings to preserve area character, increase shopper activity and encourage new development.
- Develop underutilized and deteriorating properties with compatible uses.
- Establish a safer, more attractive pedestrian environment along Main Street, with links to the Riverwalk and parking lots behind buildings.
- Maintain easy-to-find, ample parking to serve Downtown businesses.
- Improve business and directional signage that clearly identifies business and parking locations.
- Preserve historic buildings and character.

Development Position

The Village of West Dundee has a small, charming downtown located just west of the Fox River along a highly traveled arterial Route 72 (Main Street). The core Downtown is primarily comprised of restaurants and locally owned retail and service-oriented businesses. Downtown also stretches along Main Street from Second Street to Route 31, which includes historic residential structures that contain commercial uses.

There are a total of 53 businesses in the core Downtown area. Neighborhood-scale retail is the predominant business type, including boutiques, antique stores, gift shops, flower shops, shoe repair shops and professional/financial services. There are a few businesses that draw customers from a larger market area. Francesca's Campagna and Emmett's Tavern & Brewing Company are two well-established, destination-oriented restaurants that bring significant pedestrian traffic into the area from the Village and neighboring communities.

In general, Downtown West Dundee has a higher proportion of professional/financial services while retail stores and eating and drinking establishments are relatively under-represented.

Limited land for development and significant competition from Spring Hill Mall and other nearby retail centers limit the retail potential of Downtown. Consequently, it will continue to primarily function as a neighborhood-level shopping destination with the exception of potential additional eating and drinking establishments that can attract customers from a wider area.

Strategies

General

- Plan for adequate and shared parking, including review of developments to ensure sufficient parking and possibly appropriately located, designed, and screened parking decks.
- Consider allowing residential uses above commercial uses if adequate parking is provided.
- Provide technical assistance to those property owners who want to renovate or preserve their historic properties.
- Preserve the character of Main Street between Second Street and Route 31, including ensuring that changes made to the residential structures used for commercial purposes be appropriate for the scale and image of the historic area.

Increased Vitality

There are some redevelopment opportunities within Downtown that would add to its critical mass of commercial activity. These opportunities include:

- Potential conversion of a small office building located on the River to a retail or restaurant use.
- Potential clearance of the building on the river (and relocation of its business) to link the Riverwalk and increase access and visibility to the River edge.
- A retail or restaurant use at the southwest corner of Washington and Second Streets, possibly with denser development of the overall bank block, which fronts Main Street.

Village of West Dundee

Planning Sub-Areas

- A mixed-use development on the north side of Oregon Street from the River edge to Second Street, including the Village owned property east of First Street.

Physical Changes

Downtown West Dundee has a traditional historic Main Street character with small blocks, the Riverwalk, attractive architecture, and shared parking lots. However, it needs physical improvements to make it a more pleasant place to walk, shop, and dine. Working closely with property owners, business owners, and IDOT, the Village should consider the following improvements:

