

2025 EAST DUNDEE COMPREHENSIVE PLAN

Adopted by the Village Board on April 21, 2025

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CHAPTER 1

INTRODUCTION

East Dundee, Illinois, is a suburban community in the northwest part of the Chicago metropolitan area. The village is primarily located in northern Kane County approximately 40 miles from Chicago and five miles from the city of Elgin. East Dundee is home to a mix of industry, different housing types, a historic downtown, evolving commercial areas, and opportunities for growth and preservation. A new comprehensive plan will guide growth and development in the community while also preserving those elements that make the community unique. The 2025 East Dundee Comprehensive Plan is based on input from village officials and staff, residents, and the business community. The plan is designed to be a useful tool for the village over the next 20 years.

PLAN OVERVIEW

Serving as a guide for future development, the Comprehensive Plan is an expression of the aspirations of residents and informs potential developers and businesses regarding the types of uses and development that are most suitable for East Dundee.

The process to prepare the Comprehensive Plan served as an opportunity for village officials, residents, businesses, and other stakeholders to envision the future of East Dundee by sharing their ideas with each other. As described on the next page, a variety of community engagement activities enabled the community to contribute to the creation of various aspects of the plan.

The Comprehensive Plan is built around the interrelationship between a range of topics that impact the quality of life and livability of East Dundee. These topics include land use, economic development, housing, access and mobility, community facilities and assets, environmental sustainability, community design, infrastructure, and communications.

While this plan is presented as a final document, it should not be viewed as

permanent but as a dynamic guide for regular village use. The Comprehensive Plan will guide village officials in decision making, particularly in the review of proposed developments and allocation of resources for municipal projects and community improvements.

The plan includes recommendations for implementation, including strategies, suggested projects, and potential resources that will help guide the village in its efforts to achieve the vision and goals defined in this document.

The Comprehensive Plan recognizes the community's expectations for maintaining its high quality of life, preserving its small town feel, enhancing its proximity to open spaces and the Fox River, and growing its commercial and industrial base in a sustainable manner.

In addition to attracting new businesses and housing types, future growth and development in East Dundee includes reimagining of spaces and properties that generates a balanced mix of uses that meet the evolving needs and expectations of residents, businesses, and future investment.



PLAN ORGANIZATION

The 2025 Comprehensive Plan is organized into the chapters listed below. A series of maps, including the Future Land Use Plan, are provided throughout the document. Survey findings and other related information are in the Appendix.

- Chapter 2: Community Profile
- Chapter 3: Policy Framework
- Chapter 4: Village Plan
- Chapter 5: Implementation

CONCURRENT COMPREHENSIVE & STRATEGIC PLANNING PROCESSES

The village developed the **Comprehensive Plan** and a **Strategic Plan** concurrently. By completing the two plans at the same time, each plan benefited from additional information that would not have been included in just a comprehensive or strategic planning process. Interviews, focus groups, workshops, surveys, online comments, and task force meetings generated a rich mix of input shared across meetings, presentations, and conversations. In addition to the two plans sharing this common base of information, the goals and objectives in each plan are cross referenced where a direct relationship exists. This will enable the village, community partners, and general public to easily move between plans and develop a coordinated approach to decision making.



PLANNING PROCESS

The process to develop the Comprehensive Plan was guided by a range of community engagement tools to ensure the community had opportunities to share their thoughts, ideas, and concerns about East Dundee. Community members were able to participate in resident and business surveys, share comments on a dedicated project website, and post comments on an interactive web-based Comment Map. Feedback from the community and village officials was also obtained during an open house, public hearing conducted by the Planning, Zoning, and Historic Commission (PZHC), and discussion with the Village Board.

In addition, a Comprehensive Plan Task Force convened at various points throughout the process to review findings, develop the vision, goals, and objectives, and share their expertise and experiences in East Dundee. The Task Force was comprised of a cross section of residents, business owners, and other community stakeholders.

Overall, community input helped inform the various elements that make up the Comprehensive Plan.



PROJECT PHASES



- ✓ **Inventory & Data Collection**
Compilation, review, and analysis of community information to understand the aspects that make up East Dundee today and elements to address regarding future growth and development.
- ✓ **Community Input**
A multi-pronged outreach process to engage community members to collect their thoughts and ideas to shape town planning strategies.
- ✓ **Task Force Work Sessions**
Series of work sessions with the project Task Force to develop draft elements of the Comprehensive Plan, including a community vision, goals and objectives, a future land use plan, and other plan elements that will help guide the city with growth management and sustainable development.
- ★ **Document Preparation**
Synthesis of data analysis, community input, and long-range visioning to prepare the draft Strategic Plan and Comprehensive Plan.
- ★ **Final Review & Adoption**
Presentation of final Comprehensive Plan to city officials and the public for final review and adoption.

PROJECT WEBSITE



East Dundee Comprehensive Plan

East Dundee Strategic Plan and Comprehensive Plan / East Dundee Comprehensive Plan

Comprehensive Plan

As a guide for future development, a comprehensive plan expresses the aspirations of the East Dundee community to inform potential developers, businesses, and others how to shape their proposals to best fit the Village's vision for future growth and development. The plan will focus on a range of social, economic, and physical attributes, including land use, housing, economic development, access and mobility, community facilities, natural resources, utilities, and other elements that impact the community.

Multiple Ways to Participate

The project will provide for a variety of methods, both in-person and virtually, for community members to share their thoughts and ideas regarding future growth and development in the Village of East Dundee. We invite you to check out the different options to have your voice heard. Your feedback will help shape the planning documents.

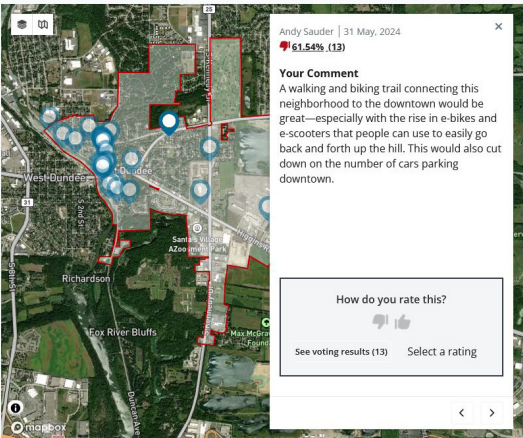
Open

Comment Map

Use the web-based map of East Dundee below to share your thoughts and ideas in a visual format. Zoom and pan around to post comments about specific roads, key sites, or properties. Interact with comments left by others by sharing likes/dislikes (i.e., thumbs up/down) just like you would on social media. Click 'Add Marker' in the bottom right corner of the map to post a new comment. You may also click the question mark circle icon below for more detailed instructions.

Commenting on the Comment Map shall adhere to the Village of East Dundee's [Social Media Policy](#).

28 contributions so far



[Click Here for the Strategic Plan Page](#)

[Click Here for the Main Project Page](#)

Project Events

- 📅 **September 18, 2024 6:30 pm**
 Comprehensive Plan Task Force Meeting #3
Rakow Center
665 Barrington Ave., Carpentersville
[Meeting Slides](#)
- 📅 **July 17, 2024 6:30 pm**
 Comprehensive Plan Task Force Meeting #2
Rakow Center
665 Barrington Ave., Carpentersville
[Meeting Slides](#)
- 📅 **June 13, 2024 6:30 pm**
 Comprehensive Plan Task Force Meeting #1
Rakow Center
665 Barrington Ave., Carpentersville
[Meeting Slides](#)

[See more](#)

Comp Plan Updates

Thu, September 26, 2024
Task Force meetings continue
 The Comprehensive Plan Task Force has met three times since June to provide input and ideas for various elements of the Comprehensive Plan, including a vision statement, goals, and objectives. Past meetings were held on June 13, July 17, and September 18. The Task Force will focus on the Future Land Use Plan at their next meeting (TBD). Thank you to everyone who have participated in the planning process, whether on the Task Force or providing feedback on the Comment Map on this website.

 Mon, June 17, 2024
Task Force meetings begin
 We had a great first meeting of the Comprehensive Plan Task Force last week. The slides from the meeting are available above. During the meeting, the task force marked areas of concern on maps and listed ideas to be included in a vision statement. Based on these ideas, we will develop two alternative vision statements for review by the Task Force. After



CHAPTER 2

COMMUNITY PROFILE

East Dundee sits on the eastern bank of the Fox River located within both eastern Kane County and western Cook County, Illinois. The village is bisected by IL Route 25 (north/south) with IL Route 68 (east/west) bordering the north and IL Route 72 (east/west) running in a northwesterly direction into the historic downtown.

The general planning area for a community is typically defined by a 1½-mile radius around the current municipal boundary. However, East Dundee is mostly landlocked by forest preserves, land held by the McGraw Wildlife Foundation, and neighboring municipalities (West Dundee, Elgin, Hoffman Estates, Barrington Hills, and Carpentersville). As a result, the impact of this landlock significantly reduces East Dundee’s 1½-mile planning area and is taken into account in the village’s future land use planning (see Figure 2.1).

