



# East Dundee Riverfront

## MASTER PLAN

Adopted April 15, 2024

# Acknowledgments



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# Executive Summary

In 2022, the Village of East Dundee engaged the Planning Team, comprised of Hitchcock Design Group and WBK Engineering, to create a compelling vision for the Fox River Corridor through East Dundee that includes a multi-dimensional strategy with incremental implementation actions to leverage its spectacular river asset. The Master Plan builds upon the natural beauty of the Fox River while enhancing recreation opportunities, public access, and connections to downtown.



# Executive Summary

Throughout the process, the Planning Team facilitated community engagement meetings and surveys, stakeholder interviews, and conducted review meetings with Village staff. The preliminary planning process develops a framework and establishes consensus on an overall strategy that focuses on the activation of the Haeger Pottery property, Water Street, and William Bartel's Park. The Village and Planning Team worked collaboratively to create a distinctive identity for the Fox River corridor that provides a package of seasonal and year-round recreation opportunities, with connections to, along, and across the Fox River while enhancing the natural and cultural assets of the river and community of East Dundee. The East Dundee Fox River Corridor Master Plan summarizes the process and the Planning Team's finding and recommendations.



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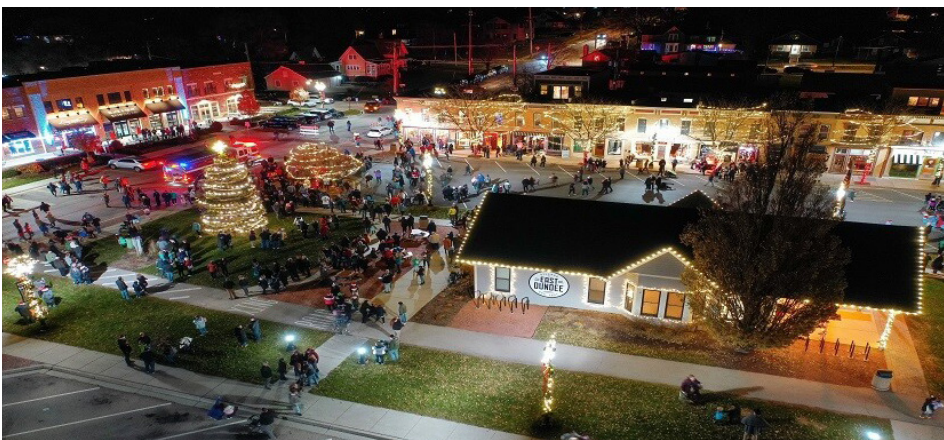
# Executive Summary

## RIVERFRONT TODAY

The opportunity analysis serves as the foundational exploration of the city's essence, weaving together its rich history, abundant resources, and the intricacies of the planning process. Delving into the demographic landscape, the community's composition was meticulously analyzed, ensuring a nuanced understanding of the diverse population that shapes the Village of East Dundee. Simultaneously, an examination of infrastructure and recreation opportunities formed a critical lens through which the city's capabilities and potential for growth were assessed.

Currently, the riverfront in East Dundee remains largely underused, with limited water-based recreational activities available. Past attempts by earlier generations of designers to tame the river through engineering solutions have resulted in a predominantly inactive and unnatural state along its banks. This situation occurs across our nation but with the recent focus on sustainability in the design industry the value of a natural and native riparian condition has become apparent. The Fox River holds a defining presence within the Village, and moving forward, the aim is to embrace and showcase the unique opportunities afforded by having a river adjacent to the Village.

Riverfront Today encapsulates the comprehensive nature of the planning process, emphasizing inclusivity through robust community input sessions garnering insights from residents and stakeholders in addition to the valuable perspectives of the Village Council and Park District. By weaving together the threads of East Dundee's history, present resources, and collaborative planning endeavors, a master plan that not only respects the village's heritage but also charts a path forward to create a thriving riverfront community was crafted.



# Executive Summary

## RIVERFRONT TOMORROW

The conclusion of the East Dundee Fox River Corridor Master Plan unveils a visionary outlook for East Dundee, emphasizing a transformative focus on native landscaping, enhanced connectivity, and expanded recreational offerings. This vision aims to create a vibrant and accessible riverfront that honors the Village's heritage. Through thorough consideration of community feedback, the plan incorporates a wide range of water-based recreational activities, pedestrian connectivity, and innovative measures to promote biodiversity and ecosystem health. Designated zones along the Fox River, ranging from serene northern community spaces to bustling downtown areas and recreational havens further south, cater to the diverse preferences of residents.

Drawing inspiration from successful initiatives in neighboring communities and leveraging insights from the Illinois Department of Natural Resources (INDR) and the United States Army Corps of Engineers (USACE), the Planning Team presents a comprehensive roadmap for the project's future—a balanced, well-informed, and transformative strategy for riverfront revitalization. This comprehensive strategy aims to redefine East Dundee's identity by establishing a distinctive river-centric ethos for the Village. As the master plan progresses into implementation, the community stands on the cusp of witnessing the gradual transformation of its riverfront into a dynamic and sustainable focal point. This evolution represents a collective vision shared by the residents, one that encapsulates the essence of East Dundee's past while charting a course towards a vibrant and prosperous future.







# Riverfront TODAY

This chapter serves as the compass guiding the East Dundee Fox River Corridor Master Plan vision. The vision intertwines historical context, vital resources, infrastructure, and the invaluable input from the diverse community, stakeholders, and Village.

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# Planning Process

The East Dundee Riverfront Master Plan is intended to enhance recreational function, river ecology, cultural importance, and stewardship of the Fox River. The Village engaged a consultant team of planning, design, and engineering professionals led by Hitchcock Design Group to develop a compelling vision for approximately 1-mile of the Fox River from Williams Place, north to Lincoln Street, building upon the natural beauty of the Fox River while evaluating recreational opportunities, public access, and connections to the downtown.

The planning effort followed a four-phase process, starting with the **Analyze Phase**, which will identify assets, issues, and site context along the river corridor. The **Connect Phase** will feature extensive public outreach including a web-based survey and focus group discussions with community stakeholders.

Preliminary strategies were developed during the Envision Phase based on local and regional market characteristics, physical, cultural, and financial resources, and the expectations and requirements of the community and regulatory stakeholders. The **Envision/ Prioritize Phase** developed riverfront framework plans to address connectivity, access, recreation, branding, ecology, and water quality improvements.

Using alternative framework plans and input, the **Envision/ Prioritize Phase** further refined the Framework Plan and developed implementation recommendations to identify costs and guide sequencing in the final Implement Phase.

During the **Implement Phase**, the consultant team built consensus on an overall strategy and developed implementation recommendations including short and long-term public policy, operational, and capital improvements.

## Analyze



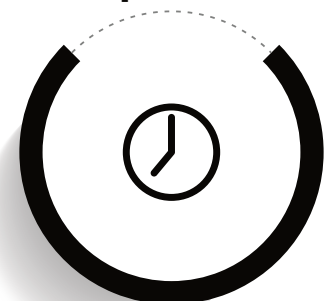
## Connect



## Envision / Prioritize



## Implement





Riverfront Study Area

Water St.

Pedestrian Bridge

Fox River

West Dundee

1st Street

2nd Street

King William St.

3rd Street

Max Freeman Park

North St.  
William C. Bartels Park

Village Hall

Barrington Ave.

Railroad St.

Haeger Family Home

River St.

Main St.

Johnson St.

Maiden Ln.

Fox River Trail

Haeger Pottery

Williams Pl.

Unnamed Creek

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# Analyze

## HISTORY

East Dundee is a village located in Kane County, Illinois, USA. Its history is closely tied to that of its neighboring town, West Dundee, as they were originally settled as one community in the 1830s. The area was first inhabited by Native American tribes, including the Pottawatomie. European settlers began to arrive in the 1830s, drawn by the natural resources and the potential for economic development. The arrival of the Galena and Chicago Union Railroad in 1850 further spurred growth in the region.

In 1837, a Scottish immigrant named Alexander Gardiner won a drawing and named the town Dundee after his hometown in Scotland. The settlement grew steadily, attracting more settlers and businesses. The river served as a symbolic and physical barrier between East and West Dundee. West Dundee was home to German settlers while East Dundee was settled by Scots and the English. Multiple referendum since the villages' founding have gone to a vote to unify the communities but all have failed.

Through the twentieth century East Dundee continued to develop as an industrial and commercial center. The village served as an important trade center for dairy due to the Chicago Northwestern Railroad (now the Fox River Trail). The riverfront location facilitated the growth of manufacturing industries, including a significant brickyard. This brickyard by 1872 became solely owned by D.H. Haeger and played a pivotal role in the rebuilding of Chicago after the great fire of 1871. Haeger's company added offerings to their catalogue throughout the years including pottery, tea ware, and Royal Hickman crystal and glassware. In 1985 the company was run by Haeger's grandchildren and still employed 200 community members.



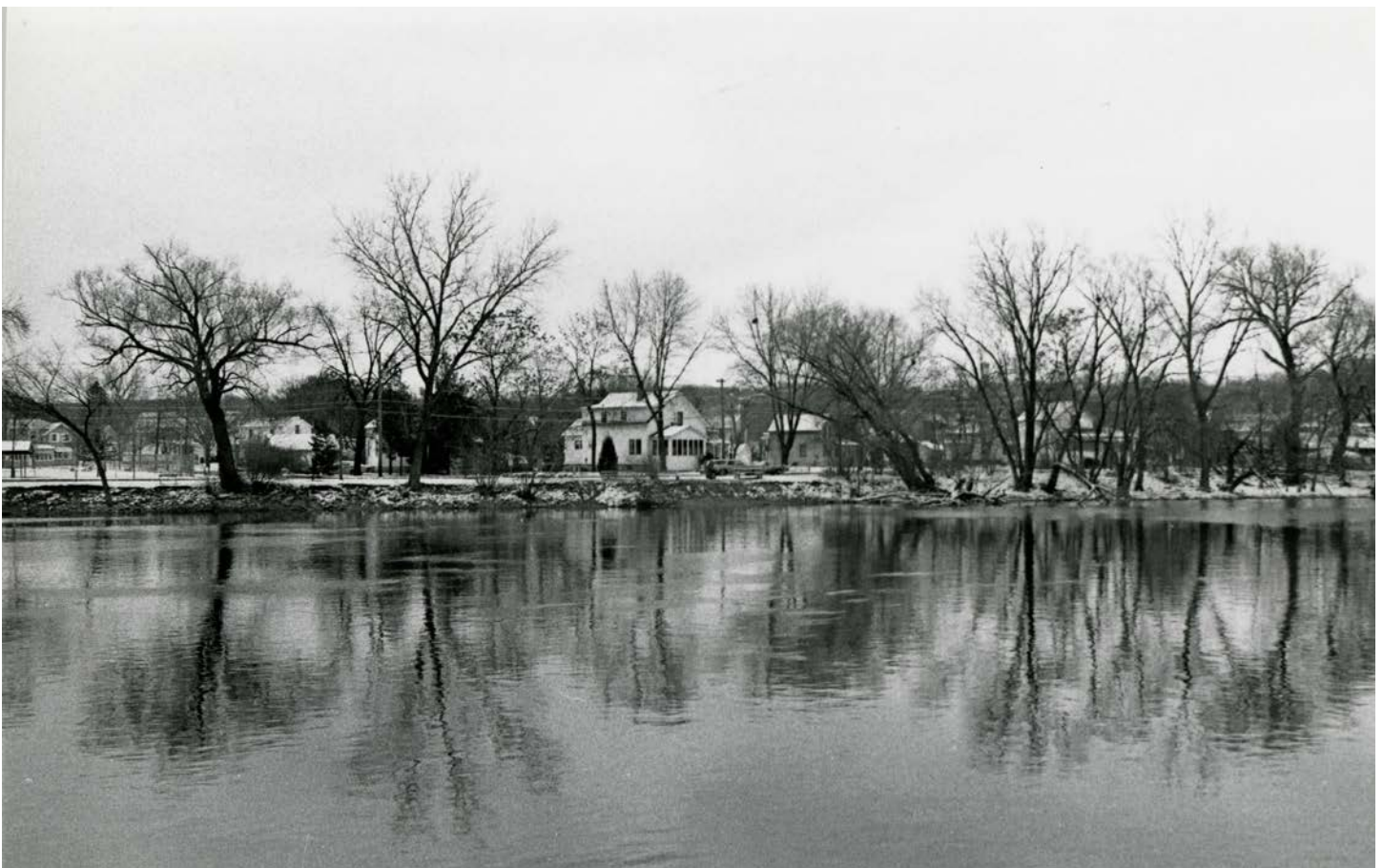
# Analyze



Throughout the 20th century, East Dundee underwent various changes and modernizations. Development was slowed due to the lack of land required. The decline of the manufacturing industries and the rise of suburbanization has also had its impacts. However, the vibrant historic district along the Fox River and commercial Main Street are still thriving. Manufacturing has declined but industry and commerce have grown.



Today, East Dundee retains its historic charm while embracing modern development. The village has preserved and reused some of its historical buildings, such as Immanuel Lutheran Church and School, providing a glimpse into its past while paving the way for its bright future. East Dundee continues to be a place defined by its sense of community with a mix of residential, commercial, and recreational areas, contributing to the overall character of the region.



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# Analyze

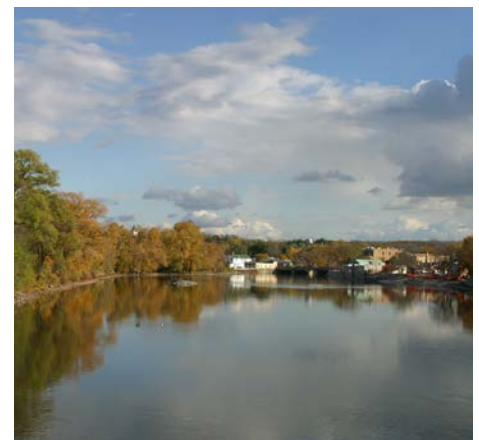
## NATURAL RESOURCES

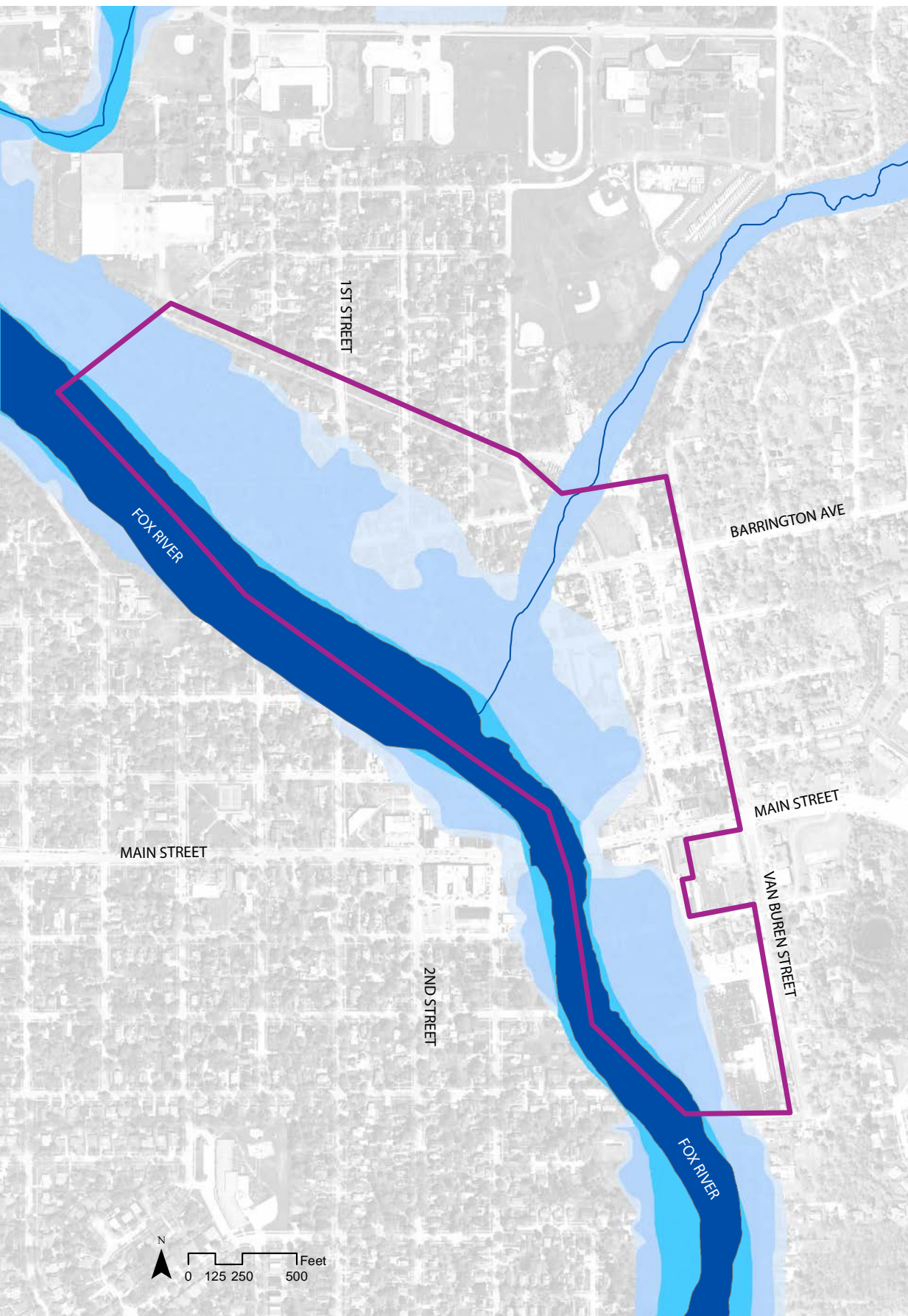
The Fox River in Illinois flows from its origin in southeastern Wisconsin near Milwaukee and journeys nearly 200 miles, with around 100 miles coursing through the landscapes of Illinois, before merging with the Illinois River. As it enters Illinois, it navigates a chain of lakes and meanders through several counties. Historically, the river played a pivotal role in industrial development, with its strong flow making it a prized source of water power, leading to the construction of numerous dams and mills. Although most of the old mill dams have vanished, they have been replaced by hydroelectric, flood control, and navigation dams.

The river's passage through Illinois is a study in contrasts, transitioning from serene rural areas and glaciated lakes in the north to outer manufacturing suburbs in the south. However, the river faces many challenges due to urban sprawl and dam-related issues. Despite improvements in water quality, it has been listed among the 10 most endangered rivers in America. Active citizen involvement is crucial in protecting the Fox River's future and restoring its former glory, potentially leading to the removal of the dams to enhance its health and preserve its natural beauty.

Standing as a pivotal resource for East Dundee, Illinois, the river delivers a multitude of benefits to the Village and its inhabitants. Not only does it provide a scenic backdrop and recreation opportunities, but it also serves as a primary water source, essential for agriculture and industry. It has been a historical lifeline for the Village, facilitating trade and commerce by offering a natural waterway for the transport of goods.

The Fox River watershed forms a vibrant mosaic of diverse ecosystems, among which wetlands play a pivotal role in sustaining ecological balance and fostering biodiversity. The Fox River corridor is a sanctuary for several endangered species, including the Black-Crowned Night Heron, Greater Redhorse, Leafy Prairie Clover, River Redhorse, and Rusty Patched Bumble Bee. Today the Fox River is still listed on the Illinois Environmental Protection Agency's 303d list for impaired waters; however, groups such as the Fox River Study Group and Friends of the Fox River work to educate, protect, and support water quality improvement strategies.





- Planning area
- Fox River
- 100 year floodplain
- 500 year floodplain
- Floodway

\*FEMA FIRM Map  
 \*Kane County Geographic Information Systems (GIS) public data, 2015-2023

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# Analyze

The National Wetlands Inventory established by the US fish and Wildlife Service identifies riverfront zone in East Dundee as Riverine habitat classified as R2UBH. The riverine system includes all wetlands and deep water habitats contained within the Fox River channel. Its subsystem is lower perennial which is defined by a low gradient, with no tidal influence, and some water flows all year, except in years of drought. The bottom is unconsolidated which means the wetlands and deep water habitats are at least 25% covered with particles smaller than stones and vegetated cover is less than 30%. Lastly the water regime is permanently flooded meaning water covers the substrate throughout the year in all years.

## PARKS

The Dundee Township Park District serves the communities of Carpentersville, East Dundee, West Dundee, Sleep Hollow, and portions of Algonquin, Gilberts, Barrington Hills, and Hoffman Estates. The district maintains and operates two fitness centers, two golf courses, an adult activities center, two outdoor swimming pools, an indoor pool, Randall Oaks Zoo, and 40 park sites and facilities. In East Dundee, these parks include- William C. Bartels Park, Lions Park, and Max Freeman Park.

William C. Bartels Park is a small pocket park with a program that focuses on active recreation including a playground and sports courts. Lions Park is the largest of the parks in East Dundee Parks and provides both passive and active recreational opportunities. The baseball field, tennis courts, and playground are the park's largest draws. Max Freeman Park is the most passive park in the village and is home to a large covered picnic area and an informal baseball field.







- Planning area
- Fox River
- Public parks
- Fox River Trail

\*Kane County Geographic Information Systems (GIS) public data, 2015-2023

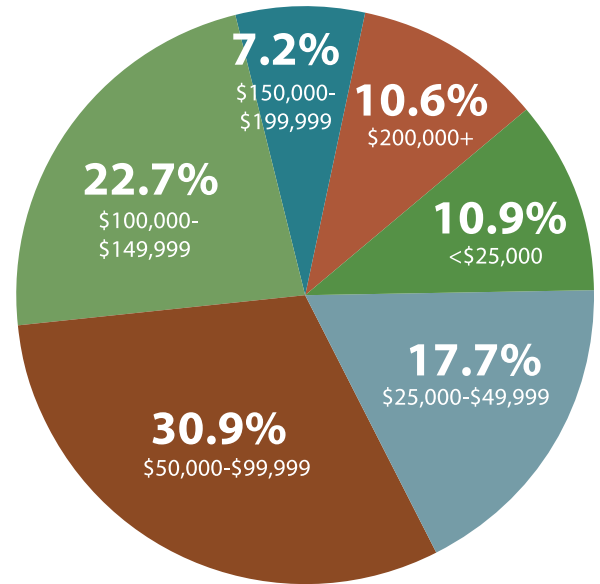
# Analyze

## DEMOGRAPHICS

The demographics review utilized the Environmental Systems Research Institute (ESRI) Business Analyst Online (BAO) software to gather up-to-date demographic data necessary to gain an understanding of the Village and its context.

To examine the varied economic and social profile of East Dundee, the demographic research was narrowed down to: age distribution, income distribution, and race and ethnicity. Exploring overall population statistics sheds light on the Village's growth patterns and potential areas for development.

## INCOME DISTRIBUTION



## AGE DISTRIBUTION

# 49

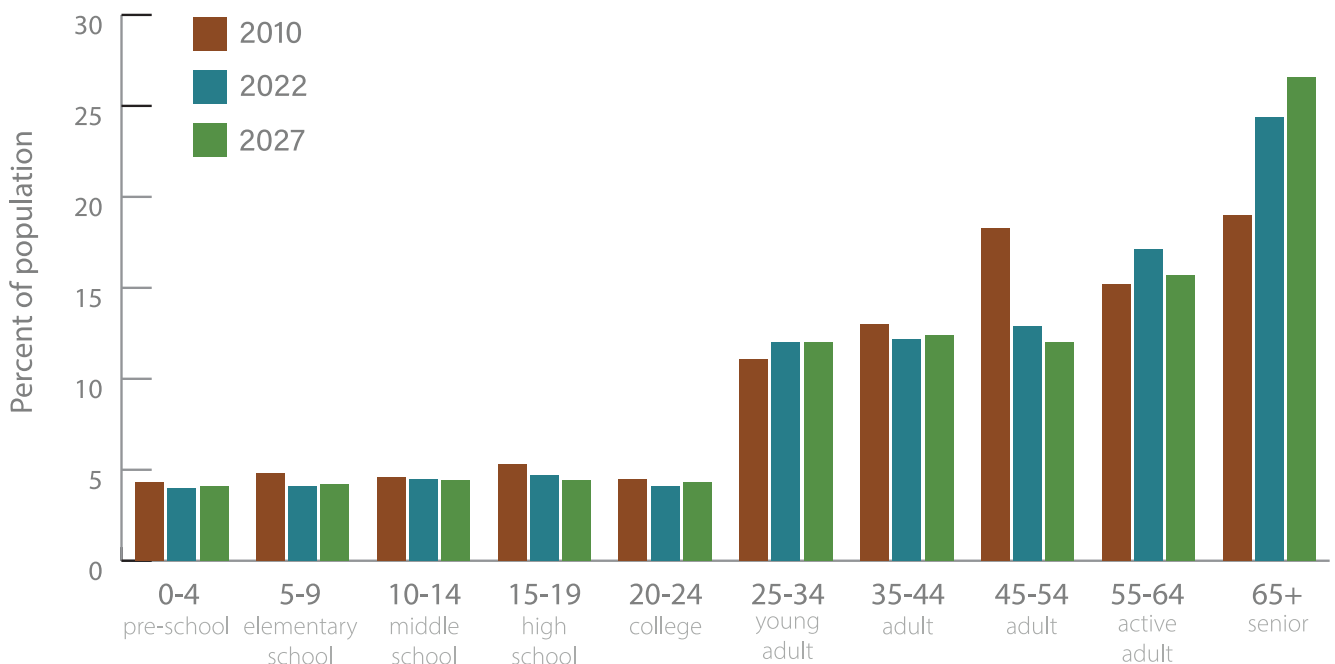
median age (2022)

# 65+

age segment will grow 9.0% by 2027

# 42.3%

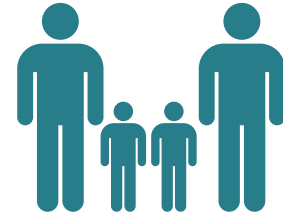
of the population will be over the age of 55 in 2027



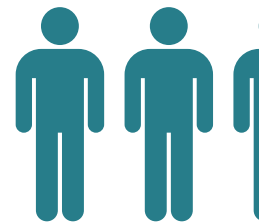
## TOTAL POPULATION



**1,419**  
households (2022)

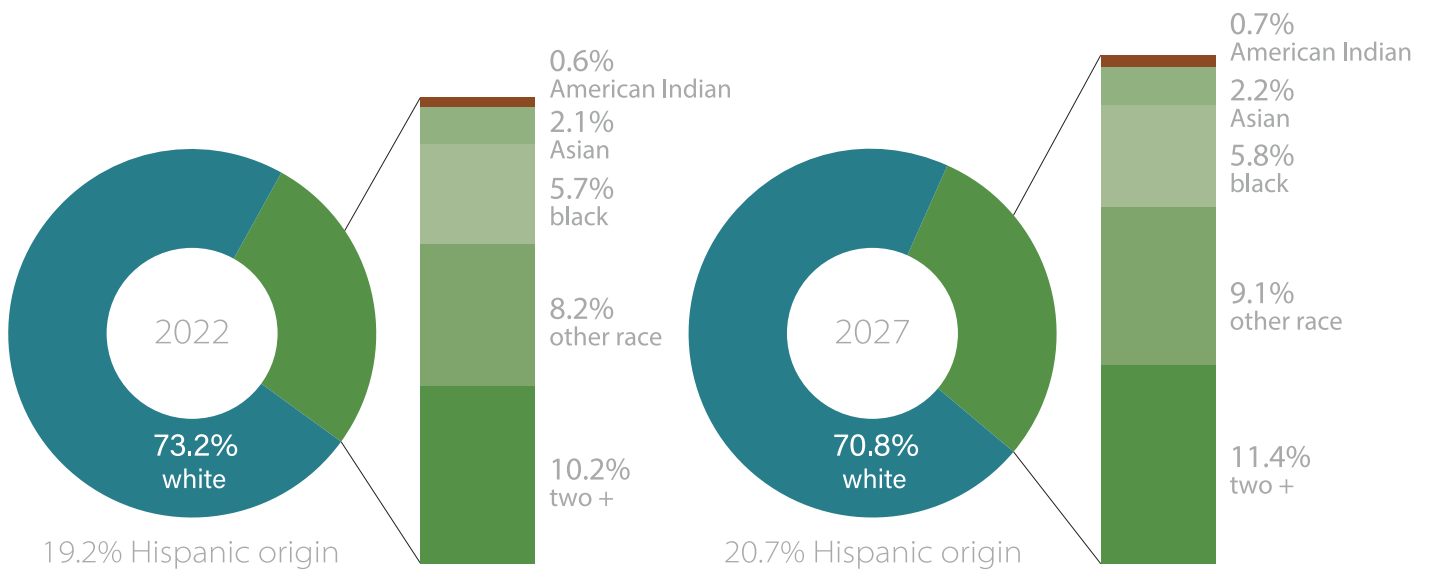


**852**  
families (2022)



**2.17**  
average household size (2022)

## RACE/ ETHNICITY



\*2020 data taken from U.S. Census Bureau where available; 2022 and 2027 projections taken from Environmental Systems Research Institute (ESRI) - Business Analyst Online

# Analyze

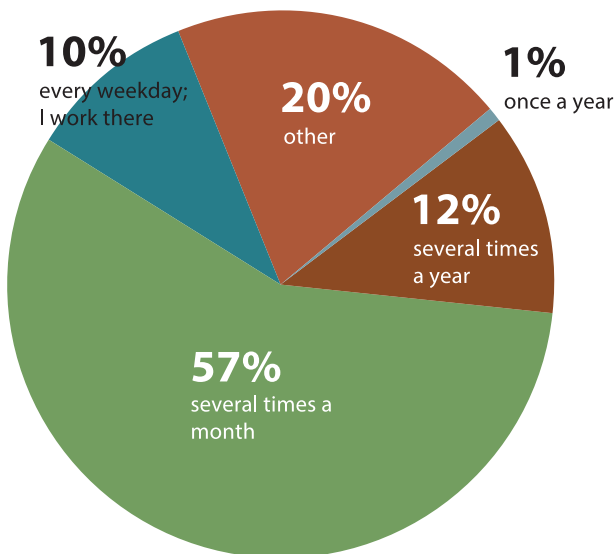
## PUBLIC INFRASTRUCTURE

Looking at East Dundee’s infrastructure, the attraction of the proposed Riverwalk improvements becomes quickly apparent. Physically, the project site is easily accessible and located adjacent to downtown East Dundee. This location and its potential as an attractive site on a riverfront contribute to its desirability for development. The value of the site and its potential to serve the local and regional/visitor market suggests a moderate intensity approach to maximize the value of the waterfront for the Village of East Dundee and its citizens.

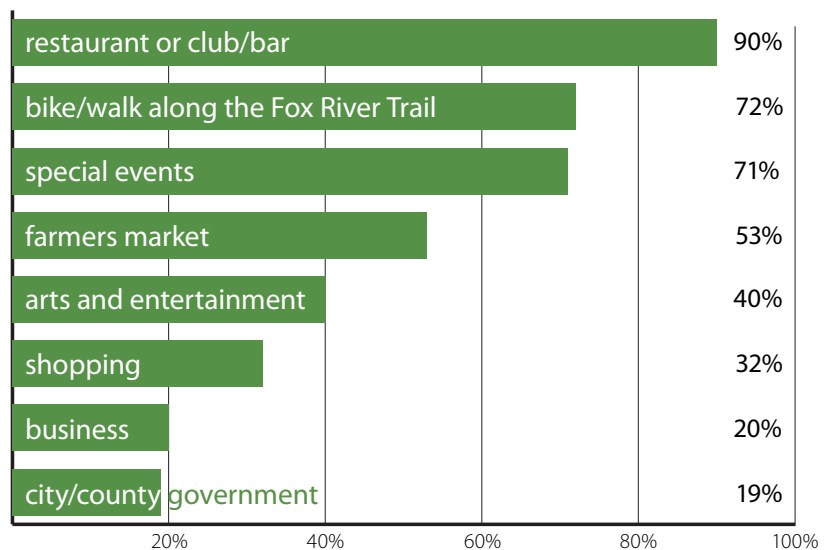
Current data suggests that approximately a large percentage of people live within a 15-minute walk of the riverfront. Creating a new attractive environment people to live, play, socialize and participate in sports and leisure activities will help to attract and retain young talent to fill the ranks of local businesses, thus securing their presence and future commitment to East Dundee.

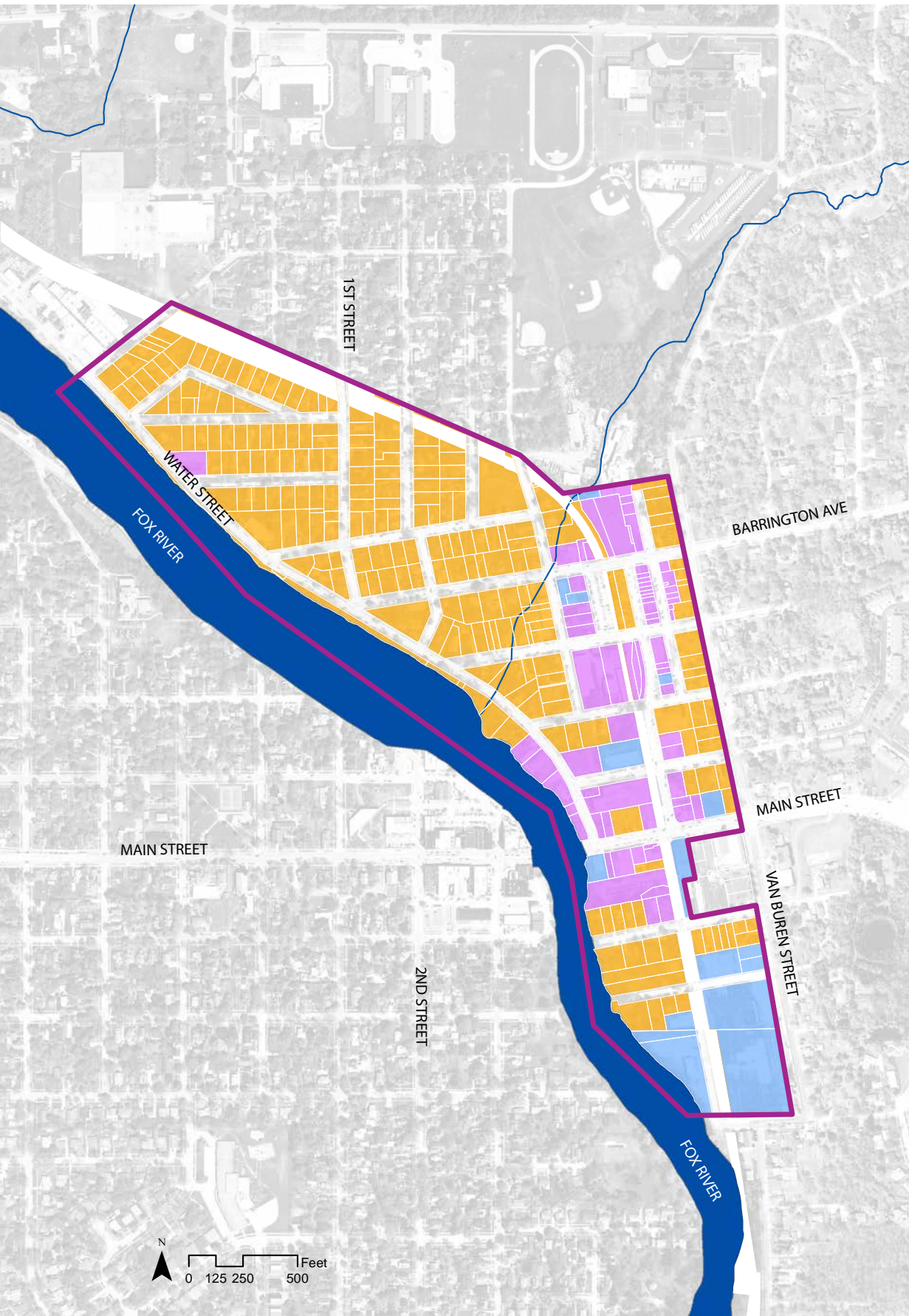
The zoning framework in East Dundee provides a diverse mix of land uses, including commercial spaces, residential developments, and cultural institutions. Special considerations may be given to setbacks, right-of-ways, and permissible land uses to ensure that the downtown area retains its distinct identity. The integration of public spaces, multi-modal transit infrastructure, and walkable streets is prioritized in the East Dundee Fox River Corridor Master Plan, creating an inviting atmosphere for both residents and visitors.

How often do you go to downtown East Dundee?



If you go downtown, why do you go?





- Planning area
- Fox River
- Residential - Single Family
- Limited Manufacturing
- Business



\*Village of East Dundee  
Zoning Map 02/10/2021

\*Kane County Geographic  
Information Systems (GIS)  
public data, 2015-2023

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# Analyze

## TRANSIT

East Dundee stands out with its comprehensive and dynamic transit system designed to meet the varied transportation needs of residents and visitors. The Village's public transportation network includes Route 803 and 543 of the Pace Bus System. Route 803 connects to Route 552 in West Dundee and Route 543 in Carpentersville. Route 543 also connects Routes 541- 542, 546-552, 554, 603, and 801 at the Elgin Transportation Center. Modern and environmentally friendly buses ensure a reliable and punctual service for daily commuters. At the Elgin Transportation Center, 5 miles to the south, visitors can transfer to the Metra's Milwaukee District West (MD-W) train line.