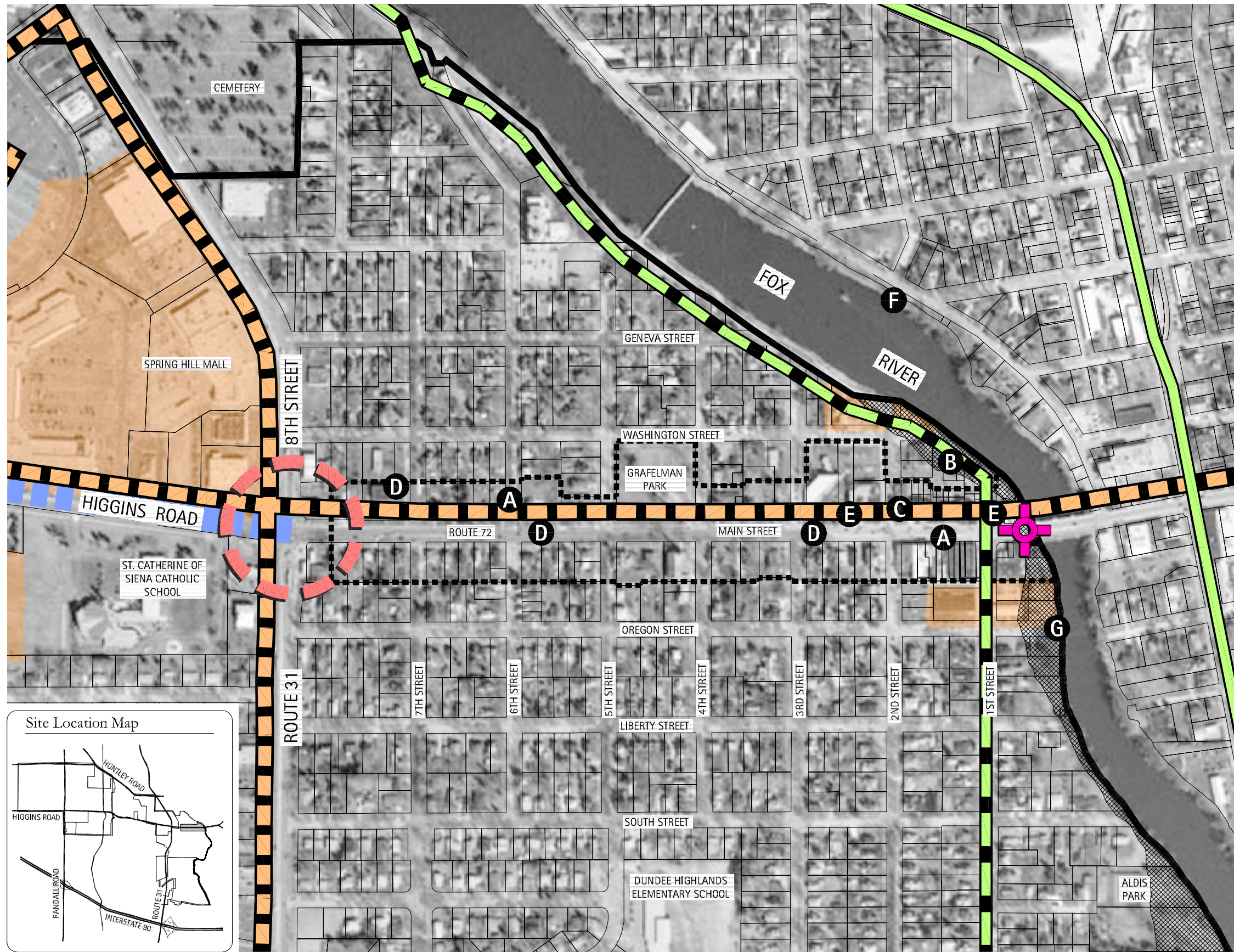
- Streetscape enhancements on both sides of Route 72, including raised planters with seasonal plantings, to give pedestrians a sense of enclosure and safer physical edge along the sidewalk and to improve the appearance of the roadway.
- Traffic signal improvements at First and Second Streets to facilitate crossings for pedestrians traveling between the north and south sides of the area across Route 72, as well as left turns for motorists.
- Attractive directional signs on Route 72 that guide motorists to the parking lots behind the Main Street buildings.
- Additional landscaping in parking lots.
- Extension of the Riverwalk south to Oregon Street.
- A mid-block pedestrian path between the parking lot and buildings south of Route 72/Main Street using an existing gangway or opening between buildings.
- A community gateway feature at the River at West Dundee's east entrance.
- Improvements to building fronts and visible building backs, including business names, clearly defined rear doorways, wall improvements, and decorative trash bin enclosures.
- Possible changes to alleviate traffic noise along Main Street.



A mid-block pedestrian path



Outdoor dining opportunities



Village of West Dundee

Downtown: Sub-Area Analysis

Legend

- West Dundee Municipal Boundary
- Downtown Historic District
- Development Opportunity
- Flood Zone
- Potential Community Gateway
- Key Intersection
- Planned Road Widening
- Bus Routes Pace #552 + # 803
- Existing Bike Path
- Planned Bike Path

Opportunities

- A** Well preserved "Main Street" historic buildings.
- B** Fox River frontage + pedestrian path.
- C** New restaurant and business activity.

Issues/Constraints

- D** Main Street is 4-lane roadway under IDOT jurisdiction.
- E** Motorists have trouble finding Downtown parking.
- F** Deteriorating Fox River edge conditions.
- G** Flood zones.

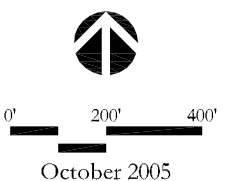
Note: Consult site survey or official Village maps for more precise dimensions or detail.