In addition to the three Illinois state routes, East Dundee has excellent regional

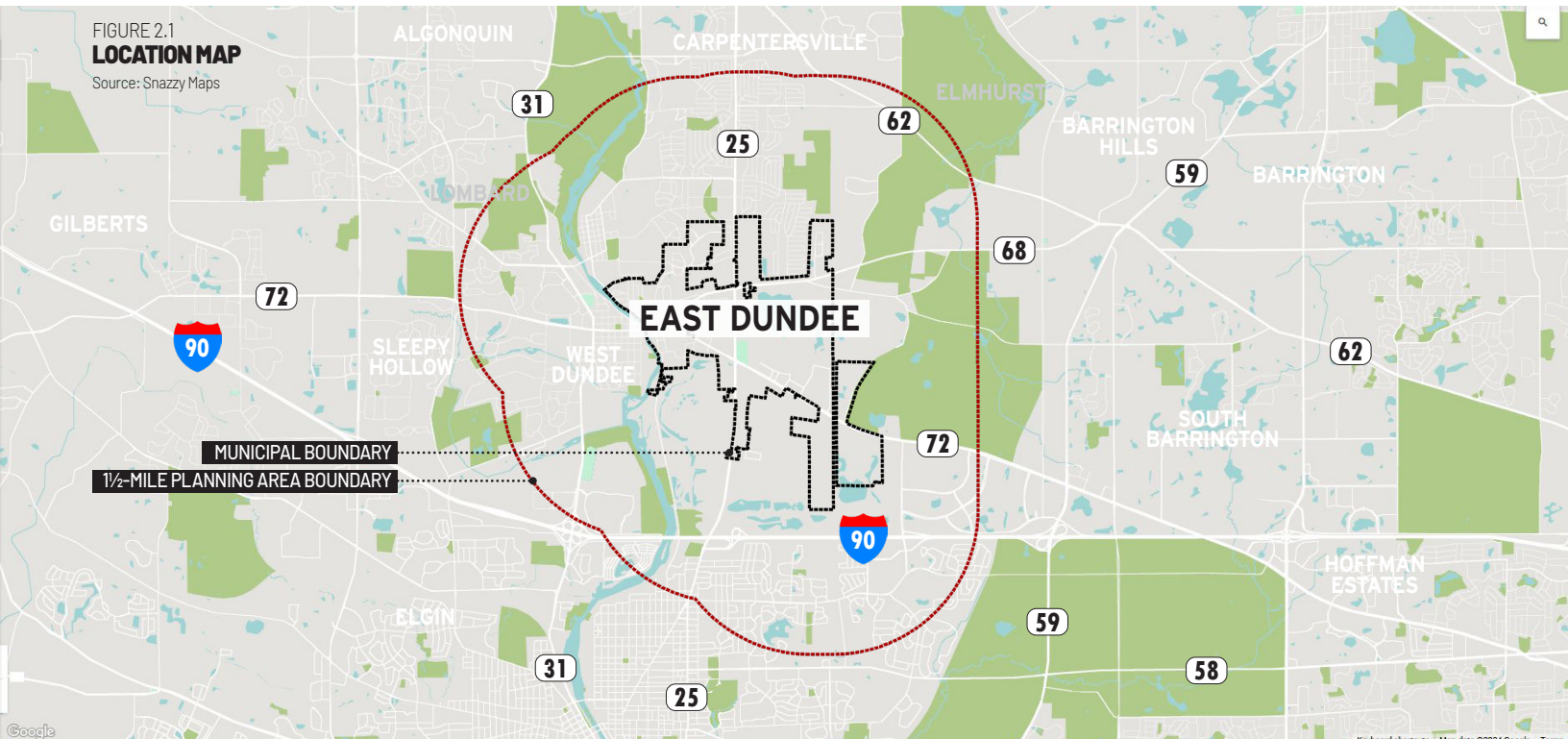
access with proximity to two interchanges along I-90. This regional access provides opportunities for the village to attract potential businesses and industry generating goods, services, and jobs to the local community and region. These potential economic growth opportunities may also generate residential growth as people seek housing options.

The state of housing, commerce, industry, and office space continues to evolve at both the national and regional scale, particularly in the past several years coming out of the COVID-19 pandemic and dealing with an ongoing housing affordability crunch. The goals, objectives, and strategies outlined in this Comprehensive Plan address how the village may respond to these changes in residential, commercial, and industrial development that diversify the housing stock, boost the tax base and employment, and add new opportunities that enhance the quality of life in East Dundee.



FIGURE 2.1
LOCATION MAP

Source: Snazzy Maps



EXISTING LAND USE

The land use mix in East Dundee evolved over time with residential neighborhoods building up around the historic downtown area east of the Fox River. Neighborhoods expanded outward from downtown to the north, east, and south. Commercial uses developed primarily along IL Route 72 and parts of IL Route 25. Industrial growth defines the eastern portion of the village, with offices and limited commercial locating along the east end of IL Route 72.

East Dundee is mostly landlocked from expanding much beyond its current municipal boundary. While much of this landlock is due to adjacent municipalities (West Dundee, Elgin, Hoffman Estates, Barrington Hills, and Carpentersville), East Dundee is also bordered by Spring Lake Forest Preserve on the east and extensive open space and land holdings owned by the McGraw Wildlife Foundation.

As summarized in the Existing Land Use Map provided in Figure 2.2, East Dundee’s existing land use composition provides a solid foundation to plan for future growth and development. These two figures represent existing land use within the 1½-mile planning area but excluding land within adjacent municipalities.

About 14.8% of existing land use in East Dundee is comprised of residential uses, with most classified as either estate residential (6.1%) or single family detached residential (7.6%). Single family attached residential like townhouses and



duplexes make up only 0.8%. Mutli family residential is even less at 0.3% covering apartments, condominiums, and senior housing.

While East Dundee primarily built up as a single family residential community, there are opportunities to further diversify the local housing stock to meet different housing needs, budgets, and life stages. New housing may develop as new subdivisions, infill development, or part of mixed use development in or around downtown.

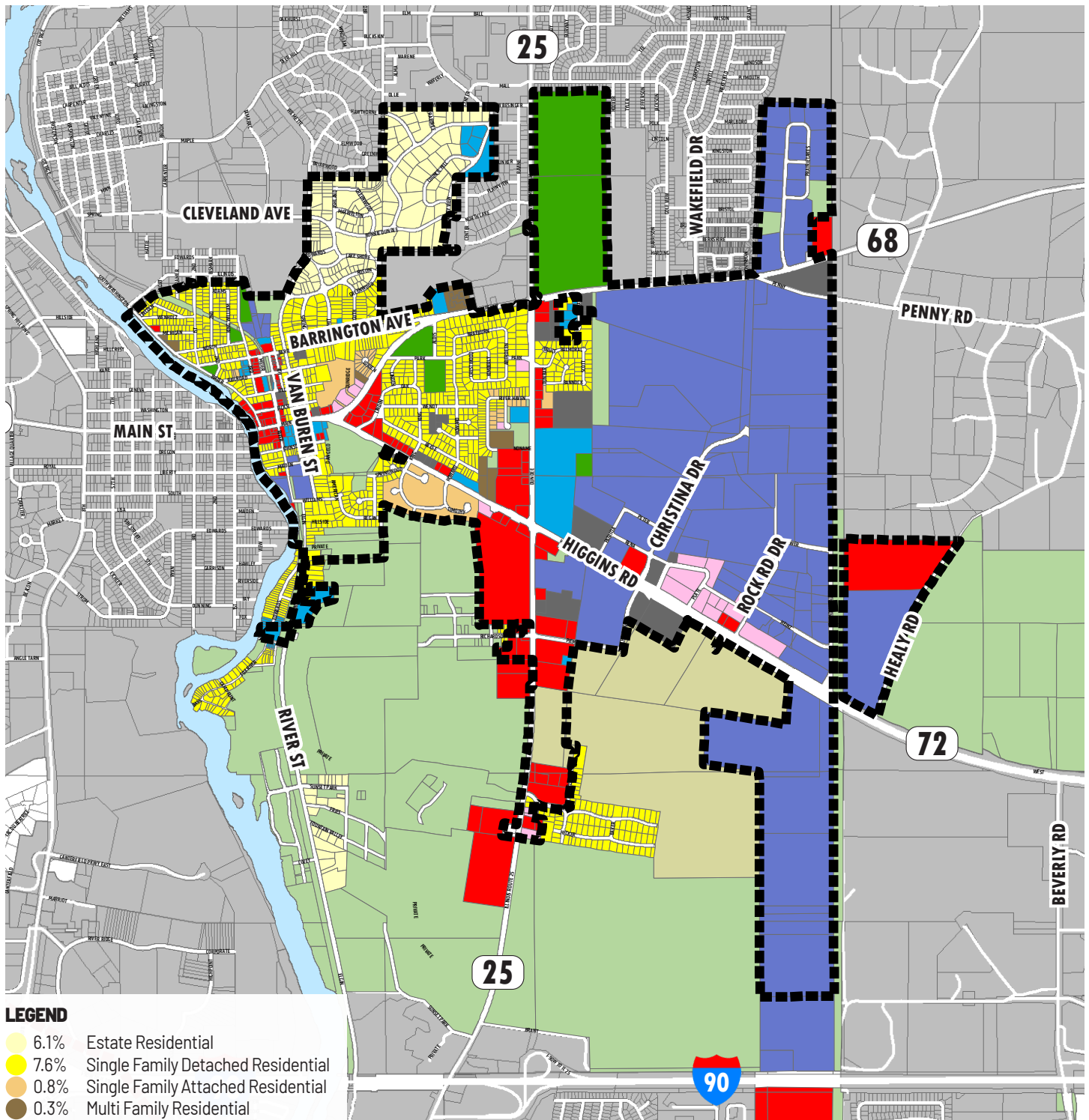
Commercial uses comprise 5.6% of existing land use, with offices making up only 0.7%. Industrial uses make up significantly more of the village’s land use composition at 17.9%. New

commercial, office, or industrial uses are likely to develop around existing areas on the east side of town, particularly along IL Route 72 and IL Route 25. The downtown area will also accommodate commercial or office uses, whether as infill development or adaptive reuse of underutilized properties.

Open space make up the majority of land at 41.8%, mostly devoted to the forest preserve and McGraw land. Public/ institutional uses comprise 2.0% of current land use, including municipal facilities, schools, and religious institutions. Parks and recreational uses like the Fox River Trail make up 2.9%. About 1.4% of land is considered vacant, which provides opportunities for future development.



FIGURE 2.2
EXISTING LAND USE MAP



LEGEND

- 6.1% Estate Residential
- 7.6% Single Family Detached Residential
- 0.8% Single Family Attached Residential
- 0.3% Multi Family Residential
- 5.6% Commercial
- 0.7% Office
- 17.9% Industrial
- 2.0% Public/Institutional
- 2.9% Parks and Recreation
- 41.8% Open Space
- 13.0% Agricultural
- 1.4% Vacant
- Municipal Boundary

NOTE: Only part of East Dundee's 1½-mile planning area boundary is shown on the map since a majority of the outer portion is comprised of forest preserves, land held by the McGraw Wildlife Foundation, and neighboring municipalities. East Dundee cannot plan for future land use development in these areas since they are located within other jurisdictions.



DEMOGRAPHICS SNAPSHOT

The data shown below is a quick snapshot of the key demographics highlighted in the community conditions summary provided on this and following pages. The demographic data contributes to defining the community profile for East Dundee.