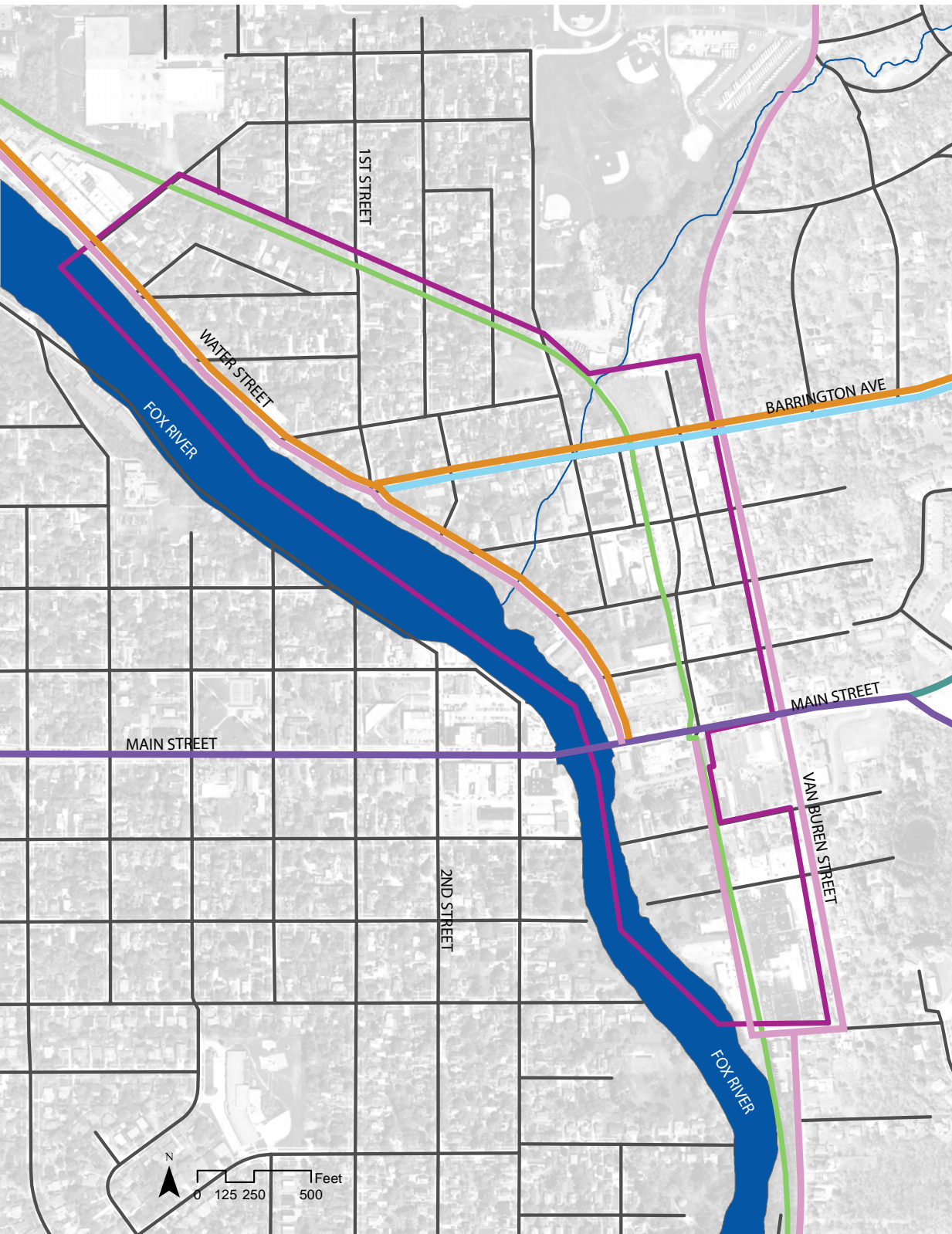
In terms of private transportation, East Dundee features a well-maintained road network providing efficient routes within the Village and connecting neighboring areas. Major thoroughfares include route 25, 68, and 72. With routes 25 and 72 providing connections to interstate 90. Per KLOA's traffic study, most roadways within the study area are operating within their functional classification with adequate existing speed limits. 90% of the area truck traffic is located along collector roadways with the remaining 10% of trucks located on roadways designated as local roadways likely for local deliveries or trucks generated by Lionize Delivery Solutions, Inc.

## PEDESTRIAN INFRASTRUCTURE

The pedestrian infrastructure in East Dundee reflects a dedicated effort to create a walkable urban environment that encourages outdoor activities and community connectivity. The Village integrates with the broader regional trail network, with the Fox River Trail playing a pivotal role as a pathway suitable for walking, jogging, and cycling. Moreover, the East Dundee Riverwalk functions as an informal pedestrian link, connecting different parts of the Village while offering both a practical pathway and a scenic and recreational experience for residents and visitors alike. In addition to the terrestrial pedestrian infrastructure, the Fabulous Fox! Water trail runs through the Village which in 2023 was designated as part of the Nation Water Trails System by the U.S. Department of the Interior.



# Analyze



- Planning area
- Fox River
- Fox River Trail
- Roadway
- Minor Arterial
- Major Collector
- Minor Collector
- Other Principal Arterial
- Proposed Local Truck Route

\*KLOA Traffic reported 09/8/2023

\*Kane County Geographic Information Systems (GIS) public data, 2015-2023

Transportation Map

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# Connect

## COMMUNITY

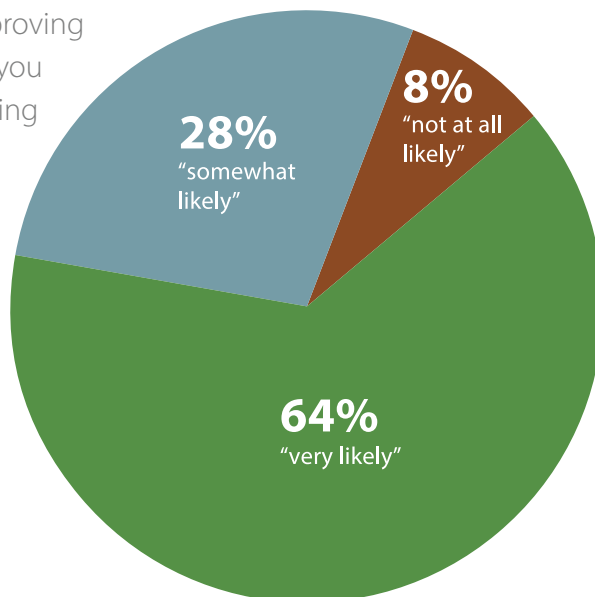
Throughout the planning process the Planning Team conducted an on-line survey and three stakeholder group discussions. Participants were informed of the project background then asked a series of questions related to what should be of focus for the East Dundee Riverfront Master Plan.

The survey conducted among East Dundee residents aimed to assess their familiarity with the East Dundee Riverwalk and the broader riverfront study area, along with their experiences and opinions on potential enhancements. Questions covered topics such as residents' familiarity, activities, and satisfaction with the riverfront, their perception of its connection to downtown, and their reasons for visiting downtown.

Residents were also asked about their use of riverfront parks, activities they engaged in, and the river's importance to East Dundee's identity. Opinions on enhancing the riverfront and the specific improvements desired were also solicited.

The survey explored outdoor activities, water sports experiences, and residents' likelihood of using an improved riverfront and supporting a tax levy for it. Basic demographic information was collected to provide insights for decision-makers. This comprehensive survey aimed to help inform future developments and improvements in these important public areas.

If the Village invests in improving the riverfront area, would you support the Village allocating finances and resources towards the improvements?



# 314

survey responses

# 88%

of respondents are familiar with or very familiar with the Riverfront study area

# 57%

of respondents visit East Dundee several times a month.

# 51%

of respondents view the riverfront as close to but not a part of downtown

# 76%

of respondents view the riverfront as very important to East Dundee's identity

# 71%

of respondents currently walk, run or ride bikes outdoors frequently

# 70%

of respondents would be very likely to use the riverfront if it were improved

# 92%

of respondents believe the Village should improve the riverfront in East Dundee



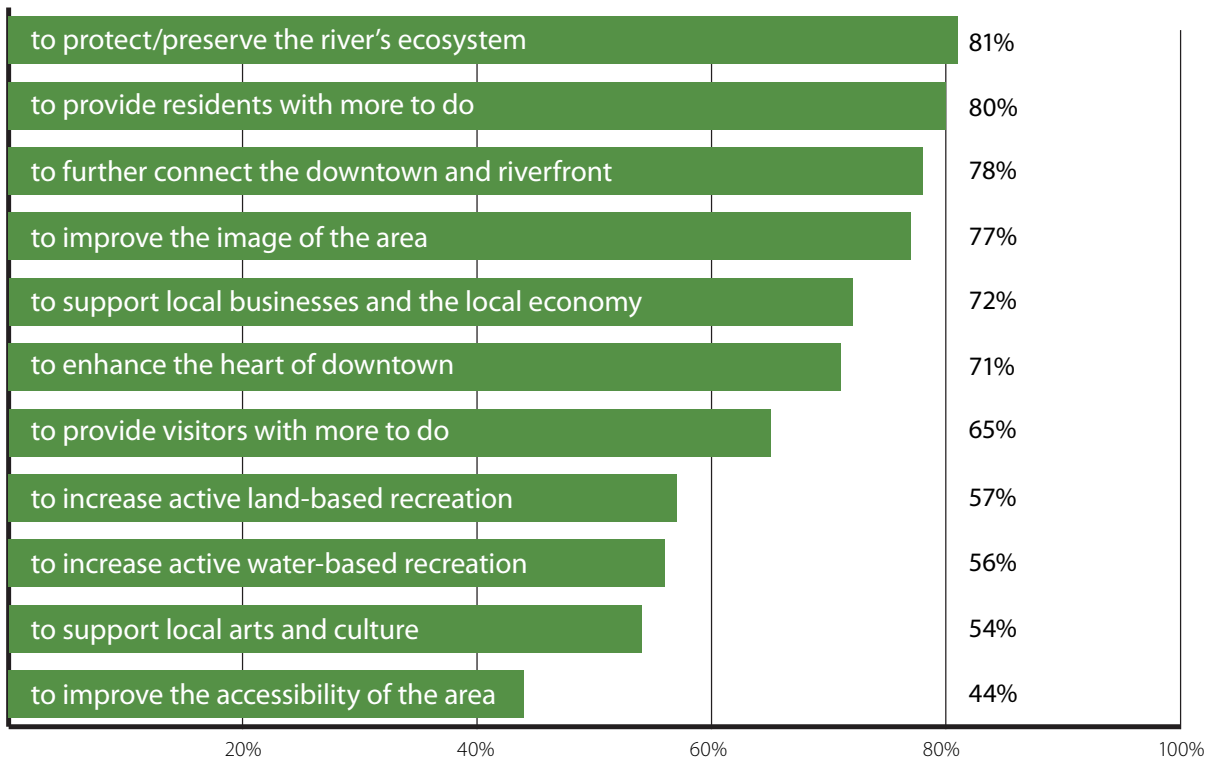
What are the key elements that need to be addressed in this project?



**92%** of respondents believe the Village should improve the riverfront in East Dundee

Those who agreed were then asked: please tell us why the river and/or riverfront should be enhanced

The responses were as follows:



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# Connect

## STAKEHOLDERS

In developing the East Dundee Fox River Corridor Master Plan, the planning team actively collaborated with a diverse range of stakeholders, encompassing government entities, property owners, businesses, residents, and special interest groups. Government stakeholders provided crucial insights into the civic landscape, while property owners and businesses contributed perspectives on economic and developmental aspects.

Residents, as the community's core, shared valuable perspectives based on their experiences and expectations. Special interest groups emphasized the importance of accommodating diverse recreational interests, and environmental stakeholders underscored the significance of sustainable development.

Throughout our engagement, we posed discussion questions to start conversation and guide stakeholders in identifying top priorities for the master plan and exploring ways in which their organizations could actively support the Village in implementing these priorities.

The stakeholders indicated that they supported the Village's decision to improve the riverfront to better create a connection to the river, enhance the local ecology and improve water quality, increase activities for residents and visitors, and support the local economy. The improvements were recognized as tools to better connect the community back to the underutilized Fox River.

### Stakeholder Interview Trends:

- **Haeger property would be ideal location for businesses and restaurants for people to stop at off of the bike path**
- People are loyal to Haeger family name and properties
- **Improved accessibility to the river is needed including a connection to Fox River Trail**
- Public parking near the river for events and access
- Impact on the river and water quality with development - maintenance of river's edge and maintenance of habitat
- Bringing people to the river and providing spaces for various arts
- Create an identity with aspects that couldn't be anywhere else besides a riverfront
- State-of-the-art green infrastructure
- **Coordination with West Dundee's improvements**
- **Work cooperatively through civic events or projects with West Dundee**
- **Private properties and residential houses on the riverfront may be an issue**
- Bike path is very used, a good connection
- The river is very underutilized
- West Dundee would like to partner and come up with mutual benefits
- Pedestrian river crossings
- Naturalize as much as possible and maintain aquatic habitat

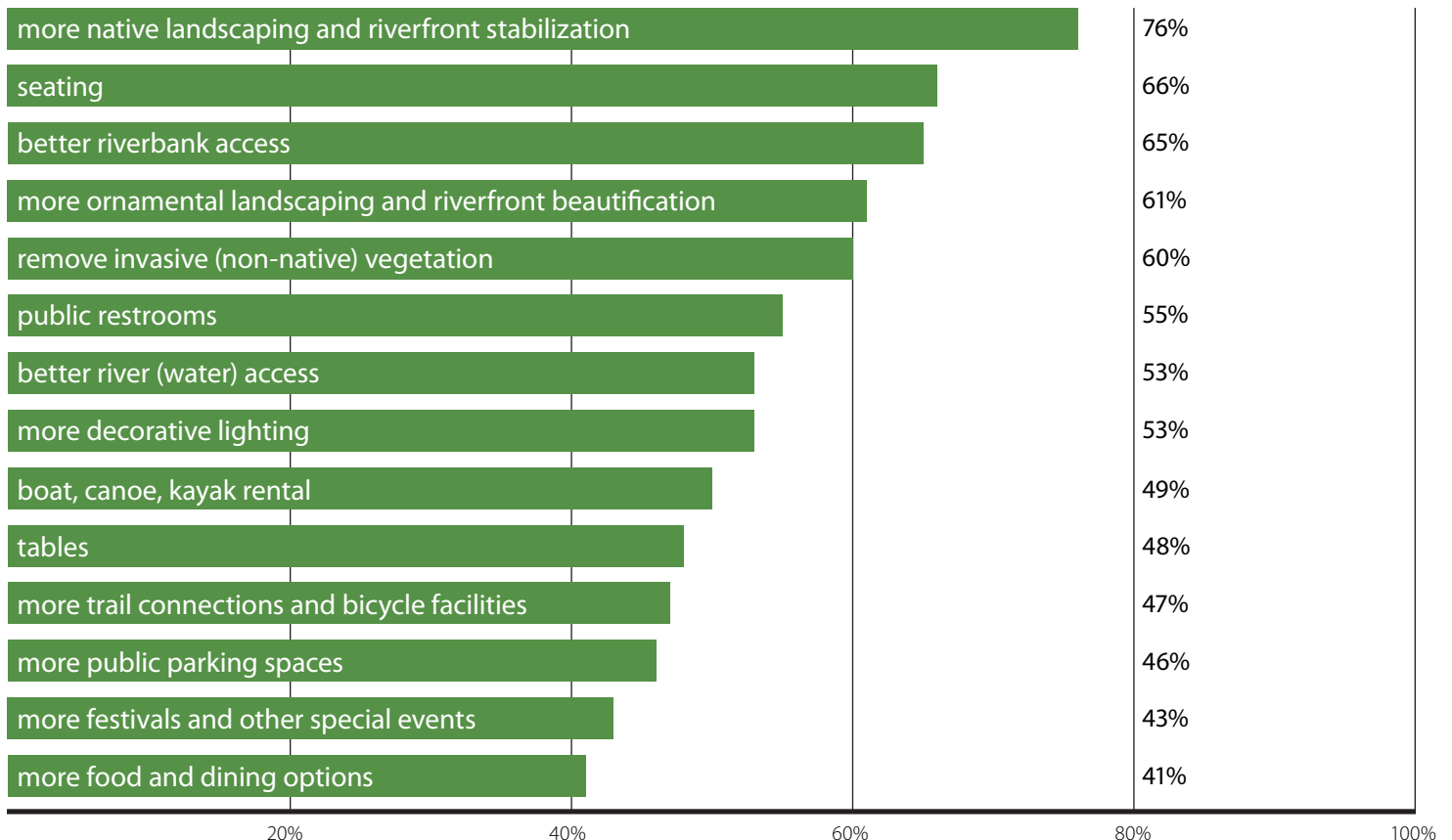


## VILLAGE OF EAST DUNDEE

The collaborative workshops with the Village Board and Staff were pivotal in shaping the East Dundee Fox River Corridor Master Plan. Discussions centered on incorporating a diverse range of recreational activities into the riverfront, while insights from Village delved into zoning regulations and urban planning considerations. These deliberations emphasized the importance of aligning the master plan with community aspirations and integrating it effectively into East Dundee’s broader vision for growth and development. Below encapsulates the outcomes of these workshops and help to illustrate how their perspectives, combined with community input, have significantly influenced the strategic direction of the master plan and laid the groundwork for a vibrant and sustainable riverfront.



Tell us what improvements will enhance the Fox River and/or the East Dundee Riverfront?





# Riverfront TOMORROW

This chapter transforms vision into reality, outlining goals, objectives, and the framework for the East Dundee Fox River Corridor Master Plan. We delve into the design of the riverwalk and explore the systematic implementation of our comprehensive master plan.

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# Goals and Objectives

The East Dundee Fox River Corridor Master Plan, shaped by community input, focuses on enhancing the ecology, cultural identity, and recreational value of the riverfront. It navigates mixed sentiments about the engineered edges, prioritizes smart development within the flood plain, and emphasizes community engagement and education.

The proposal envisions a collaborative effort with neighboring communities to create a regional destination, emphasizing economic benefits, recreation, and ecological enhancements. With detailed short-term and long-term action plans, the plan aims for a vibrant and accessible riverfront that reflects East Dundee's history.

## OBJECTIVES

- Improve access and pedestrian **safety** along the riverfront
- Establish an identity and improved **connection** to East Dundee's downtown
- Create new opportunities for **water recreation** and generate local/regional attractions
- Promote and preserve the river's **ecology**
- Special **events** along the river (small and large scale)
- **Educate** and engage the public



*Create a manageable native edge*



*Connect the downtown, riverfront parks, and river*



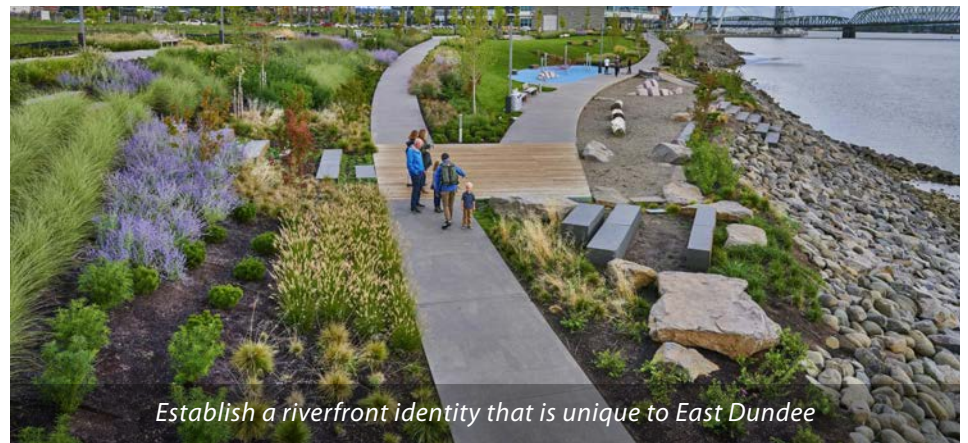
*Advance stewardship of natural and cultural resources*



*Expand recreational opportunities*



*Maintain, program, and promote the riverfront*



*Establish a riverfront identity that is unique to East Dundee*



*Improve accessibility and circulation*



*Build an appealing package of attractions*



*Build upon the natural beauty of the Fox River*

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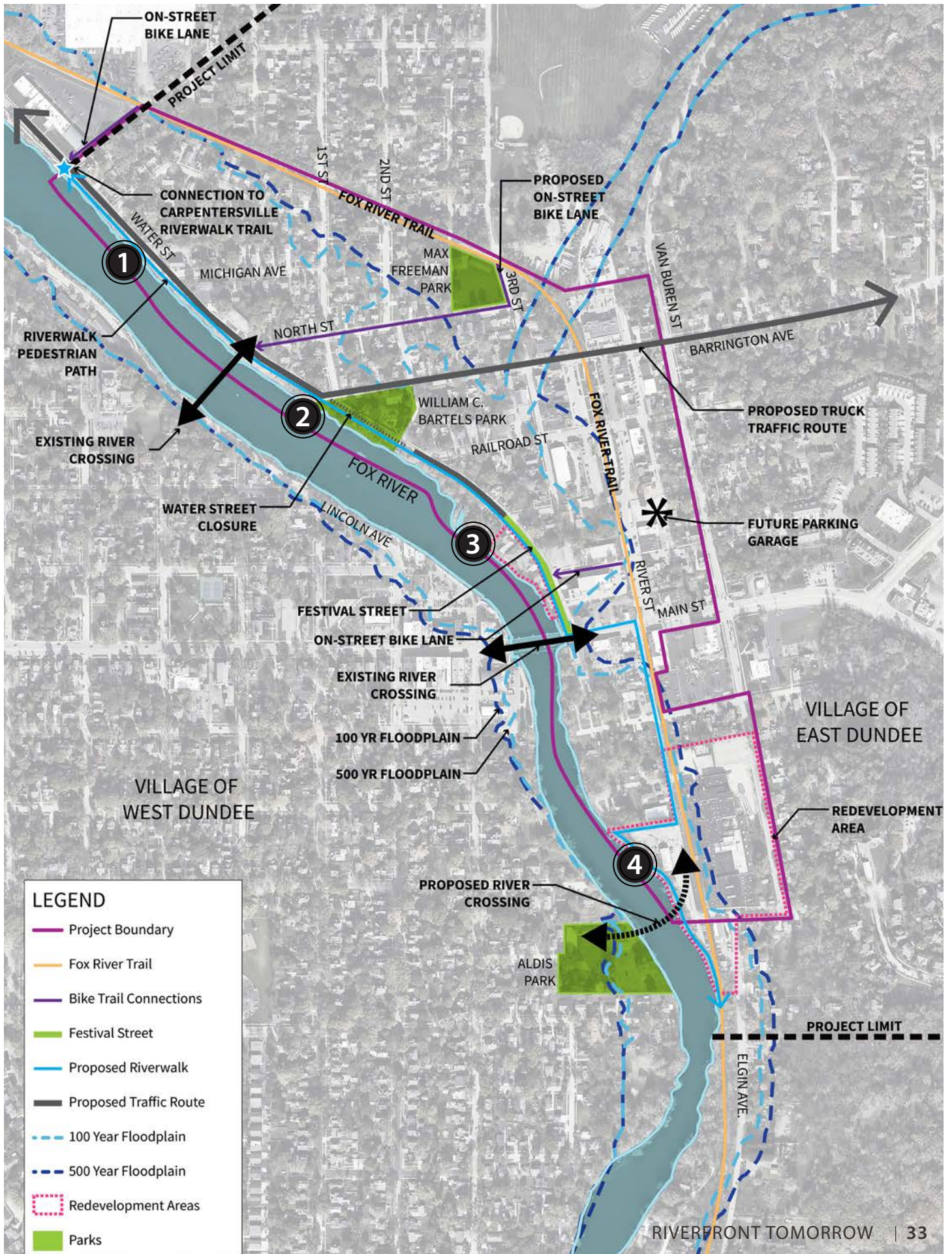
# Envision/ Prioritize

## RECREATIONAL PRIORITIES

The East Dundee Fox River Corridor Master Plan reflects a keen understanding of the Fox River’s natural beauty, positioning it as a central haven for community engagement and recreation. Thoughtfully weaving opportunities for outdoor activities, the plan crafts spaces that beckon residents to contemplate and actively participate in the surroundings. Focusing on the relationship between the community and the river, the area evolves into a recreational haven, inspiring residents to explore, connect, and thrive within East Dundee. The inclusion of green spaces, elevated overlooks, and interconnected pathways signifies a holistic approach to recreation, envisioning a dynamic hub where community members can partake in diverse activities, immersing themselves in the scenic beauty of the riverfront environment. This master plan foresees a landscape where residents and visitors seamlessly integrate with the diverse ecosystem and with each other.



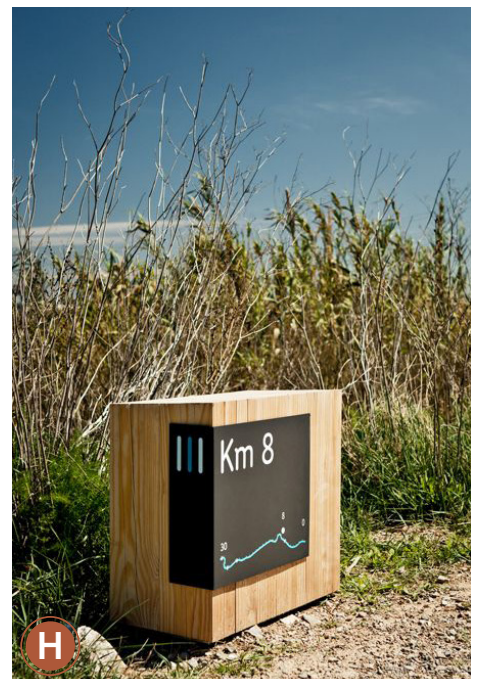




# Water Street - North Segment

The northern most section of the East Dundee Riverfront Master plan focuses on connecting to adjacent communities and increasing pedestrian safety throughout the corridor. The site is located along Water Street between North Street and Illinois Street. The design leaves Water Street in its current location but calls for lane narrowing and the introduction of raised pedestrian crossing for traffic calming purposes. To the north the proposed riverfront trail connects to Carpentersville’s revitalized riverwalk and to the east, via the existing pedestrian bridge, it connects to West Dundee. The design program for this stretch of the riverwalk is focused on circulation and passive recreation. It’s a quite space intended to be a place for community members to connect with the river and its restored riparian ecology.

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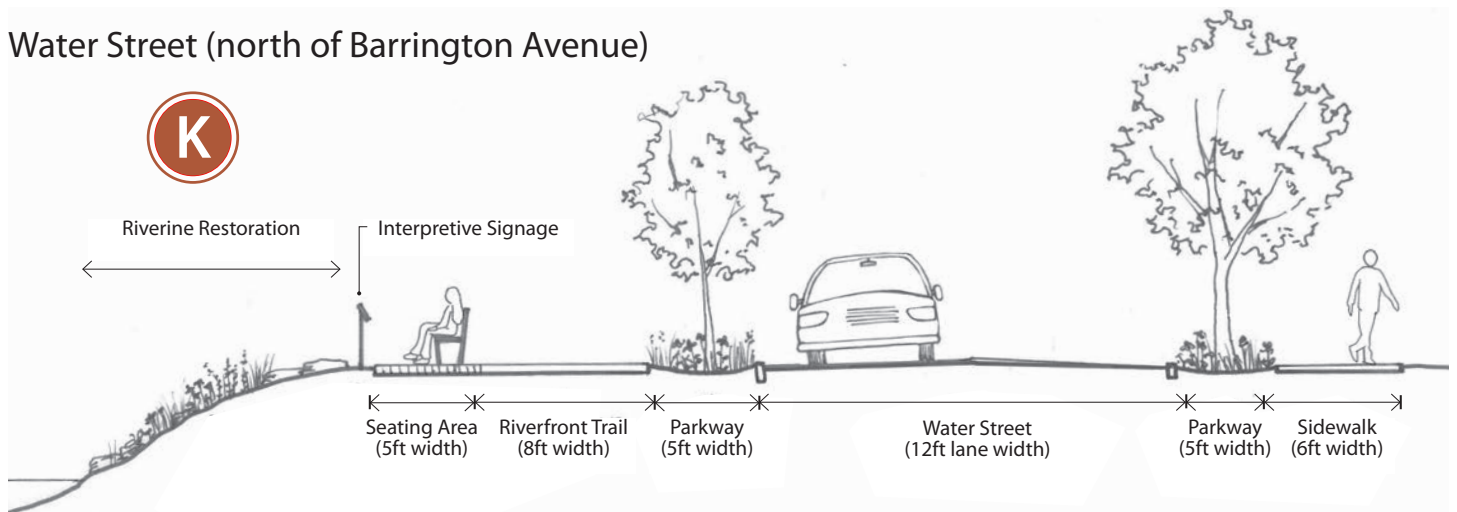




**LEGEND**

- (A) Riverfront Trail - 6ft width
- (B) Riverfront Trail - 8ft width
- (C) Riparian Restoration
- (D) Seating Plaza
- (E) Art / Sculpture
- (F) Limestone Outcropping
- (G) Raised Pedestrian Crosswalk
- (H) Trailhead Signage
- (I) On-Street Bike Lane
- (J) Road Width Reduction - 12ft lanes
- (K) Road Width Reduction - 10ft lanes

**Water Street (north of Barrington Avenue)**



# William Bartels Park

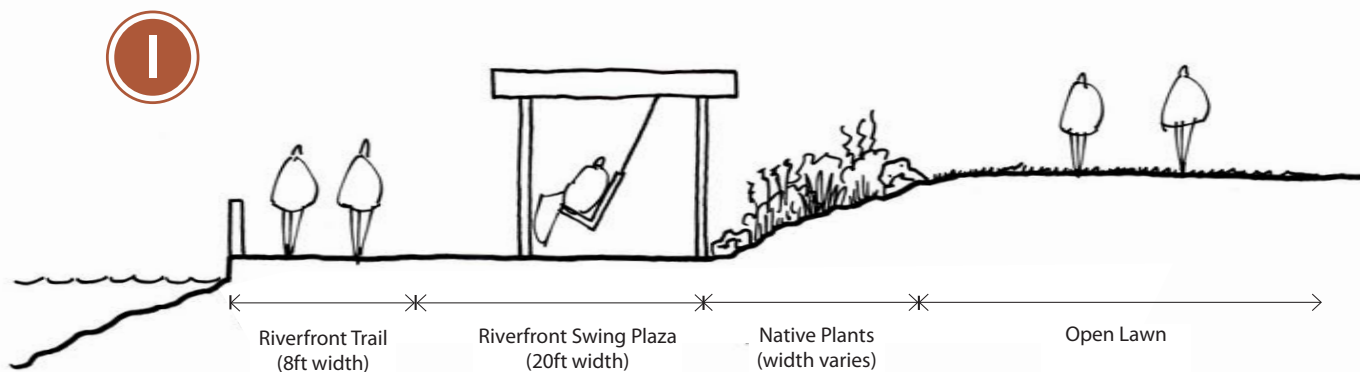
William Bartels Park is a proposed face-lift to an existing park with the major intervention being the removal of a section of Water Street running through the park. This design intervention increases the size of the park by connecting it to the river and reduces the threat of pedestrian and vehicular conflicts. The guiding principle for the redesign of the park was to increase the ecological productivity and connectivity of the site. Native plantings flank the perimeter of the park with seating areas to allow visitors to connect more deeply with nature. A sloped walkway and staked boulder trail provide two distinctly different ways to engage the river. The nature themed playground encourages kids to get out and explore nature. While the new community shelter provides parents with a safe location to watch their kids on the playground and the community a new venue to congregate.

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### Riverfront Trail at William Bartels Park

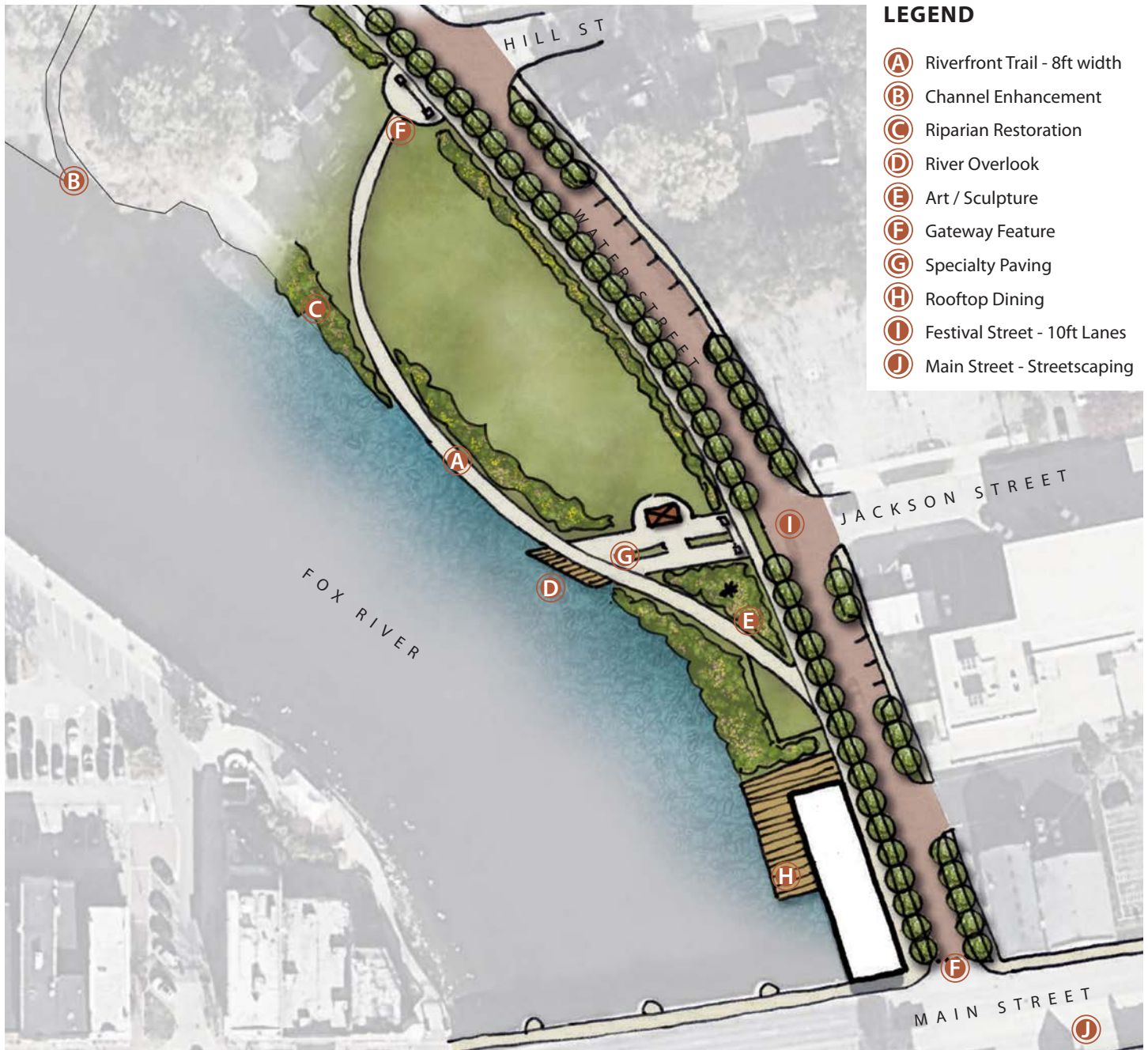


# Water Street - South Segment

The downtown section of the riverfront runs along Water Street from Main to Hill Street and is focused on connecting people to the river. The riverwalk bows to provide the longest stretch of path directly adjacent to the river and to avoid existing infrastructure. An existing structure is proposed to be reused for rooftop dining adjacent to the Main Street bridge. This economic anchor will pull people from downtown to the riverwalk and will offer expansive views of the Fox River. Water Street is reconfigured as a two-lane road with on street parking but is envisioned to be temporarily closed to vehicular traffic during scheduled periods to host street festivals. Gateway features and public art are scattered throughout the park and greet visitors as they enter. The native plantings within the park highlight and emphasize the natural ecology of the region.