Village of West Dundee, Illinois Comprehensive Plan

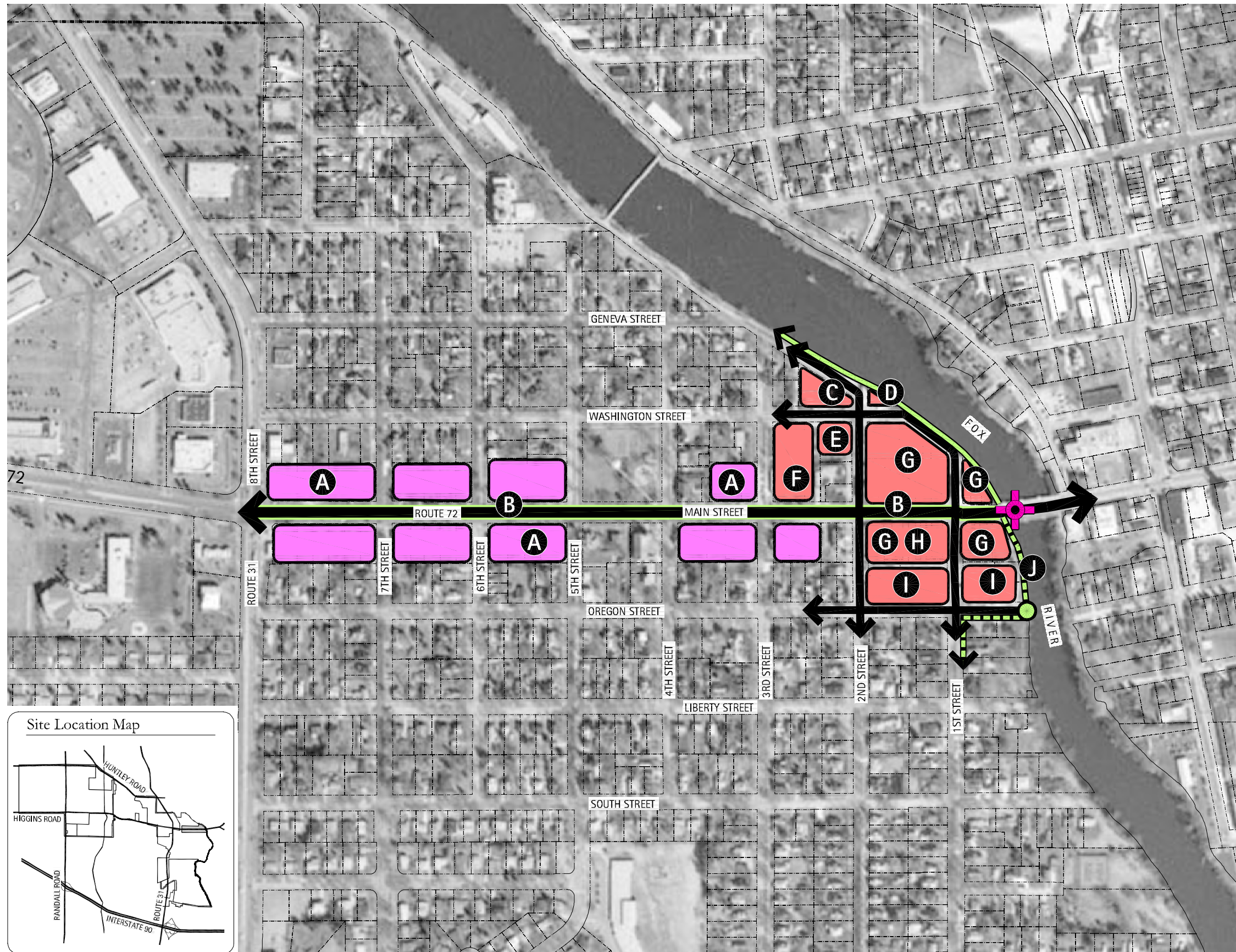
Figure 15: Downtown - Sub-Area Analysis

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Real Estate, Advisors, and Development Consultants

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October 2005



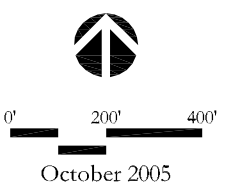
Note: Consult site survey or official Village maps for more precise dimensions or detail.

Village of West Dundee, Illinois Comprehensive Plan

Figure 16: Downtown - Sub-Area Strategy

S. B. Friedman & Company
Planners, Architects, and Development Consultants

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Village of West Dundee

Planning Sub-Areas

Route 31/Haeger Property Sub-Area

SUB-AREA GOAL:

Well-planned, sensible development that respects the natural features of the area, while incorporating commercial, residential, office, and recreational uses.