3,115

Total population in East Dundee in 2023

51%

% of East Dundee households earning an annual income of less than \$75,000

8.6%

Population growth from 2012 to 2023

\$71,116

Median household income in East Dundee

54.4

Median age in East Dundee, compared to 39.0 in Kane County

71%

% of owner occupied housing units in East Dundee, compared to 75% in Kane County

2.00

Average household size in East Dundee in 2024, compared to 2.80 in Kane County

27%

% of residents who have lived in East Dundee for 23 years or more

48.4%

% of population in East Dundee of age 50 or older

70%

% of housing units in East Dundee that are single family (51% detached, 19% attached)

10.3%

% of population in East Dundee of age 19 or younger, which decreased from 18.3% in 2012

20%

% of housing units in East Dundee located in multi family buildings with 20 or more units

92%

% of population in East Dundee that is a high school graduate or higher, compared to 87% in Kane County

COMMUNITY CONDITIONS

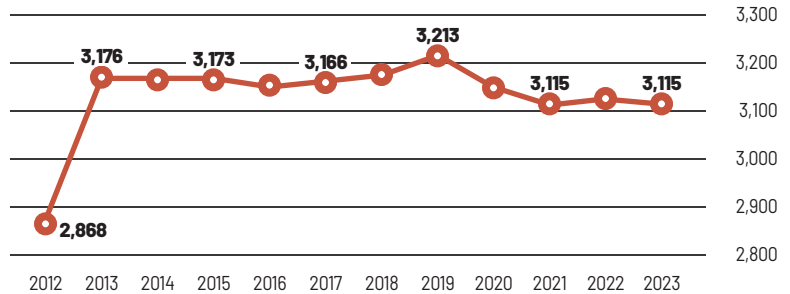
The following information provides a snapshot of East Dundee’s population, housing, and economy. This information was considered when developing the goals and objectives provided in Chapter 3 and preparing the Future Land Use Plan and related plan elements in Chapter 4. The data was drawn from the 2020 U.S. Census and other sources.

General Population

The population of East Dundee has been relatively stable since 2013, as shown in Figure 2.3.

FIGURE 2.3
TOTAL POPULATION

Source: American Community Survey, 5-Year Estimates, 2012 - 2022, Table DP05

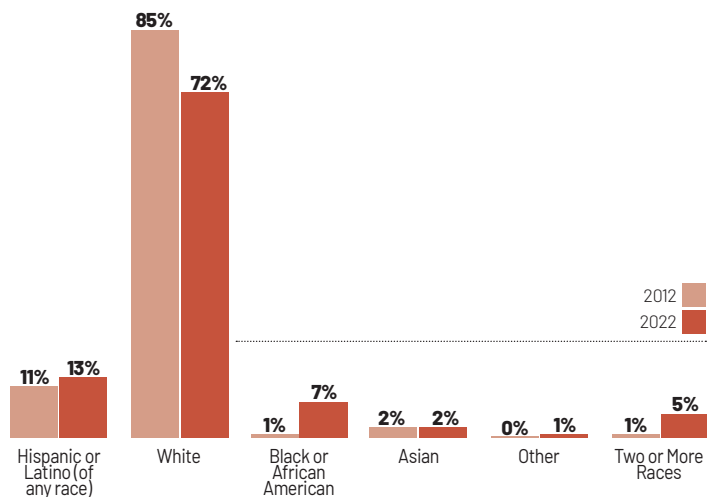


Population by Race and Ethnicity

East Dundee’s population profile by race and ethnicity remains predominantly white despite a decline of 15% between 2012 and 2022. The African American population has increased more than 600% since 2012 (from 1% to 7%), while the Hispanic population’s share has slightly increased from 11% to 13% in the same period. Population distribution by race and ethnicity is shown in Figure 2.4.

FIGURE 2.4
POPULATION BY RACE & ETHNICITY

Source: American Community Survey, 5-Year Estimates, 2012 - 2022, Table DP05

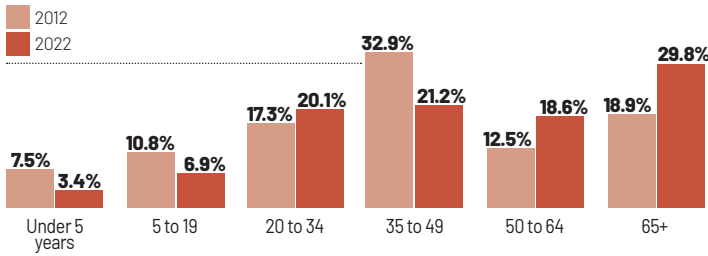


Population by Age

East Dundee residents have a median age of 54.4, which is a 4.4% increase from 2021. Residents aged 50 and higher make up nearly half of the village's population. This large proportion is partially due to the presence of multiple large senior housing facilities, including Village Green of East Dundee and Gardiner Place Senior Living (pictured below). While the older population in East Dundee has grown, the under 20 age cohort has declined. Those aged 20 to 34 have seen moderate increases by share of the village population (16.2% growth), while those aged 35 to 49 have declined. Population distribution by age is summarized in Figure 2.5.

FIGURE 2.5
POPULATION BY AGE

Source: American Community Survey, 5-Year Estimates, 2012 - 2022, Table DP05



Village Green of East Dundee and Gardiner Place Senior Living are the two primary senior living facilities located in East Dundee.



AGE FRIENDLY COMMUNITIES

Creating an Age Friendly Community Through Sense of Place

With a median age of 54.4 and significant increase in the 65+ and 55 to 64 age cohorts, East Dundee has a growing senior population. These residents are a mix of renters and homeowners and many may wish to remain in the community for years to come. Older residents bring many pluses including disposable income, time to volunteer, a lifetime of experience, and an interest in getting involved. These trends and factors emphasize the opportunity to plan for an aging population, as described below.

Age friendly features may enable East Dundee to continue to attract not only older residents seeking a new home as they transition to new life stages, but also visitors to the downtown area for restaurants, shops, and nearby river access. As a result, the village should consider age friendly planning as it thinks about the community's future.

Research shows that older residents and younger share many preferences for their community. Therefore, planning for the needs and desires of older residents can result in better meeting the needs and desires of all residents.

Community members express how they like the small town feel in East Dundee and its sense of place, which typically encompasses a clear identity, characteristics and physical boundaries separating it from neighboring communities, spaces that encourage engagement, and accessibility.

This Comprehensive Plan further guides the village in that direction. By incorporating the three principles identified below into neighborhoods and public spaces throughout the village, East Dundee builds a strong foundation for an age friendly community.

PHYSICAL

Are all areas of the community accessible (an older person can get there)? Do they promote mobility (an older person can maneuver around the location after they get there)? Are older people comfortable (they can stay awhile and do what was intended)?



VALUES

Does the community reflect the values and desires of the older population? Consider public art, businesses of interest, and organizations/institutions of interest and importance.



INTERACTION

Do spaces encourage older people to interact with other members of the community both casually (benches, wide sidewalks, coffee shops and cafes) and programmed (events, classes, activities)?



AARP LIVABILITY INDEX

Comparing East Dundee to nearby communities provides information on East Dundee's competitive position, strengths that might be useful for marketing the community, and ideas for where improvements could be made.

AARP has developed a Livability Index that makes these comparisons. Index scores range from 0 to 100 with 50 being an average score and higher scores being preferable. The table below shows how East Dundee compares to the neighboring communities of West Dundee and Carpentersville as well as the national average scores.

As the Livability Index data indicate, East Dundee's overall score is about average and similar to the neighboring communities. East Dundee's highest scores are for its neighborhoods and transportation. Lowest scores are for housing and the environment. The Comprehensive Plan offers strategies that can help East Dundee maintain the high scoring attributes and strengthen the low scoring aspects.

	East Dundee	West Dundee	Carpentersville	Median (U.S.)
AARP				
Overall Score	54	53	53	50
Housing	47	40	42	54
Neighborhood	65	60	61	36
Transportation	58	54	53	45
Environment	48	49	57	59
Health	50	56	50	44
Engagement	52	49	51	45
Opportunity	56	61	59	52

Source: American Association of Retired Persons (AARP) Livability Index, 2023



Education

Education levels in East Dundee are similar to those in Kane County. A slightly smaller share of East Dundee residents has earned a bachelor's degree or higher level of education (32% and 39% respectively). Education attainment is summarized in Figure 2.6.

The most recent School Report Card for Community Unit School District 300, the school district that includes East Dundee, shows that the district performs slightly better than the state as a whole. Attendance in 2024 (20,161) has declined since 2018 (20,985). The district has a higher graduation rate than the state (94.7% compared to 87.7% statewide). Of the 27 schools in the district, 21 are considered "commendable" and 2 are considered "exemplary" according to the Illinois State Board of Education.

20,161

Student enrollment in CUSD 300 in 2024

100%

% of teachers who are certified

14:1

Student to teacher ratio, matching the state average

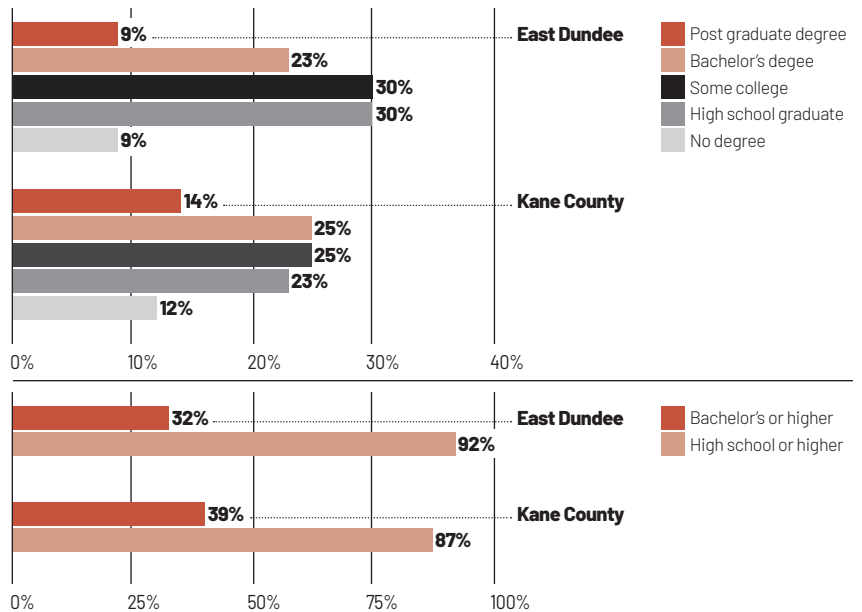
16%

% of students who are learning English

Source: Great Schools, 2024

FIGURE 2.6
EDUCATIONAL ATTAINMENT

Source: American Community Survey, 5-Year Estimates, 2023, Table S1501



Income

The largest income category in East Dundee is those making less than \$25,000 per year. The population is roughly split between those who make less than \$75,000 and those who make \$75,000 or more. Incomes in East Dundee trend lower than Kane County overall with double the share of East Dundee's population making less than \$25,000 per year compared to the county. The lower incomes may be due to the large older population. Income distribution is shown in Figure 2.7.

The median household income in East Dundee (\$71,116) is slightly lower than the median household income in the state (\$78,433).