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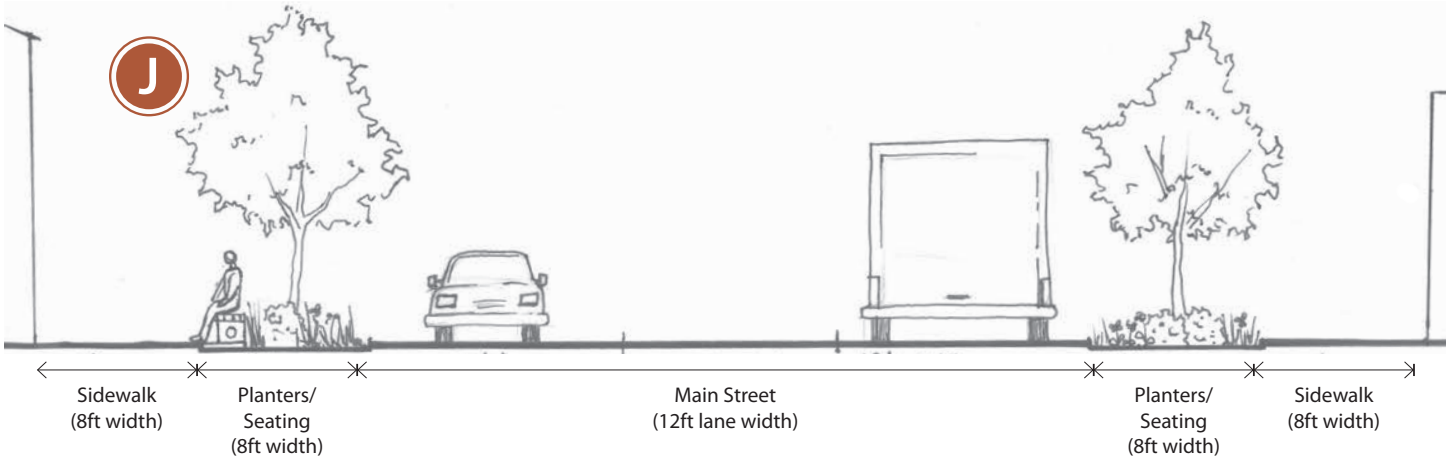




**LEGEND**

- (A)** Riverfront Trail - 8ft width
- (B)** Channel Enhancement
- (C)** Riparian Restoration
- (D)** River Overlook
- (E)** Art / Sculpture
- (F)** Gateway Feature
- (G)** Specialty Paving
- (H)** Rooftop Dining
- (I)** Festival Street - 10ft Lanes
- (J)** Main Street - Streetscaping

Streetscape along Main Street



# Haeger Property

The southernmost section of the master plan transforms the historic Haeger Property into a regional destination and offers a new vibrant recreational amenity to the community. The mixed-use redevelopment of the Haeger Property anchors the development. The largely passive recreational park has pockets of activity and is arranged in a way to host larger events. To maximize the size of the park and to increase pedestrian safety a portion of River Street has been removed and traffic has been diverted around the site as opposed to going through. A curved pedestrian bridge connects to Aldis Park across the river and offers sweeping views of the river to the north and south.

The program of the park transitions from active to passive going north to south with the most active quadrant being the northeast corner. This corner includes pickleball, urban waterfront play features, nature based playground, and an intimately scaled community pavilion. Formal gardens, restroom facilities, and a community pavilion separate the active quadrant from the large event lawn and amphitheater that are sized to host medium capacity events. In the south, the park is geared towards connecting with nature and the Fox River Trail. This passive portion of the park is highlighted by native plantings, public art, picnic pavilions, group gathering areas in nature, lookouts, and an accessible kayak launch. Along the water a diversity of opportunities to interact with the river occur. Most notably the limestone outcropping adventure trail along and through the day lit outflow of the stream previously occurring on site.

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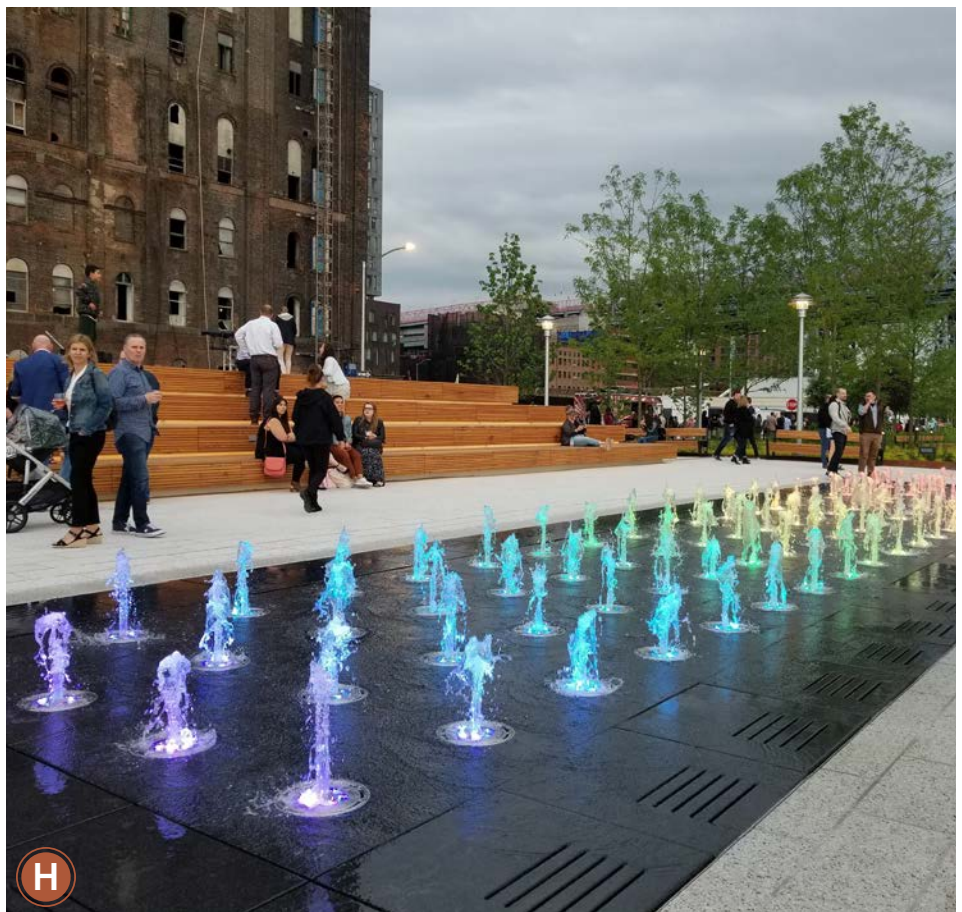
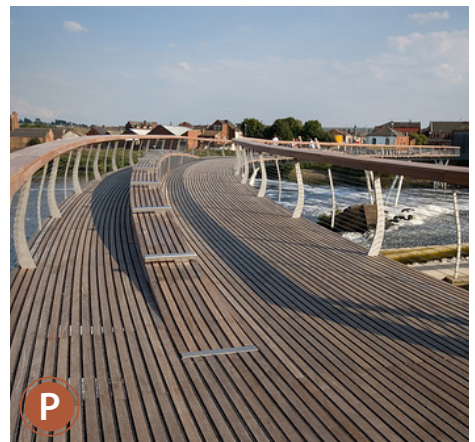






**LEGEND**

- (A) Riverfront Trail
- (B) Community Pavilion
- (C) Riparian Restoration
- (D) Sunning Steps
- (E) Art / Sculpture
- (F) Limestone Outcropping
- (G) Urban Play Environment
- (H) Urban Water Play Feature
- (I) Amphitheater
- (J) Restroom Building
- (K) Pickleball Courts
- (L) Community Gardens
- (M) Accessible Launch/Rentals
- (N) River Overlook
- (O) Event Lawn
- (P) Pedestrian Bridge Crossing
- (Q) Gateway Feature





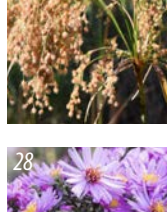

# Envision/ Prioritize

## NATIVE RIVERFRONT RESTORATION PLANT SPECIES UPLAND PRAIRIE SEED MIXTURE

1.	<i>Allium cernuum</i>	nodding wild onion	
2.	<i>Andropogon gerardii</i>	Big Bluestem	
3.	<i>Asclepias tuberosa</i>	butterfly weed	
4.	<i>Asclepias verticillata</i>	whorled milkweed	
5.	<i>Bouteloua curtipendula</i>	side oats grama grass	
6.	<i>Coreopsis palmata</i>	prairie coreopsis	
7.	<i>Coreopsis tripteris</i>	tall coreopsis	
8.	<i>Echinacea pallida</i>	pale purple coneflower	
9.	<i>Elymus virginicus</i>	Virginia wild rye	
10.	<i>Eryngium yuccifolium</i>	rattlesnake master	
11.	<i>Liatris aspera</i>	button blazing star	
12.	<i>Monarda fistulosa</i>	wild bergamot	
13.	<i>Penstemon digitalis</i>	foxglove beardtongue	
14.	<i>Petalostemum candidum</i>	white prairie clover	
15.	<i>Ratibida pinnata</i>	Yellow Coneflower	
16.	<i>Rosa carolina</i>	pasture rose	
17.	<i>Rudbeckia hirta</i>	black-eyed susan	
18.	<i>Rudbeckia subtomentosa</i>	sweet coneflower	
19.	<i>Schizachyrium scoparium</i>	little bluestem grass	
20.	<i>Silphium laciniatum</i>	compass plant	
21.	<i>Silphium terebinthinaceum</i>	prairie dock	
22.	<i>Solidago graminifolia</i>	grass-leaved goldenrod	
23.	<i>Solidago rigida</i>	stiff goldenrod	
24.	<i>Solidago speciosa</i>	showy goldenrod	
25.	<i>Sporobolus heterolepis</i>	prairie dropseed	
26.	<i>Sporobolus laevis</i>	smooth blue aster	
27.	<i>Symphotrichum novae-angliae</i>	New England aster	
28.	<i>Vernonia fasciculata</i>	common ironweed	
29.	<i>Veronicastrum virginicum</i>	Culver's root	
30.	<i>Zizia aurea</i>	golden alexanders	
31.	<i>Lolium multiflorum</i>	annual rye	






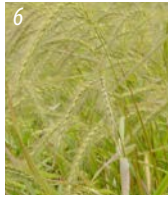




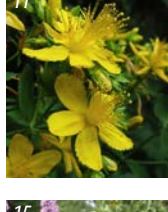
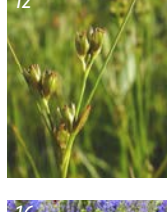
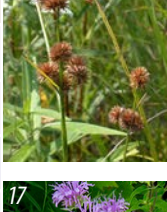
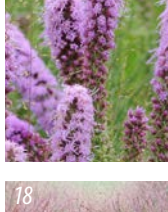



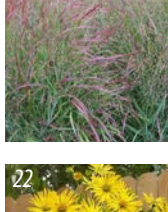
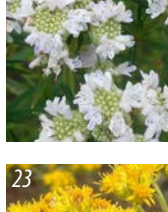
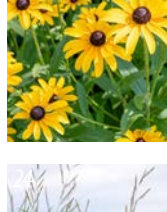
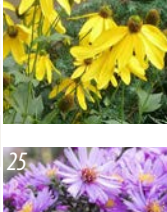
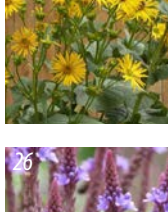
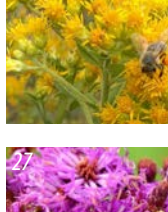

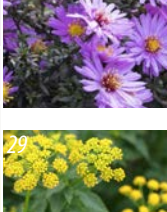
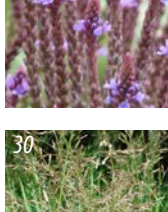
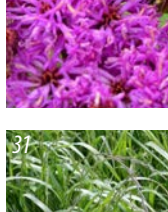
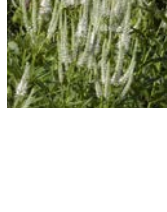

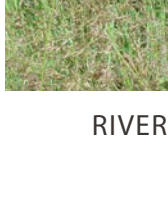

# Envision/ Prioritize

## NATIVE RIVERFRONT RESTORATION PLANT SPECIES RIVERBANK SEED MIXTURE

1.	<i>Agrostis stolonifera</i>	bent grass				
2.	<i>Asclepias incarnata</i>	Swamp milkweed				
3.	<i>Bidens cernua</i>	Nodding Bur Marigold				
4.	<i>Calamagrostis canadensis</i>	blue joint grass				
5.	<i>Carex bebbii</i>	Bebb's sedge				
6.	<i>Carex stipata</i>	awl fruited sedge				
7.	<i>Carex vulpinoidea</i>	Brown Fox Sedge				
8.	<i>Eleocharis erythropoda</i>	red-rooted spike rush				
9.	<i>Elymus riparus</i>	Riverbank Wild Rye				
10.	<i>Elymus virginicus</i>	Virginia wild rye				
11.	<i>Eupatorium maculatum</i>	spotted joe pye weed				
12.	<i>Glyceria striata</i>	fowl manna grass				
13.	<i>Helenium autumnale</i>	Sneezeweed				
14.	<i>Helianthus grosseserratus</i>	saw tooth sunflower				
15.	<i>Juncus torreyi</i>	Torrey's rush				
16.	<i>Justicia americana</i>	American-Water Willow				
17.	<i>Leersia oryzoides</i>	Rice Cut Grass				
18.	<i>Liatris spicata</i>	Marsh Blazing Star				
19.	<i>Penthorum sedoides</i>	ditch stonecrop				
20.	<i>Rudbeckia laciniata</i>	Wild Golden Glow				
21.	<i>Schoenoplectus acutus</i>	Hard-Stemmed Bulrush				
22.	<i>Schoenoplectus tabernaemontani</i>	soft stem bulrush				
23.	<i>Scirpus atrovirens</i>	Dark Green Rush				
24.	<i>Scirpus cyperinus</i>	wool grass				
25.	<i>Solidago gigantea</i>	Late Goldenrod				
26.	<i>Spartina pectinata</i>	Common Bur Reed				
27.	<i>Spartina pectinata</i>	Prairie Cord Grass				
28.	<i>Symphyotrichum novae-angliae</i>	New Englage Aster				
29.	<i>Verbena hastata</i>	Blue Vervain				
30.	<i>Vernonia fasciculata</i>	common ironweed				
31.	<i>Agrostis stolonifera</i>	Spreading Bent Grass				

# Envision/ Prioritize

## NATIVE RIVERFRONT RESTORATION PLANT SPECIES FLOODPLAIN/WET PRAIRIE SEED MIXTURE

1.	<i>Andropogon gerardii</i>	big bluestem				
2.	<i>Baptisia luecantha</i>	wild white indigo				
3.	<i>Carex annectens xanthocarpa</i>	yellow fruited sedge				
4.	<i>Carex normalis</i>	normal sedge				
5.	<i>Desmodium canadense</i>	showy tick trefoil				
6.	<i>Elymus riparus</i>	Riverbank Wild Rye				
7.	<i>Elymus virginicus</i>	Virginia wild rye				
8.	<i>Eupatorium perfoliatum</i>	boneset				
9.	<i>Glyceria striata</i>	fowl manna grass				
10.	<i>Helenium autumnale</i>	sneezeweed				
11.	<i>Hypericum pyramidatum</i>	great St. John's wort				
12.	<i>Juncus dudleyi</i>	Dudley's rush				
13.	<i>Juncus torreyi</i>	Torrey rush				
14.	<i>Liatris pycnostachya</i>	prairie gayfeather				
15.	<i>Liatris spicata</i>	spiked gayfeather				
16.	<i>Lobelia siphilitica</i>	great blue lobelia				
17.	<i>Monarda fistulosa</i>	bergamot				
18.	<i>Panicum virgatum</i>	switch grass				
19.	<i>Pycnanthemum virginianum</i>	common mountain mint				
20.	<i>Rudbeckia hirta</i>	black-eyed susan				
21.	<i>Rudbeckia laciniata</i>	wild golden glow				
22.	<i>Silphium perfoliatum</i>	cup plant				
23.	<i>Solidago rigida</i>	stiff goldenrod				
24.	<i>Spartina pectinata</i>	cord grass				
25.	<i>Symphotrichum novae-angliae</i>	new England Aster				
26.	<i>Verbena hastata</i>	blue vervain				
27.	<i>Veronica fasciculata</i>	common ironweed				
28.	<i>Veronicastrum virginicum</i>	Culver's root				
29.	<i>Zizia aurea</i>	golden alexander				
30.	<i>Agrostis alba palustris</i>	bent grass				
31.	<i>Lolium multiflorum</i>	annual rye				





# Envision/ Prioritize

## NATIVE RIVERFRONT RESTORATION PLANT SPECIES **SHRUBS & TREES**

1.	<i>Juniperus communis</i>	Common Juniper				
2.	<i>Taxus canadensis</i>	American Yew				
3.	<i>Aronia melanocarpa "Elata"</i>	Glossy Black Chokeberry				
4.	<i>Cephalantus occidentalis</i>	Buttonbush				
5.	<i>Cornus alternifolia</i>	JUNCOMC				
6.	<i>Sambucus nigra ssp. canadensis</i>	Elderberry				
7.	<i>Viburnum dentatum "Christom"</i>	Blue Muffin Arrowwood Viburnum				
8.	<i>Viburnum lentago</i>	Nanny-Berry				
9.	<i>Amelanchier Laevis</i>	Allegheny Serviceberry				
10.	<i>Betula nigra</i>	River Birch				
11.	<i>Cercis canadensis</i>	Eastern Redbud				
12.	<i>Malus ioensis</i>	Iowa Crab Apple				
13.	<i>Acer rebrum</i>	Red Maple				
14.	<i>Carya ovata</i>	Shagbark Hickory				
15.	<i>Celtis occidentalis</i>	Common Hackberry				
16.	<i>Quercus bicolor</i>	Swamp White Oak				
17.	<i>Quercus macrocarpa</i>	Bur Oak				
18.	<i>Quercus rubra</i>	Red Oak				
19.	<i>Picea abies</i>	Norway Spruce				
20.	<i>Picea glauca densata</i>	Black Hills Spruce				
21.	<i>Thuja occidentalis</i>	Eastern White Cedar				

# Envision/ Prioritize

## NATIVE RIVERFRONT RESTORATION PLANT SPECIES **RIVERBANK PLUGS**

1.	<i>Carex bebbii</i>	Bebb's sedge				
2.	<i>Carex vulpinoidea</i>	Brown Fox Sedge				
3.	<i>Juncus torreyi</i>	Torrey's rush				
4.	<i>Justicia americana</i>	American-Water Willow				
5.	<i>Leersia oryzoides</i>	Rice Cut Grass				
6.	<i>Schoenoplectus acutus</i>	Hard-Stemmed Bulrush				
7.	<i>Schoenoplectus tabernaemontani</i>	Soft Stem Bulrush				
8.	<i>Scirpus atrovirens</i>	Dark Green Rush				
9.	<i>Scirpus cyperinus</i>	Wool Grass				
10.	<i>Sparganium eurycarpum</i>	Common Bur Reed				
11.	<i>Spartina pectinata</i>	Prairie Cord Grass				

# Implement

## FY 2024

## FY 2025

Q1 January - March	Q2 April - June	Q3 July- September	Q4 October - December	Q1 January - March	Q2 April - June	Q3 July- September	Q4 October - December
	Develop shoreline enhancement and long term maintenance plan			Ongoing: Implement shoreline enhancement with stabilization measures, native plantings, and invasive/non-native species management.			
		<b>William Bartels Park:</b> Master plan and OSLAD Grant Application for recreation improvements		Anticipated OSLAD Grant Announcement and executed grant agreements with IDNR, if awarded	<b>William Bartels Park:</b> Design and engineering for recreation improvements		
Acquire <b>Haeger Property</b>		<b>Haeger Property:</b> Conduct Traffic Study of River Street		Submit Developer RFP for <b>Haeger Property</b>			<b>Haeger Property:</b> Evaluate developer RFP responses
	Evaluate impacts and need for additional street/intersection improvements as a result of the proposed <b>Water Street Vacation</b> at William Bartels Park and implement recommendations.		<b>Water Street: Vacation</b> at William Bartels Park: Design, engineering, and permitting for removal and restoration.		<b>Water Street Vacation</b> at William Bartels Park: Implement removal and restoration.		

Legend:


 Shoreline Enhancements	 Water Street North
 William Bartels Park	 Water Street South
 Haeger Property I	 Main Street



# Implement

## FY 2026

## FY 2027

Q1 January - March	Q2 April - June	Q3 July- September	Q4 October - December	Q1 January - March	Q2 April - June	Q3 July- September	Q4 October - December
<b>Ongoing:</b> Implement shoreline enhancement with stabilization measures, native plantings, and invasive/non-native species management. 							
<b>William Bartels Park:</b> Bid and permitting for recreation improvements	<b>William Bartels Park:</b> Implement recreation improvements 						
	<b>Haeger Property Phase 1:</b> Master Plan and OSLAD Grant Application for recreation improvements			Anticipated OSLAD Grant announcement and executed grant agreements with IDNR, if awarded	<b>Haeger Property Phase 1:</b> Design and engineering for recreation improvements. ITEP for bike path improvements at <b>Haeger Property</b>		
				<b>Water Street North:</b> Master Plan and RTP Grant for Riverfront Trail Improvements			Anticipated RTP Grant Announcement and executed with IDNR, if awarded

# Implement

FY 2028				FY 2029				Long-Range Action Items	
Q1 January - March	Q2 April - June	Q3 July- September	Q4 October - December	Q1 January - March	Q2 April - June	Q3 July- September	Q4 October - December		
<b>Ongoing:</b> Implement shoreline enhancement with stabilization measures, native plantings, and invasive/non-native species management.								<b>Ongoing:</b> Implement shoreline enhancement with stabilization measures, native plantings, and invasive/non-native species management.	
								<b>Main Street Improvements:</b> Plan, design, permit and implement streetscape improvements on Main Street	
<b>Haeger Property Phase 1:</b> Bid and permitting for recreation improvements.	<b>Haeger Property Phase 1:</b> Implement recreation improvements					<b>Haeger Property Phase 2:</b> Master Plan and OSLAD Grant Application for recreation improvements		<b>Haeger Property Phase 2:</b> Planning, Design, Bid, Permit, and Implement	
<b>Water Street North:</b> Design and engineering for Riverfront Trail improvements			<b>Water Street North:</b> Bid and permitting for Riverfront Trail improvements		<b>Water Street North:</b> Implement Riverfront Trail improvements				
								<b>Water Street South:</b> Master Plan, Design, Engineer, Bid, Permit, and Implement	

Legend:

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<span style="display: inline-block; width: 15px; height: 15px; background-color: #00838F; border: 1px solid black;"></span> William Bartels Park	<span style="display: inline-block; width: 15px; height: 15px; background-color: #212121; border: 1px solid black;"></span> Water Street South
<span style="display: inline-block; width: 15px; height: 15px; background-color: #A52A2A; border: 1px solid black;"></span> Haeger Property I	<span style="display: inline-block; width: 15px; height: 15px; background-color: #4682B4; border: 1px solid black;"></span> Main Street

# Implement

## FY 2024 Priority Actions

Projects	Priority Items
<b>William Bartels Park:</b> Expansion and re-design of William Bartels Park.	<ul style="list-style-type: none"><li>• Master plan recreation improvements for William Bartels Park.</li><li>• Apply for FY 25 OSLAD Grant for recreation improvements.</li></ul>
<b>Water Street North:</b> Narrowing Water Street from North Street to Illinois Street and increasing pedestrian accessibility and safety through a Riverwalk trail, on street bike improvements, and traffic calming measures.	<ul style="list-style-type: none"><li>• Evaluate impacts and need for additional street/ intersection improvements as a result of the proposed Water Street Vacation at William Bartels Park and implement improvements.</li><li>• Design, engineer, and permit for removal and restoration of Water Street.</li></ul>
<b>Haeger Property Phase 1:</b> Acquisition and re-development of the Haeger Pottery property Phase 1.	<ul style="list-style-type: none"><li>• Acquire Haeger Property</li><li>• Conduct traffic study of River Street re-route.</li></ul>
<b>Shoreline Improvements:</b> Restoration and maintenance of native plant ecosystems along the shoreline of the Fox River.	<ul style="list-style-type: none"><li>• Develop shoreline enhancement and long term maintenance plan</li></ul>

## FY 2025 Priority Actions

Projects	Priority Items
<b>William Bartels Park:</b> Expansion and re-design of William Bartels Park.	<ul style="list-style-type: none"><li>• Anticipated OSLAD Grant Announcement and executed grant agreements with IDNR, if awarded.</li><li>• Design and engineering for recreation improvements.</li></ul>
<b>Water Street North:</b> Narrowing Water Street from North Street to Illinois Street and increasing pedestrian accessibility and safety through a Riverwalk trail, on street bike improvements, and traffic calming measures.	<ul style="list-style-type: none"><li>• Continued design, engineering, and permitting for removal and restoration of Water Street.</li><li>• Implement removal and restoration of Water Street.</li></ul>
<b>Haeger Property Phase 1:</b> Acquisition and re-development of the Haeger Pottery property Phase 1.	<ul style="list-style-type: none"><li>• Submit developer RFP for Haeger Pottery Property.</li><li>• Evaluate developer RFP responses.</li></ul>
<b>Shoreline Improvements:</b> Restoration and maintenance of native plant ecosystems along the shoreline of the Fox River.	<ul style="list-style-type: none"><li>• Ongoing implementation of shoreline enhancements with stabilization measures, native plantings, and invasive/non-native species management.</li></ul>

# Implement

## FY 2026 Priority Actions

Projects	Priority Items
<b>William Bartels Park:</b> Expansion and re-design of William Bartels Park.	<ul style="list-style-type: none"><li>• Bid and permit recreation improvements.</li><li>• Implement recreation improvements.</li></ul>
<b>Haeger Property Phase 1:</b> Acquisition and re-development of the Haeger Pottery property Phase 1.	<ul style="list-style-type: none"><li>• Master plan Haeger Property Phase 1 design</li><li>• Apply for FY 27 OSLAD Grant for recreation improvements.</li></ul>
<b>Shoreline Improvements:</b> Restoration and maintenance of native plant ecosystems along the shoreline of the Fox River.	<ul style="list-style-type: none"><li>• Ongoing implementation of shoreline enhancements with stabilization measures, native plantings, and invasive/non-native species management.</li></ul>

## FY 2027 Priority Actions

Projects	Priority Items
<b>Water Street North:</b> Narrowing Water Street from North Street to Illinois Street and increasing pedestrian accessibility and safety through a Riverwalk trail, on street bike improvements, and traffic calming measures.	<ul style="list-style-type: none"><li>• Master plan Water Street North trail improvements.</li><li>• Apply for FY 28 RTP Grant for Riverfront Trail improvements.</li><li>• Anticipated RTP Grant announcement and executed agreement with IDNR if awarded.</li></ul>
<b>Haeger Property Phase 1:</b> Acquisition and re-development of the Haeger Pottery property Phase 1.	<ul style="list-style-type: none"><li>• Apply for FY 28 OSLAD Grant for Phase 1 improvements.</li></ul>
<b>Shoreline Improvements:</b> Restoration and maintenance of native plant ecosystems along the shoreline of the Fox River.	<ul style="list-style-type: none"><li>• Ongoing implementation of shoreline enhancements with stabilization measures, native plantings, and invasive/non-native species management.</li></ul>

## FY 2028 Priority Actions

Projects	Priority Items
<b>Water Street North:</b> Narrowing Water Street from North Street to Illinois Street and increasing pedestrian accessibility and safety through a Riverwalk trail, on street bike improvements, and traffic calming measures.	<ul style="list-style-type: none"><li>• Design and engineering for Riverfront Trail improvements.</li><li>• Bid and permitting for Riverfront Trail improvements.</li></ul>
<b>Haeger Property Phase 1:</b> Acquisition and re-development of the Haeger Pottery property Phase 1.	<ul style="list-style-type: none"><li>• Bid and permitting for recreation improvements for Haeger Property Phase 1.</li><li>• Implement recreation improvements for Haeger Property Phase 1.</li></ul>
<b>Shoreline Improvements:</b> Restoration and maintenance of native plant ecosystems along the shoreline of the Fox River.	<ul style="list-style-type: none"><li>• Ongoing implementation of shoreline enhancements with stabilization measures, native plantings, and invasive/non-native species management.</li></ul>

# Implement

## FY 2029 Priority Actions

Projects	Priority Items
<b>Haeger Property Phase 2:</b> Design and re-development of the Haeger Pottery property Phase 2, including Phase 2 park space and pedestrian bridge.	<ul style="list-style-type: none"><li>• Master plan Haeger Property Phase 2 design.</li><li>• Apply for FY 30 OSLAD Grant for recreation improvements.</li></ul>
<b>Water Street North:</b> Narrowing Water Street from North Street to Illinois Street and increasing pedestrian accessibility and safety through a Riverwalk trail, on street bike improvements, and traffic calming measures.	<ul style="list-style-type: none"><li>• Implement Riverfront Trail improvements for Water Street North.</li></ul>
<b>Shoreline Improvements:</b> Restoration and maintenance of native plant ecosystems along the shoreline of the Fox River.	<ul style="list-style-type: none"><li>• Ongoing implementation of shoreline enhancements with stabilization measures, native plantings, and invasive/non-native species management.</li></ul>

## Long-Range Action Items

Projects	Priority Items
<b>Water Street South:</b> Festival street improvements and connection to Riverwalk Trail on Water Street, from Hill Street to Main Street.	<ul style="list-style-type: none"><li>• Master plan Water Street South improvements.</li><li>• Design and engineer Water Street South improvements.</li><li>• Bid , permit, and implement Water Street South improvements.</li></ul>
<b>Haeger Property Phase 1:</b> Acquisition and re-development of the Haeger Pottery property Phase 1, including Phase 1 park space, road improvements, and building development.	<ul style="list-style-type: none"><li>• Implement Haeger Property Phase 1 Improvements.</li></ul>
<b>Haeger Property Phase 2:</b> Design and re-development of the Haeger Pottery property Phase 2, including Phase 2 park space and pedestrian bridge.	<ul style="list-style-type: none"><li>• Plan, design, bid, permit, and implement Phase 2 improvements.</li></ul>
<b>Main Street Improvements:</b> Install traffic calming measures, signage, increase pedestrian walkways, and add beautification to Main Street corridor.	<ul style="list-style-type: none"><li>• Plan, design, permit and implement streetscape improvements on Main Street</li></ul>
<b>Shoreline Improvements:</b> Restoration and maintenance of native plant ecosystems along the shoreline of the Fox River.	<ul style="list-style-type: none"><li>• Ongoing implementation of shoreline enhancements with stabilization measures, native plantings, and invasive/non-native species management.</li></ul>





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# Appendix A:



## Memorandum

Date: March 2, 2023  
To: Philip Cotter, Village of East Dundee  
From: Lacey Lawrence, Hitchcock Design Group (HDG)

**RE: East Dundee Riverfront Master Plan  
Inventory and Analysis Summary**

### Natural Resources

- Fox River
  - Recommend reaching out to Fox River Stakeholder Groups like; Fox River Study Group and Fox River Ecosystem Partnership and Friends of the Fox River as they have completed and/or sponsored various studies up and down the Fox River. (<https://foxriverecosystem.org/fox/> and <https://www.foxriverstudygroup.org/>)
  - (<http://www.friendsofthefox.org/>)Wetlands and Waters
  - Review Jelkes Creek - Fox River Watershed Action Plan
- Wetlands and Waters
  - Fox River and fringe wetlands
    - Wetland delineation recommended for the complete project area.
    - Field delineations are good for 5-years.
  - No other known mapped wetlands in project area
  - Review Kane County Wetland ADID for resources
- Floodplain and Floodway
  - The Project River reach is located in a Zone AE flood hazard area, meaning it is a studied area with Base Flood Elevation (BFE-100-year) information available. Per the FIRMs (17089C0156H, 17089C0157H, and 17089C0159H), the reach is in a regulated floodplain and floodway of the Fox River. Floodplain (100-year) elevations generally range from El. 720.4 to El. 718 along the project reach. Floodway width is generally ranges from about 280 feet wide to upwards of 470 feet wide along the project reach.
  - Jelkes Creek (a Tributary to the Fox River), also flows through a portion of the project area. Floodplain and floodway limits will also be regulated along this creek and will need to be respected within areas of the project.
  - Unnamed tributary north of IL 72 has mapped floodplain with no floodway. The primary channel runs under Village Hall with a mapped base flood elevation at that location. The floodplain is an unnumbered A zone east of this location (no base flood elevation determined).
- Threatened and Endangered Species
  - IDNR State-Listed Species – EcoCAT Review
    - River Redhorse (*Moxostoma carinatum*)





- Rusty-Patched Bumblebee (*Bombus affinis*)
    - Spike (*Elliptio dilatata*)
  - USFWS Federally-listed Species – IPAC Review
    - Northern Long-eared Bat (*Myotis septentrionalis*)
    - Monarch Butterfly (*Danaus plexippus*)
    - Rusty-Patched Bumble Bee (*Bombus affinis*)
    - Eastern Prairie Fringed Orchid (*Platanthera leucophaea*)
- Upstream/Downstream Dams
  - The Carpentersville Dam is located about 1.5 miles upstream of East Dundee. It is scheduled for removal in 2023-24. Impacts to the project reach are not anticipated to be impacted. The Elgin Dam is located approximately 4.8 miles downstream of East Dundee. East Dundee is not impacted by the reservoir pool associated with the Elgin Dam, and therefore the project reach should not be impacted by the Elgin Dam.