Objectives

- Maintain Route 31 as a scenic corridor and community gateway.
- Preserve and enhance the natural features of the Haeger property.
- Mix uses and housing products to create demand for area commercial activity and to provide more housing choices.
- Establish an efficient street system that connects the Haeger property with adjacent residential neighborhoods.

Development Position

The Route 31/Haeger Property sub-area is in the southern portion of the Village along the Fox River in close proximity to I-90. This sub-area is primarily vacant, with some small shopping and church/office uses located along Route 31 north of the 536-acre Haeger property.

The Village and Haeger have a detailed development agreement for the area, which represents one of the most significant opportunities in the northwest suburbs for a high-quality, mixed-product residential development along with office park uses and neighborhood-scale retail.

As new homes are added to this sub-area, a neighborhood/convenience center anchored by a specialty grocery store may have potential to be developed at a corner location. As noted in the Retail Market Analysis, Blue Goose, Treasure Island, and Fresh Farms are examples of specialty grocery stores that might be attracted to West Dundee. Such a use could be supported at this location by the general absence of such a retailer in the market area, the existing and anticipated proximity of higher-priced homes, the traffic on Route 31, and the proximity of the business uses clustered at the Route 31/Tollway interchange.

Strategies

Office/Business Park

An office park in the southern portion of the Haeger Sub-Area would provide an employment center for West Dundee. The Village should market the area's proximity to Interstate 90 and setting adjacent to planned high-quality housing and commercial uses as well as trails and open space along the Fox River and Jelkes Creek. Professional offices could be located along the Route 31 frontage. If an office park use does not develop, residential uses should be considered for the area.

Neighborhood Retail Center

As noted above, there is significant potential to develop the east side of the Route 31 commercial frontage as a denser, pedestrian-oriented neighborhood center. Such a center would not only be accessible to motorists traveling on this busy roadway but to existing residents living nearby and new residents that will live to the east.

Such a center would serve local convenience shopping needs and could possibly include a specialty grocery store that would serve the greater community. Incorporating the existing Haeger farmhouse complex, a central open space or plaza, and multi-family housing within the commercial center should also be considered to increase its viability and establish it as a special place within the Village.

Target Populations

The Village's outreach efforts to potential commercial businesses and developers for the Route 31/Haeger Sub-Area should emphasize the following:

- The significant traffic volumes on Route 31 (30,000 vehicles per day).
- The existing residential neighborhoods north and west of the Haeger site.
- The potential for new residents east of the commercial frontage.
- The increasing population of the greater West Dundee area.

Village of West Dundee

Planning Sub-Areas



Haeger homestead

- The proximity of businesses clustered at the Route 31/I-90 interchange.

Residential Use

Housing should be clustered on the north and east portions of the Haeger site. This housing would have easy access to open space along the Fox River and Jelkes Creek and new, high-quality commercial areas along Route 31. They also would be close to employment with the planned office park uses in the southern portion of the Haeger Sub-Area.

If in the next few years a single tenant corporate user was not found to develop a quiet, green corporate campus on the south half, then residential use should be considered.

The Future Land Use Plan defines the frontage on the west side of Route 31 for multi-family housing or commercial.

Master Planned Development

The Haeger property could become a large, quality development at the southern gateway to the Village. When development occurs it should be part of a phased master plan that will create a unique coordinated mixed-use setting over time.

Street Linkages

As the property is planned there are several opportunities to create street links to adjacent developed areas located north and west of

the site, including to existing commercial sites along Route 31. Such links would reduce the need for local residents to travel onto Route 31 and would allow more direct access to both existing and future commercial development, as well as to future River-edge open space improvements.

Scenic Roadway & Greenways/Trails

As defined in the Village's agreement with Haeger, there are significant opportunities throughout the site to create greenways and trails along the Fox River and Jelkes Creek. Further consideration should also be given to establishing a scenic corridor easement along both sides of Route 31 to preserve where feasible this dramatic green entrance into the Village.

Physical changes should also be implemented along the frontage and within the parking lots of the existing shopping centers located immediately north of the Haeger property. These sites need landscaping and improved signage to make them more attractive and visible along busy Route 31.