Households

East Dundee has experienced greater population growth in recent years compared to Kane County as a whole, despite having a relatively smaller average household size. Between 2010 and 2022, East Dundee has seen population growth exceeding 10% in comparison to Kane County's population growth overall of 0.4% in the same period. Kane County, however, saw a 27.5% population increase between 2000 and 2010 compared to a -3.25% decline in East Dundee. This situation reversed during the period 2010-2022, with East Dundee growing 10.4% while growth in the county was slight at 0.4%. Household characteristics data are summarized in Figure 2.8.

Housing Occupancy and Tenure

In both East Dundee and Kane County, a similar number of people own as opposed to rent their home, with the share of those who own their home being 71% and 75% in East Dundee and Kane County, respectively.

East Dundee residents tend to have lived in the community longer than Kane County residents have lived in the county overall. Housing occupancy and tenure data are shown in Figure 2.9.

Housing Units

In East Dundee, the majority of housing units are single family, with a combined total of 70% of housing being either stand-alone single family houses (51% of total housing) or single family attached dwellings including condos (19% of total housing). The second largest cohort of residential buildings have 20 or more units per building, consisting of one in every five residential buildings. The remainder of residential buildings (10% of total residential buildings) have between 2 and 9 housing units. There are no mobile homes or other kinds of housing units, and no residential buildings with between 10 and 19 housing units. Housing units data are shown in Figure 2.10.

FIGURE 2.7
HOUSEHOLD INCOME

Source: American Community Survey, 5-Year Estimates, 2023, Table S1501

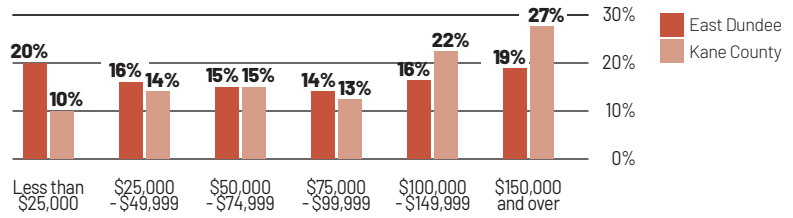


FIGURE 2.8
HOUSEHOLD CHARACTERISTICS

Source: CMAP 2024 East Dundee Community Data Snapshot

General Population Characteristics	East Dundee	Kane County
Total Population	3,157	517,254
Total Households	1,595	182,319
Average Household Size	2	2.8
Percent Population Change, 2000-10	-3.20%	27.50%
Percent Population Change, 2010-22	10.40%	0.40%
Percent Population Change, 2000-22	6.80%	28.00%

FIGURE 2.9
HOUSEHOLD CHARACTERISTICS

Source: American Community Survey, 5-Year Estimates, Kane County and East Dundee, 2022, Table DP04

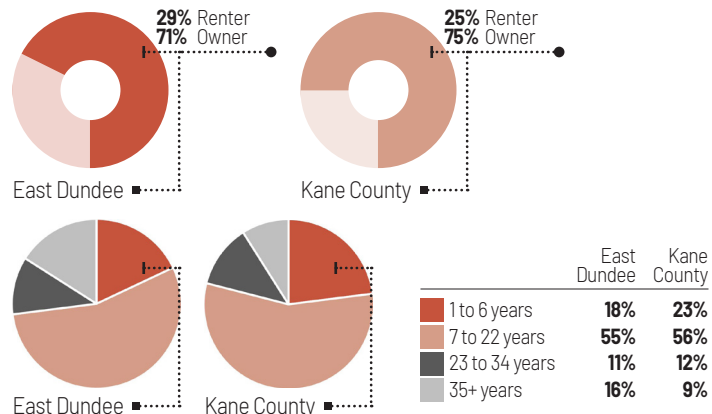
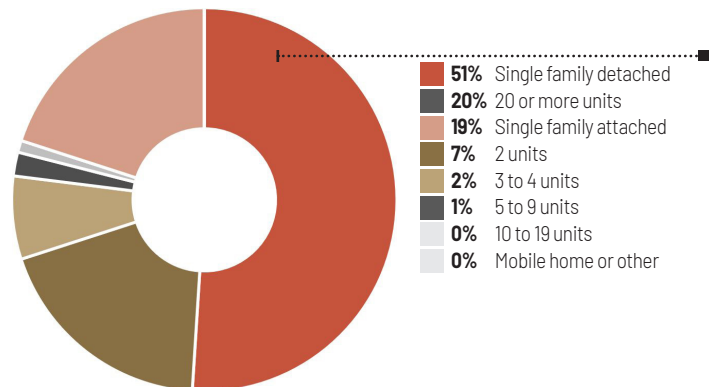


FIGURE 2.10
HOUSING UNITS

Source: CMAP 2024 East Dundee Community Data Snapshot



ECONOMIC FACTORS

While the previous data provided a snapshot of who lives in East Dundee and aspects of the quality of life, the following information provides a snapshot of the local economy. This information is also useful in formulating goals and objectives.

Commuting

The diagram in Figure 2.11 shows how jobs located in East Dundee are divided amongst residents and non-residents. As can be seen, almost all jobs in East Dundee are filled by non-East Dundee Residents and almost all East Dundee residents who work commute outside of East Dundee to do so. It is typical for most jobs in smaller communities to be filled by nonresidents and for most residents to commute elsewhere for work.

Employment

East Dundee has a slightly lower rate of labor participation compared to Kane County as a whole (33.8% compared to 30.4%). Unemployment in East Dundee is less than half the rate of Kane County (1.4% compared to 3.4%), indicating that there are far-less people in the labor market in East Dundee looking for work compared to the county overall. These lower rates may be due in part to the higher median age of East Dundee, and the number of retirees living in the community. Employment characteristics are provided in Figure 2.12.

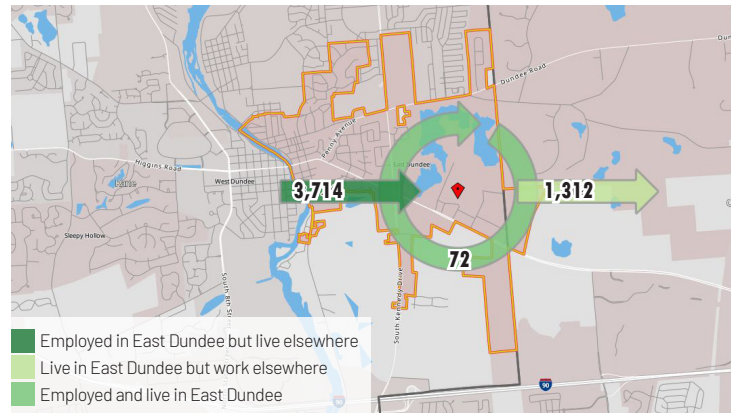
Sales Tax

According to sales tax data provider Zamp, the combined sales tax rate for East Dundee ranges from 9-11%. This is relatively high compared to other municipalities in Illinois which range from 6.25% to 11.25%. Adjacent Carpentersville has a rate of 9.0% while Hoffman Estates ranges from 8-10%. Nearby Elgin's rate ranges from 8.5-10.5%.

Sales tax revenue by category shows the important and growing role of the trucking (automotive) and quarrying (agriculture) industries in East Dundee's economy. Sales tax revenue by industry is summarized in Figure 2.13.

FIGURE 2.11
COMMUTING INFLOW & OUTFLOW

Source: U.S. Census On the Map, 2022

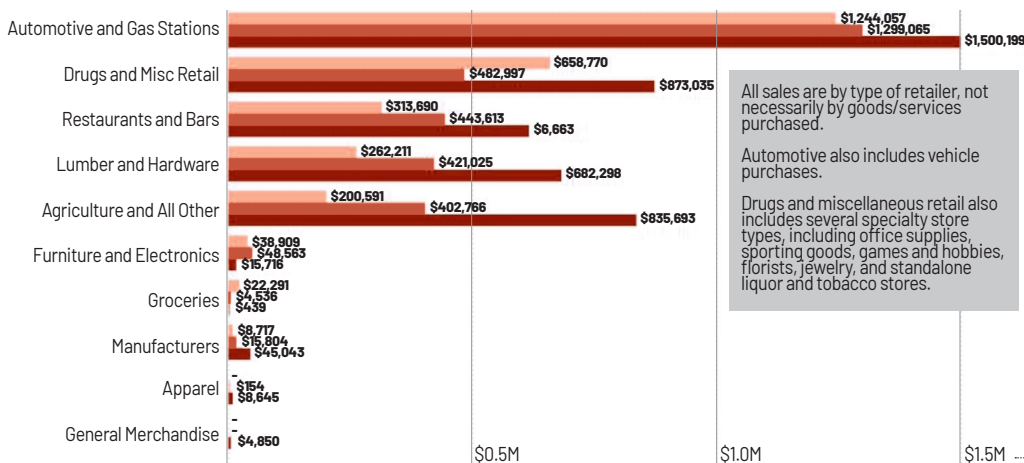
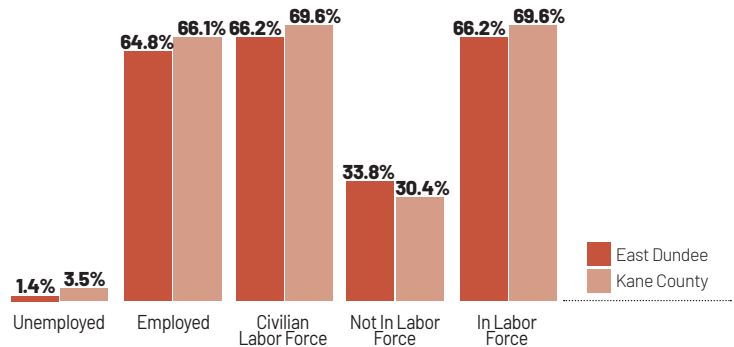


INFLOW/OUTFLOW JOB COUNTS BASED ON # OF PEOPLE EMPLOYED IN EAST DUNDEE	COUNT	SHARE
Employed in East Dundee but live elsewhere	3,714	98.1%
Employed and live in East Dundee	72	1.9%
Total Employed Working in East Dundee	3,786	100.0%

INFLOW/OUTFLOW JOB COUNTS BASED ON # OF EAST DUNDEE EMPLOYED RESIDENTS	COUNT	SHARE
Live in East Dundee but work elsewhere	1,312	94.8%
Employed and live in East Dundee	72	5.2%
Total East Dundee Employed Residents	1,384	100.0%

FIGURE 2.12
EMPLOYMENT CHARACTERISTICS

Source: U.S. Census; American Community Survey, 5-Year Estimates, 2022, Table DP03



All sales are by type of retailer, not necessarily by goods/services purchased.
Automotive also includes vehicle purchases.
Drugs and miscellaneous retail also includes several specialty store types, including office supplies, sporting goods, games and hobbies, florists, jewelry, and standalone liquor and tobacco stores.