### Cultural Resources

- History
  - First settled in 1834 by Jesse Newman, his wife and Joseph Russell.
  - At the raising of the Oatman’s House, a drawing was held to determine the person who would name the town.
    - Alexander Gardiner won and named the town Dundee after his hometown in Scotland.
  - East Dundee produced cheese and dairy historically.
  - Haeger Brick Company produced bricks to help Chicago after the Great Chicago Fire.
  - The Village of East Dundee was incorporated in 1887.
  - The former railroad has become the Fox River Trail  
The former train depot now is the Tourist Center.
- Demographics
  - Total population: 3,083
  - Households: 1,419
  - Median age: 49.0
    - Population is aging and decreasing slightly
  - Median income: \$80,916
    - Persons in poverty: 10.9%
    - Racial/ethnic profile in poverty:
      - 4.3% White
      - 96.8% Black or African American
      - 5.8% Asian
      - 5.1% Other
      - 21.4% Two or more
      - 4.7% non-Hispanic origin
      - 7.8% Hispanic origin
  - Race and Ethnicity:
    - 73.2% White Alone



- 5.7% Black or African American Alone
    - 0.6% American Indian
    - 2.1% Asian
    - 8.2% Other
    - 10.1% Two or more races
  - Hispanic Origin: 19.2%
  - Persons with Disability: 13.7%
    - Racial/ethnic profile of disabled persons
      - 15.9% White
      - 30.4 % Asian
      - 8.0 % Other
      - 8.3% Two or more
      - 16.3% non-Hispanic origin
      - 10.0% Hispanic origin
- Historic Register
  - Country Tea Room – National Register of Historic Places
  - Dundee Township Historical Society offers plaque program for individuals’ homes and places of historical significance.
    - Must be at least 100 years old and have maintained the original appearance and materials.
- Historic District
  - Includes blocks from the waters edge, along Main Street, until Van Buren Street. North along River Street, and stops 2 blocks north of Barrington Ave.
- Downtown Business District
  - Includes downtown portion of East Dundee, from previous Haeger Brick Company parcel, north to North Street and from the water’s edge, east to Van Buren Street.
  - Additional areas include parcels along Illinois Route 72 and Route 25
- Other Significant Sites
  - Library
    - Fox River Valley Public Library (555 Barrington Avenue, East Dundee, IL 60118)
  - Village Hall
    - Village of East Dundee (120 Barrington Ave, East Dundee, IL 60118)
  - Higher Education
    - National Louis University – Elgin
    - Judson University - Elgin
  - Malls
    - River Valley Square Shopping Center – East Dundee
    - Spring Hill Mall – West Dundee
  - Area Hotels
    - 124 Lofts Hotel (located in West Dundee, has closest proximity to East Dundee’s downtown)



- Holiday Inn & Suites Chicago Northwest – Elgin
- Quality Inn Elgin I-90
- Sonesta Select Chicago Elgin

#### **Public Infrastructure**

- Highways
  - Illinois Route 72 (East Main Street) with a bridge crossing the Fox River
  - Illinois Route 68 (Penny Avenue) east of the study area
- Railways
  - Traffic signals at Illinois 72 and VanBuren Street, River Streets & IL 68.
- Airports
  - O'Hare Airport - closest commercial airport
- Bike Trails
  - Fox River Trail
  - Fox River pedestrian bridge at North Street
- Other Public Transportation
  - Pace Bus stops along Barrington Ave.
- Parks
  - William C. Bartels Park
  - Lions Park
  - Max Freeman Park
  - Dundee Township Park District Rakow Center
- Public Parking
  - Parking along River Street
  - Lots north and south of Railroad Street, along the Fox River Trail
- Land Use/Zoning
  - The majority of the riverfront is zoned as R-3 Single Family Residential. Properties bordering the southern extent of the study are currently zoned as M1 Limited Manufacturing.
  - Several of the properties along Main Street are zoned as either B1 Downtown Businesses or B2 Community Businesses.
- Ownership
  - Village purchased Haeger Brick Company property and adjacent west property.
  - Village currently owns properties on Main Street, between River Street and the Fox River as well as properties on River Street, between Hill Street and Jackson Street



### Financial Resources

- TIF Districts
  - The majority of the riverfront and downtown properties included in the study are within the Downtown TIF (TIF #3).
- MFT Program
  - FY 2022-2023 MFT funding street improvements
  - IML estimates \$23.50 for MFT and \$17.70 per capita.
  - for transportation renewal funding for FY23

### Permitting

- Local Municipality – East Dundee
  - Village Forestry Standards:
    - Trees planted on village-owned property must be of an acceptable species as designated in village codes. There are exceptions for tree species where the characteristic of the tree or landscape could be advantageous to the public.
    - Trees should be planted 15 feet minimum from driveways and alleys. At intersections, trees should be planted within the required sight distance as determined by the Village Engineer.
    - It is the responsibility of the permit holder during construction to protect all trees on the adjacent public right-of-way that may be affected, and fencing must encompass entire drip line.
  - Landscaping
    - Trees used in landscaping shall be a minimum of 3" caliper when installed.
    - Landscaping must be installed to avoid blocking critical sight lines.
  - Rules of Construction
    - Fiscal year begins on the first of May.
    - Operational hours for construction should occur between 7 A.M. and 8 P.M. Monday through Saturday or before 8 A.M. and 8 P.M. on Sunday if accompanied by loud noises.
- Wetland Delineation
  - Required for improvements located within 100ft of a wetland/waterway.
  - Delineate and determine floristic quality of aquatic resources for planning, permitting, and determining impacts, buffers, and required mitigation.
- Kane County Stormwater Management
  - Stormwater Management requirements for new development/impervious, as well as re-developed areas
  - Determine isolated wetlands/waters and associated buffer impacts.
  - Impacts to isolated wetlands/waters require mitigation.
- Kane-DuPage Soil and Water Conservation District
  - Review of soil erosion and sediment control plan and Stormwater Pollution Prevention Plan (SWPPP) for compliance with Illinois Urban Manual for all projects requiring a USACE permit IDNR OWR



- No net fill placed within the floodplain.
- Maintain existing elevations or lower in floodway.
- Hydrologic modeling for areas of proposed fill in floodway
  
- IDNR T&Es
  - May require fish and mussel survey.
  - Incidental Take Permit
  
- IDNR & OWR
  - Determine flood hazard zone (Project reach currently mapped as Zone AE)
  - Fox River is a Public Water of the State. Required to consider the associated regulations in Part 3704 (Regulation of Public Waters) and Part 3720 (Rules Establishing Horizontal and Vertical Clearances for Bridges Over the Fox River)
  - No net fill placed within the floodplain.
  - Must follow requirements in Part 3708 (Floodway Construction in Northeastern Illinois) and must be an Appropriate Use of the Floodway. Must demonstrate that the appropriate use will not reduce floodway conveyance or storage and will not increase velocities and flood heights. Appropriate Uses of the Floodway include:
    - Flood control structures, dikes, dams and other public works or private improvements relating to the control of drainage, flooding or erosion (Section 18g of the Act) or water quality or habitat for fish and wildlife (e.g. Section 3708.80(a)(3) and (4));
    - Structures or facilities relating to the use of, or requiring access to, the water or shoreline, such as pumping and treatment facilities, and facilities and improvements related to recreational boating, commercial shipping and other functionally dependent uses (Section 18g of the Act);
    - Storm and sanitary sewer outfalls;
    - Underground and overhead utilities;
    - Recreational facilities such as playing fields and trail systems including any related fencing built parallel to the direction of flood flows;
    - Detached Garages, storage sheds, or other non-habitable accessory structures to existing buildings that will not block flood flows. This does not include the construction or placement of any other new structures, (Section 18g of the Act) fill, building additions, buildings on stilts, fencing (including landscaping or plantings designed to act as a fence) and the storage of materials;
    - Bridges, culverts, roadways, sidewalks, railways, runways and taxiways and any modification thereto;
    - Parking lots built at or below existing grade where either:
      - The depth of flooding at the 100-year frequency flood event will not exceed 1.0 foot;
      - The parking lot is for short-term outdoor recreational use facilities where the applicant agrees to restrict access during overbank flooding events and agrees to accept liability for all damage caused by vehicular access during all overbank flooding events
    - Aircraft parking aprons built at or below ground elevation where the depth of flooding at the 100-year frequency flood event will not exceed 1.0 foot;



- Regulatory floodway regrading, without fill, to create a positive slope toward a watercourse;
  - Flood proofing activities to protect existing structures such as, but not limited to, constructing water tight window wells, and elevating;
  - The replacement, reconstruction, or repair of a damaged building, provided that the outside dimensions of the building are not increased, and provided that, if the building is damaged to 50% or more of the building's market value before it was damaged, the building will be protected from flooding to or above the 100-year frequency flood elevation; and
  - Modifications to an existing building that would not increase the enclosed floor area of the building below the 100-year frequency flood elevation, and which will not block flood flows including but not limited to, fireplaces, bay windows, decks, patios and second story additions.
- Hydrologic/Hydraulic modeling for areas of proposed fill in floodplain/floodway
- Proposed Development may require FEMA Map Revisions in the form of Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR)
- IEP NPDES
  - Stormwater pollution prevention plan (SWPPP)
  - Disturbance > 1 acre
- SHPO/IHPA
  - Determination of any impact to cultural sites/historic architecture
  - May require Phase 1 Archeological Report for undisturbed sites.
- USACE
  - Determine wetland/waters of the US impacts.
  - > 0.1acre of fill requires mitigation.
  - On-site mitigation/restoration opportunities to incorporate into projects.
  - Mitigation through purchase of wetland bank credits in Fox River Watershed in Kane County bank
  - Wetland/waters of the US buffer impacts require mitigation – can incorporate buffer restoration into projects.
  - Nationwide Permit (NWP)
    - For fill/ impacts less than 1.0 acres
    - Current NWP program is valid until March 2026
    - Water Quality Certification is generally included as part of the NWP approval.
  - Individual Permit
    - For fill/ impacts greater than 1 acre
    - Requires individual IEPA 404 Water Quality Certification
- IEPA 404 Water Quality Certification
  - Required for USACE Individual Permits Anti-degradation analysis and alternatives. Permit process can take up to 2 years.



- USFWS
  - May require threatened and endangered species or habitat surveys.
  - Project construction timelines may need to be adjusted for specific species. Tree and vegetation removals timed to avoid habitat impacts.

#### **Local Planning Documents**

- Comprehensive Mater Plan, 2010
  - Plan amendment to the 2002 plan, reprioritizes planning and zoning efforts with changing trends.
    - Village is developing plans for enhanced public transit to increase transportation options for residents and improve accessibility for those outside the community.
    - Development changes are now focused on commercial and employment use.
      - Positively affect tax revenue by stabilizing tax base and shifting tax burden to non-residential development
    - Conservation Zoning
      - Recognizes that McGraw Wildlife Foundation Property, Spring Creek Forest Preserve, and undeveloped flood plain areas along the Fox River should be preserved as open space.
      - Includes large vacant sites with existing or former natural resource extraction uses.
- Strategic Plan, 2019-2024
  - 5-year plan to become regionally known for entertainment and family friendly amenities.
    - 5 goals to accomplish:
      - Create a well-known, livable, walkable community
      - Financial stability and sustainability
      - Sustainable service delivery through staff support and development
      - Economic development
      - Sustainable infrastructure and IT
    - To create a walkable community:
      - The riverfront has been isolated from pedestrian access. The Village will emphasize utilizing the riverfront and developing its natural and recreational amenities.
        - The Fox River bike path, historic downtown, and riverfront must be completely integrated.
    - Aesthetic improvements and clear identity for the downtown as well as downtown development are a priority to grow the economy.
      - Façade Improvement Program
      - Redevelopment Agreements
- KLOA Traffic Study
  - Three (3) consecutive days of data collection



- Analyzed prevailing speed and need to reduce speed limit.
  - Volume of truck and cut through traffic.
  - Recommendations for measures that can be taken to improve traffic conditions.
- Dundee Township Park District Comprehensive Park Analysis Plan
  - The plan was developed to identify recreational needs in the community and provide recommendations for funding and implementation.
  - In East Dundee, the plan focused on developing a park master plan for Lions Park to reduce the parking and maintenance building.
- Kane County Forest Preserve Master Plan, 2020 Update
  - Goals set in the masterplan include:
    - Improve biodiversity across district lands
    - Evaluate and implement operations and maintenance efficiencies
    - Establish a capital maintenance management plan
    - Strengthen public relations and community outreach
    - Improve preserve access
    - Grow the foundation
    - Increase environmental education awareness and partnerships
    - Expand volunteer program
    - Develop and administer a safety, risk management and employee well-being program
    - Evaluate service levels and resource needs
    - Meet professional standards and liability aversion
  - Updated improvements in 2020 include:
    - Access to existing trails were reviewed.
      - Counters were installed on the Fox River Trail to evaluate use
    - Dam removal in Carpentersville is ongoing grant project through the IDNR
    - Nearby improvements include the Schweitzer Woods Forest Preserve march and woods restoration in West Dundee
- CMAP on to 2050
  - The Chicago Metropolitan Agency for Planning created a comprehensive plan to help communities address transportation, housing, economic, environmental, and quality of life issues.
    - 5 Main areas investigated:
      - Community – creating strategic and sustainable development by reinvesting in communities, creating walkable communities, and improving on natural resources.
      - Prosperity – by pursuing regional economic development, supporting regions traded clusters, align local economic development planning with regional goals
      - Environment – planning for climate resilience, protect and enhance aquatic systems, reduce flood risk to protect people and assets, conserve shared water supply, improve natural resources and integrate preservation into redevelopment and growth.





- Governance – using collaborative leadership to address regional challenges, encouraging partnerships, data driven investments
- Mobility – make transit accessible and competitive, improve travel safety, improve resilience of transportation network for climate change and weather.
- Integrated Management Plan for the Fox River Watershed in Illinois
  - This plan was developed by people living in the watershed to develop methods to enhance the Fox River ecosystem and supposed the demands for natural resources. The plan has 16 key factors to achieve the vision. Each factor has listed benefits, costs, and recommendations to implement.
  - Recreation Strategies and Recommendations:
    - Enhance year-round land and water based recreation
    - Identify areas on shoreline for additional access to recreation
    - Prevent multi-use conflicts such as hiking and horse riding on one trail
      - Promote no wake restrictions near canoe launches
      - Have clear signage and pavement markings
    - Identify areas of passive recreation to preserve the river
    - Connect public lands through multi-use trails
  - Habitat Strategies and Recommendations
    - Develop comprehensive plan to identify and protect fish and wildlife
    - Protect and restore instream habitat
    - Improve riparian areas
    - Identify and restore areas with the highest restorability.
  - Land Use Strategies and Recommendations
    - Develop a map of existing and potential conservation lands within the Fox River watershed.
    - Promote sensible growth and development by ensuring that the map of potential conservation lands has sustained attention in the future throughout the watershed, through an organization created for this purpose.
    - Support land development and management practices that protect and conserve the biologic diversity and water resources within the Fox River watershed.
    - Protect, manage, or acquire quality natural resource areas including upland habitat, lakes, and wetlands throughout the watershed.
  - Water Quality Strategies and Recommendations
    - Formulate a watershed-wide database for water quality and fish data
    - Encourage proactive efforts to protect ground water, surface water, and sensitive recharge area, particularly preserving the drinking water supplies in the watershed.
    - Develop a Water Budget for the surface and ground water sources in the Fox River watershed and determine long-term water use goals
    - Promote public partnerships.
  - Stormwater Strategies and Recommendations
    - Reduce existing discharge rates of stormwater runoff from urban, developing and agricultural land uses.



- Develop new and innovative stormwater management practices to control runoff rates, quantity and quality at its origins.
    - Develop incentive packages for reduction of existing discharge rates.
    - Promote and implement non-structural (natural) stormwater management techniques to reduce streambed and streambank erosion and flooding.
    - Maintain, stabilize, enhance and restore the natural integrity to streams, creeks, and drainage ways in urban, developing and agricultural areas.
    - Form a Fox River Watershed Stormwater Management Committee
  - Education Strategies and Recommendations
    - Expand the network of groups/individuals interested in protecting the Fox River watershed so they can share information and other resources, and seek grants in partnership.
    - Develop a high quality information packet for the media with a map of the entire Fox River Watershed and use it, with consistent press releases, to establish and maintain rapport with a contact at each media outlet.
    - Establish a connection between urban, suburban, and rural populations in the Fox River Watershed by getting involved in existing outreach programs.
    - Collaborate with existing groups to sponsor a variety of watershed awareness events.
    - Encourage development of sub-watershed advocacy groups
    - Develop educational programs for stakeholders.
- Water Quality Trend Analysis for the Fox River Watershed: Stratton Dam to the Illinois River
  - This study analyzed biological nutrient levels and water quality within the Fox River watershed.
  - The trend found decreasing concentrations of most bio-nutrients, indicating improving water quality overall.
    - Water flowing downstream of the Algonquin testing station did show an increase in dissolved phosphorus and a decrease in dissolved oxygen.
  - The study's recommendation for future work to reduce water pollution was to follow best management practices as proposed in the Illinois Nutrient Loss Reduction Strategy.
- Fox River Study Group
  - The Fox River Study Group is a group of stakeholders using research to better enhance the ecology of the Fox River. The study group supports sustainable policies and development across the Fox River watershed.
    - Developed Fox River Implementation Plan
- Fox River Implementation Plan
  - This comprehensive master plan was developed by the Fox River Study Group to provide measures to address water quality impairments in the Fox River watershed.
  - Key items that may affect the East Dundee area include:
    - The removal of the Carpentersville Dam
      - Not expected to have any negative impacts
  - East Dundee has lower phosphorus levels compared to surrounding communities due to biological nutrient removal systems in their wastewater treatments.



### Active Recreation Trends

- Worldwide Survey of Fitness Trends by American College of Sports Medicine, Health, and Fitness Journal
  - Functional fitness training was the #5 trend for 2019, 2020, and 2021.
  - Dropping from #2 in 2022 to #13 in 2023 is home exercise gyms.
  - Top fitness trends for 2023:
    - Wearable technology is the #1 trend for 2023.
    - Strength training with free weights ranked #4 for 2022.
    - Body weight training ranked #8 for 2022.
    - Fitness programs for older adults ranked #11 in 2022.
    - Functional fitness training ranked #14 for 2022.
    - For 2023 outdoor activities ranked #3.
    - High-intensity interval training (HIIT) remains at #7 for 2023.
    - Exercise for weight loss starting in 2016 began to move down the list to a low of #16 for 2021.
    - Employing certified fitness professions has remained a steady trend at #13 for both 2021 and 2022.
    - Personal training ranks #10 for 2023
  - Dropping out of the top 20 for 2023 were online live and on-demand exercise classes and online personal training.
  - New survey entries for 2023 were balance and stabilization training, stretch-based training, plyometric training, virtual reality exercise training, and medicine ball training.
  - Left off the survey in 2023 were low-cost and budget gyms, mind-body movement, boutique fitness studios, boot camp-style programs, post-COVID recovery programs, and blood flow restriction training.
- Sports, Fitness, and Leisure Activities, Topline Participation Report by Sports and Fitness Industry Association
  - Racquet sports had the largest gain in participation in 2022, increasing by 17.6% or around 8 million participants from 2021 with Pickleball leading the way with an 85.7% year to year growth.
  - Team sports' recovery has been driven by casual participants. Water sports and outdoor sports also showed similar participation rate increases to team sports in 2022.
  - The top two most participated sport categories for every generation were fitness and outdoor sports.
  - Team sports were heavily dominated by Gen Z and millennial generations. Fitness remains the only sports category where Gen Z participation is significantly less than the other generations.
  - For the first time since 2010, the number of inactive people-not participating in at least any of the sports/activities that SFIA tracks-in the U.S. dropped below 70 million people.
  - Total participation in aquatic exercise decreased by 4.6% over a 3-year period. Casual aquatic exercise (1-49 times) increased by 7.7%, while CORE aquatic exercise (50+ times in a year) decreased by 35.6%
  - Total participation in canoeing has increased by 5.95 over a 3-year period.

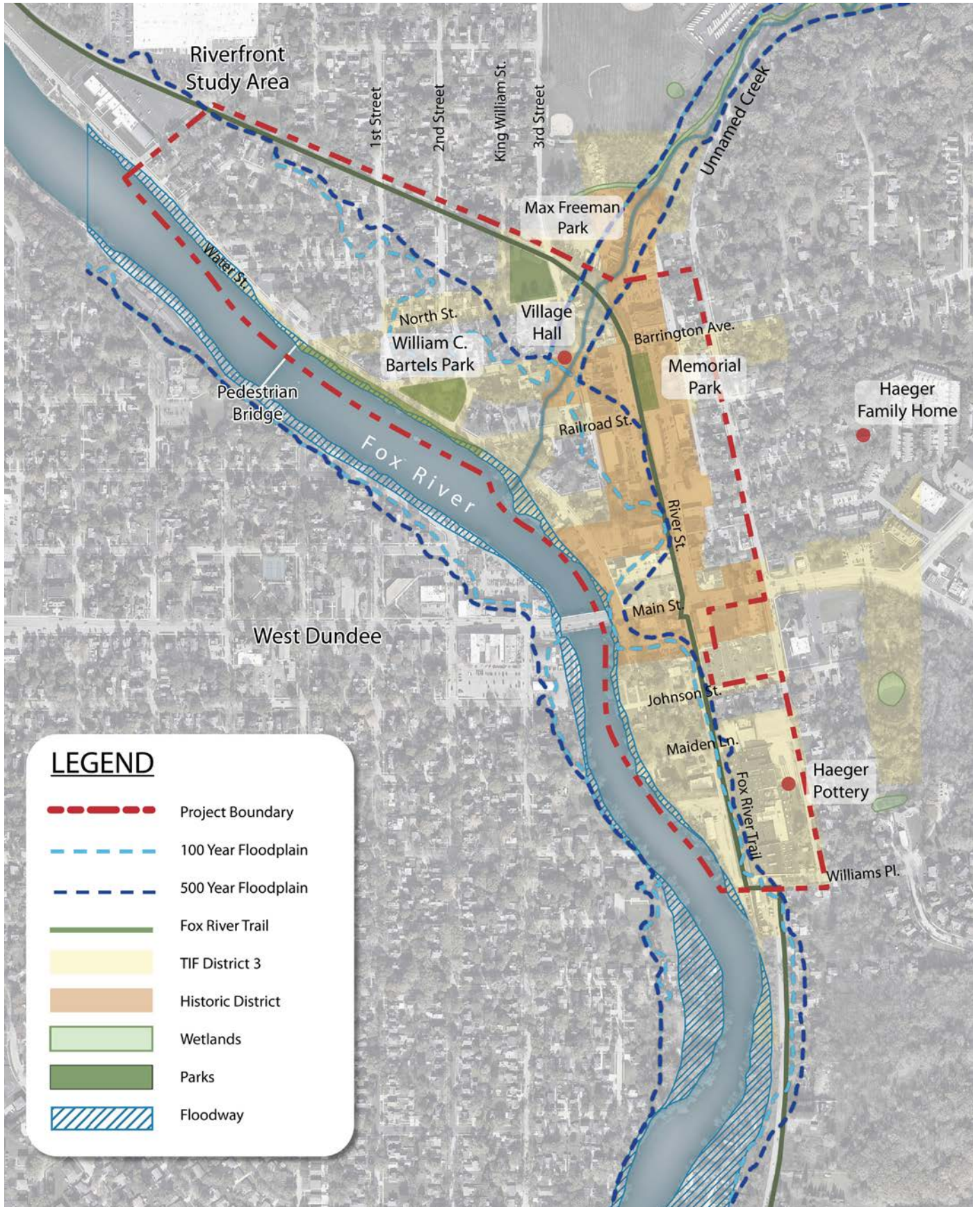


- Total participation in recreational kayaking has increased by 19.1% over a 3-year period.
- Total participation in whitewater kayaking has increased by 5.5% over a 3-year period.
- Total participation in rafting has increased by 4.5% over a 3-year period.
- Total participation in stand-up paddling has increased by 6.0% over a 3-year period.
- Even though inactivity decreased in all household's income levels in 2022, there is still a wide gap between the activity of the highest and lowest income levels. Income should not be a requirement to activity and our industry needs to do a better job of making activity more equitable.
- Almost 70% of Americans stated that they became more aware of the importance of being physically active since living through the COVID-19 pandemic. This sentiment was higher in females (70.3%) than males (65.9%)
- Participation in group fitness-based activities continued to struggle, but showed some signs of recovery. Boot camp style training, cardio kickboxing, and stationary cycling (group) all increased in participation in 2022, but are still significantly down from their 2019 numbers.
- Health club-based activities continued to struggle.
- Barre and Pilates showed solid participation increases in 2022, while yoga decreased for the first time in the last decade.
- Golf and tennis continue to maintain their momentum. Golf increased by 9.7% last year, while tennis increased by 4.3%. Both sports have grown over 20% since 2019.
- For the 5<sup>th</sup> straight year trail running and hiking (day) total participation increased.
- Camping, fishing, and bicycling activities recovered to 2020 participation levels after showing slight decreases in 2021.
- Outdoor Participation Trends Report by Outdoor Industry Association
  - Since the COVID pandemic began in early 2020 the outdoor participant base has increased 6.9%.
  - New outdoor participants are more diverse than the overall outdoor participant base.
  - High-frequency, or "core" participation", in outdoor recreation is declining.
    - A "Core" participant engages in outdoor recreation activities 51 times or more annually.
    - "Core" participation decreased from 71.9% of the total outdoor recreation participants to 58.7% in 2021.
  - The number of participants in outdoor recreation ages 55 years and older increased more than 14% since 2019. Ages 65 and older were in the fastest growing age category, with 16.9% growth since the pandemic began.
  - Since the COVID-19 pandemic was declared in March of 2020, the number of new and returning (lapsed) outdoor participants has increased 26%, the highest ever recorded.
  - The 2021 data indicates that participation in outdoor recreation retained momentum in 2021. This data indicates that outdoor recreation is "sticky:" once someone begins to participate, that are likely to continue to participate.
  - 6.8 million Americans, a record number, tried outdoor recreation for the first time in 2021.



- Overall, growth in outdoor recreation slowed in 2021 compared to 2019.
- Currently 72% of outdoor recreation participants are white. If the outdoor participant base does not become more diverse over the next thirty years, the percentage of outdoor recreation participants in the population could slip from 54% today to under 40% by 2060.
- If not addressed, the lack of diverse outdoor participation could lead to:
  - Significant revenue loss for businesses in the outdoor market
  - Less support for the conservation of public lands
- The number of females participating in outdoor recreation has increased by 20 million since 2015, and the number of males has increased by 19 million.
- The South Atlantic region (DE, FL, GA, MD, NC, SC, VA, WV, and DC) provides the largest share of outdoor recreation participants by region with 20.1% of all participants.
- The participation rate for households with children has trended up for more than five years. Typically, families participate at significantly higher rates than adults with no children.
- The average personal income of outdoor participants is \$70,635, about \$10,000 more than the average for all Americans.
- In the U.S., highly educated persons are more likely to participate in outdoor recreation.
- Participation in outdoor recreation starts close to home. Local neighborhood parks, playground, and city parks are the most popular venues for outdoor outings.
- Younger kids are more active in the outdoors than teens and adults regardless of ethnicity/race.
- Core participants have slightly higher income levels than the broader Outdoor participant base.
- Over a two-year period recreational kayaking increased by 17.3%
- Over a two-year period white water kayaking increased by 1.6%
- Over a two-year period stand up paddling increased by 5%
- Over a 2-year period freshwater and fishing other than saltwater increased by 4.3%

# Appendix B:



# Appendix C:



## Memorandum

Date: May 31, 2023  
To: Philip Cotter, Village of East Dundee  
From: Hitchcock Design Group (HDG)

**RE: East Dundee Riverfront Master Plan  
Stakeholder Interview Summary**

### Overview

Three separate stakeholder group discussions were conducted with a total of seven (7) participants. Participants were informed of the project background then asked a series of questions related to what should be of focus for the East Dundee Riverfront Master Plan. The comments from each group were compiled and a summary of responses for each question are provided below.

### Stakeholders

1. Village of West Dundee
2. Friends of the Fox River
3. Fox River Study Group
4. Northern Kane County Chamber
5. Immanuel Lutheran Church and School
6. Residents along the riverfront

### Common themes and topics discussed:

1. What are the main issues that need to be addressed during the project? (i.e., safety, capacity, aesthetics, service, hospitality, etc.)
  - Multiple stakeholders noted improved accessibility to the river is needed including a connection to Fox River Trail.
  - Public parking near the river for events and access
  - Impact on the river and water quality with development
  - Maintenance of river's edge and maintenance of habitat
  - Safety for pedestrians on Water Street due to high speeds and truck traffic
  - Bringing people to the river and providing spaces for various arts
  - Naturalize as much as possible and maintain aquatic habitat.
  - Avoid naturalization to prevent damage costs with the river flooding.
  - Create an identity with aspects that couldn't be anywhere else besides a riverfront.
2. What are the key elements that should be addressed during the project? (i.e., utilities, lighting, paving, circulation, furnishings, etc.)
  - Circulation and accessible paving should be addressed.
  - Utility analysis may be needed with flooding that's occurred.
  - Stakeholders noted lighting should be dim and is disruptive to wildlife.
  - Buildings and businesses along the river are an issue and cannot keep businesses in
    - Stakeholder suggested purchasing and re-using the land to naturalize.



- Building on south of Main Street, along the river was suggested to be repurposed as a boat rental or river education museum, other stakeholders liked the idea of the museum.
  - State-of-the-art green infrastructure
3. Are there specific project aspects that need attention? (i.e., specific geographic area improvements, specific materials, specific problems, etc.)
    - Parking near the river would be nice but space is a challenge.
    - Haeger property would be ideal location for businesses and restaurants for people to stop at off of the bike path.
    - Pedestrian river crossings south of 72
    - Coordination with West Dundee's improvements
  4. What are the important cultural or historical facts about the community or project area?
    - People are loyal to Haeger family name and properties.
    - Opportunity to incorporate history such as with a history walk.
    - Suggested to connect with Dundee Township Historical Society
    - Haeger property could be space for extending events downtown.
  5. What other communities/ projects are models for this initiative?
    - West Dundee's riverwalk
    - Naperville's riverwalk
    - Any town that has an activity on the river that would require people to come to that town in order to participate in that amenity.
    - West Dundee was also noted to be too built up with too much pavement by stakeholders.
  6. What ideas does the interviewee have that would help achieve the plan? (i.e., actions, policies, innovations, fund raising ideas, etc.)
    - Work cooperatively through civic events or projects with West Dundee
    - Chamber will help advise municipalities with any plan and can spread the word.
    - Capitalize on events and spread the word at events.
    - Be open and honest with community members about the master plan.
  7. What are the major challenges to achieving the project goals? (i.e., jurisdictional regulations, property ownership, politics, funding, etc.)
    - Funding was mentioned by several stakeholders as an issue and was noted that the plan could be phased out and partially covered through grants.
    - Maintenance costs of improvements over time can be an issue.
    - Politics could be an issue.
    - Limited space along the river.
    - Multiple stakeholders noted the private properties and residential houses on the riverfront may be an issue.
  8. What elements will make this project successful?
    - Bike path is very used, would be good to connect to.





- More shops and more reasons to visit more often.
- Several stakeholders noted the river is very underutilized.
- Area of boat rental/ launch, removal of dam may increase traffic on the river.

9. What could you do to help the Village implement the Master Plan? (i.e., advocacy, outreach, education, financial, etc.)

- West Dundee would like to partner and come up with mutual benefits.
- The Northern Kane County Chamber would be happy to help with outreach, advocacy, and education.
- Immanuel Lutheran Church is open to holding meetings in the fellowship hall for gathering input.
- Fox River Study Group can partner and help with public education. The group is looking for projects to highlight as state of the art.

**Additional Comments**

- Stakeholder suggested a park or residential space on the Haeger Pottery property.

# Appendix D:



## Memorandum

Date: May 31, 2023  
To: Philip Cotter, Village of East Dundee  
From: Hitchcock Design Group (HDG)

**RE: East Dundee Riverfront Master Plan  
Online Survey Summary**

### Survey Responses:

A total of 314 responses were received for the online survey between April 13th and May 22nd.

- 88% of respondents are familiar with or very familiar with the Riverfront study area.
  - 59% residents of East Dundee
  - 35% live in an adjacent community
- Most respondents (60%) are from households with two or more adults and no children, 27% of households have one or more adults with children under the age of 18.
- The median age of respondents (42%) is 51 to 69 years and 37% age 35 to 59 years.
- Most respondents are somewhat satisfied with the current infrastructure and personal comfort/maintenance within DOWNTOWN and along the RIVERFRONT.
  - 51% very satisfied with personal safety and security in downtown
  - 52% very satisfied with bicycle facilities along the riverfront and 49% in downtown
  - 46% not satisfied with public parking available near the riverfront
  - 35% not satisfied with riverbank and river (water) access near the riverfront
- 51% of respondents view the riverfront as close to but not a part of downtown.
- 76% of respondents view the riverfront as very important to East Dundee's identity.
- 57% of respondents visit East Dundee several times a month.
  - 91% frequent a restaurant, club or bar
  - 73% bike or walk along the Fox River Trail
  - 71% attend a special event
- 50% of respondents visit a park along the riverfront more than 4 times a year.
  - 69% walk to or along the riverfront
  - 50% walk, run or bike
  - 45% observe nature
- 71% of respondents currently walk, run or ride bikes outdoors frequently.
  - 78% neighborhood paths, 68% paths in East Dundee



- 17% of respondents currently participate in water-based recreation often.
  - 53% on the Fox River, in or near East Dundee
  - 66% participate in kayaking and 48% fishing
- 92% of respondents believe the Village should improve the riverfront in East Dundee.
  - 82% protect/preserve the river's ecosystem
  - 81% provide residents with more to do
  - 79% further connect the downtown to the riverfront
  - 77% improve the image of the area
- 70% of respondents would be very likely to use the riverfront if it were improved.
- 64% of respondents would support the Village allocating finances for improvements.

Possible improvements include:

- 76% would like to see more native landscaping/shoreline stabilization and 61% more ornamental landscaping/beautification
- 66% would like to see more seating available along the riverfront
- 65% would like to see better riverbank access and 53% better river (water) access
- 61% would like to see removal of invasive and non-native vegetation
- 55% would like to see public restrooms

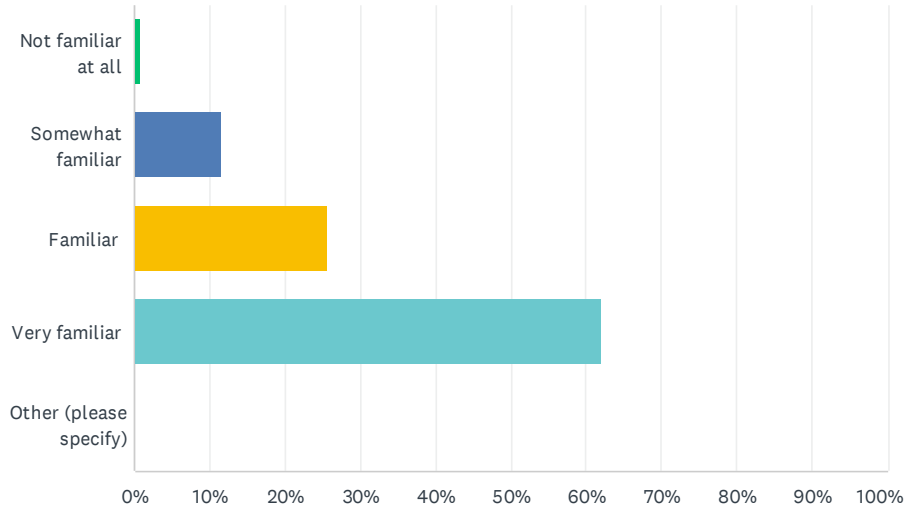
Other improvements suggested include:

- Accessible/assisted canoe/kayak launch
- Kayak/canoe/paddleboard rentals
- Wildlife/nature viewing and protection
- ADA accessible site amenities
- Gathering spaces/picnic shelters
- Wayfinding signage
- Environmental education signage
- Site furnishings: benches, picnic tables, trash cans, bike racks
- Riverfront dining/restaurants/food trucks
- Special events along the riverfront: music, festivals, farmers market, art/craft fairs
- Improved walking path
- Pathway lighting
- Improved pedestrian safety with wider paths, additional buffer from Water Street, and safe pedestrian crossing of Water Street
- Dog park
- More parking
- Public art/sculpture
- Community garden
- Mini golf
- Skate park/pump track
- More parks and open space

# Appendix E:

## Q1 How familiar are you with East Dundee's Riverfront or other destinations within the riverfront study area? (see map below)

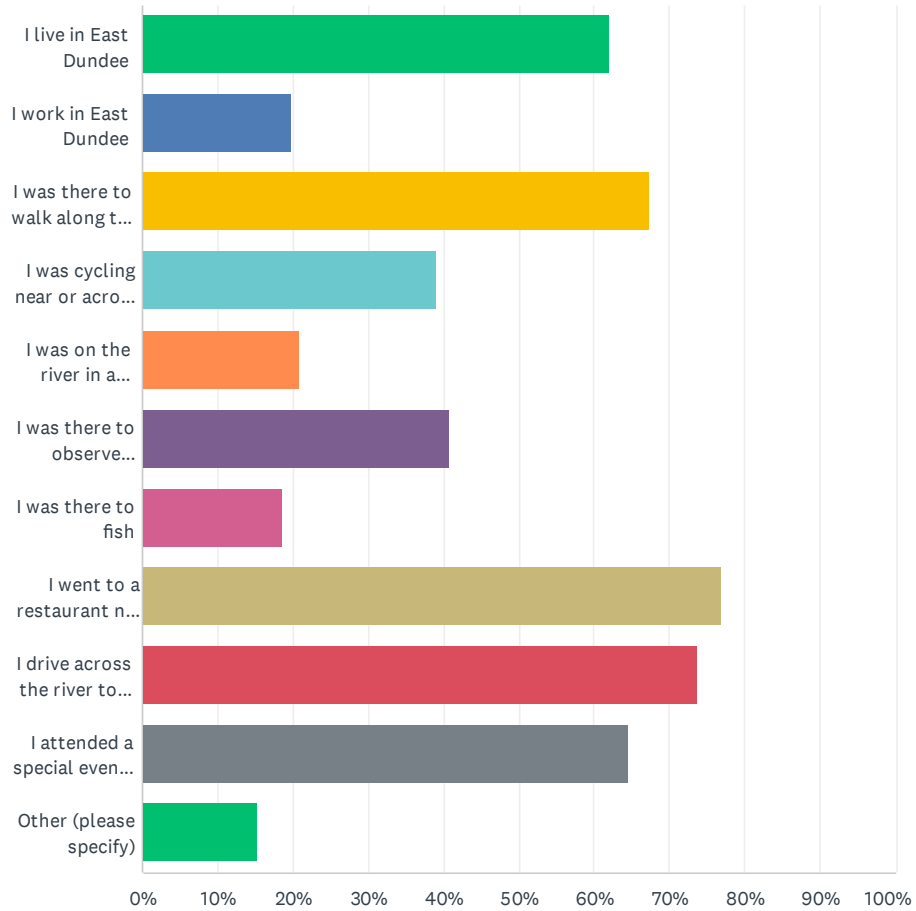
Answered: 313 Skipped: 1



ANSWER CHOICES	RESPONSES	
Not familiar at all	0.96%	3
Somewhat familiar	11.50%	36
Familiar	25.56%	80
Very familiar	61.98%	194
Other (please specify)	0.00%	0
<b>TOTAL</b>		<b>313</b>