Village of West Dundee

Route 31/Haeger Property: Sub-Area Analysis

Legend

- West Dundee Municipal Boundary
- Development Opportunity
- Flood Zone
- Potential Community Gateway
- Key Intersection
- Bus Route Pace #552
- Existing Bike Path
- Planned Bike Path
- Planned Pedestrian/Equestrian Trail

Opportunities

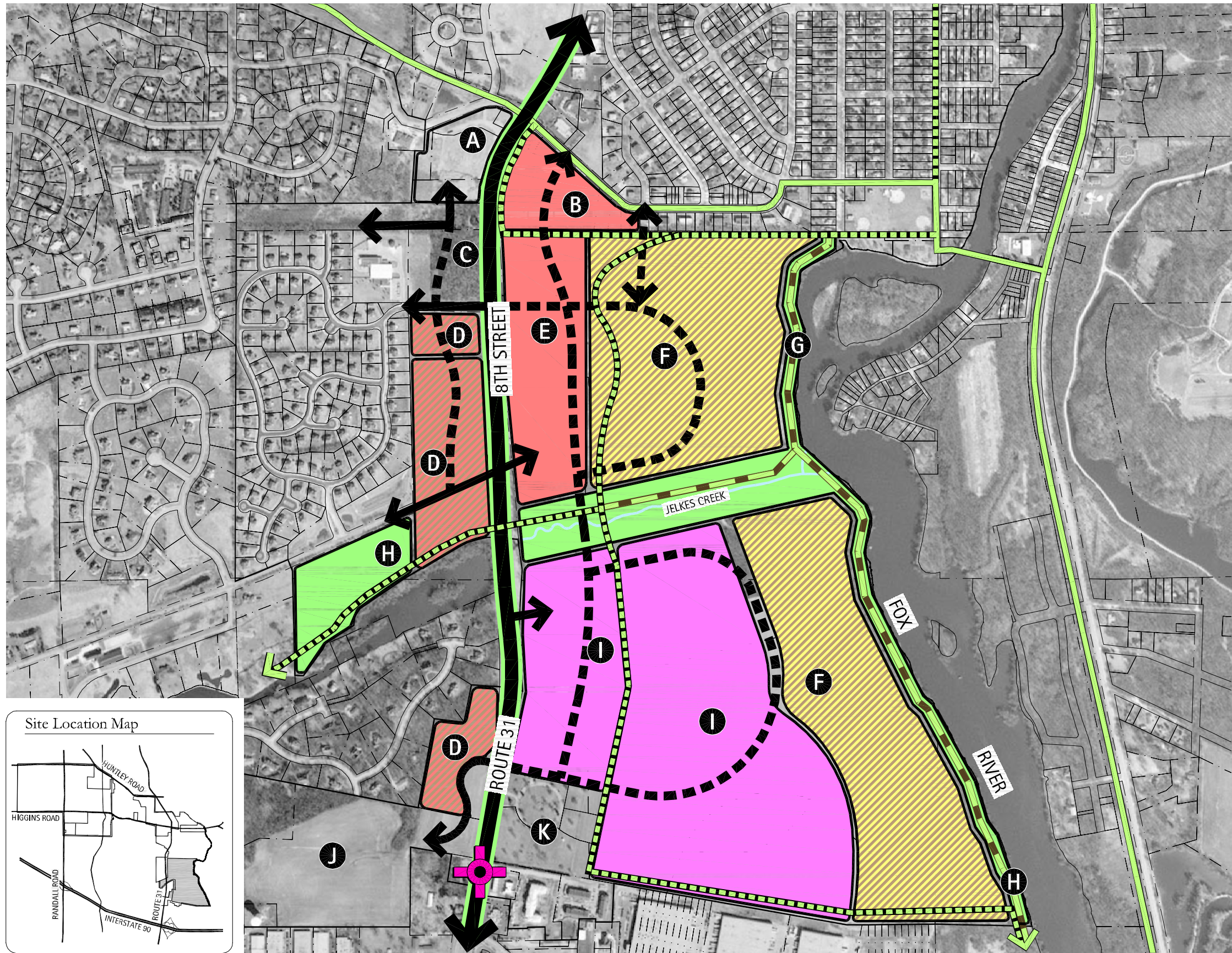
- A** Potential street connection to new development.
- B** Large development opportunity along Fox River.
- C** Farmhouse complex.
- D** Scenic road corridor and southern Village gateway.
- E** Planned park location.
- F** New multi-family development.
- G** Proximity to Tollway interchange.