FIGURE 2.13
EAST DUNDEE INDUSTRIES BY SALES TAX REVENUE

Municipal portion of statewide sales tax + Home Rule sales tax levies; sorted by sales in 2023
Source: Illinois Department of Revenue, Sales Tax Statistics, respective years

NOTE: The uses related to each of the industry categories shown on the bar graph are summarized in the Appendix.



CHAPTER 3

POLICY FRAMEWORK

The policy framework provided in this chapter forms the basis for the Future Land Use Plan and guides future growth, development, and preservation in East Dundee. The Comprehensive Plan Task Force helped shape the vision statement, goals, and objectives form the policy framework that define what the community aspires to be.

As the policy framework graphic on the right illustrates, the goals are achievable outcomes that advance the vision, while the objectives are measurable steps to achieve each of the goals. The objectives also serve as the foundation for the Implementation Plan in Chapter 5, which outlines strategies and projects that village officials and their partners can undertake to achieve its vision.

The Implementation Plan activates the 2025 East Dundee Comprehensive Plan, transforming it into an actionable document that the village can build around and follow as a community blueprint today and into the future.

VISION STATEMENT

East Dundee is a welcoming small town with a strong community spirit. Residents and visitors enjoy the Fox River and other natural areas, local shops and services, and the historic downtown, all within an easy walk or bike ride. Events, arts, entertainment and outdoor activities attract visitors year-round. The municipal government supports local businesses and welcomes new ones. The community is responsive to neighbors' needs and offers a high quality of life to its diverse residents.

POLICY FRAMEWORK

Goals and objectives are summarized in this chapter. Strategies for each objective are provided in Chapter 5: Implementation.

GOAL

An achievable outcome that supports a common vision.

» **OBJECTIVE**

A specific, measurable step to achieve a goal.

» **STRATEGY**

A project or action to meet the objective.

PRIORITIZING OBJECTIVES

Prioritized objectives guide the village when allocating resources, pursuing grants and funding, budgeting staff time, building community support, and laying the groundwork for subsequent tasks and projects.

The Task Force prioritized the objectives by considering the following factors:

- How achievable is this objective?
- How much positive impact would achieving this objective have on the community?
- How interested is the community in this objective?
- Is funding necessary and if so, is it available?
- Can this objective be achieved quickly, generating additional local interest and momentum?

Based on the goals and objectives outlined in this chapter, each objective was ranked within its goal category rather than across goal categories. The Task Force ranked each objective as high, medium, or lower priority.

- **HIGH PRIORITY**
- **MEDIUM PRIORITY**
- **LOWER PRIORITY**

However, objectives will not always be addressed in priority order if opportunities or obstacles arise that enter into the decision making process. All objectives are still important to achieving the village's vision, regardless of their level of priority.

The prioritized objectives are shown in the following pages.



GOALS & OBJECTIVES

1 Land Use & Development

GOAL: Provide a well-planned village offering living, working, and community support opportunities while retaining the historic and traditional character and natural setting of the Fox River Valley.



OBJECTIVES:

#	OBJECTIVE
1.1	Retain the small-town feel of the community. PRIORITY: HIGH
1.2	Strive for a balance of uses in the village, considering the needs of employers, employees, residents and visitors. PRIORITY: MEDIUM
1.3	Invest in downtown to keep it a strong central focus for the community. PRIORITY: MEDIUM
1.4	Ensure that East Dundee's Zoning Code aligns with the Comprehensive Plan. PRIORITY: MEDIUM
1.5	Prepare for development that advances East Dundee's long-term role in the region. PRIORITY: LOW

2 Housing

GOAL: Ensure an adequate supply of quality housing within safe neighborhoods to accommodate all residents of East Dundee.



OBJECTIVES:

#	OBJECTIVE
2.1	Encourage housing that meet the needs and wages of the local workforce. PRIORITY: HIGH
2.2	Support strong neighborhoods with a sense of community. PRIORITY: HIGH
2.3	Plan for housing that accommodates all ages, incomes and abilities. PRIORITY: MEDIUM
2.4	Evaluate proposed housing from multiple perspectives including local businesses, the schools and other providers of community services dependent on a sustained or growing local population base. PRIORITY: LOW
2.5	Encourage a balanced mix of resident age groups through support for housing for young families. PRIORITY: LOW

3 Economic Development

GOAL: Provide for an adequate and attractive commercial base to serve the needs of residents and visitors and ensure a strong diversified employment base that provides jobs and strengthens the economy of East Dundee.



OBJECTIVES:

#	OBJECTIVE
3.1	Encourage locally owned, unique small businesses that serve East Dundee residents and visitors and encourage entrepreneurship. PRIORITY: HIGH
3.2	Identify and market the main community assets that attract visitors to East Dundee. PRIORITY: HIGH
3.3	Promote existing programs and policies and develop new ones that facilitate business continuation and growth. PRIORITY: MEDIUM
3.4	Position the village so it can adapt to changing needs of business owners, workers, customers and visitors. PRIORITY: MEDIUM



GOALS & OBJECTIVES

Access & Mobility

GOAL: Provide safe, convenient, and pleasant access throughout residential areas, business districts, and education, civic, and leisure activity centers.



OBJECTIVES:

#	OBJECTIVE
4.1	Increase connectivity by creating additional and safe pathways and crossings for all ages and abilities. PRIORITY: HIGH
4.2	Improve access to public transportation options. PRIORITY: MEDIUM
4.3	Maintain and improve roads and sidewalks. PRIORITY: MEDIUM
4.4	Ensure adequate parking is available for all types of uses and in all areas of the village. PRIORITY: LOW

Community Facilities & Assets

GOAL: Ensure the effective provision of essential services and facilities for the health, safety and welfare of East Dundee residents and viability of commercial and industrial businesses.



OBJECTIVES:

#	OBJECTIVE
5.1	Increase arts and cultural opportunities for residents and visitors. PRIORITY: HIGH
5.2	Increase recreation opportunities on the Fox River. PRIORITY: HIGH
5.3	Provide parks and recreation facilities suitable for all age groups and physical abilities. PRIORITY: MEDIUM
5.4	Utilize open spaces as a means of buffering residential neighborhoods from adjacent commercial and industrial areas. PRIORITY: MEDIUM
5.5	Provide equitable geographic distribution of parks and recreation facilities. PRIORITY: LOW
5.6	Design for greater connectivity between the local system of parks, open space, trails, and recreation facilities to commercial areas and employment centers. PRIORITY: LOW

Environmental Sustainability

GOAL: Provide a balanced and healthful relationship between the community and the environment, minimizing the adverse impacts of development on natural resources and features.



OBJECTIVES:

#	OBJECTIVE
6.1	Maintain and enhance the village's tree cover of preferred species in the public right-of-way or in public areas. PRIORITY: HIGH
6.2	Work with providers of alternative energy sources to build up local resources in a way that is compatible with the community and enhances the local economy. PRIORITY: HIGH
6.3	Manage stormwater effectively to protect the built and natural environment. PRIORITY: HIGH
6.4	Protect the Fox River. PRIORITY: HIGH
6.5	Create a Green East Dundee program that promotes recycling, energy efficient buildings, water conservation and other programs that support sustainability. PRIORITY: MEDIUM
6.6	Include sustainable practices in requirements for new developments. PRIORITY: MEDIUM
6.7	Encourage the provision of electric charging stations. PRIORITY: LOW



GOALS & OBJECTIVES

Community Design

GOAL: Preserve historic and natural elements in all new development.



OBJECTIVES:

#	OBJECTIVE
7.1	Codify the Comprehensive Plan's community design principles into the village's zoning code and other relevant ordinances. PRIORITY: HIGH
7.2	Continue to support historic preservation through existing and new efforts. PRIORITY: HIGH
7.3	Develop a set of detailed design guidelines that consider elements such as site design, gateway and wayfinding signage, streetscape, landscaping and community branding. PRIORITY: MEDIUM
7.4	Create a natural resources inventory with strategies intended to preserve and appropriately integrate environmental elements into community design and development. PRIORITY: MEDIUM

Utilities & Infrastructure

GOAL: Provide adequate utilities and infrastructure in all areas served by the Village and expand service to strategic growth areas.



OBJECTIVES:

#	OBJECTIVE
8.1	Consider ways to increase the efficiency and cost effectiveness of providing utilities and infrastructure in currently served areas and for future development. PRIORITY: HIGH
8.2	Monitor the impact of new development on existing utilities and infrastructure to properly plan for improvements or expansion. PRIORITY: HIGH
8.3	Enhance high speed internet infrastructure as an economic development incentive to attract new commercial and industrial businesses. PRIORITY: HIGH

Communications

GOAL: Provide varied and easy ways to obtain input from residents, businesses, and visitors and share Village news, opportunities, and decisions.



OBJECTIVES:

#	OBJECTIVE
9.1	Improve effectiveness of communication by using multiple channels. PRIORITY: HIGH
9.2	Encourage communication between businesses and the community. PRIORITY: HIGH
9.3	Provide communication options that meet the preferences of residents and businesses. PRIORITY: MEDIUM
9.4	Strive for membership of village boards, commissions and committees that is representative of the community. PRIORITY: MEDIUM



CHAPTER 4

VILLAGE PLAN

The Village Plan serves as the core element of the East Dundee Comprehensive Plan, providing recommendations for land use, development, housing, economic development, access and mobility, community facilities and assets, natural resources, utilities, and community design. Building upon the community profile and policy framework in the previous chapters, the Village Plan forms a blueprint for managed growth, sustainable development, and preservation in East Dundee.

FUTURE LAND USE PLAN

The Future Land Use Plan positions East Dundee to provide a balanced mix of housing choices, support the downtown area and commercial corridors, strengthen the industrial base, protect natural areas, and attract new development that is compatible with the community. As the village considers new development and redevelopment opportunities, it is important to maintain the community's expectations for a high quality of life with a small town atmosphere.

In addition, the Future Land Use Plan provides a measured response to local, regional, and national changes in residential, commercial, and industrial development, particularly in the past few years coming out of the COVID-19 pandemic. The intent is to diversify the housing, commerce, and employment landscape in East Dundee. Along with potential opportunities for civic engagement, entertainment, and recreation, growth and development will help enhance the community's appeal and vitality for residents, workers, and visitors.