## Q2 If you answered "Familiar" or Very familiar", please check as many points below as apply:

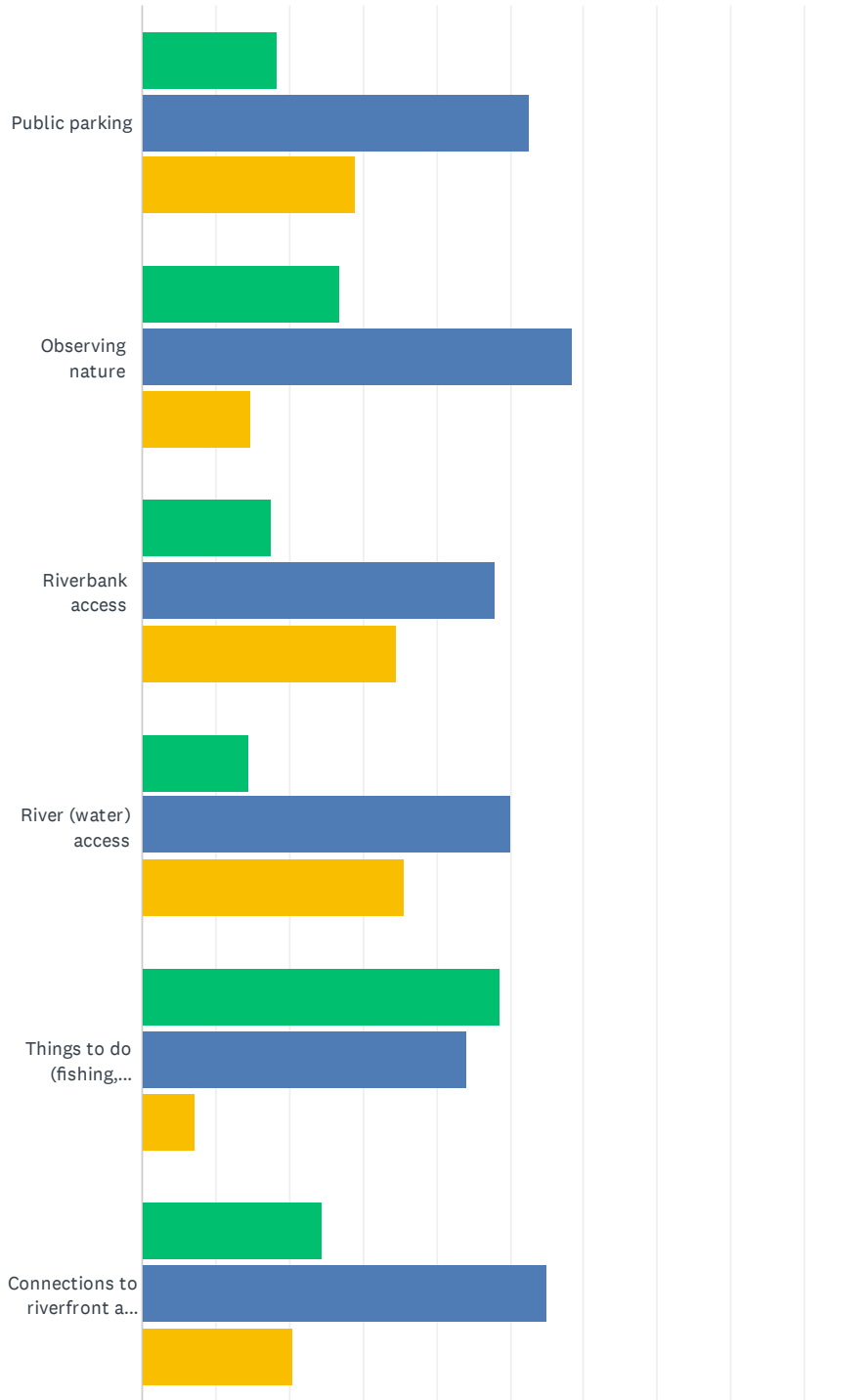
Answered: 221 Skipped: 93

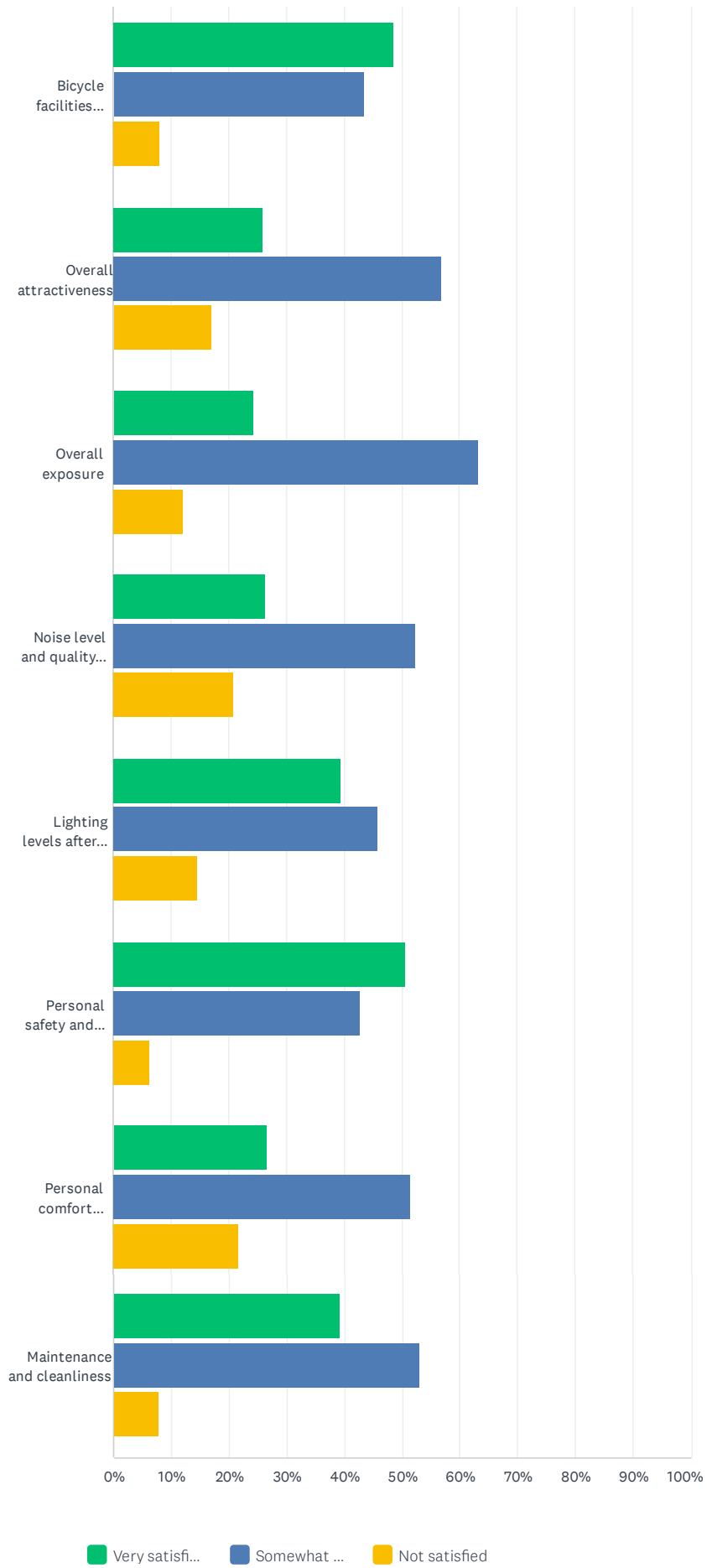


ANSWER CHOICES	RESPONSES	
I live in East Dundee	61.99%	137
I work in East Dundee	19.91%	44
I was there to walk along the riverwalk trails	67.42%	149
I was cycling near or across the river	38.91%	86
I was on the river in a kayak, canoe, or other watercraft	20.81%	46
I was there to observe wildlife in and along the river	40.72%	90
I was there to fish	18.55%	41
I went to a restaurant near the river	76.92%	170
I drive across the river to and from downtown	73.76%	163
I attended a special event along the river	64.71%	143
Other (please specify)	15.38%	34
Total Respondents: 221		

### Q3 If you answered "Familiar" or Very familiar" on Question 1, please rate your satisfaction with the following with East Dundee's DOWNTOWN:

Answered: 219 Skipped: 95



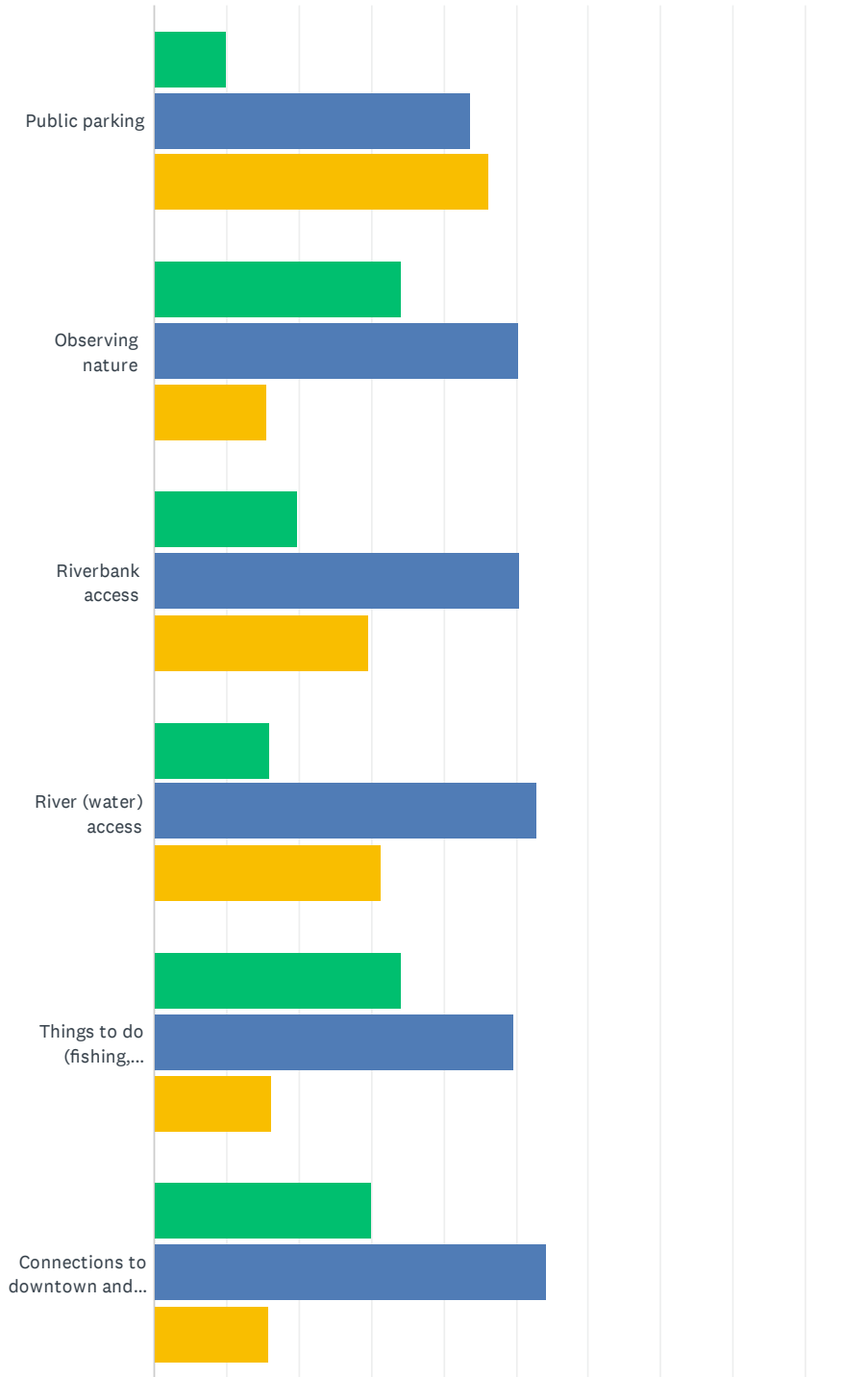


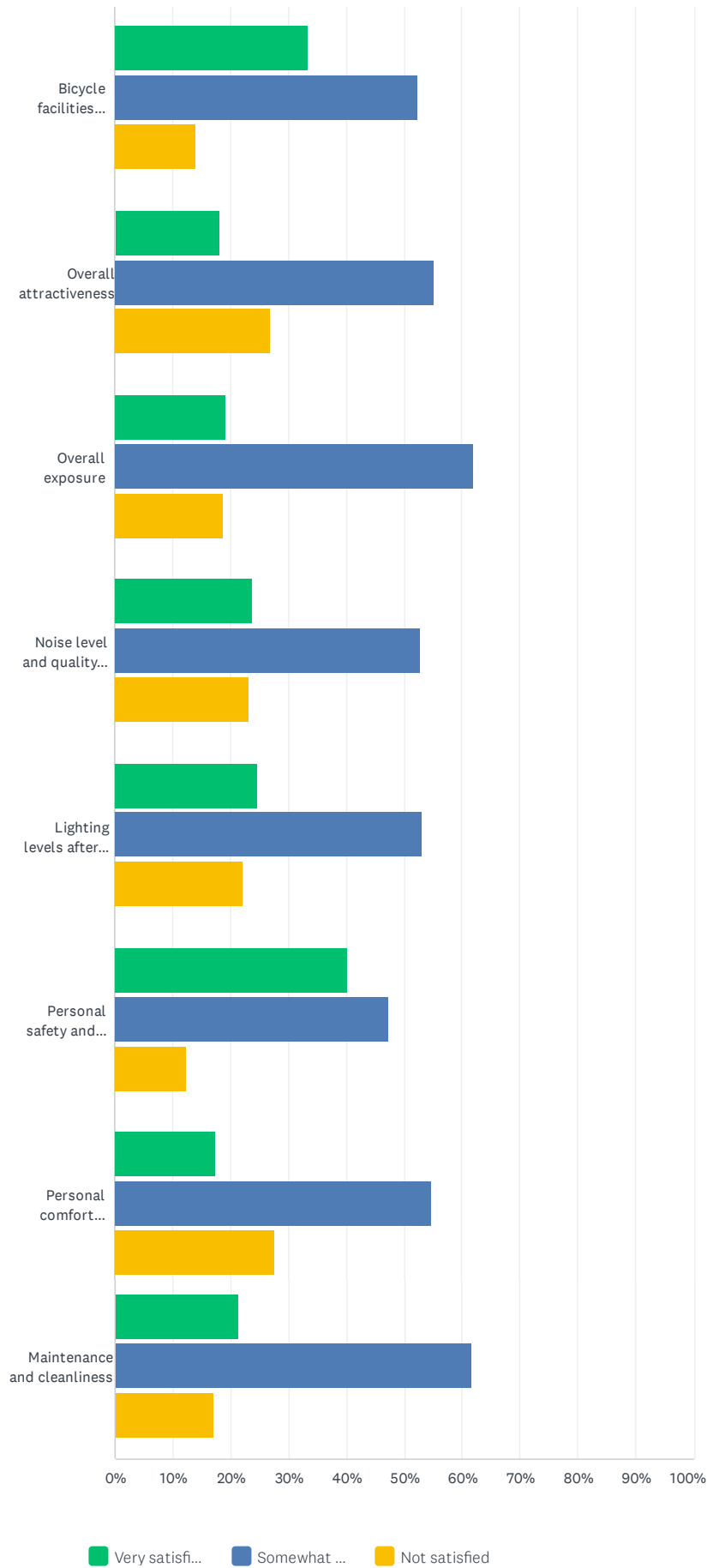
	VERY SATISFIED	SOMEWHAT SATISFIED	NOT SATISFIED	TOTAL	WEIGHTED AVERAGE
Public parking	18.35% 40	52.75% 115	28.90% 63	218	2.11
Observing nature	26.85% 58	58.33% 126	14.81% 32	216	1.88
Riverbank access	17.51% 38	47.93% 104	34.56% 75	217	2.17
River (water) access	14.49% 31	50.00% 107	35.51% 76	214	2.21
Things to do (fishing, cycling, playing, attending events, eating/drinking, walking, etc.)	48.62% 106	44.04% 96	7.34% 16	218	1.59
Connections to riverfront and other nearby destinations	24.54% 53	55.09% 119	20.37% 44	216	1.96
Bicycle facilities (trails, parking, maps, etc.)	48.58% 103	43.40% 92	8.02% 17	212	1.59
Overall attractiveness	25.93% 56	56.94% 123	17.13% 37	216	1.91
Overall exposure	24.41% 52	63.38% 135	12.21% 26	213	1.88
Noise level and quality (water, vehicles, etc.)	26.51% 57	52.56% 113	20.93% 45	215	1.94
Lighting levels after sunset	39.35% 85	45.83% 99	14.81% 32	216	1.75
Personal safety and security	50.69% 110	42.86% 93	6.45% 14	217	1.56
Personal comfort (appearance, seating, directional information, restrooms)	26.73% 58	51.61% 112	21.66% 47	217	1.95
Maintenance and cleanliness	39.17% 85	53.00% 115	7.83% 17	217	1.69



### Q4 If you answered "Familiar" or Very familiar" on Question 1, please rate your satisfaction with the following with East Dundee's RIVERFRONT:

Answered: 202 Skipped: 112

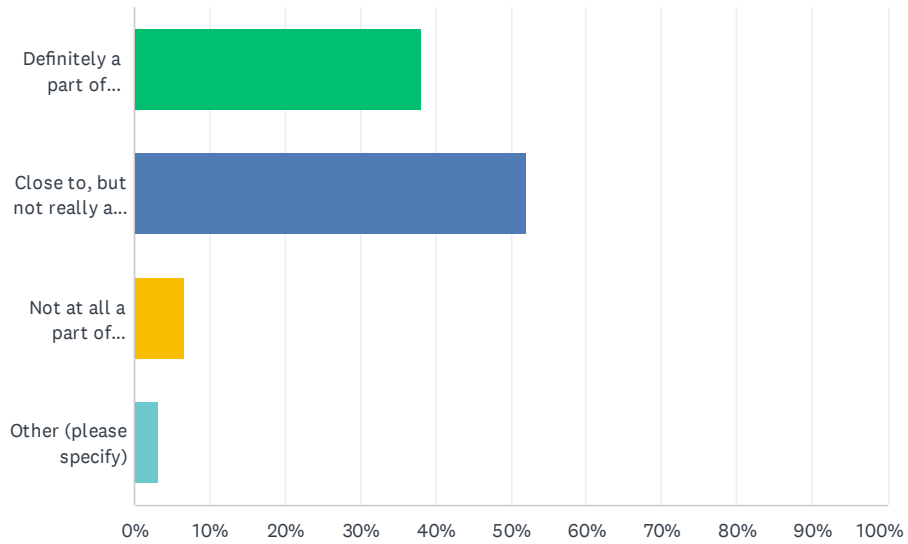




	VERY SATISFIED	SOMEWHAT SATISFIED	NOT SATISFIED	TOTAL	WEIGHTED AVERAGE
Public parking	9.95% 20	43.78% 88	46.27% 93	201	2.36
Observing nature	34.17% 68	50.25% 100	15.58% 31	199	1.81
Riverbank access	19.90% 39	50.51% 99	29.59% 58	196	2.10
River (water) access	15.90% 31	52.82% 103	31.28% 61	195	2.15
Things to do (fishing, cycling, playing, attending events, eating/drinking, walking, etc.)	34.01% 67	49.75% 98	16.24% 32	197	1.82
Connections to downtown and other nearby destinations	30.10% 59	54.08% 106	15.82% 31	196	1.86
Bicycle facilities (trails, parking, maps, etc.)	33.51% 64	52.36% 100	14.14% 27	191	1.81
Overall attractiveness	18.04% 35	55.15% 107	26.80% 52	194	2.09
Overall exposure	19.27% 37	61.98% 119	18.75% 36	192	1.99
Noise level and quality (water, vehicles, etc.)	23.83% 46	52.85% 102	23.32% 45	193	1.99
Lighting levels after sunset	24.74% 48	53.09% 103	22.16% 43	194	1.97
Personal safety and security	40.21% 78	47.42% 92	12.37% 24	194	1.72
Personal comfort (appearance, seating, directional information, restrooms)	17.44% 34	54.87% 107	27.69% 54	195	2.10
Maintenance and cleanliness	21.24% 41	61.66% 119	17.10% 33	193	1.96

### Q5 Do you think of the riverfront study area as being part of, or close to the downtown?

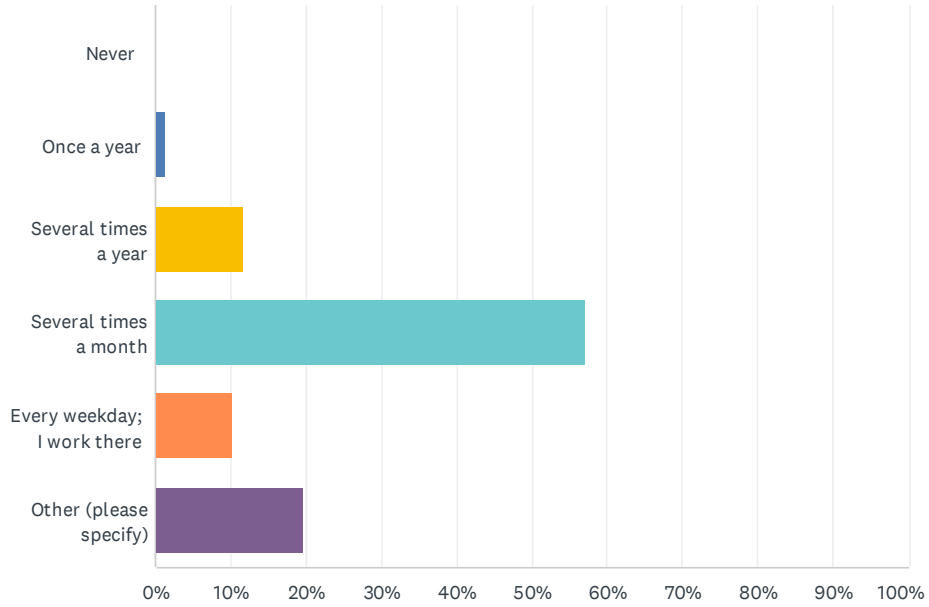
Answered: 254 Skipped: 60



ANSWER CHOICES	RESPONSES	
Definitely a part of downtown	38.19%	97
Close to, but not really a part of downtown	51.97%	132
Not at all a part of downtown	6.69%	17
Other (please specify)	3.15%	8
<b>TOTAL</b>		<b>254</b>

### Q6 How often do you go to downtown East Dundee?

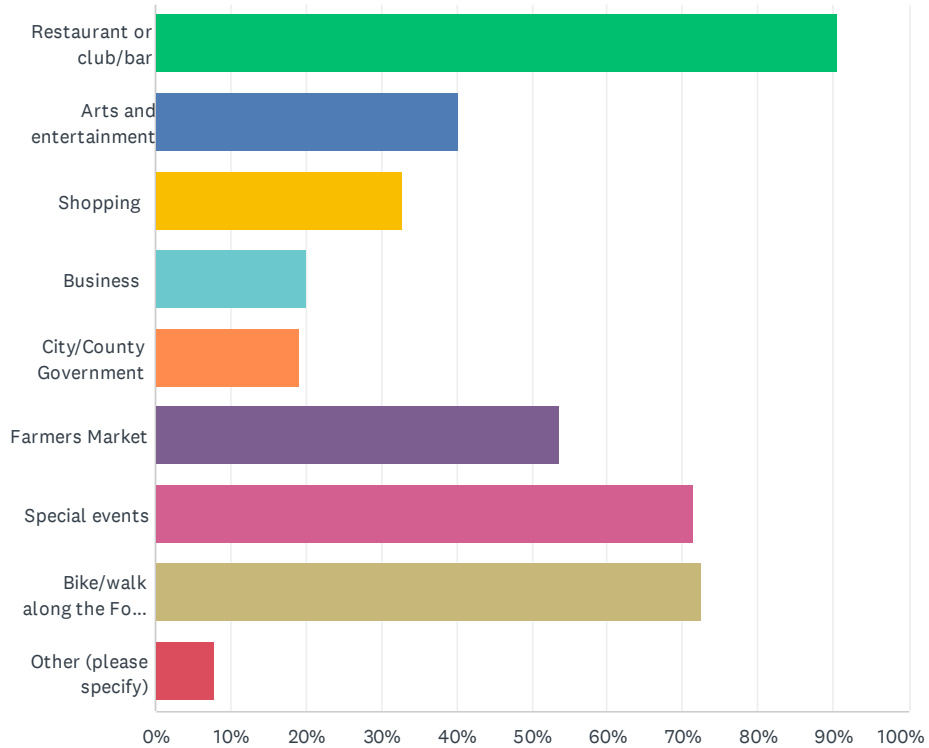
Answered: 254 Skipped: 60



ANSWER CHOICES	RESPONSES	
Never	0.00%	0
Once a year	1.18%	3
Several times a year	11.81%	30
Several times a month	57.09%	145
Every weekday; I work there	10.24%	26
Other (please specify)	19.69%	50
<b>TOTAL</b>		<b>254</b>

### Q7 If you go downtown, why do you go? (Check all that apply.)

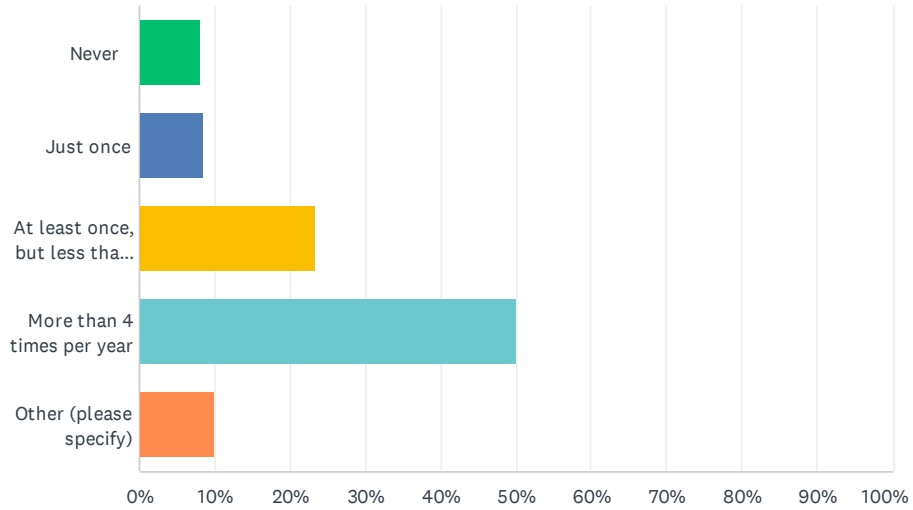
Answered: 255 Skipped: 59



ANSWER CHOICES	RESPONSES	
Restaurant or club/bar	90.59%	231
Arts and entertainment	40.39%	103
Shopping	32.94%	84
Business	20.00%	51
City/County Government	19.22%	49
Farmers Market	53.73%	137
Special events	71.37%	182
Bike/walk along the Fox River Trail	72.55%	185
Other (please specify)	7.84%	20
Total Respondents: 255		

### Q8 Have you been to the riverfront park within the study area? (see map below)

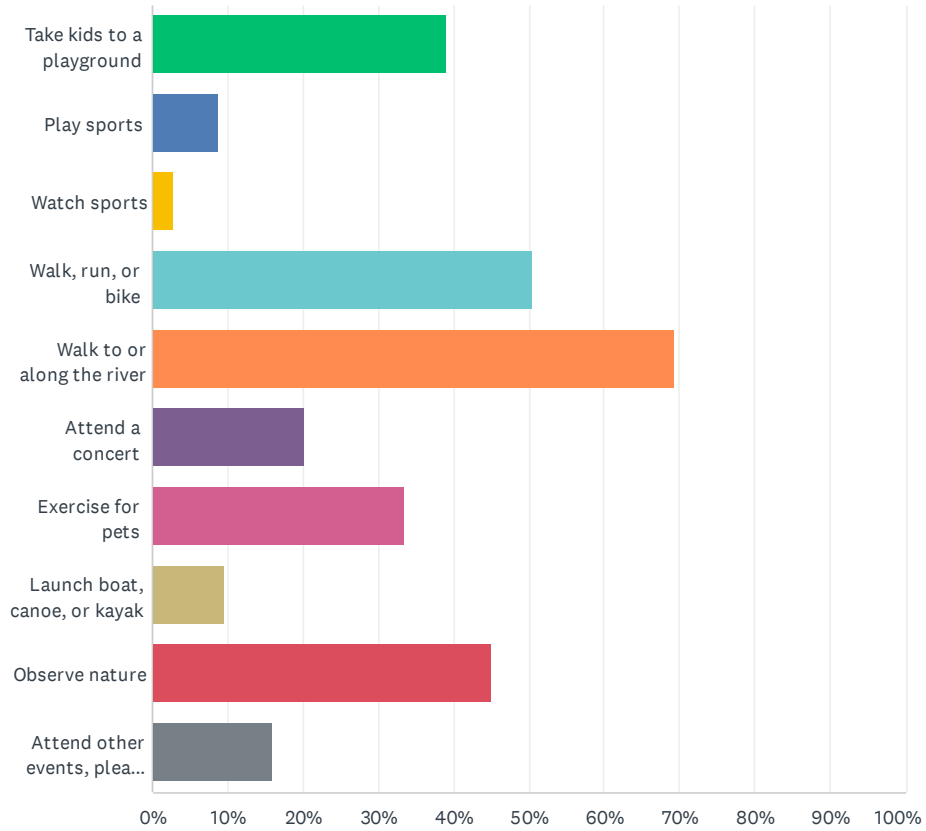
Answered: 248 Skipped: 66



ANSWER CHOICES	RESPONSES
Never	8.06% 20
Just once	8.47% 21
At least once, but less than 4 times per year	23.39% 58
More than 4 times per year	50.00% 124
Other (please specify)	10.08% 25
<b>TOTAL</b>	<b>248</b>

### Q9 If you've been to the riverfront park within the study area, what have you done at the park? Please check all that apply.

Answered: 218 Skipped: 96

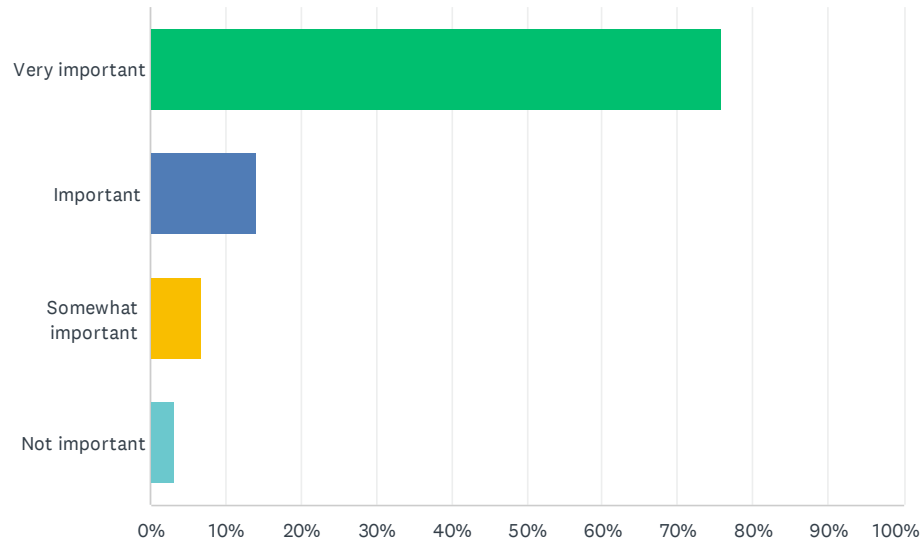


ANSWER CHOICES	RESPONSES
Take kids to a playground	38.99% 85
Play sports	8.72% 19
Watch sports	2.75% 6
Walk, run, or bike	50.46% 110
Walk to or along the river	69.27% 151
Attend a concert	20.18% 44
Exercise for pets	33.49% 73
Launch boat, canoe, or kayak	9.63% 21
Observe nature	44.95% 98
Attend other events, please list:	16.06% 35
Total Respondents: 218	



### Q10 How important is the river to East Dundee's identity?

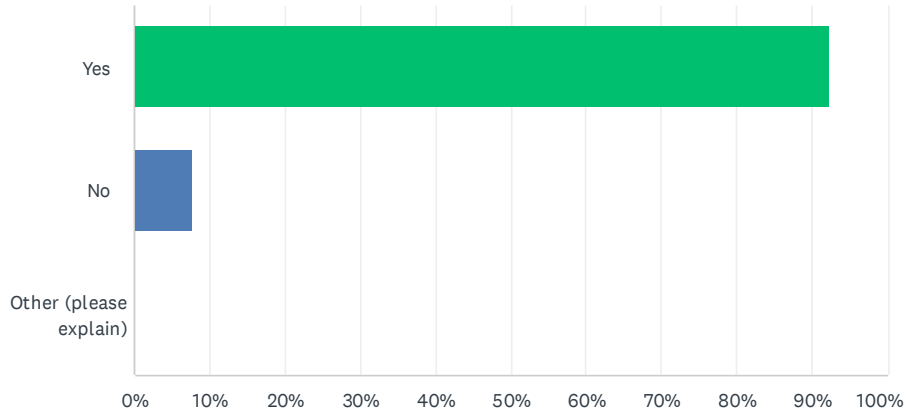
Answered: 248 Skipped: 66



ANSWER CHOICES	RESPONSES	
Very important	75.81%	188
Important	14.11%	35
Somewhat important	6.85%	17
Not important	3.23%	8
<b>TOTAL</b>		<b>248</b>

### Q11 Should the Village of East Dundee improve and enhance the river and/or the riverfront experience through East Dundee?

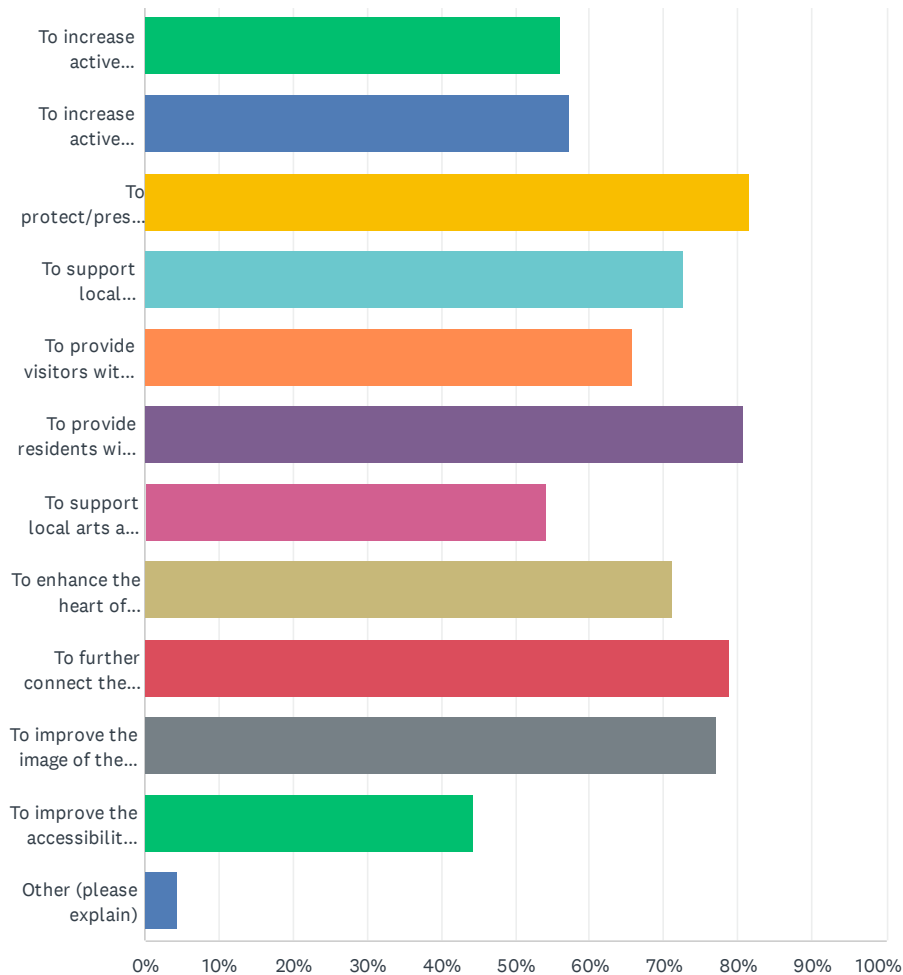
Answered: 245 Skipped: 69



ANSWER CHOICES	RESPONSES
Yes	92.24% 226
No	7.76% 19
Other (please explain)	0.00% 0
TOTAL	245

## Q12 If you answered "yes", please tell us why the river and/or riverfront should be enhanced. Check all that apply.

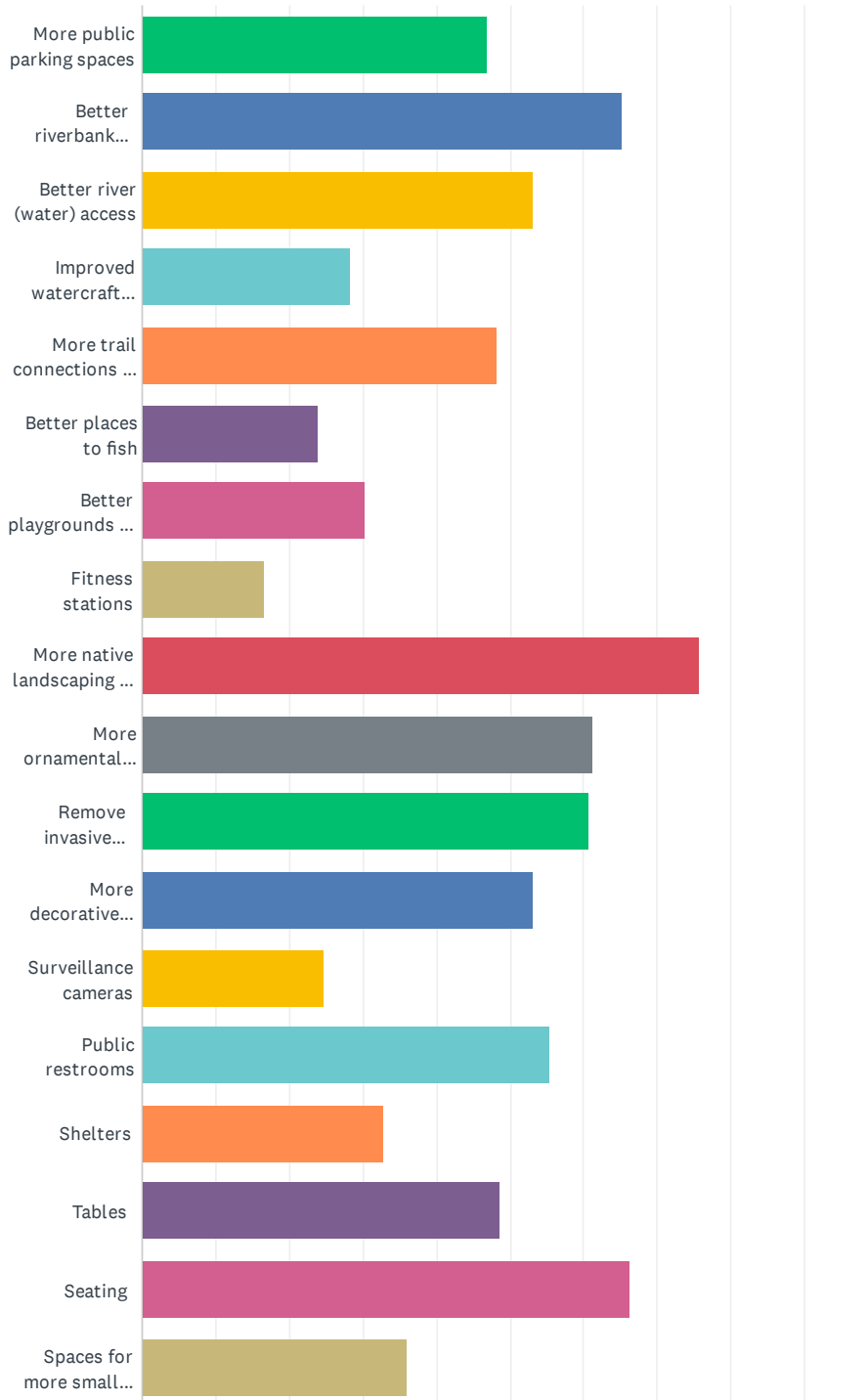
Answered: 223 Skipped: 91

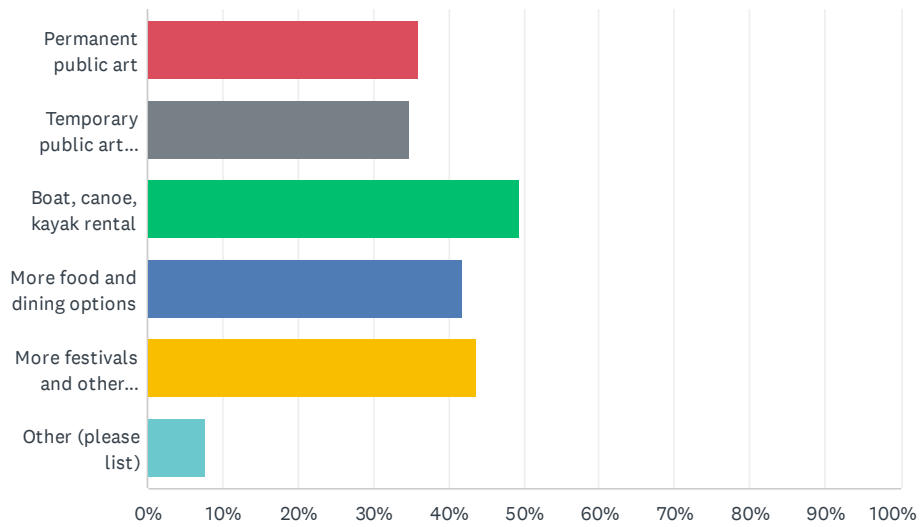


ANSWER CHOICES	RESPONSES	
To increase active water-based recreation	56.05%	125
To increase active land-based recreation	57.40%	128
To protect/preserve the river's ecosystem	81.61%	182
To support local businesses and the local economy	72.65%	162
To provide visitors with more to do	65.92%	147
To provide residents with more to do	80.72%	180
To support local arts and culture	54.26%	121
To enhance the heart of downtown	71.30%	159
To further connect the downtown and riverfront	78.92%	176
To improve the image of the area	77.13%	172
To improve the accessibility of the area	44.39%	99
Other (please explain)	4.48%	10
Total Respondents: 223		

### Q13 If you answered "yes", please tell us what improvements will enhance the Fox River and/or the East Dundee Riverfront? Check all that apply.