Issues/Constraints

- H** Flood zones.
- I** Existing cemetery blocks access/views to vacant property.
- J** Access to development opportunity also limited from south.

Village of West Dundee, Illinois Comprehensive Plan

Figure 17: Route 31/Haeger Property - Sub-Area Analysis



Village of West Dundee

Route 31/Haeger Property: Sub-Area Strategy

Legend

- Potential Gateway Feature
- Streetscape Improvement
- Existing Bike Path
- Bike Path Extension
- Planned Pedestrian/Equestrian Trail
- Potential Road Connection
- Existing Road Connection
- Commercial Use
- Open Space Use
- Single-Family and/or Multi-Family Residential
- Multi-Family/Commercial
- Multi-Family/Commercial/Office/Research

Existing Conditions + Recommendations

- A** Existing retail development.
- B** Reorganize and improve existing retail center with street connection to south.
- C** Existing Church/Office.
- D** Develop commercial and/or multi-family residential.
- E** Create mixed-use neighborhood retail center with integrated residential development, incorporating unique structures where feasible.
- F** Consider mixed-density residential development.
- G** Preserve woodlands, floodplains, slopes, and river banks as open space/ buffer areas.
- H** Neighborhood open space.
- I** Develop mixed-use commercial, multi-family residential, and office/research.
- J** Existing multi-family residential.
- K** Existing cemetery.

Village of West Dundee, Illinois

Comprehensive Plan

Figure 18: Route 31/Haeger Property - Sub-Area Strategy

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October 2005

ORDINANCE 09- 17

AN ORDINANCE APPROVING THE FIRST AMENDMENT TO
THE 2005 OFFICIAL COMPREHENSIVE PLAN
OF THE VILLAGE OF WEST DUNDEE

WHEREAS, the Village of West Dundee, Kane County, Illinois, is a home rule municipality as contemplated under Article VII, Section 6 of the Constitution of the State of Illinois, and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois; and

WHEREAS, the Village President and Board of Trustees have contemplated the existing land use designations for selected properties located within the Randall Road Subarea of the 2005 Official Comprehensive Plan and subsequently directed filing of an application amending said Plan, and:

WHEREAS, a public hearing was held by the West Dundee Planning and Zoning Commission on May 26, 2009 pursuant to public notice to solicit public input regarding certain changes to the 2005 Official Comprehensive Plan; and

WHEREAS, after careful consideration of the information and testimony presented, the Planning and Zoning Commission recommended to the West Dundee Village Board that said changes to the Official Comprehensive Plan be made; and

WHEREAS, the President and Board of Trustees have carefully considered the recommendations of the Planning and Zoning Commission as well as the information presented and the impact such recommendations would have on individual properties and the community as a whole and have determined that the benefits provided by these changes will outweigh any potential adverse impacts and therefore would be in the best interest of the Village; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of West Dundee, Kane County, Illinois, as follows:

SECTION 1: That both Figures 9 and 12 of the 2005 Official Comprehensive Plan be hereby amended to reflect the following:

1. The change in land use designation from residential to commercial for the 80 acres of land located at the immediate northwest corner of Randall Road and Rt. 72; and
2. The addition of a 40 acre parcel of land located at the immediate southwest corner of Randall Road and Rt. 72 to the West Dundee Planning Area and designation of said parcel to a commercial land use designation; as depicted in the exhibit attached to this ordinance.

SECTION 2: If any section, paragraph, subdivision, clause, sentence, or provision of this Ordinance shall be adjudged in any Court of competent jurisdiction to be invalid, such judgement shall not effect, impair, invalidate or nullify the remainder thereof, which remainder shall remain in full force and effect.

SECTION 3: This ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form which publications is hereby authorized as provided by law.

PASSED by the Board of Trustees of the Village of West Dundee, Kane County, Illinois, and approved by the President of said Village this 06th day of July, 2009.