Growth and Development

The village has limited options for new development due to a small amount of vacant land, surrounding preserved open spaces, and landlocked nature of being in a built-out region. These limitations create potential to explore reimagination of existing properties that may be vacant, underutilized,

or in need of a refresh. For example, the Haeger property holds one of the strongest opportunities to create a unique mixed use development in East Dundee, including the possibility to expand the footprint of downtown a few blocks to the south.

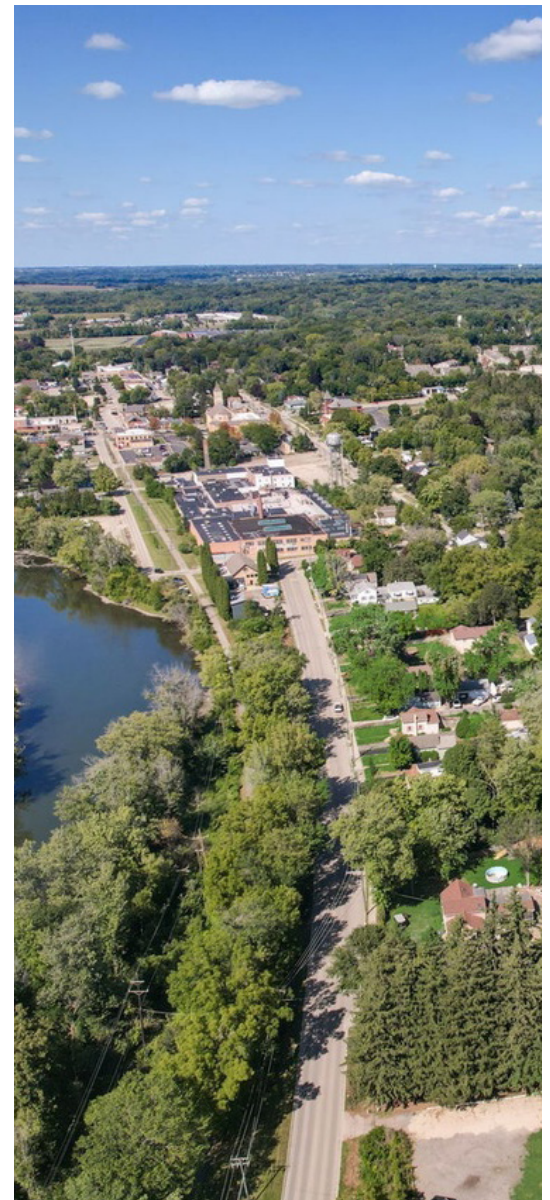
The Haeger property is not the only opportunity to attract new uses and development to East Dundee. For example, the village broke ground in July 2024 for a new parking garage at 304 Hill Street, which will provide 130 parking spaces and electric vehicle charging stations on two levels with 6,000 sq ft of commercial/retail space along River Street. Completion is anticipated in 2025. Other development opportunities are being explored around downtown and other parts of the village.

As described in more detail in this chapter, East Dundee will most likely see new development in the following growth areas:

- **Residential:** South of IL Route 72 and east of IL Route 25
- **Commercial:** In downtown and along IL Route 25 and IL Route 72
- **Office:** Along IL Route 72
- **Industrial:** East of IL Route 25

Annexation

While East Dundee is mostly built out and landlocked by other municipalities and open spaces on all sides, there are pockets of unincorporated areas



OVERVIEW

LAND USE PLAN

The Future Land Use Plan considers a balanced mix of uses for East Dundee, as described below. These broad land use categories are further defined by the development typologies in the following pages.

RESIDENTIAL

Residential uses encompass a diverse set of housing types to provide residents with options that meet varying needs, budgets, and life stages. The housing stock within East Dundee's municipal limits and in the immediate vicinity provides a mix of options, including single family detached houses, townhouses, condominiums, apartments, and senior living facilities. Different residential typologies are summarized on the following pages to highlight different housing types that may be appropriate to further expand housing options.



COMMERCIAL

Commercial uses provide retail goods and services with stores, restaurants, and businesses that serve the needs of residents and the daytime population generated by offices and other employment centers. Commercial uses are primarily located in downtown and along major roadways. Various commercial typologies are summarized on the following pages to show potential businesses and services for East Dundee.



OFFICE

Office uses can take multiple forms, including small clinics, downtown storefronts, and larger office buildings in a business park. East Dundee has all three types, accentuating the opportunities the community presents to existing and future office tenants. Offices can also house unique tenants, as described on the following pages with different office typologies.



INDUSTRIAL

Like office uses, industrial uses provide job opportunities for local residents and job seekers from around the region. The part of East Dundee located east of IL Route 25 will continue to serve as the community's industrial base with opportunities for growth and redevelopment of underutilized spaces. Different industrial typologies are summarized on the following pages.



COMMUNITY FACILITIES & ASSETS

These elements provide for a range of public and institutional uses like schools, religious institutions, and municipal facilities that provide services, programs, and opportunities that support day-to-day civic life in East Dundee. Other community assets include parks, recreational facilities, open space, and environmental features that help preserve the village's character and natural resources.



adjacent to the village that open up the potential for annexation. As noted in the industrial section of this chapter, the village annexed about 180 acres of land for future industrial use in December 2024 in the area south of IL Route 72 between Commonwealth Drive and Beverly Road.

As the village evaluates opportunities for potential annexations, it should consider the possible impacts on aspects like utilities, school enrollments, parks and open space, and the tax base, where applicable. Annexed properties should also be compatible with the village's overall vision and goals established in the Comprehensive Plan.

In addition, East Dundee should coordinate with neighboring municipalities to ensure boundary agreements are honored and/or updated, if necessary, as potential annexations are considered.

Future Land Use Plan Map

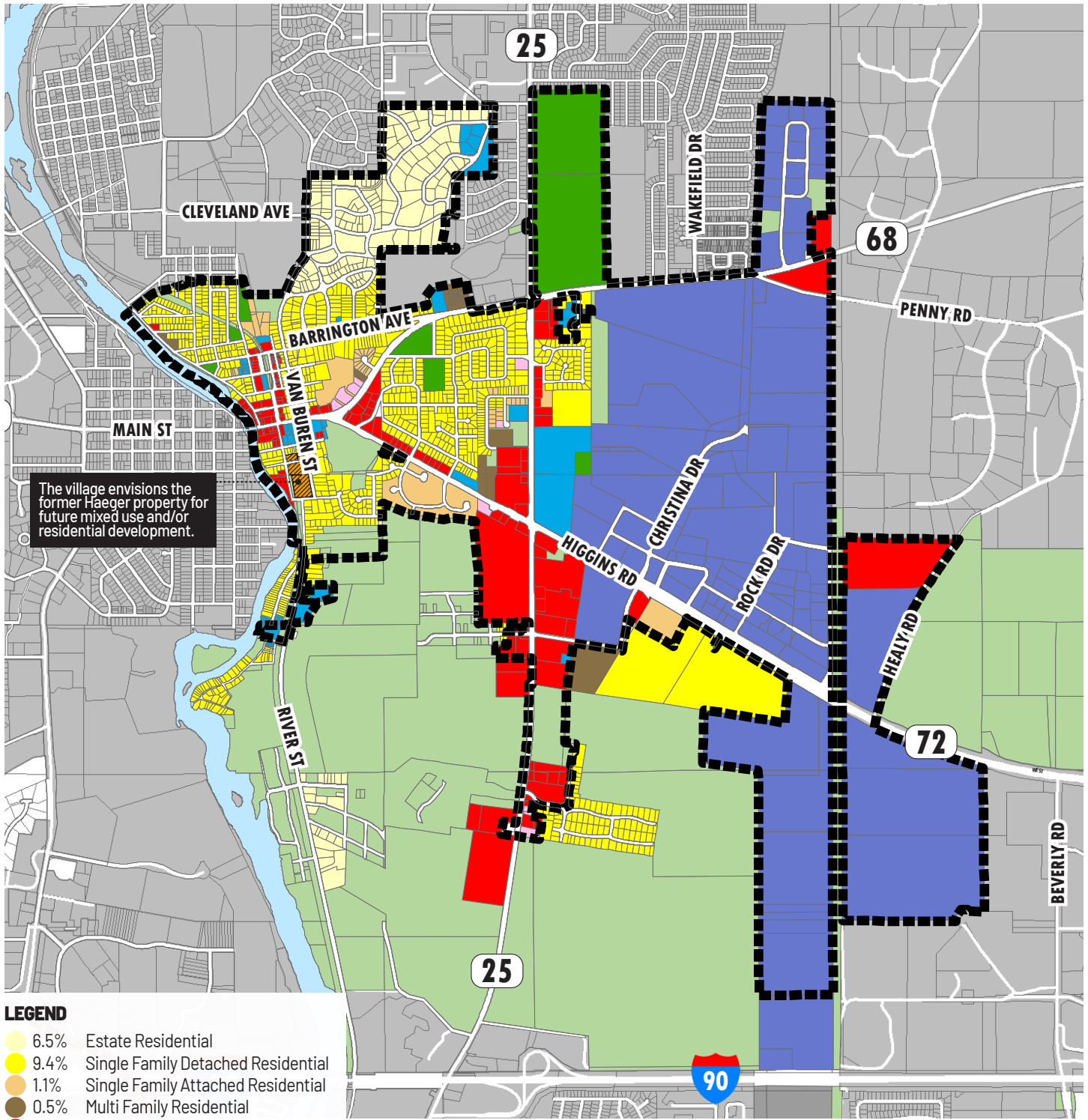
The Future Land Use Plan Map in Figure 4.1 exhibits land use designations for land within East Dundee's 1½-mile planning area, which accounts for the village being mostly landlocked by other municipalities and adjacent open spaces. As a result, the Future Land Use Plan Map only illustrates land use designations within East Dundee's current municipal limits and unincorporated land in close proximity to the village, generally property that may be considered for future annexation or land that provides greater context to the physical character of the community.

It is also important to understand the generalized nature of the map. Given the scale at which municipal comprehensive planning occurs, only broad areas of land use are indicated. Certain exceptions may be appropriate for specific parcels of land. For example, a small home-based office or business in a residential neighborhood may be permitted even though the Future Land Use Plan does not strictly indicate a commercial use in the neighborhood. Such exceptions should be addressed on a case-by-case basis in accordance with the village's Zoning Code.

In addition, new public uses like parks and schools are not specifically shown on the Future Land Use Plan, unless certain land is specifically earmarked for future park or school sites by any of the local park or school districts, respectively, serving East Dundee.