Answered: 222 Skipped: 92





ANSWER CHOICES	RESPONSES
More public parking spaces	46.85% 104
Better riverbank access	65.32% 145
Better river (water) access	53.15% 118
Improved watercraft navigability through East Dundee	28.38% 63
More trail connections and bicycle facilities	48.20% 107
Better places to fish	23.87% 53
Better playgrounds or adventure courses	30.18% 67
Fitness stations	16.67% 37
More native landscaping and riverfront stabilization	75.68% 168
More ornamental landscaping and riverfront beautification	61.26% 136
Remove invasive (non-native) vegetation	60.81% 135
More decorative lighting	53.15% 118
Surveillance cameras	24.77% 55
Public restrooms	55.41% 123
Shelters	32.88% 73
Tables	48.65% 108
Seating	66.22% 147
Spaces for more small events	36.04% 80
Permanent public art	36.04% 80
Temporary public art exhibitions	34.68% 77
Boat, canoe, kayak rental	49.55% 110
More food and dining options	41.89% 93
More festivals and other special events	43.69% 97
Other (please list)	7.66% 17
Total Respondents: 222	

ANSWER CHOICES	RESPONSES	
More public parking spaces	46.85%	104
Better riverbank access	65.32%	145
Better river (water) access	53.15%	118
Improved watercraft navigability through East Dundee	28.38%	63
More trail connections and bicycle facilities	48.20%	107
Better places to fish	23.87%	53
Better playgrounds or adventure courses	30.18%	67
Fitness stations	16.67%	37
More native landscaping and riverfront stabilization	75.68%	168
More ornamental landscaping and riverfront beautification	61.26%	136
Remove invasive (non-native) vegetation	60.81%	135
More decorative lighting	53.15%	118
Surveillance cameras	24.77%	55
Public restrooms	55.41%	123
Shelters	32.88%	73
Tables	48.65%	108
Seating	66.22%	147
Spaces for more small events	36.04%	80
Permanent public art	36.04%	80
Temporary public art exhibitions	34.68%	77
Boat, canoe, kayak rental	49.55%	110
More food and dining options	41.89%	93
More festivals and other special events	43.69%	97
Other (please list)	7.66%	17
Total Respondents: 222		

#	OTHER (PLEASE LIST)	DATE
1	Have businesses clean up storefronts- some are run down and ugly (compared to new/renovated buildings in past couple years)	5/12/2023 9:07 AM
2	Remove haeger pottery building	4/23/2023 4:05 PM
3	Patrolling / monitored cameras to keep illegal stuff from going on, especially after dark, at our to be improved riverfront.	4/19/2023 10:47 PM
4	Hager pottery turned into something useful for kids	4/19/2023 8:57 PM
5	Farmers market improvements including designates covered market area or pop up river walk shops like Batavia.	4/18/2023 7:55 AM

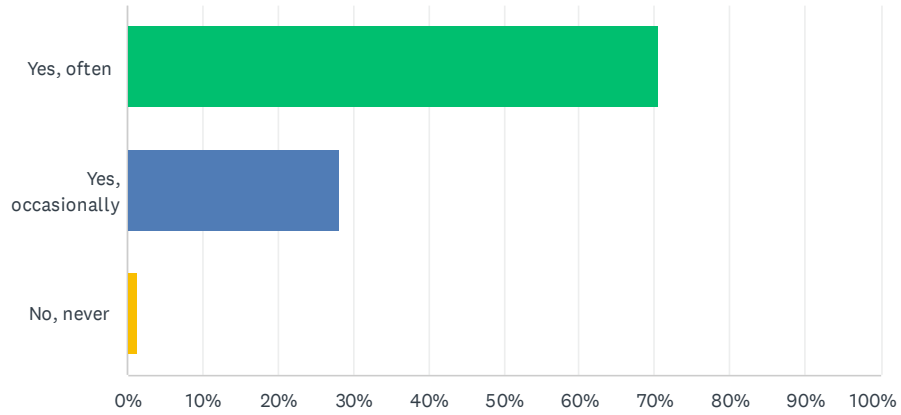
East Dundee Riverfront Master Plan

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6	A picnic area for small family gatherings with access to grill would be amazing	4/18/2023 7:27 AM
7	An actual permanent path you can enjoy along the river	4/16/2023 1:28 PM
8	Educational boards about the river and watershed and why we should be caretakers. Friends of the Fox River would be perfect to partner with for this!	4/16/2023 8:37 AM
9	More nightlife and also more kid/family friendly activities/venues	4/15/2023 11:14 PM
10	River access bring revenue to Dundee.	4/15/2023 10:09 AM
11	Prohibit 18 Wheel and other large trucks on Water Street	4/14/2023 4:17 PM
12	Skate park along the bike path. Skaters don't have anywhere to go and if you don't give one to them, they'll find somewhere you don't want them to go. Furthermore, there should be a focus on the culture and history of our town. This plan will likely result in the demolition of the Haeger property, and surrounding properties. These sites are vital to our towns history and deserve to be memorialized somehow.	4/14/2023 11:51 AM
13	More places to picnic and enjoy. Mimic West Dundee	4/13/2023 10:03 PM
14	More light post around the park and sidewalks.	4/13/2023 8:42 PM
15	I teach canoe and kayak and there is no issue with watercraft (non powered) navigability btween the two Dundees except at very low water levels, which is not under East Dundee's control.	4/13/2023 6:47 PM
16	West Dundee did a beautiful job cleaning up & stabilizing shore line & has nice bricked area to sit & enjoy river. East Dundee looks decaying & unsafe on banks. Whatever is done, please be mindful of current residents who live there so traffic, noise & safety are not compromised. We paid a lot for our homes there.	4/13/2023 5:47 PM
17	Hopefully when something done to cleanup the old Haeger Pottery property along the river	4/13/2023 3:39 PM

### Q14 Do you go for outdoor walks, runs, or bike rides?

Answered: 242 Skipped: 72

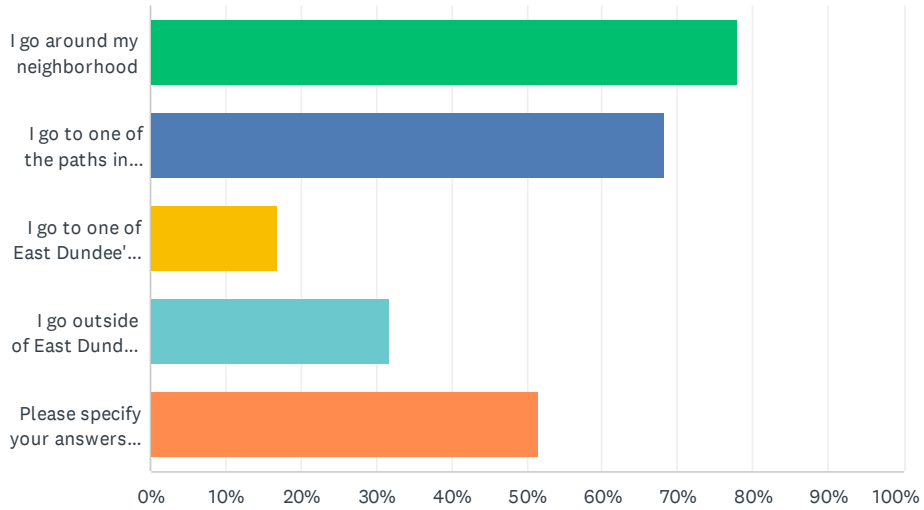


ANSWER CHOICES	RESPONSES
Yes, often	70.66% 171
Yes, occasionally	28.10% 68
No, never	1.24% 3
TOTAL	242



### Q15 If you answered "yes, often" or "yes, occasionally", where do you walk, run, or bike ride? Check all that apply.

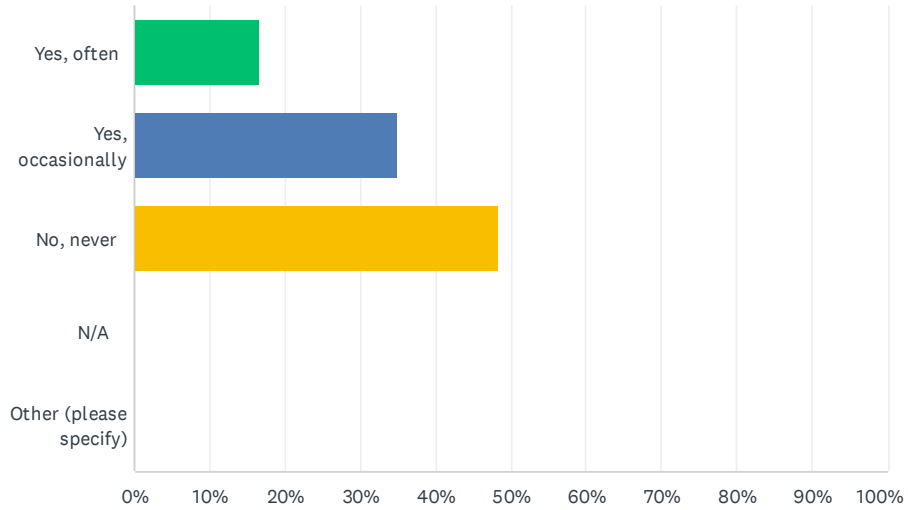
Answered: 236 Skipped: 78



ANSWER CHOICES	RESPONSES	
I go around my neighborhood	77.97%	184
I go to one of the paths in East Dundee (please specify below)	68.22%	161
I go to one of East Dundee's parks (please specify below)	16.95%	40
I go outside of East Dundee (please specify below)	31.78%	75
Please specify your answers above:	51.69%	122
Total Respondents: 236		

### Q16 Have you tried water activities like canoeing, kayaking, wind/sail boarding, boating, fishing, or other ways to play in or on the water?

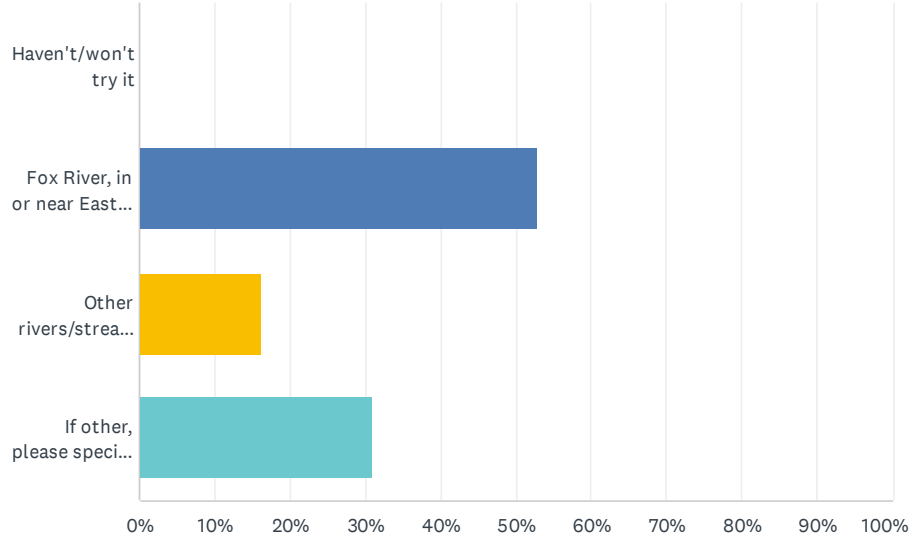
Answered: 240 Skipped: 74



ANSWER CHOICES	RESPONSES	
Yes, often	16.67%	40
Yes, occasionally	35.00%	84
No, never	48.33%	116
N/A	0.00%	0
Other (please specify)	0.00%	0
<b>TOTAL</b>		<b>240</b>

### Q17 If you answered "yes", where have you tried water activities?

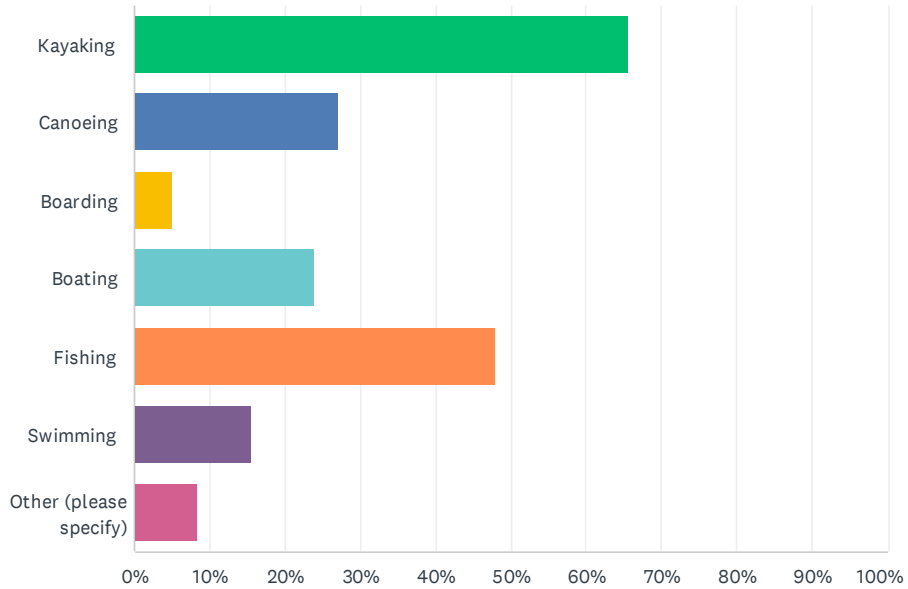
Answered: 123 Skipped: 191



ANSWER CHOICES	RESPONSES	
Haven't/won't try it	0.00%	0
Fox River, in or near East Dundee	52.85%	65
Other rivers/streams outside of East Dundee (please specify where)	16.26%	20
If other, please specify where:	30.89%	38
<b>TOTAL</b>		<b>123</b>

### Q18 If you checked "Fox River, in or near East Dundee", which, if any, of the following have you tried in the last two years?

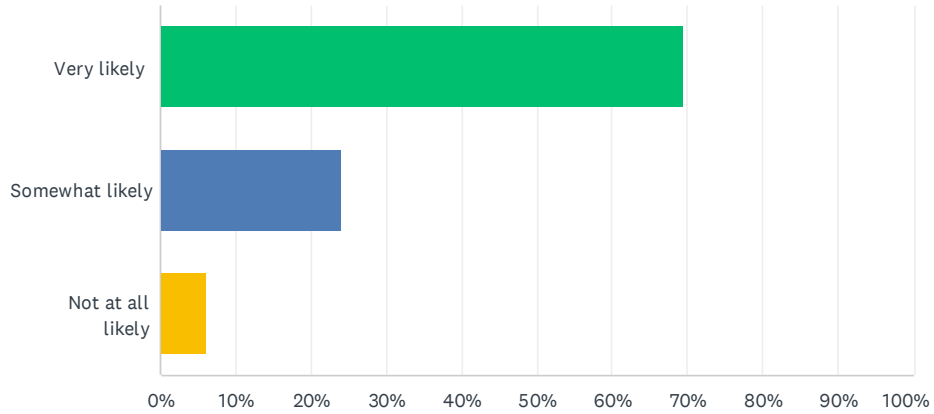
Answered: 96 Skipped: 218



ANSWER CHOICES	RESPONSES	
Kayaking	65.63%	63
Canoeing	27.08%	26
Boarding	5.21%	5
Boating	23.96%	23
Fishing	47.92%	46
Swimming	15.63%	15
Other (please specify)	8.33%	8
Total Respondents: 96		

### Q19 If the river and/or riverfront are improved, how likely would you be to use it?

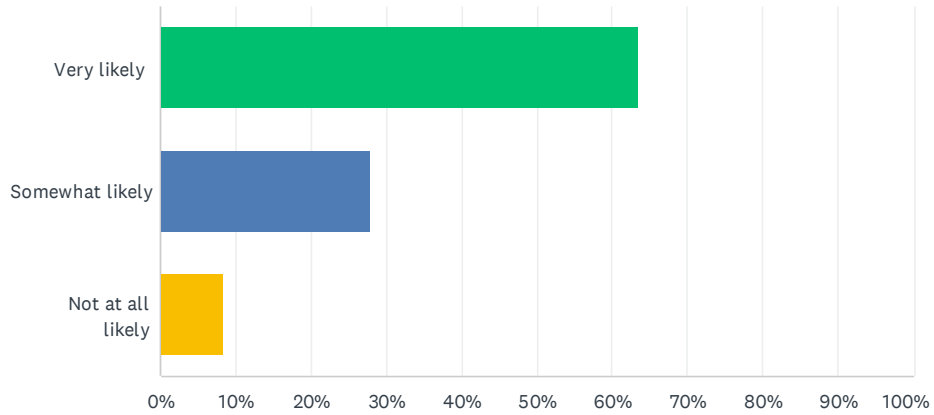
Answered: 240 Skipped: 74



ANSWER CHOICES	RESPONSES	
Very likely	69.58%	167
Somewhat likely	24.17%	58
Not at all likely	6.25%	15
TOTAL		240

## Q20 If the Village invests in improving the riverfront area, would you support the Village allocating finances and resources towards the improvements?

Answered: 239 Skipped: 75



ANSWER CHOICES	RESPONSES	
Very likely	63.60%	152
Somewhat likely	28.03%	67
Not at all likely	8.37%	20
<b>TOTAL</b>		<b>239</b>

## Q21 If you enjoy the Fox River in other communities, are there amenities that you would like to also see in East Dundee?

Answered: 100 Skipped: 214

#	RESPONSES	DATE
1	assisted canoe launch	5/16/2023 3:33 PM
2	Nice storefronts, Clean sidewalks, etc	5/12/2023 9:09 AM
3	Accessible access sites, restrooms, canoe/kayak lockers, picnic tables, signage indicating local businesses to visit.	5/8/2023 10:57 AM
4	Lights and more garbage cans along the bike trail. Signs highlighting or giving direction to the businesses in East Dundee like Rosies and Downtown hot spots	5/7/2023 1:33 PM
5	Tie downtown to the river more...	4/30/2023 11:29 AM
6	Easier kayak ramp access, not boat ramp.	4/26/2023 11:20 AM
7	River front restaurant	4/24/2023 7:36 AM
8	Art fairs, craft fairs, music... but decent ones not flea market type	4/21/2023 12:53 PM
9	Benches to sit on. Tables for picnics. Good walking paths.	4/21/2023 12:21 PM
10	Possibly a retaining wall with benches, separating the walk from water street, similar to West Dundee	4/21/2023 6:16 AM
11	Allow parking by the train caboose on Fridays and Saturdays when there are special events. Less cars by homes. More garbage cans on bike and walking paths.	4/20/2023 3:38 PM
12	Fishing piers, better boat launches, public park on island on Fox River!	4/20/2023 2:01 PM
13	The quietness and beauty of the Fox. a solitude from the hectic past of bars, cars and contaminated air.	4/20/2023 1:57 PM
14	seating along the river bank	4/20/2023 12:28 PM
15	None, if you cannot do anything in this village with out a liquor license	4/20/2023 11:10 AM
16	Walkable river walk	4/20/2023 11:03 AM
17	Not really.	4/20/2023 10:37 AM
18	Dog park	4/20/2023 7:23 AM
19	I'd like to be able to safely launch a kayak in the survey area.	4/19/2023 10:51 PM
20	Better access to put in and kayaks and to get out. Around Rosie's would be nice. Also getting rid of the low head dam	4/19/2023 9:01 PM
21	Restrooms, picnic areas, shelters/pavilions, food vendors	4/19/2023 10:36 AM
22	A focus on native plants and ecological improvement	4/19/2023 8:08 AM
23	Attractive bike rack on riverside across from Rosie's and kayak launch on riverside by Rosie's for people who stop biking or kayaking to eat there. Also extending walking paths by riverside from foot bridge up to Brix. Put in more native trees (oaks, native maples, etc) for some shade. And add more benches and a maybe few tables along the riverside.	4/18/2023 12:36 PM
24	Paid Mini golf and skate/BMX park or something else sport wise, possibly at the old Walmart.	4/17/2023 7:10 AM
25	Restaurants with outdoor seating and live music	4/16/2023 9:21 PM
26	Restaurants that aren't just primarily bars	4/16/2023 7:39 PM

East Dundee Riverfront Master Plan

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27	More support for launching kayaks, rafting, boating. I know there is a launch but some sort of dock for embarking/disembarking would be helpful.	4/16/2023 7:28 PM
28	beautiful landscapes and easy/convenient access	4/16/2023 3:41 PM
29	A river walk like West Dundee	4/16/2023 3:14 PM
30	Walking along the river	4/16/2023 3:12 PM
31	Yes, maybe restaurant/bar options along the river along with better access to rent kayaks or etc. on the river	4/16/2023 1:31 PM
32	Kayak rentals would be a ton of fun. Food trucks downtown. A farmers market that's not like a flea market.	4/16/2023 1:25 PM
33	Walking path all along the river, landscaping, flowers, benches. Make it look nice.	4/16/2023 12:51 PM
34	All of the trustees in Dundee should take note of the river area in Geneva and St Charles Illinois. It is run properly. Right now I don't believe our trustees are appropriate for East Dundee and making very inappropriate decisions making our town worse like allowing Elgin mall to come into our community with said to bring in more tax revenue. That's not likely with all of those "sketchy" poorly run under the table business that have horrible reviews.	4/16/2023 12:43 PM
35	Wider walking areas.	4/16/2023 12:16 PM
36	East Dundee riverfront is scary. It's narrow and Water street is DANGEROUS. Speeding, drunks leaving bars and driving. Something must be done with those bars on 72 namely Carols Corner. You cannot see to turn west onto 72. River Lees has open drug use in parking area behind it. And what about abandoned Haeger Pottery eyesore?	4/16/2023 11:48 AM
37	I think something like the courtyard area in St. Charles behind McNally's and bordered in the back by some upscale restaurants would be great and could make for the village to be that kind of riverfront destination, but the only place to do that would be South of Main St. and would require significant funds to accomplish. As noted above, I'm not at all confident that would not result in a massive burden for the village and residents while developers rake in money at our expense, so I'd be hesitant to support it. Similarly, I think an area there offering canoe and/or kayak rentals would be great and I'd use those offerings, but I'm not confident it would come at a prohibitive expense to residents. Those kinds of opportunities are great and can improve the identity of a village and make it a destination, but they aren't worth thousands of dollars a year per resident for anyone who doesn't use them consistently. The town's demographics (income, age, etc.) don't support heavy use to justify massive debt and tax increases.	4/16/2023 10:16 AM
38	Clean water and the village to stop buying property. The village government should not be landlords. Also the racism of a certain Village President must be stop!	4/16/2023 9:41 AM
39	More landscaping and places to rest like Batavia.	4/16/2023 8:59 AM
40	More water access	4/16/2023 8:40 AM
41	Safe access including the removal of high speed traffic along water street. It is scary taking my children across the street to the pedestrian bridge or playground.	4/16/2023 8:39 AM
42	A place to take a kayak out easily.	4/16/2023 8:13 AM
43	Definitely kayaking, and good spot to launch	4/16/2023 7:59 AM
44	West Dundee has riverside restaurants. What more is needed?	4/16/2023 5:45 AM
45	Nicer boat launches for kayaks and canoes.	4/15/2023 11:45 PM
46	I think spots very close to downtown should be more geared towards people/gathering spaces and further out should be enhancing/restoring the natural river bank but adding in a better path to walk along it. I'd also like to see an actual native plant garden installed somewhere that people can walk through and learn about the plants that are here.	4/15/2023 11:39 PM
47	A restaurant with a patio overlooking the river.	4/15/2023 11:33 PM
48	Algonquin has better restaurants/night life as does Geneva & St. Charles.	4/15/2023 11:16 PM
49	more restaurants on the river	4/15/2023 10:19 PM
50	Open spaces, riverfront dining options.	4/15/2023 9:06 PM

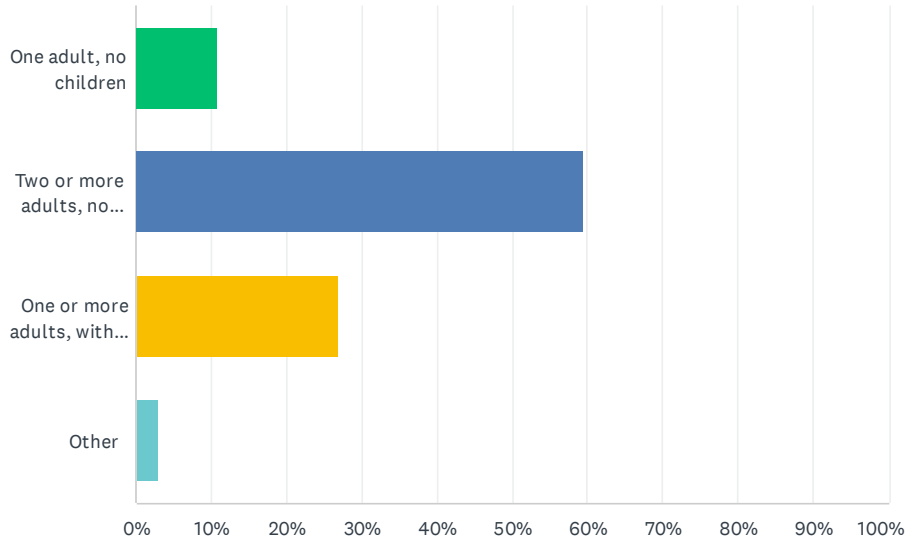


51	Larger parks for kids. More parking	4/15/2023 6:10 PM
52	An area that extends out over the water for picnics and events.	4/15/2023 6:02 PM
53	No, because there is no space in the village for large events along the river.	4/15/2023 5:46 PM
54	The walkability	4/15/2023 5:43 PM
55	I live on the river, would like to see it cleaned up	4/15/2023 5:26 PM
56	Restaurants on the river	4/15/2023 5:11 PM
57	Places for outdoor bbq or party. More trails.	4/15/2023 3:27 PM
58	Public restrooms, kayak rental, seating	4/15/2023 2:12 PM
59	leave as is very scenic .	4/15/2023 2:02 PM
60	A restaurant like Port Edward's that has docking stations for kayaks and Canoes.	4/15/2023 1:05 PM
61	West dundee, carpentersville, Algonquin, mchenry	4/15/2023 10:30 AM
62	Kayak rents , paddle boarding rental	4/15/2023 10:11 AM
63	More restaurants	4/15/2023 8:33 AM
64	Riverfront seating and parks. Bridge over 72 for easier highway crossing. Public artwork and statues.	4/15/2023 8:26 AM
65	Get us a grocery store quit spending money	4/14/2023 2:44 PM
66	Walkability.	4/14/2023 11:54 AM
67	There are businesses from which visitors can rent paddle boards, kayaks.	4/14/2023 9:33 AM
68	Fishing areas, wildlife viewing areas, riverside path	4/14/2023 9:08 AM
69	Haeger pottery creative hub and media center w artist residence and activity	4/14/2023 8:40 AM
70	A real walking trail (not just gravel spread on the ground), ornamental landscaping and lighting, seating/eating areas, improved boat/kayak launch.	4/14/2023 8:26 AM
71	Waterfront dining	4/14/2023 8:17 AM
72	River walk	4/14/2023 12:50 AM
73	Places to lock your kayaks up while dining. Stairs or accessible paths up river banks to dining/downtown	4/13/2023 11:35 PM
74	GROCERY STORE	4/13/2023 10:30 PM
75	I'd like to see a shorter survey	4/13/2023 10:27 PM
76	Kayak canoe launch near downtown	4/13/2023 10:25 PM
77	Yes, picnic tables and parking. Also dog parks near the river (St. Charles).	4/13/2023 10:06 PM
78	A community garden	4/13/2023 9:16 PM
79	EV chargers.	4/13/2023 9:15 PM
80	Kayak/canoe parking and launch, seating or picnic areas	4/13/2023 8:51 PM
81	Walkway improved lighting	4/13/2023 8:50 PM
82	I walk at Port Barrington Fox River Marina. Great trails, benches, marina, launch, piers, parking, shelters.	4/13/2023 8:48 PM
83	Nothing that hasn't been mentioned. Parking, public restrooms, and water access being the main things.	4/13/2023 8:45 PM
84	Better wildlife protection, better preservation of the riverfront, native plants,	4/13/2023 8:13 PM
85	St.Charles and Naperville Riverwalks are clean and beautiful. Would be nice to have something	4/13/2023 7:18 PM

	like that in my own home town so I wouldn't have to leave town.	
86	More ethnic restaurants	4/13/2023 6:54 PM
87	St. Charles has a ton of stuff. I also go to Algonquin a lot. Riverfront dining would be great. Kayak rentals and better fishing locations would be wonderful to have more accessible.	4/13/2023 6:04 PM
88	A kayak launch	4/13/2023 5:54 PM
89	St Charles has a beautiful park & walking paths along the fox. There are small shelters, wild flowers to beautify, statues of interest & it's maintained well.	4/13/2023 5:51 PM
90	Places for picnics or family gatherings, better landscaping, create a "Riverwalk" with shelters along the way.	4/13/2023 5:44 PM
91	Kayak lockers, restaurants along the River, events along the River	4/13/2023 5:34 PM
92	No village use of eminent domain to take anyone's property	4/13/2023 5:11 PM
93	Outdoor concerts movies Festivals	4/13/2023 4:53 PM
94	Algonquin & Saint Charles	4/13/2023 4:46 PM
95	Dining on the water	4/13/2023 4:40 PM
96	free live weekly music	4/13/2023 3:51 PM
97	Feel we could host waterfront festivals etc	4/13/2023 3:48 PM
98	Something similar to what West Dundee has done on the west side of the river up to Cville.	4/13/2023 3:45 PM
99	Beer garden	4/13/2023 3:39 PM
100	The walkways in West Dundee and Cville are excellent.	4/13/2023 3:38 PM

### Q22 My household is best described as:

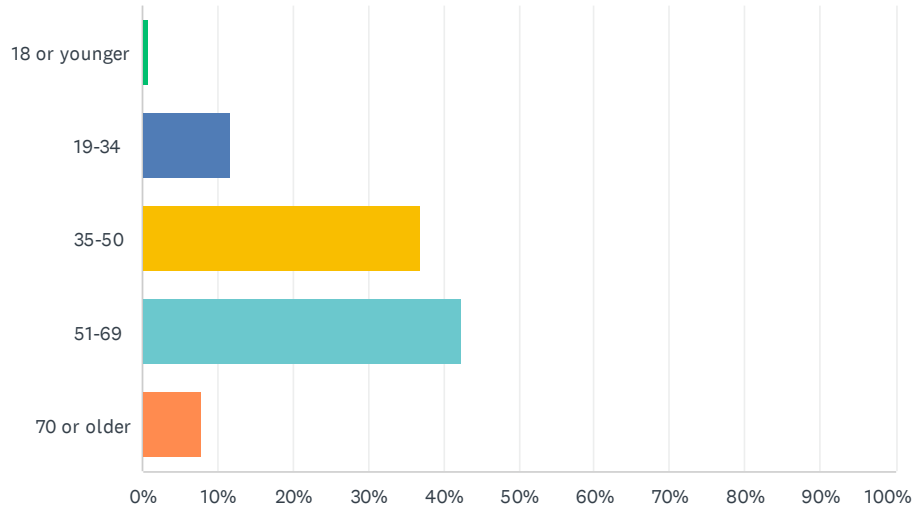
Answered: 239 Skipped: 75



ANSWER CHOICES	RESPONSES	
One adult, no children	10.88%	26
Two or more adults, no children under 18	59.41%	142
One or more adults, with children under 18	26.78%	64
Other	2.93%	7
<b>TOTAL</b>		<b>239</b>

### Q23 My age is:

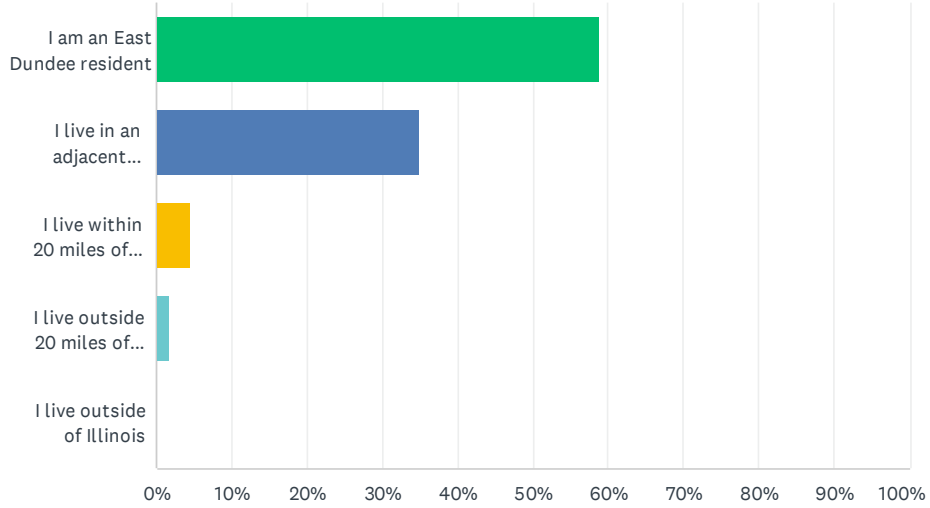
Answered: 238 Skipped: 76



ANSWER CHOICES	RESPONSES	
18 or younger	0.84%	2
19-34	11.76%	28
35-50	36.97%	88
51-69	42.44%	101
70 or older	7.98%	19
<b>TOTAL</b>		<b>238</b>