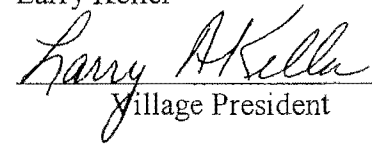
AYES: Trustees Voss, Gillam, Osth, Hanley and Yuscka

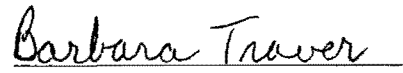
NAYES:

ABSENT: Trustee Price

ATTEST:
Barbara Traver

Larry Keller


Village President


Village Clerk

PASSED: July 06, 2009

PUBLISHED: July 06, 2009

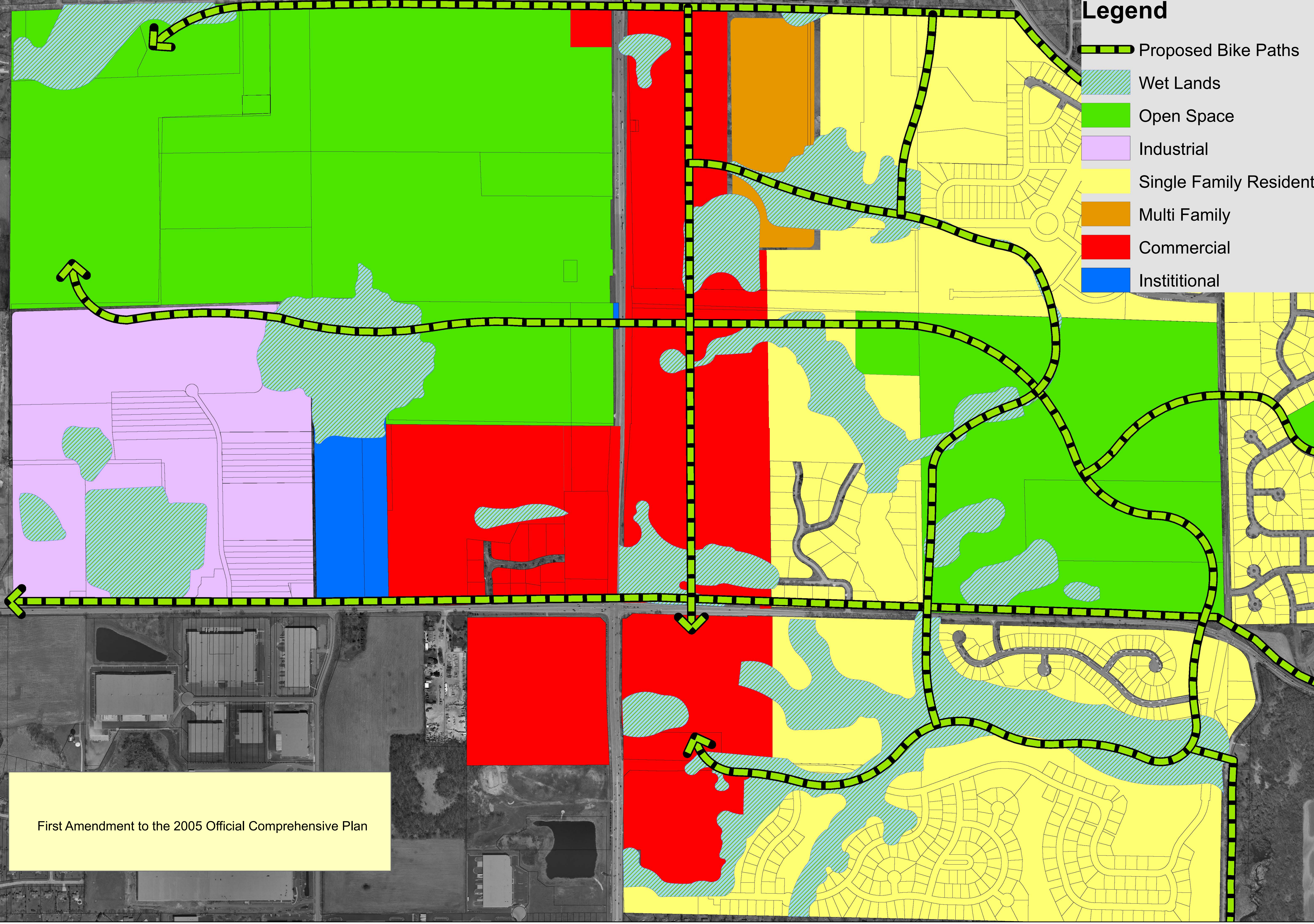
Amends Ordinance 05-31

Prepared by:

Village of West Dundee
100 Carrington Drive
West Dundee, IL 60118

Legend

- Proposed Bike Paths
- Wet Lands
- Open Space
- Industrial
- Single Family Resident
- Multi Family
- Commercial
- Instittional



First Amendment to the 2005 Official Comprehensive Plan