FIGURE 4.1
FUTURE LAND USE PLAN MAP



The village envisions the former Haeger property for future mixed use and/or residential development.

LEGEND

- 6.5% Estate Residential
- 9.4% Single Family Detached Residential
- 1.1% Single Family Attached Residential
- 0.5% Multi Family Residential
- 5.1% Commercial
- 0.2% Office
- 22.1% Industrial
- 2.0% Public/Institutional
- 2.8% Parks and Recreation
- 50.4% Open Space
- Agricultural
- Vacant
- Municipal Boundary

PREFERRED GROWTH SCENARIO:

Focus growth by (1) building out undeveloped lots with single family homes, (2) adding different housing options south of IL Route 72, (3) building up IL Route 25 as a commercial corridor, and (4) maintaining the industrial base east of IL Route 25.

3,157
 East Dundee's 2022 population, per the U.S. Census ACS 5-Year Estimates

1,319
 New residents added to village's population by building out new residential shown on Future Land Use Plan

4,476
 Ultimate population if new residential growth is added to East Dundee's 2022 population

41.8%
 Population growth as a percentage of East Dundee's 2022 population

NOTE: Only part of East Dundee's 1/2-mile planning area boundary is shown on the map since a majority of the outer portion is comprised of forest preserves, land held by the McGraw Wildlife Foundation, and neighboring municipalities. East Dundee cannot plan for future land use development in these areas since they are located within other jurisdictions.



Impact on Village Planning

The Future Land Use Plan Map serves as a blueprint for land use planning that village officials can reference when proposed developments are considered. From a long range planning perspective, the map illustrates the growth capacity for East Dundee, including the potential for the village to extend public utilities to new development and unincorporated land that may be considered for future annexation.

Land Use Scenario Planning

The Task Force reviewed a series of three land use buildout scenarios, as provided in Figure 4.2 (full page maps of the three scenarios are provided in the Appendix). Each scenario illustrates how the buildout of vacant land can combine with additional residential, commercial, office, and industrial development of varying degrees. The three scenarios generate population projections that help to evaluate an appropriate level of growth for East Dundee. The section on the next page provides greater detail of how to interpret the population projections and land use buildout depicted on the land use scenario maps.

After discussion of the three scenarios, the Task Force chose to pursue a combination of Scenarios A and B with modifications as the preferred land use planning scenario with modifications to provide the land use mix and population projection deemed most appropriate for East Dundee.

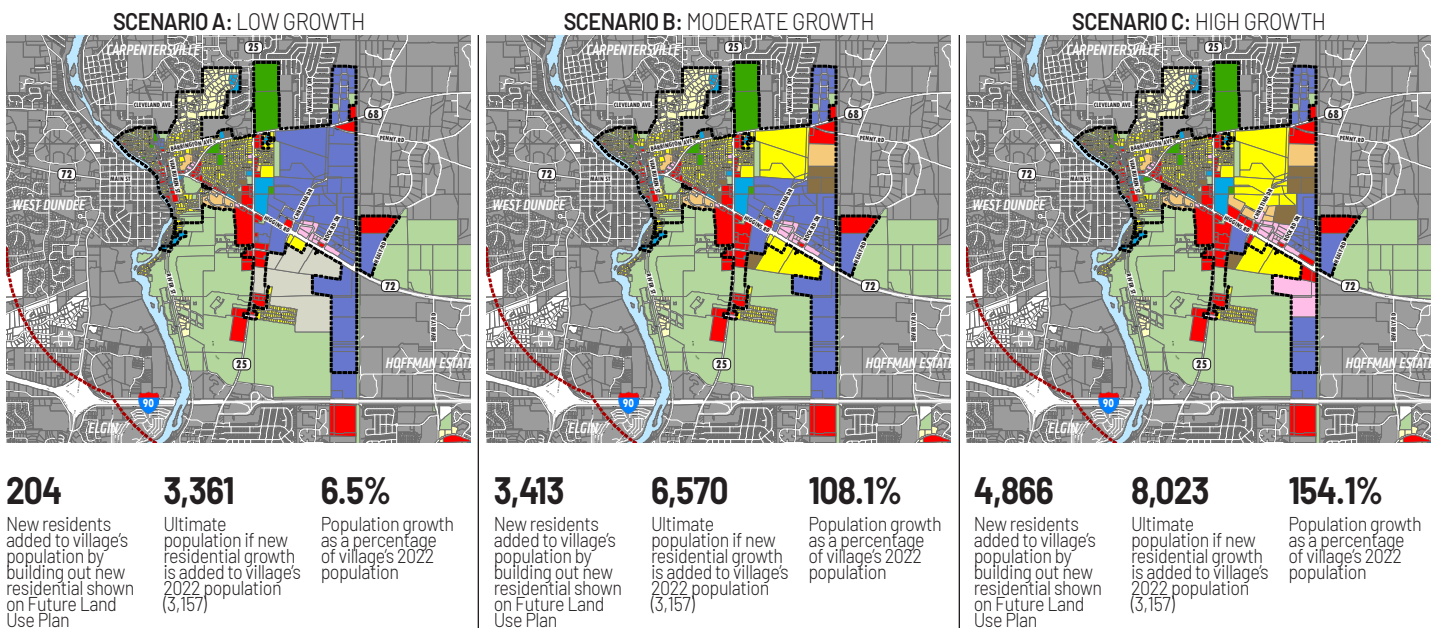


FIGURE 4.2
LAND USE PLANNING GROWTH SCENARIOS

As presented to the Comprehensive Plan Task Force, with minor edits, at their October 28, 2024 meeting

LAND USE PLANNING SCENARIO OPTIONS

WITH MODIFICATIONS [SEE FIGURE 4.1 FOR PREFERRED FUTURE LAND USE PLAN]



Population Projections

Key indicators like population trends, development patterns, housing market conditions, and the economy contribute to the determination of the future trajectory of East Dundee's population. The Future Land Use Plan can also contribute to the projection of East Dundee's capacity for future growth, particularly as each new development incrementally adds new housing units and increases the village's population as it progresses towards full build out of the plan.

Based on full buildout of the residential areas depicted on the Future Land Use Plan Map, the total population of East Dundee could increase from its current population of 3,157 residents to 4,424 residents. This value could be higher or lower, particularly depending on the actual number of housing units that are ultimately added by the three residential land use designations (Estate, Single Family Detached, Single Family Attached, and Multi Family).

As shown in the bar charts in Figure 4.3, this full buildout population is compared to East Dundee's historic population growth since 1970, as well as alternate population projections to the year 2040 based on different growth rates.

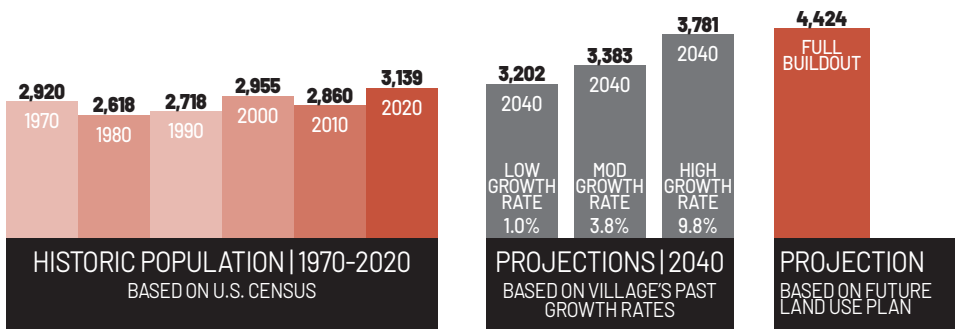
In particular, the various growth rates simulate past growth that East Dundee has experienced over time. This includes a low growth rate at 1.0% (a minimal positive growth rate)¹, moderate growth rate at 3.8% (1980-1990), and high growth rate at 9.8% (2010-2020).¹

As the bar charts illustrate, the future growth potential for East Dundee is fairly steady without any significant leaps in population growth over time. Even at the village's high growth rate of 9.8%, similar to what East Dundee experienced from 2010-2020, the population would grow to 3,781. At the low growth rate of 1%, the population would grow to only 3,202,

¹ These rates are approximate and meant for illustrative purposes only. It is also important to note that East Dundee experienced population decreases from 1970-1980 (-10.3%) and 2000-2010 (-3.2%). These negative rates are not considered since the communities expect their populations to either grow or remain steady (not decline). However, the low growth rate is counted as 1% as a minimal positive growth rate.

FIGURE 4.3
POPULATION PROJECTIONS

Sources: U.S. Census



NOTE: Full buildout of the Future Land Use Plan may take several years, possibly decades, to achieve, which may even extend way beyond the Comprehensive Plan's general 2040 time horizon. Since it is recommended that the village update its Comprehensive Plan at least every five years, there will be opportunities to adjust the Future Land Use Plan in response to changes in community goals, market conditions, and other factors.



which isn't much higher than East Dundee's population based on the 2020 U.S. Census. None of the population growth projections at the low, moderate, and high growth rates reach the 4,424 population generated by full buildout of the Future Land Use Plan.

It is a challenge to pinpoint exactly how much the population will change over the long term. While the true outcome typically lies somewhere in the middle, the range of projections provides the village with an array of scenarios around which village officials can plan and allocate resources to ensure manageable growth and sustainable development.

The new residential uses shown on the Future Land Use Plan Map are meant to guide where the village believes development is most appropriate, even if such development doesn't actually materialize as illustrated (or at all). The plan provides the village with greater guidance to communicate appropriate locations for future development as developers and property owners propose plans.

Population projections serve as a basis for determining the potential allocation of land, funds, and other resources to establish new schools, parks, and recreation areas, as well as expand trail systems, fire and police protection, and water and sewer utilities.



OVERVIEW

DEVELOPMENT TYPOLOGIES

Development typologies enable the community to take a generalized approach to evaluate potential development concepts relating to different housing options, business types, employment generators, and development approaches that may be appropriate for a community with a character and profile like East Dundee.

As development typologies are general in nature, a concept for a new business like a fast casual restaurant or specialty grocer focuses more on building up community support for these general use categories instead of targeting specific businesses like Panera or Trader Joe's. Similarly, a concept that allows for an industrial or business park may accommodate a range of uses, from professional offices, healthcare facilities, and tech hubs to coworking spaces, youth recreation gyms, and pickleball courts.

Typologies provide a general framework of development types that village officials can consider regarding the types of development to pursue for East Dundee. This can include a range of enterprises from national brands and locally-owned businesses to corporate headquarters and satellite offices.

As provided on the following pages, the general description for each development typology highlights how each development type may influence future development or redevelopment in East Dundee.