### Q24 Which response best describes your household?

Answered: 240 Skipped: 74



ANSWER CHOICES	RESPONSES	
I am an East Dundee resident	58.75%	141
I live in an adjacent community	35.00%	84
I live within 20 miles of East Dundee	4.58%	11
I live outside 20 miles of East Dundee	1.67%	4
I live outside of Illinois	0.00%	0
<b>TOTAL</b>		<b>240</b>

# Appendix F:



## Memorandum

Date: September 11, 2023  
To: Philip Cotter, Village of East Dundee  
From: Hitchcock Design Group

**RE: East Dundee Riverfront Master Plan**

### Goals and Objectives

- Build upon natural beauty of the Fox River
- Enhance environmental aspects of the river and watershed
- Expand recreation opportunities, active/passive, land/water-based
- Improve connectivity along the river and to Downtown
- Consider future acquisition of key sites along the river
- Evaluate opportunities for vehicular/pedestrian calming and circulation
- Establish a riverfront identity/brand that is unique to East Dundee
- Host more special events along the river (small and large scale)

### Strategies

- Sustainable (environment, economy, culture)
- Multi-dimensional (appealing to residents and visitors, flexible, high return on investment)
- Healthy (active, comfortable, clean, safe)
- Attractive (engaging, stimulating, clean)
- Distinctive (differentiated from other riverfronts)
- Respectful (of resources and diverse stakeholders)
- Barrier-free (accessible by all)

### Desired Program Elements

- Native landscaping/shoreline stabilization
- Removal of invasive and non-native vegetation Ornamental landscaping/beautification
- Seating available along the riverfront
- Gathering spaces/picnic shelters
- Site furnishings: benches, picnic tables, trash cans, bike racks
- Better riverbank access and river (water) access
- Improved walking path
- Pathway lighting
- Improved pedestrian safety
  - Wider paths
  - Additional buffer from Water Street
  - Safe pedestrian crossing of Water Street
- Pedestrian crossing south of 72
- Activation of Hager Property
- Consider additional land acquisition

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Suite 200A  
Naperville, Illinois 60540  
630.961.1787

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Planning  
Landscape Architecture

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**Optional Program Elements:**

- Public restrooms
- Accessible/assisted canoe/kayak launch
- Kayak/canoe/paddleboard rentals
- Wildlife/nature viewing and protection
- ADA accessible site amenities
- Gathering spaces/picnic shelters
- Signage
  - Wayfinding
  - Environmental education
- Riverfront dining/restaurants/food trucks
- Special events along the riverfront
  - Music, festivals, farmers market, art/craft fairs
- Public art/sculpture
- More parks and open space
- Parking

cc: File – HDG

# Appendix G:



## Meeting Summary

Date: October 24, 2023  
 Time: 4:30 PM  
 Location: Rakow Center, 665 Barrington Ave., Carpentersville, IL 60110

Attendees: Phil Cotter, Village of East Dundee (VED)  
 Lara Barnas, Hitchcock Design Group (HDG)  
 Caitlin Osburn, HDG  
 East Dundee Community Members (29 Attendees)

**RE: East Dundee Riverfront Master Plan Community Input Meeting**

**Purpose of Meeting:** Community input meeting

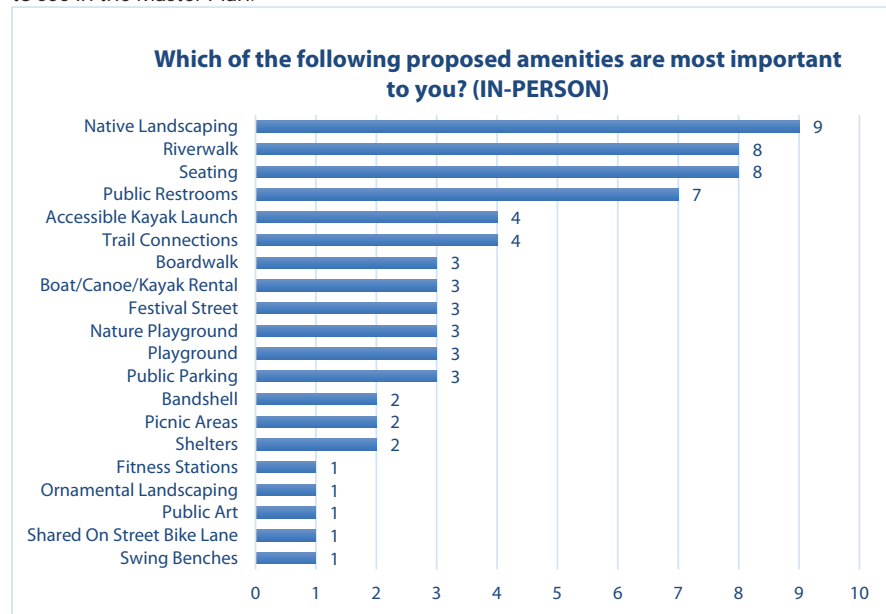
### Community Meeting Input Summary:

Attendees were presented with the East Dundee Riverfront Master Plan and each of the phases were explained for the planning area and its four segments, Water Street – North Segment, William Bartels Park, Water Street – South Segment, and Haeger Property Redevelopment. The design boards for the four segments were presented and HDG requested feedback from the community. Comment cards were passed out and participants were asked to select the most important amenities that they would like to see in the Master Plan, and to write down their comments and suggestions. A group discussion took place and the comments from that discussion are listed under Additional Comments.

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 Suite 200A  
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- The table below summarizes the most important amenities that the participants would like to see in the Master Plan.



Planning  
 Landscape Architecture

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2. Participants were asked to write down all their comments and suggestions for the Village's future relating to the East Dundee Riverfront Master Plan. HDG staff organized the responses into the following categories:
  - a. Water Street Improvements and Impacts to Local Businesses
    - i. Concerns with closing Water Street and its effect on local businesses
    - ii. Speed on Water Street is a concern. No police enforcement
    - iii. Semi-trucks are a concern on Water Street. Community recommended the trucks to be re-routed
    - iv. Loss of parking for local businesses with potential improvements is a concern
    - v. Noise level increase with potential improvements for street festivals
    - vi. Removal of private businesses is a concern
  - b. Haeger Property Redevelopment
    - i. Potential for open space
    - ii. Minimize multi-family development
    - iii. The building/facility needs to be redeveloped
  - c. Park Amenities
    - i. Shelter with game tables
    - ii. Coffee machines or potential coffee shops
    - iii. Add bike pathways
3. Additional In-Person Comments
  - a. The creek that flows into the Fox River near Railroad Street is called Macintosh Creek
  - b. There are private properties on Water Street near the intersection of Jackson that are shown to be removed with the proposed improvements for an expanded park and main street. One of the property owners was in attendance and had asked for clarification on the schedule and what the plans were with the potential impacts to his property and that he was not in favor of having to be relocated.
  - c. VED had expressed that the master plan is estimated to be implemented over 5, 10, or even 20 years and are dependent on funding and community approval.
  - d. VED had stated that there are mandated public works improvements for lead pipe removal that are a high priority and that will have to be considered and performed in conjunction with these potential Village improvements.
  - e. Community members had expressed a need for parking for the new parks and expanded parks. VED had stated that there were plans to provide adequate parking for the park improvements.
  - f. Funding for the projects was a concern of the residents and VED had stated that the taxes would not increase for the park improvements and that the funding source would be through grants.
  - g. Concerns were raised about the lack of policing on Water Street and that the traffic calming that was shown on the plans would not be enough to address the speeding. VED stated that they would raise their concerns with the East Dundee Police.
  - h. There was a request for continued maintenance of the waterfront vegetation. VED confirmed that it would remain.
  - i. A community member recommended making Water Street one-way in the South Segment plans. VED stated that this improvement would be explored.
  - j. Further research into the archeological history of the area was suggested by a community member.
  - k. Better signage and wayfinding for Water Street and the downtown area was recommended.



- I. There is a similar manufacturing facility to Haeger Property in Harvard, Illinois, that has been redeveloped into an art collective called the Starline Factory. It was a suggestion for the redevelopment of Haeger Property into something similar.
- m. There were concerns that there would be an increase in bars with the redevelopment.

cc: Attendees

# Appendix H:



## Community Input Summary

Date: November 8, 2023

RE: East Dundee Riverfront Master Plan Community Input

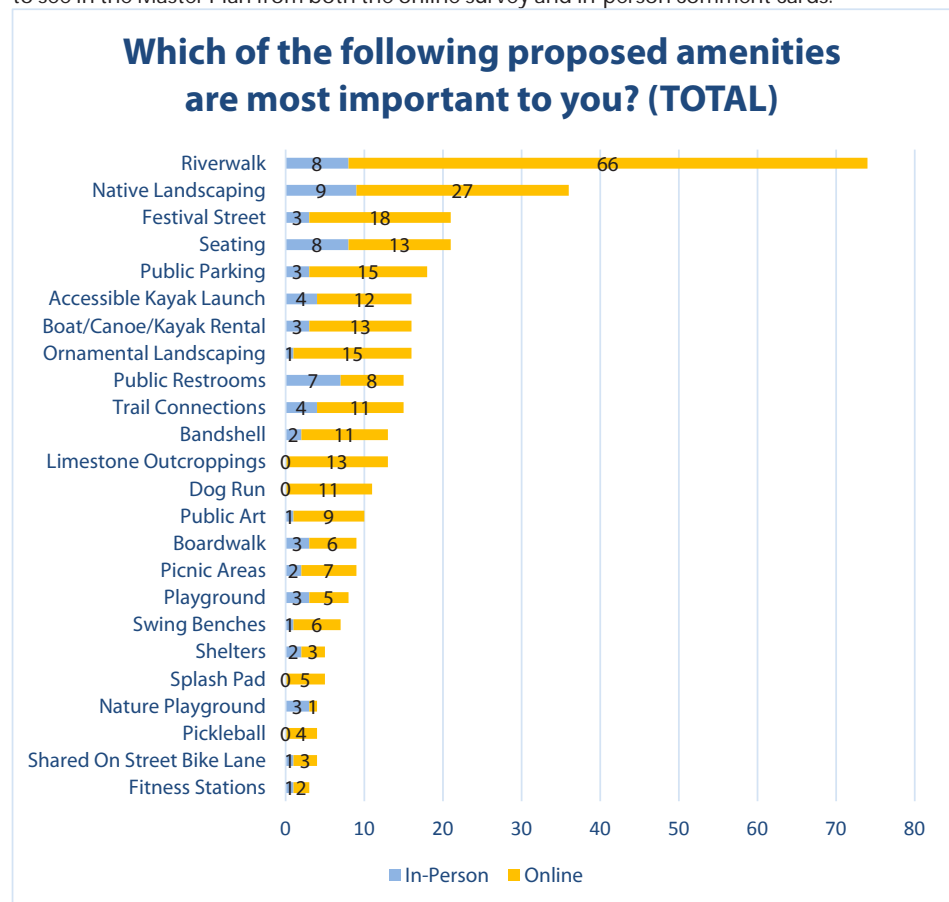
### Community Input Summary:

A community meeting was held on October 24<sup>th</sup>, 2023, to obtain feedback for the East Dundee Riverfront Master Plan. Participants were asked to fill out comment cards and to select the most important amenities that they would like to see in the Master Plan, and to write down their comments and suggestions. An online survey was also provided for the community to provide feedback.

- The table below summarizes the most important amenities that the participants would like to see in the Master Plan from both the online survey and in-person comment cards.

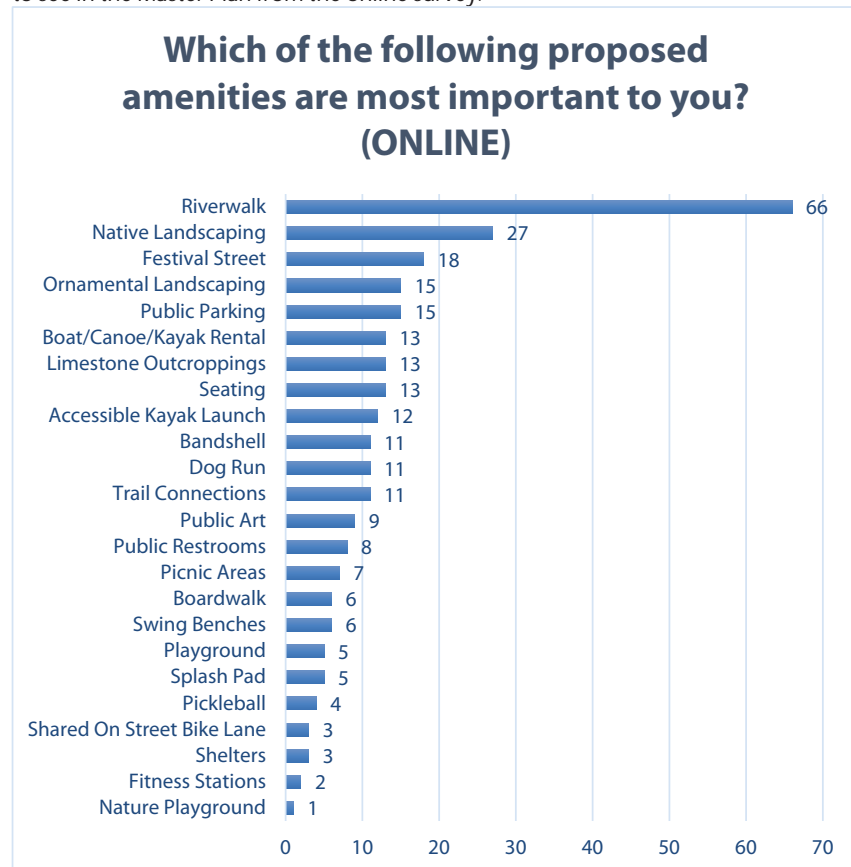
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2. The table below summarizes the most important amenities that the participants would like to see in the Master Plan from the online survey.



3. Online participants were asked to write down all their comments and suggestions for the Village's future relating to the East Dundee Riverfront Master Plan. HDG staff organized the responses into the following categories:
- a. Water Street Improvements and Circulation
    - i. Reinforce bike safety.
    - ii. On street bike lanes are not recommended and there is a fear for the biker's safety.
    - iii. There were concerns about construction activities causing more traffic.
    - iv. Adding a pedestrian bridge closer to downtown.
    - v. Add more restaurants.
  - b. William Bartels Park
    - i. A community member stated that the park has newer playground equipment, fencing, amenities and improvements are not needed.
    - ii. The improvements make a lot of sense and could be a welcome focal point for the community.



- iii. Retain the basketball court.
- iv. Add a welcome tower/chimney swift tower combination.
- v. A community member is in favor of the new design and extending the park to the river.
- c. Haeger Property Redevelopment
  - i. Potential for open space and gathering.
  - ii. In favor of adding a parking lot for Haeger and removing parking at Barrington Avenue.
  - iii. Pickleball to be multi-sport to allow for flexibility in the future.
  - iv. Prefer to have tennis court and small soccer/futsal court versus pickleball.
  - v. Add pathway loops along the river.
  - vi. Brick pavers are not needed.
  - vii. A few members are not in favor of an amphitheater and would prefer a passive park.
- d. Park Maintenance
  - i. Potential increase in maintenance with the improvements and an increase in personnel.
  - ii. Increase funds to paving improvements of existing infrastructure versus adding infrastructure.
- e. Historical Significance
  - i. Requests to keep East Dundee a historic area.
- f. Native Landscaping and Wildlife
  - i. Plant more natives and cater to the wildlife more.
  - ii. Native restoration along the riverfront and less clearcutting.
  - iii. Native restoration specifically at the area north of Rt 72 and removal of invasives.

cc: Attendees

## Q1 Please provide any comments or feedback you may have regarding the proposed improvements for the East Dundee Riverfront Master Plan.

Answered: 50 Skipped: 19

#	RESPONSES	DATE
1	I really like that the Haeger property is included in this plan. I think this will be a great opportunity to improve the riverfront along this area, and will give residents an outdoor gathering place. I'm not 100% sold on Bartels Park redevelopment; I can argue that one both ways (especially closing off the section of Water St.) For the entire project, though, maintenance will be a key. We will probably have to either add personnel to Public Works, or enter into a significant maintenance contract. Either way, it will cost money. I have no problem spending more, as long as there is a good return on the investment.	11/7/2023 10:41 PM
2	How will you create cohesiveness between the various segments? How will this project be funded?	11/7/2023 4:15 PM
3	Please keep East Dundee a Historic area. Cater to the wildlife in the area and nature that surrounds us. Plant native along the river and do not cut it back for the winter. You are destroying habitat and eliminating a food source for wildlife. Please stop building and start utilizing existing structures. Put funds to use to improve our neighbors and cater to the people that live here instead of leaving half replaced sidewalks, streets that need repairs, etc. The parking garage at the Hager lot is a great idea, remove parking on Barrington Ave so the people that live here can get to their homes without people backing out of those spaces and not paying attention to the locals trying to get home. I can't believe there aren't more accidents. Reinforce bike safety - cyclists need to pay attention to the stop signs on the bike path.	11/7/2023 12:33 PM
4	Pickle ball court area needs to be flexible use. When this fades (like racket ball). Needs to be able to use for something else with low cost conversion	11/7/2023 10:39 AM
5	Stick to native plants and landscaping. A natural riverfront will better for the wildlife and create a more aesthetically pleasing look for the residents of East Dundee. STOP clearcutting all the vegetation along the river. Spend the money to hire a landscaping company that specializes in native restoration. Bartels park already has newer playground equipment, fencing, etc. and doesn't need "improvement". The Haeger Area could be developed with the entertainment features-bandshell, splash pad, etc. Keep the other proposed redevelopment areas as natural as possible. No to the concrete paths, swing benches, art, pavilions, etc	11/7/2023 10:39 AM
6	I think a lot of this looks good. I'd go for the least expensive bits first, and the remediation of the Haeger property which can be very useful as a community space. Along the area north of Rt. 72 I would love to see real restoration of the riverfront and creek. These are largely invasive species now, which is very depressing and frankly unattractive as well as environmentally unsound. I think the Bartels Park plan makes a lot of sense and could be a focus of welcome to the community. I would like to see a basketball court retained, I can tell you this gets used a lot by kids and families. The park could be an education location about the river wildlife as well. A welcome tower/chimney swift tower combination would be great.	11/7/2023 10:19 AM
7	Haeger development- please do not put an amphitheater or large public gathering area by the homes on Williams Pls/Elgin Ave. Not fair to us who bought homes here for the peace & charm of living by quiet river area with a bike path. Too much traffic on Elgin Ave already!! And we don't want to hear music, pickleball noise or have people staring at us sitting in our own yards. Why not put garden or nice art area by our homes? Small area- this stuff is just going to crowd the area, lower home prices - just like by Carpenter park. Horrible in summer there. That River Overlook (N) looks ugly & adds no aesthetic value. Is Lifeline Plumbing being bought out by the village? Seems the board cares more about bringing traffic & out of town people into the village than protecting us residents & home values. Put your music & busy stuff by Dolphin Cove, the old Walmart, shuttered Dundee Ford or Rt 72 industrial section where there are not homes & residents who will be imposed on. We didn't buy our homes to look at the back of a bandshell from our living room & have to keep our windows closed to drown out noise & added traffic.	11/6/2023 7:55 PM

8	Onstreet bike lanes on our narrow streets will cause accidents. We have a bike trail already along the river. Bikers should use that, not the street.	11/6/2023 7:33 PM
9	I really like the idea of Bartels Park being connected all the way to the river. This would hopefully create a beautiful park that connects with nature as well as slowing down all the speeders that zoom down water Street. The plans for the Hager property are quite ambitious and likely very expensive for the village to add a bridge and a pavilion and water park. Regarding the Hager property, I would think the onus should be on the developer to make it as beautiful as possible without impacting the tax base. The first and easiest step to take would be to extend the sidewalk along water Street on the side of the river so that someone can do a walking lap around the river without crossing streets. Overall, if the walkway along the river mimics or is very similar to what was done in carpentersville in front of the old milk specialties/Brix buildings that would be outstanding. We don't need brick pavers like on the west side.	11/6/2023 1:24 PM
10	Since we live on the corner of Duncan & Williams Pl it looks like we would be directly across from the proposed Amphitheater. Are you serious.?concerts and events across the street for all of us that live on this end of town? I don't want to move. I love Our charming town but this would be unfair. Please take another look at this idea.	11/5/2023 3:54 PM
11	It looks great, when will you start and how long will it take to complete?	11/5/2023 10:04 AM
12	I love this! It will make Water Street way less busy, it provides people the opportunity to use the water front. I think it is a fabulous plan. I live at 306 Water St, East Dundee IL 60118 and this would be next to my house. I love the plan!	11/5/2023 8:29 AM
13	private property owners on river do not want to sell. Will Hill Street be closed to traffic?	11/4/2023 2:16 PM
14	I'm very excited about the proposed improvements! East Dundee has always been a diamond in the rough! It's time to shine!	11/4/2023 7:50 AM
15	I really like the event lawn idea (ice skating ring like the one in Chicago), Can we replace the pickleball courts to soccer courts and tennis courts. One soccer court/field and the other a tennis court) Pickleball not many people be playing that sport. Plus you can play pickleball with a normal tennis court. Please consider that. i like the river overlook and the swing benches too. Maybe add an outside work out gym like Venice beach that would be awesome! with sand and a rope, bench press, working out machines etc .... how about a river walk board path... like santa monica beach? please consider that as well! I did not get a chance to make it to the open house on October 24th but i would share these things with you all. thanks. please reach out if you want to discuss some more.	11/3/2023 7:01 PM
16	This looks incredible. It looks like a wonderful upgrade. However, it looks like it will be a lengthy process and will seriously inconvenience residents in the area and who travel through while construction is happening.	11/3/2023 3:35 PM
17	It's a bit unclear from the plans if this involves blocking automobile access to Water Street between Barrington and Main Streets and potentially relocating any of the businesses there. The plans look terrific, and are certainly ambitious, but it would help to know how the usage plans would fit in with these improvements. Would the monthly summer festivals (wine down Wednesday, etc.) be moved to the Haeger redevelopment site? Would this require routing more traffic onto River Street north of Main Street? How would continued use of the depot and downtown area be integrated with the riverfront plans?	11/2/2023 8:48 PM
18	It's a lot to take in. Quite ambitious. Overall I like it and am a little excited for the possibilities.	11/2/2023 7:22 PM
19	They look good!	11/2/2023 3:09 PM
20	Looks like a good plan.	11/2/2023 1:46 PM
21	oppose closing of water street...oppose 'entertainment park' as it is an unnecessary infringement of residents solitude, in short a WASTE of MONEY .... use funds to redevelop the Hager Property but putting an additional bridge across the Fox River is STUPID!!!	11/2/2023 12:52 PM
22	I hope no homes are to be torn down. Especially the 1865 brick house at the corner of Williams and Van Buren. That house should be moved to another location if that area is being redeveloped.	11/2/2023 12:34 PM
23	With the closure of part of Water Street for the expansion of the park the concern I have is	11/2/2023 11:39 AM

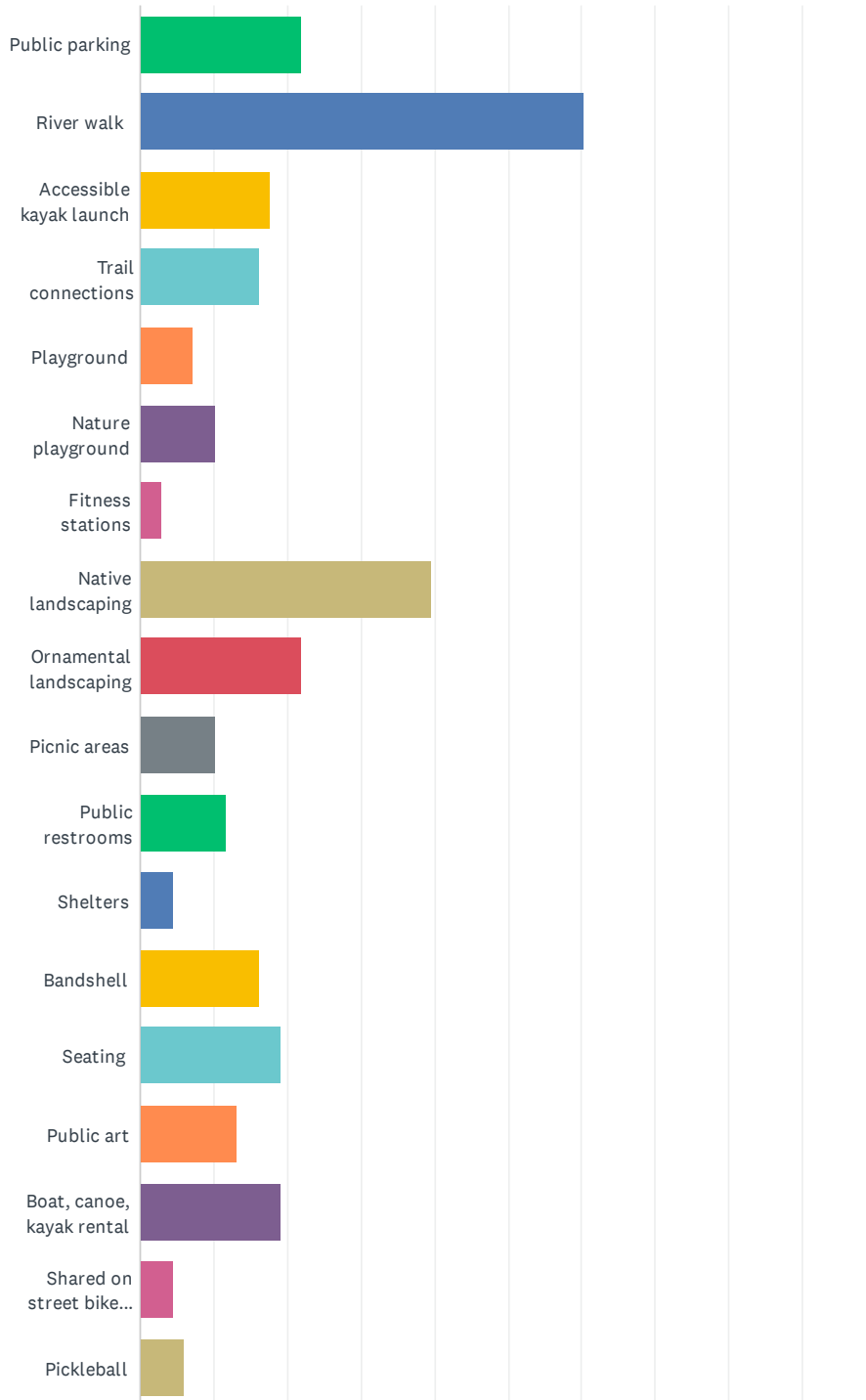
	people already drive pretty fast down this road, the fear is someone going straight through the park. Would there be metal barricades to prevent this?	
24	Lots of this looks great, but please don't expand Bartels Park and close part of Water Street. When there are festivals and street closures in town, and just during rush hours, Water Street is a huge benefit to the many cars and residents who use it daily, including my family. This would greatly increase traffic on internal streets.	11/2/2023 11:20 AM
25	First, I'm glad this is being considered and discussed. The riverfront is a valuable asset that E Dundee does not really take advantage of. I do think the plans presented are overambitious. Instead of a 15-20+ year plan that will be massively expensive, I'd personally rather see a 5-10 year plan (start within 5 years, finish within 10). I don't see how the Haeger redevelopment fits into a plan that is supposed to connect downtown to the riverfront. We have a growing parking problem that is not being addressed as well, and excessive traffic through the residential area for drivers short cutting the 72/31 intersection and all the traffic lights on 31 north. I would think that some of the plans, like planting along the riverbank, could be started fairly quickly.	11/2/2023 11:07 AM
26	A bold and beautiful plan that has merit but will cost more than planting a few flowers in the spring. Because of that, however, I'm honestly afraid it will never come to fruition - but I'd be pleased to be wrong.	11/2/2023 10:36 AM
27	I love that you're going to revitalize the Haeger area for the public use. If there's any way to make the footbridge closer to the heart of downtown, that would be really helpful for our neighbors and family to access it. The walkway on rt 72 bridge is really difficult to go across with the traffic and speed of the trucks, having a new footbridge closer to the heart of downtown would be amazing. Thanks for doing what you can to update Dundee! :)	11/2/2023 10:31 AM
28	Who is going to pay for this?	11/2/2023 10:23 AM
29	Definitely opposed to the haeger redesign. East Dundee needs housing not another park. We pay a ton of taxes to Dundee park district. Let them control the parks.	11/2/2023 9:46 AM
30	Any and all improvements would be a welcome addition and likely draw additional people into our amazing town. It's a win-win for us all.	11/2/2023 9:45 AM
31	No parking garage	11/2/2023 9:18 AM
32	I'm not thrilled about what will be done to Water and River Streets. Is it totally necessary? Not to mention possible increased traffic on South Van Buren (where I live). Pedestrian walkways over Water Street seem unnecessary also. In the Haeger redevelopment, how much use would sections B, H, I and O get? Who would be performing at the amphitheater? Let's not forget about the parking for the amphitheater. Would the updated parking really be enough? I think not and that would mean people having to park on South Van Buren St. It will make our little neighborhood far less quiet and peaceful. The plans, in general, seem a little over-the-top.	10/30/2023 10:03 AM
33	I do not want a parking garage put in and would love to see more restaurants on the river.	10/29/2023 10:38 AM
34	Turn Van Buren into a truck route??? What about the residents?? What about kids at the bus stops?? Are you adding a left turn lane for trucks turning left off of 72 onto northbound Van Buren?? Has anyone seriously given all this any thought? I can't even seriously consider any of the other "envisions" because I'm trying to wrap my brain around Van Buren as a truck route.	10/27/2023 10:22 PM
35	These look great. That said, how will this attract business? They're great amenities that I'd enjoy, but can we afford it? Parking?	10/27/2023 12:00 PM
36	Concerned about the designated truck traffic route on Van Buren.... 18 wheelers rolling thru the neighborhood is already causing noise and pollution now. It doesn't seem appropriate for more of these huge trucks rolling through a residential area. We live on Railroad St.	10/26/2023 8:21 PM
37	I really like the addition of a launch/rentals area! Would be great in the summer.	10/25/2023 7:02 PM
38	An accessible secured boat ramp for public safety use. Due to the amount of calls in the river	10/25/2023 6:49 PM
39	Amphitheater by Elgin/Williams Pl? If so, not fair to existing homes there. We've bought on Williams/Elgin Ave to enjoy the quiet river away from the busy downtown area. Why do we need amphitheater in such a small area? Build it off of other end Van Buren by school buses area that has more land. What will noise level restriction be? It's bad now hearing music all	10/25/2023 4:57 PM

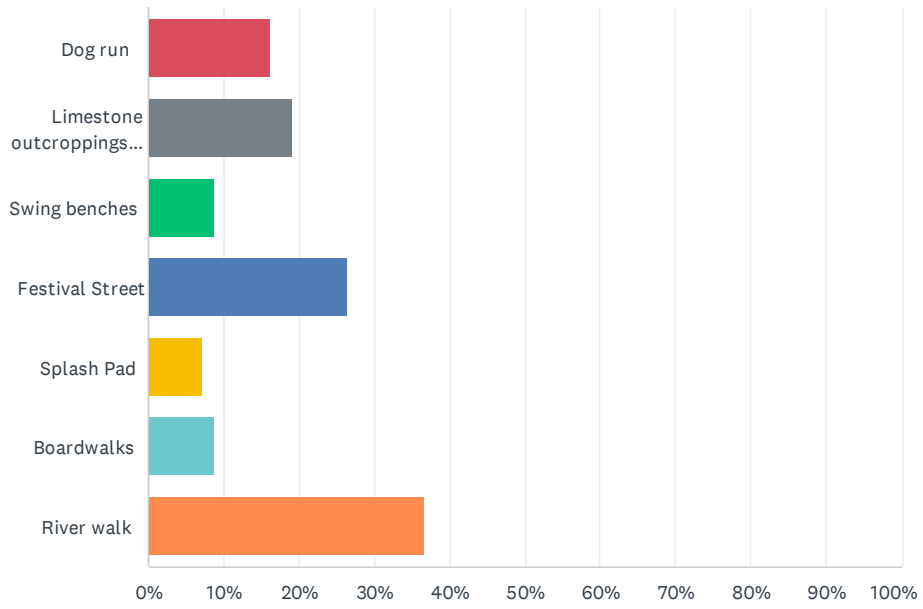


	summer at Banditos blocks away. Also, please make public meetings at a better time so we can get home from work & get to them. 4:30 was not ideal for most- thus the low turnout.	
40	Why would we build a elaborate park when we already pay high taxes to Dundee park district. Hard no on the redevelopment of haeger	10/25/2023 3:36 PM
41	looks great. I would be a good addition, but on street bike lanes are a disaster. The people that ride bikes in the street already make it hazardous. Giving them a lane would make it even worse. They should have a bike path and stay on it.	10/25/2023 3:20 PM
42	It's difficult to tell from this but any improvement would get my vote, as long as it doesn't have a negative impact on homeowners.	10/25/2023 2:09 PM
43	Looks promising. I don't think the cost would be worth a gateway feature (F) for the Water Street south plan.	10/25/2023 1:46 PM
44	Some great ideas here.	10/25/2023 1:02 PM
45	Beautiful plans. Except for the disruption of Water Street with the extension of William Bartels Park - absolutely terrible idea. Do not disrupt the flow of Water Street.	10/25/2023 11:03 AM
46	Looks awesome!	10/25/2023 10:59 AM
47	n	10/25/2023 10:41 AM
48	I love the ideas. It gives more places to walk the river	10/25/2023 10:37 AM
49	What will be done to compensate landowners currently in the space on Water Street by Hill and Jackson streets?	10/25/2023 10:29 AM
50	I live in the Reserves and always felt the area along the river was vastly underutilized - both from an economic and usefulness perspective. I love the Haeger proposal and hope there are River lofts planned as well	10/25/2023 10:24 AM

### Q2 Of the following proposed amenities, please select your top choices. (Please select a maximum of 5)

Answered: 68 Skipped: 1





ANSWER CHOICES	RESPONSES	
Public parking	22.06%	15
River walk	60.29%	41
Accessible kayak launch	17.65%	12
Trail connections	16.18%	11
Playground	7.35%	5
Nature playground	10.29%	7
Fitness stations	2.94%	2
Native landscaping	39.71%	27
Ornamental landscaping	22.06%	15
Picnic areas	10.29%	7
Public restrooms	11.76%	8
Shelters	4.41%	3
Bandshell	16.18%	11
Seating	19.12%	13
Public art	13.24%	9
Boat, canoe, kayak rental	19.12%	13
Shared on street bike lanes	4.41%	3
Pickleball	5.88%	4
Dog run	16.18%	11
Limestone outcroppings to river	19.12%	13
Swing benches	8.82%	6
Festival Street	26.47%	18
Splash Pad	7.35%	5
Boardwalks	8.82%	6
River walk	36.76%	25
Total Respondents: 68		

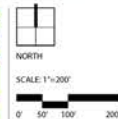
# Appendix I:



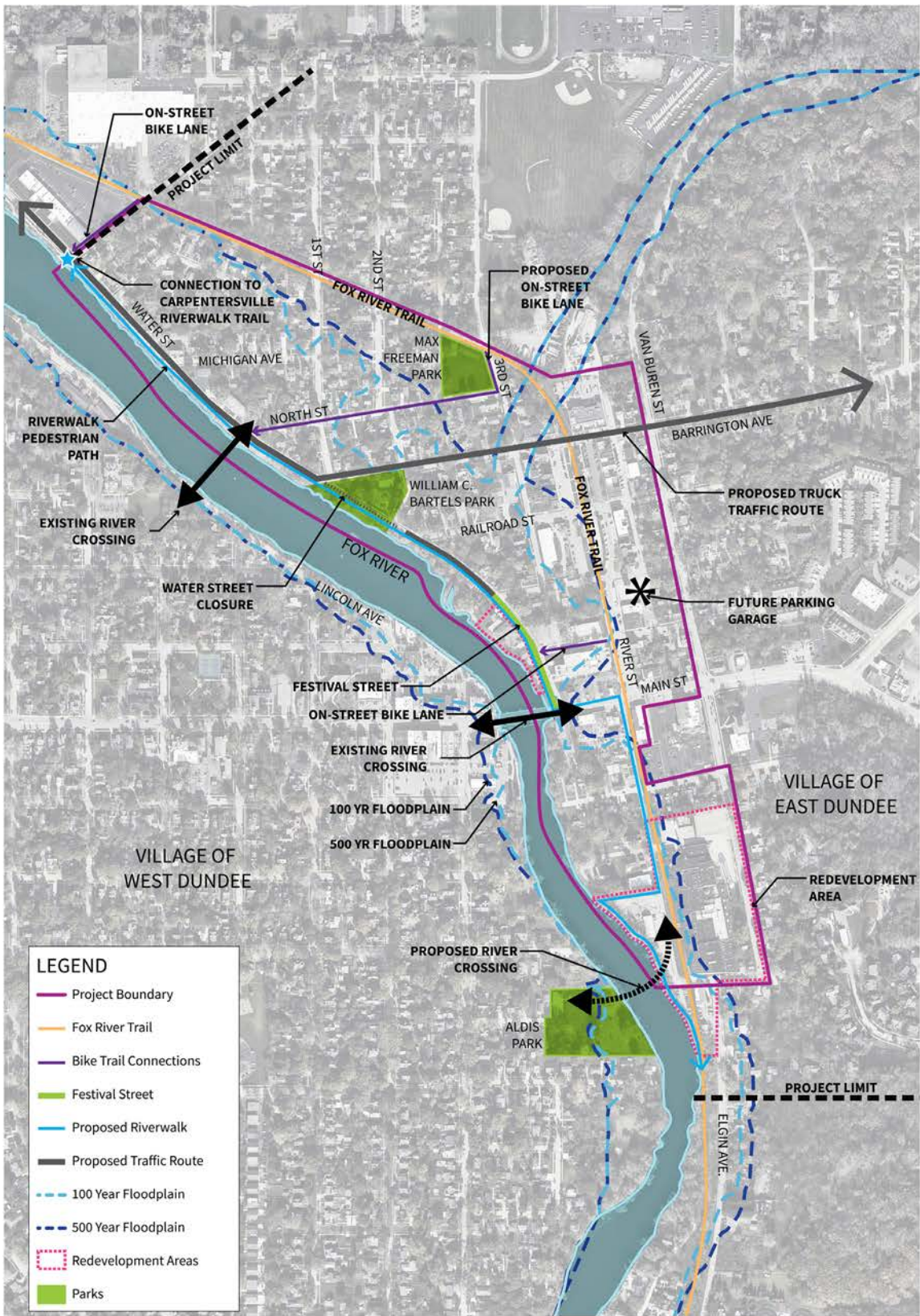
## Existing Conditions

### East Dundee Riverfront Master Plan

East Dundee, Illinois



DATE: 08/11 October 24, 2011  
 All drawings are preliminary and subject to change.  
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# Framework Plan

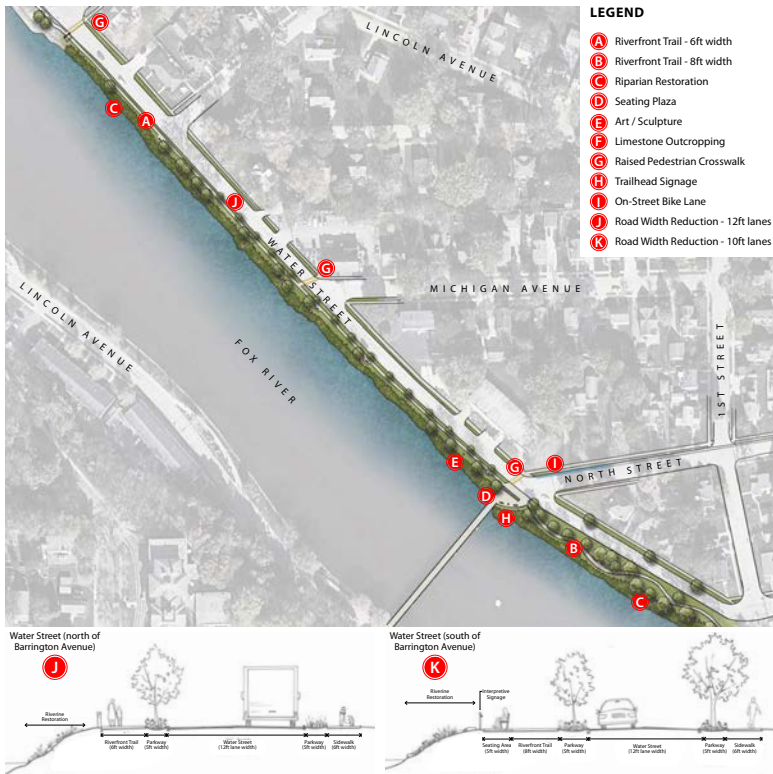
## East Dundee Riverfront Master Plan

East Dundee, Illinois

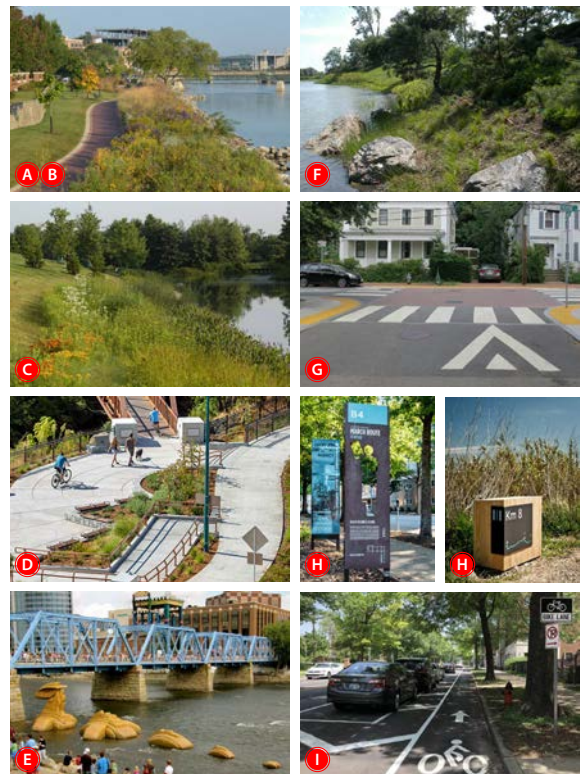
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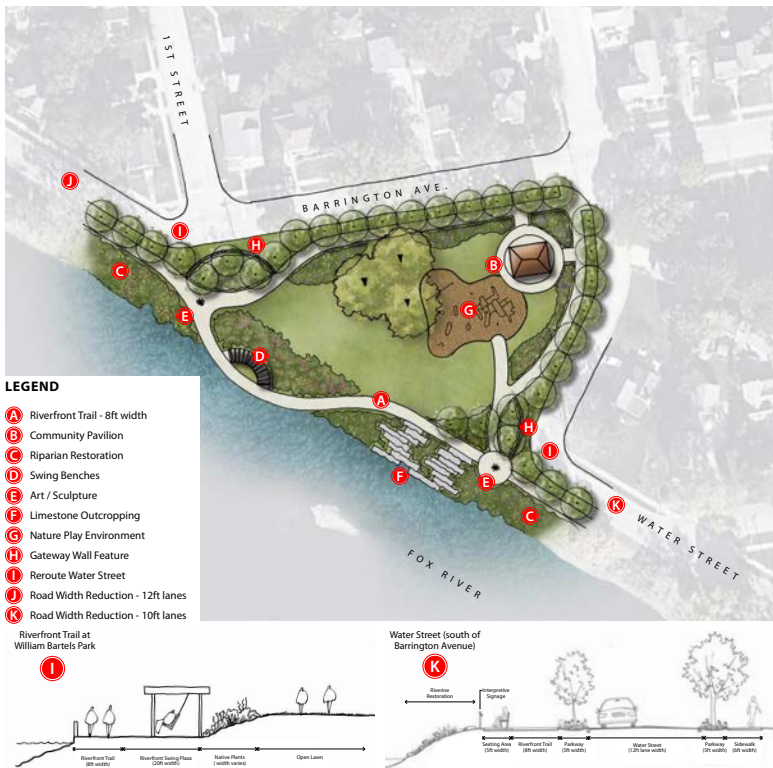
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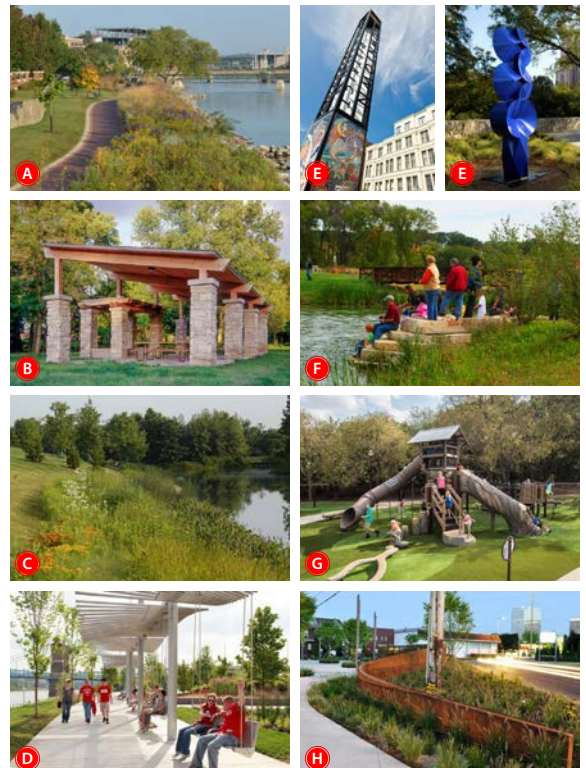
- LEGEND**
- A Riverfront Trail - 6ft width
  - B Riverfront Trail - 8ft width
  - C Riparian Restoration
  - D Seating Plaza
  - E Art / Sculpture
  - F Limestone Outcropping
  - G Raised Pedestrian Crosswalk
  - H Trailhead Signage
  - I On-Street Bike Lane
  - J Road Width Reduction - 12ft lanes
  - K Road Width Reduction - 10ft lanes



**WILLARD EAST DUNDEE**  
**Water Street - North Segment**  
 Riverfront Master Plan  
 East Dundee, Illinois

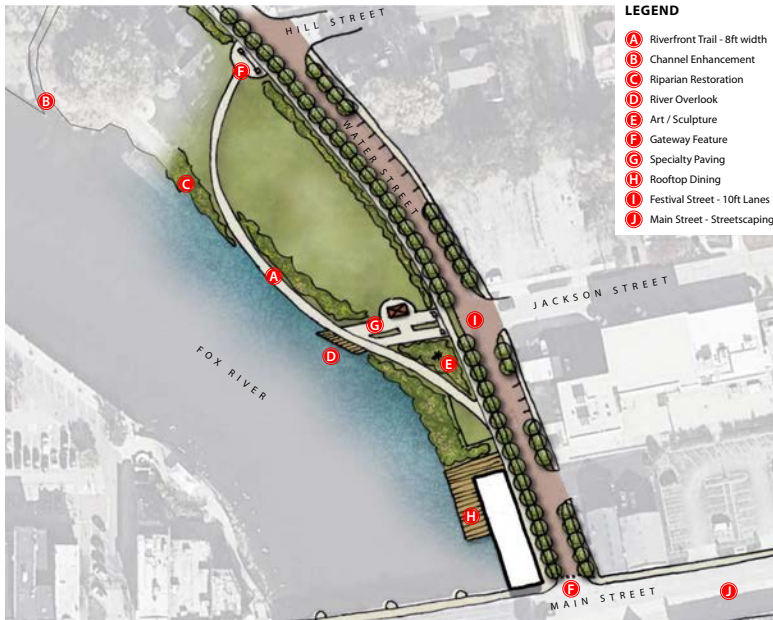


- LEGEND**
- A Riverfront Trail - 8ft width
  - B Community Pavilion
  - C Riparian Restoration
  - D Swing Benches
  - E Art / Sculpture
  - F Limestone Outcropping
  - G Nature Play Environment
  - H Gateway Wall Feature
  - I Reroute Water Street
  - J Road Width Reduction - 12ft lanes
  - K Road Width Reduction - 10ft lanes



**WILLARD EAST DUNDEE**  
**William Bartels Park**  
 Riverfront Master Plan  
 East Dundee, Illinois

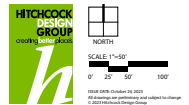




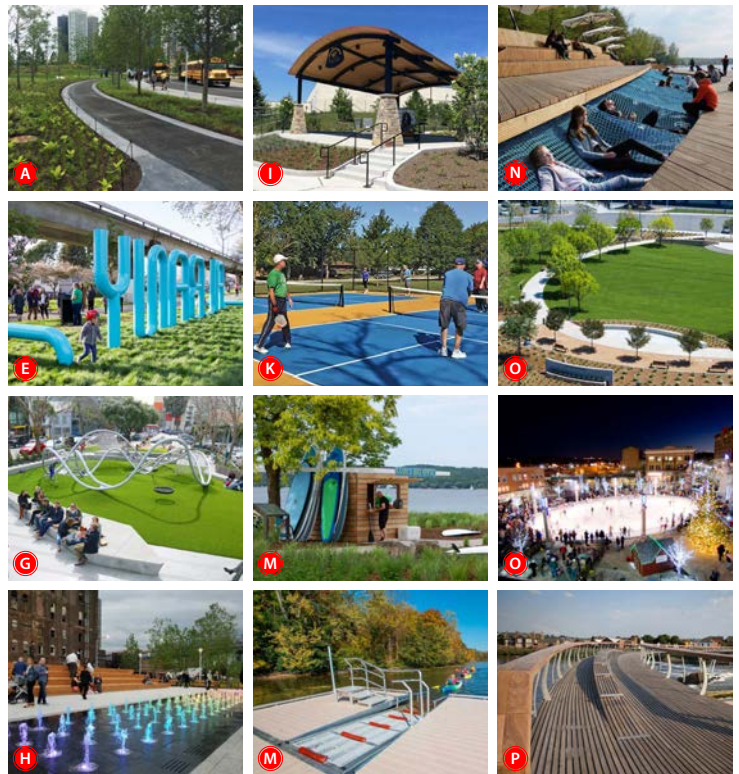
- LEGEND**
- A Riverfront Trail - 8ft width
  - B Channel Enhancement
  - C Riparian Restoration
  - D River Overlook
  - E Art / Sculpture
  - F Gateway Feature
  - G Specialty Paving
  - H Rooftop Dining
  - I Festival Street - 10ft Lanes
  - J Main Street - Streetscaping



**Water Street - South Segment**  
**Riverfront Master Plan**  
 East Dundee, Illinois



- LEGEND**
- A Riverfront Trail
  - B Community Pavilion
  - C Riparian Restoration
  - D Sunning Steps
  - E Art / Sculpture
  - F Limestone Outcropping
  - G Urban Play Environment
  - H Urban Water Play Feature
  - I Amphitheater
  - J Restroom Building
  - K Pickleball Courts
  - L Community Gardens
  - M Accessible Launch/Rentals
  - N River Overlook
  - O Event Lawn
  - P Pedestrian Bridge Crossing
  - Q Gateway Feature



**Haeger Property Redevelopment**  
**Riverfront Master Plan**  
 East Dundee, Illinois





# Appendix J:



## Meeting Summary

Date: October 24, 2023  
Time: 4:30 PM  
Location: Rakow Center, 665 Barrington Ave., Carpentersville, IL 60110

Attendees: Phil Cotter, Village of East Dundee (VED)  
Lara Barnas, Hitchcock Design Group (HDG)  
Caitlin Osburn, HDG  
East Dundee Community Members (29 Attendees)

**RE: East Dundee Riverfront Master Plan Community Meeting**

### Purpose of Meeting:

Meeting to discuss the East Dundee Riverfront Master Plan and potential riverfront improvements with the community.

### Items discussed:

1. Introductions
2. HDG introduced East Dundee's planning area and project scope: referenced site planning area map and highlighted existing conditions
  - a. Planning area spans from Main Street Bridge to the BRIX on the Fox on S. Washington Street and at the old M&M factory property, connecting to Carpenter Park
3. HDG introduced Analyze and Connect Phases
  - a. Performed inventory of the corridor
  - b. Reviewed jurisdictional constraints
  - c. Performed site analysis mapping
  - d. Established goals and objectives with East Dundee
    - i. Build upon natural beauty of the Fox River
    - ii. Enhance environmental aspects of the river and watershed
    - iii. Expand recreation opportunities, active/passive, land/water-based
    - iv. Improve connectivity along the river and to Downtown
    - v. Evaluate opportunities for vehicular/pedestrian calming and circulation
    - vi. Establish a riverfront identity/brand that is unique to East Dundee
  - e. Public Engagement: Online survey
  - f. Public Engagement: Stakeholder focus groups
  - g. Public Engagement: Community open house
4. HDG introduced Envision Phase
  - a. Alternative framework plans were introduced
  - b. Presented segments of the master plan
    - i. Water Street – North Segment
    - ii. William Bartels Park
    - iii. Water Street – South Segment
    - iv. Haeger Property Redevelopment

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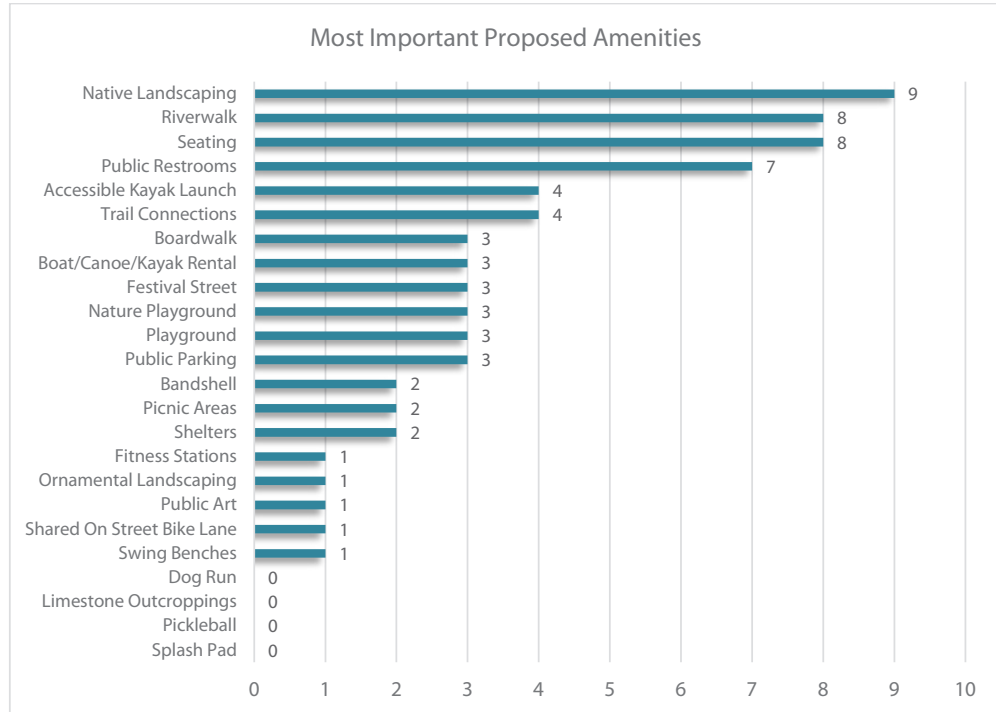
[hitchcockdesigngroup.com](http://hitchcockdesigngroup.com)

Planning  
Landscape Architecture

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5. Participants were asked to select the most important amenities that they would like to see in the Master Plan. Those amenities are quantified below.



6. Participants were asked to write down all their comments and suggestions for the Village's future relating to the East Dundee Riverfront Master Plan. HDG staff organized the responses into the following categories:
- a. Water Street Improvements and Impacts to Local Businesses
    - i. Concerns with closing Water Street and its effect on local businesses
    - ii. Speed on Water Street is a concern. No police enforcement
    - iii. Semi-trucks are a concern on Water Street. Community recommended the trucks to be re-routed
    - iv. Loss of parking for local businesses with potential improvements is a concern
    - v. Noise level increase with potential improvements for street festivals
    - vi. Removal of private businesses is a concern
  - b. Haeger Property Redevelopment
    - i. Potential for open space
    - ii. Minimize multi-family development
    - iii. The building/facility needs to be redeveloped
  - c. Park Amenities
    - i. Shelter with game tables
    - ii. Coffee machines or potential coffee shops
    - iii. Add bike pathways

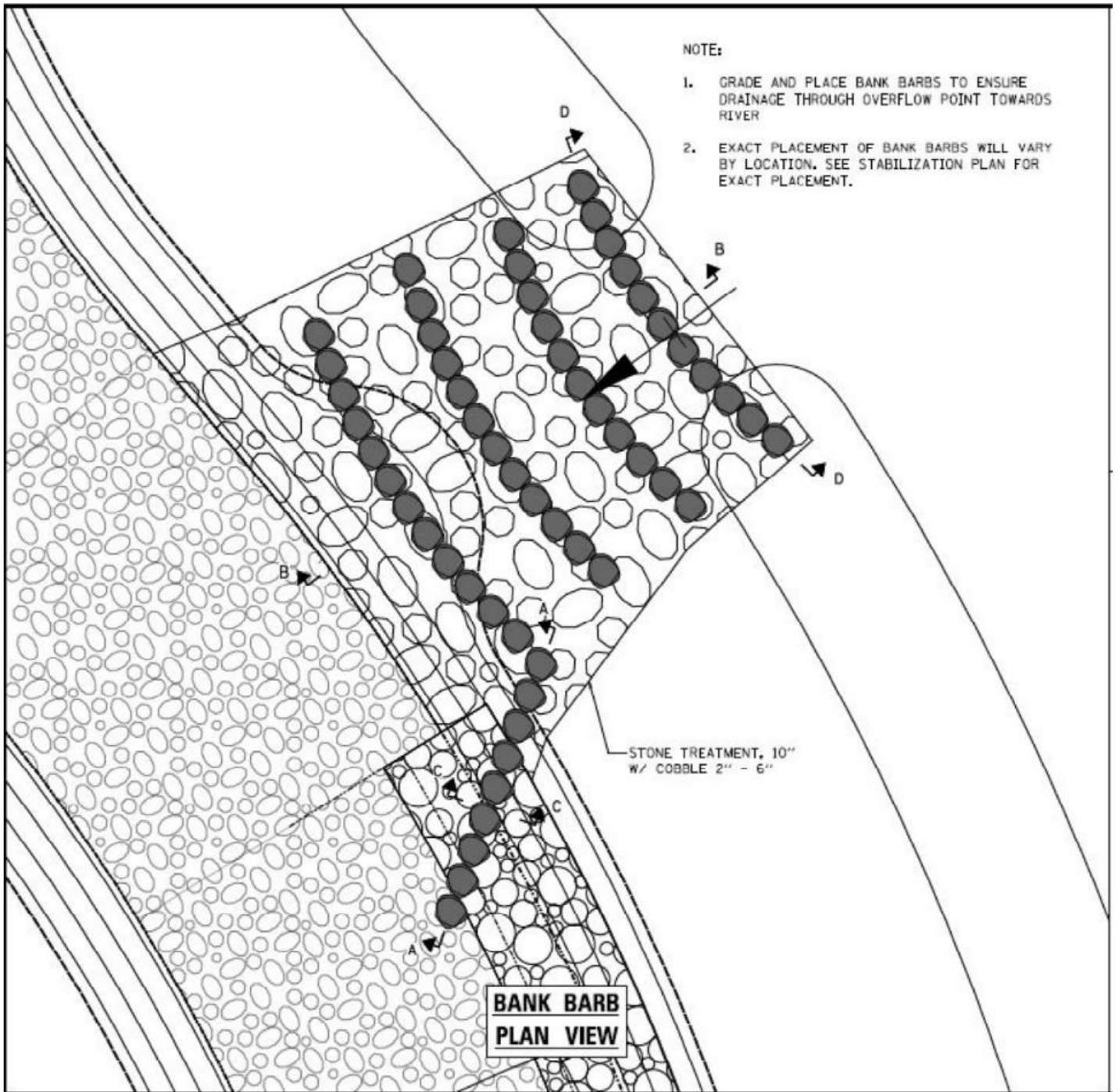


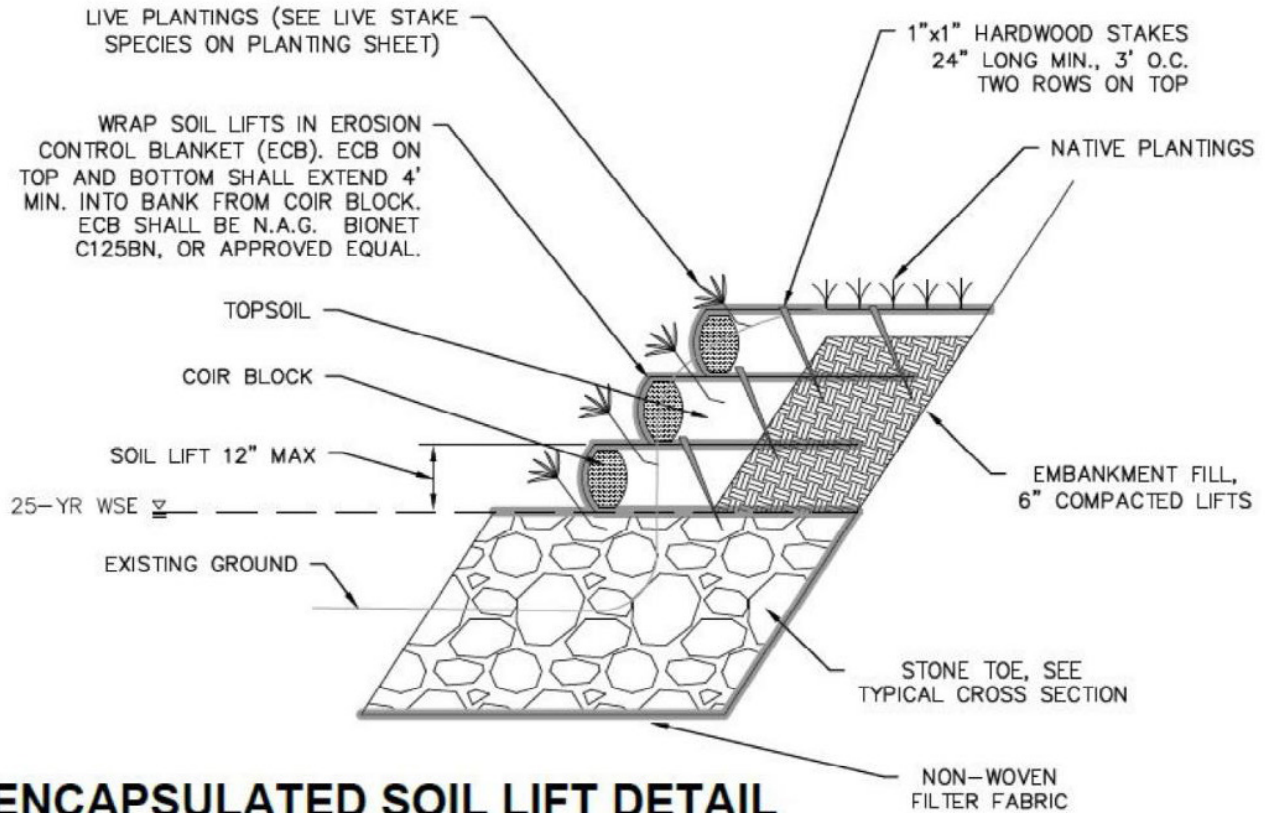
7. Community Comments

- a. The creek that flows into the Fox River near Railroad Street is called Macintosh Creek
- b. One owner of the properties at Water Street near the intersection of Jackson stated that he had not seen the plans prior to this meeting, and his property is shown to be removed. He had asked for clarification on the schedule and what the plans were with the potential impacts to his property and that he was not in favor of having to be relocated.
- c. VED had expressed that these master plans are estimated to be implemented over 5, 10, or even 20 years and are dependent on funding and community approval.
- d. VED had stated that there are mandated public works improvements that are a high priority that will have to be considered along with these potential improvements.
- e. Community members had expressed a need for parking for the new parks and expanded parks. VED had stated that there were plans to provide adequate parking for the parks improvements.
- f. Funding for the projects was a concern of the residents and VED had stated that the taxes would not increase for the park improvements and that the funding source would be through grants.
- g. Concerns were raised about the lack of policing on Water Street and that traffic calming that was shown on the plans would not be enough to address the speeding. VED stated that they would raise their concerns with the East Dundee Police.
- h. There was a request for continued maintenance of the waterfront vegetation. VED confirmed that it would remain.
- i. A community member recommended making Water Street one-way in the South Segment plans.

cc: Attendees;

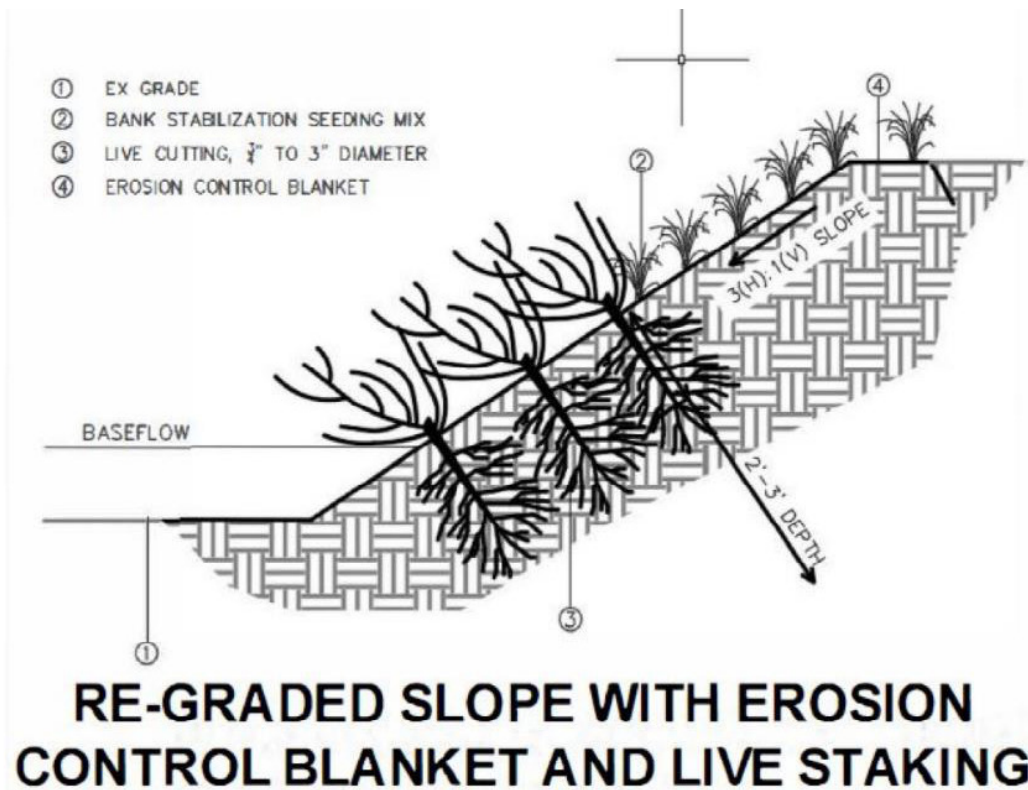
# Appendix K:



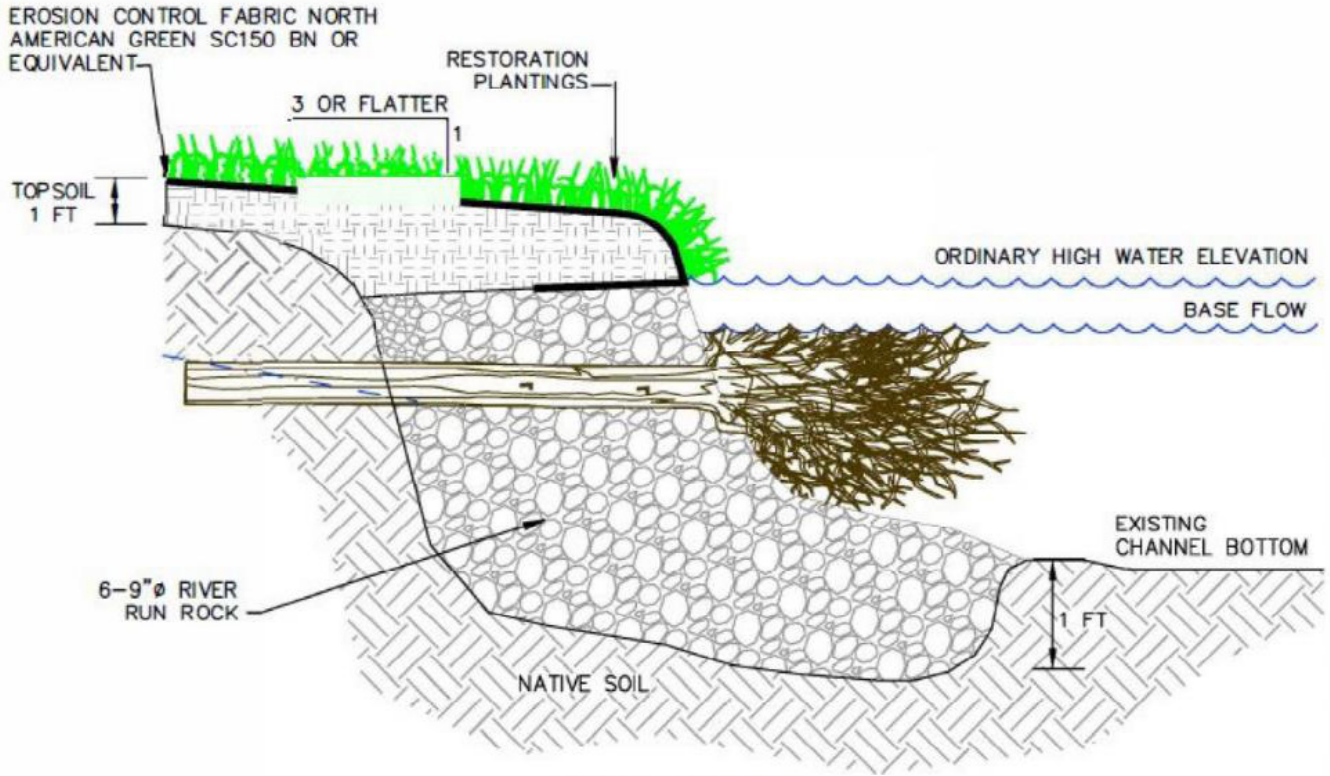


## ENCAPSULATED SOIL LIFT DETAIL

N.T.S.



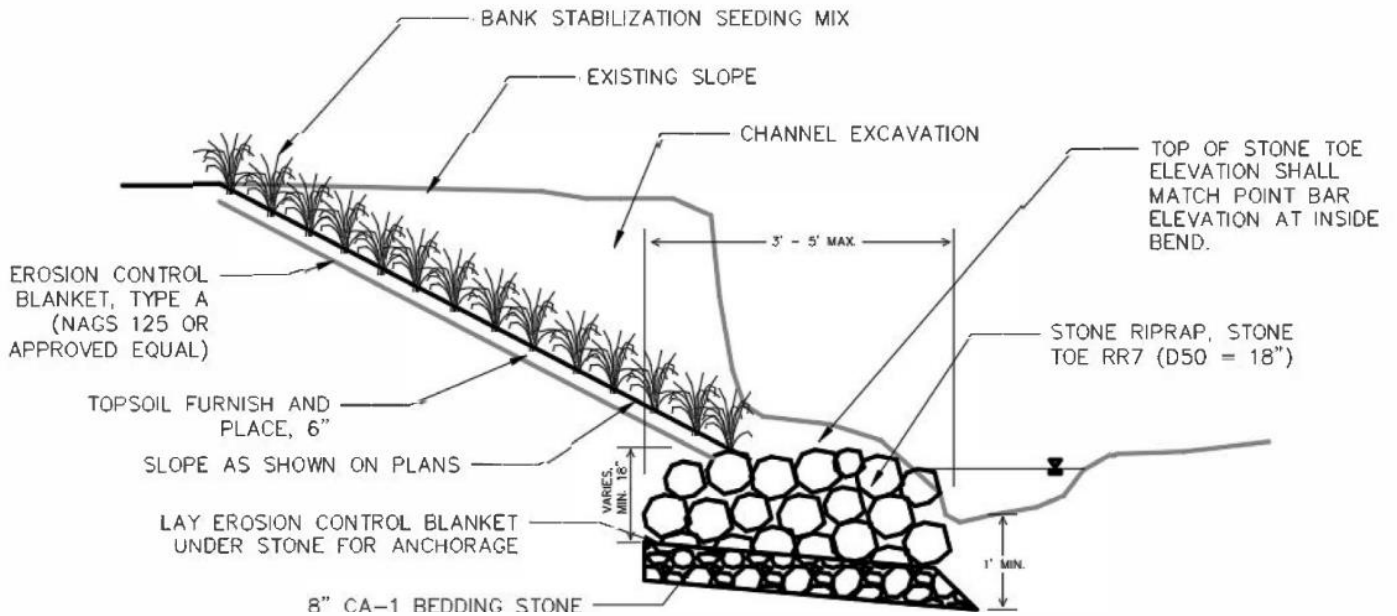
# Appendix K:



**CROSS SECTION**

## ROOT WAD HABITAT ENHANCEMENT

NOT TO SCALE



## Stone Toe





**Village of East Dundee**

120 Barrington Ave.  
East Dundee, IL 60118  
<https://eastdundee.net/>