- Residential
- Commercial
- Office
- Industrial

DEVELOPMENT TYPOLOGY OBJECTIVES

The development typologies provide for a more balanced mix of land uses that promote the following objectives:

- Diversify the local housing stock
- Expand the municipal tax base
- Revitalize vacant or underutilized spaces
- Enhance employment options
- Advance a more sustainable, resilient economy
- Support stewardship of the environment
- Account for adequate utilities capacity

DEVELOPMENT TYPOLOGIES

Residential

FUTURE LAND USE CATEGORIES

- Estate Residential
- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential



East Dundee has historically built up as a primarily single family residential community. The village's residential core initially grew around the historic downtown and then expanded outward to the north in the dense wooded area between Wilmette Avenue and Ravine Lane, east towards IL Route 25, and south along the riverfront.

While a majority of housing in East Dundee is categorized as a single family detached house, the local housing stock includes a small mix of other housing types like townhomes, duplexes, apartments, condominiums, and senior housing. One of the housing objectives of this plan is to provide housing options that meet varying budgets, life stages, family structures, and housing needs.

The community survey results indicate that there is a generally acceptable level of all housing types presently in East Dundee. However, there is relatively more interest in providing more senior housing. This survey finding aligns with demographic trends in East Dundee, including a median age of 54.4 and growth in the 65+ and 55 to 64 age cohorts since 2012. Housing options for older adults don't necessarily need to take the form of senior living facilities like Gardiner Place Senior Living and Village Green of East Dundee, as older adults may seek a variety of options including rental apartments, townhomes, condominiums, and age friendly single family homes. Additionally, many older home owners may prefer to remain in their current homes, particularly if age friendly renovations are possible.

Residential growth will likely take the form of either infill development in existing neighborhoods, new subdivisions, or residential units as part of mixed use development in and around downtown. Given the village's limited room for outward growth, the only major residential growth area identified on the Future Land Use Plan is located south of IL Route 72 between IL Route 25 and Commonwealth Drive.



DEVELOPMENT TYPOLOGIES

Residential [CONTINUED]

The residential types described below and on the next page should be considered to help provide different housing options that meet varying budgets, life stages, family structures, and housing needs.

Single Family Homes

Single family detached homes comprise a majority of the housing options in East Dundee, including the estate level housing in the dense wooded area north of downtown. Infill housing is an option on vacant lots in existing neighborhoods. Larger tracts of land are just as limited as individual vacant parcels in East Dundee. However, the residential growth area south of IL Route 72 between IL Route 25 and Commonwealth Drive may provide opportunity for additional single family homes, whether in a new subdivision or part of a master planned mixed residential community with medium and higher density options.

Townhouses and Duplexes

Townhouses provide single family residential units in a compact arrangement with two or more units attached to each other and sharing common walls. Narrow townhouses arranged in a set of two or more are sometimes referred to as rowhouses. A housing structure with only two units is commonly called a duplex. There is precedence for townhouses and duplexes in East Dundee, such as in the River Haven development west of IL Route 25. In terms of design, townhomes with recessed front entries, side- or



rear-facing garages, and strong curb appeal typically fit the character of most communities.

Condominiums and Apartments

Condominium and apartment buildings can often take on the same physical form: typically a building of 2+ stories with multiple dwelling units with shared walls, parking, and common areas. Homeowners association (HOA) or renter fees help pay for lawn care, snow removal, community space, laundry, etc. A for-sale condo building may be converted into rental apartments, and vice versa. Multi-family housing in these two formats could be appropriate in East Dundee, particularly if they offer high quality building materials, attractive site design, and inclusion within mixed use developments along major road corridors. East Dundee presently

has a supply of existing condos and apartments, including Riverside East along the river, the Dundridge Circle condos, the Reserve condos, and Main Street Apartments along IL Route 72.

Senior Living

Senior living facilities can take multiple forms, including single family homes, townhouses, duplexes, condos, and apartments. Senior living options are just as diverse including: independent living, assisted living, nursing homes, skilled nursing care, hospice care, memory care, continuing care, and age-restricted facilities (typically age 55+). East Dundee currently has two major senior living facilities: Gardiner Place Senior Living along IL Route 25 and Village Green of East Dundee next to the Public Library along IL Route 68.

ACCESSORY DWELLING UNITS (ADUS)

Accessory dwelling units (ADUs) are increasingly becoming a viable approach to enhance a community's housing stock to fit varying budgets, household composition, and life stages. An ADU is typically a secondary dwelling unit that shares the same building or lot as the primary dwelling unit. Sometimes called a "granny flat" among other nicknames, an ADU can take various forms:

- An apartment over a garage
- A converted garage
- An apartment located in the basement (or other part of the house)
- A carriage house
- A smaller structure in the backyard or elsewhere on the property

ADUs may be a suitable approach for East Dundee in the future. While the village's Zoning Code does not currently provide ADU standards, the village can consider adding such standards the next time the Zoning Code is updated, which is typically after the adoption of the Comprehensive Plan.



DEVELOPMENT TYPOLOGIES

Residential [CONTINUED]

Missing Middle Housing

“Missing middle housing” is an emerging residential development approach that can help diversify the local housing stock while protecting the community’s single-family residential character. Similar to the options described on the previous page, missing middle housing helps to meet varying budgets, life stages, family structures, and housing needs.

Missing middle housing allows for single family lots to be split or merged to support duplex, triplex, or fourplex units. This approach provides additional dwelling units without significantly altering the character of the neighborhood. Missing middle housing also provides affordable units and enhances the ability for residents to age in place.

In addition, this approach allows for infill development at a lot-by-lot basis in established neighborhoods, particularly enabling a single family lot to support a duplex. Combining two adjacent lots may accommodate a triplex or fourplex. Missing middle housing may also be built as new development, including townhomes, or integrated into mixed use development.



A primary intent of missing middle housing is to have designs that blend into existing single family residential neighborhoods: triplex (top left); duplex (top right and bottom).

Missing middle housing is an option that East Dundee may wish to consider in the future to help provide more housing options, with the understanding that the preservation of single family housing is the community's higher priority.



Light purple buildings denote existing single family houses. Yellow buildings indicate missing middle housing options like duplexes, triplexes, and quadplexes. The top graphic illustrates an infill development approach in an established neighborhood; the bottom graphic shows a new development approach on a single block or site.

Source: Opticos Design, Inc.

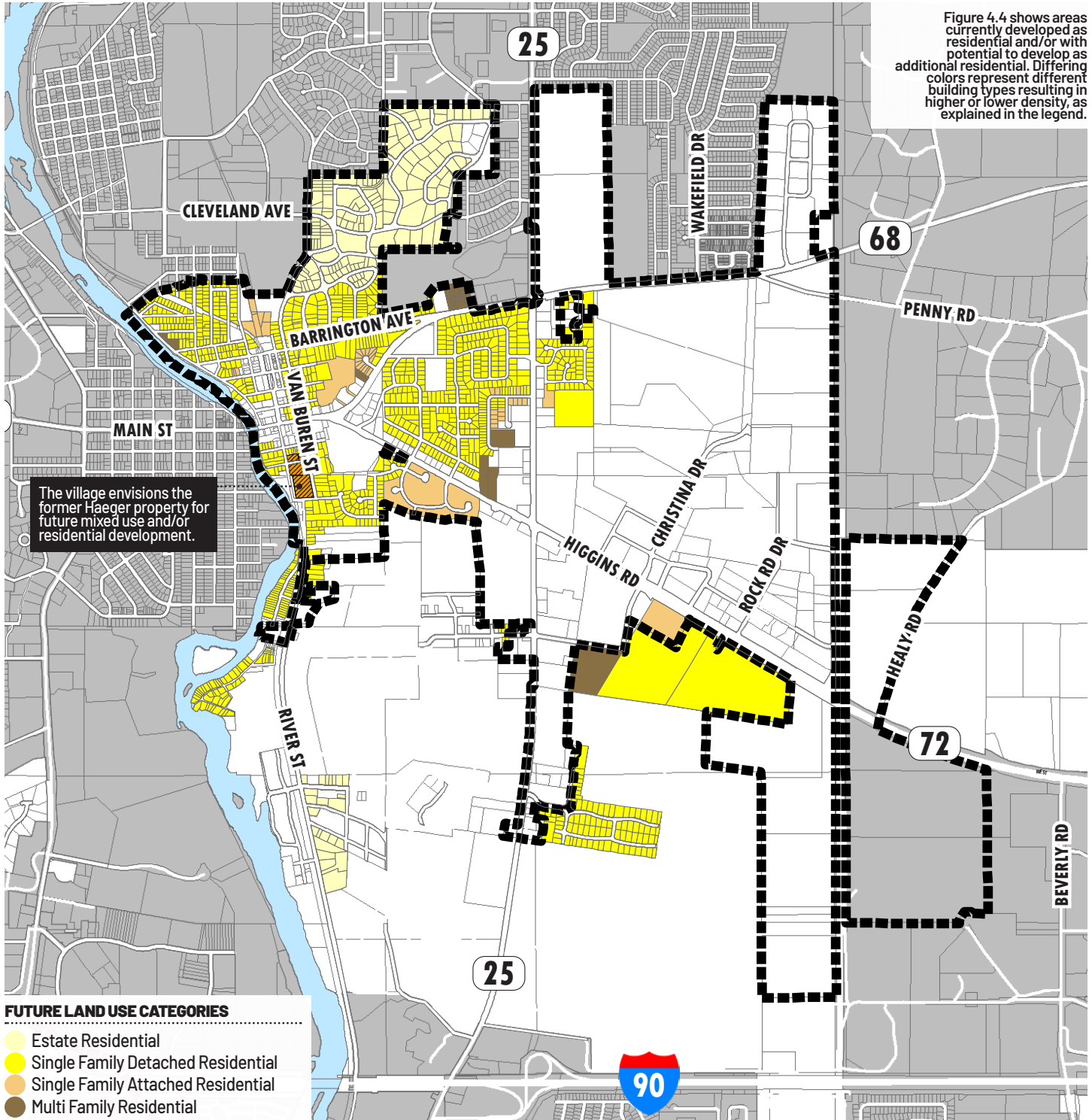
MissingMiddle-Housing.com is powered by Opticos Design. Illustration © 2015 Opticos Design, Inc. 



DEVELOPMENT TYPOLOGIES

Residential [CONTINUED]

FIGURE 4.4
FUTURE LAND USE PLAN: RESIDENTIAL USES



KEY APPROACHES FOR RESIDENTIAL USES IN EAST DUNDEE

The following approaches are supported by the analysis on the previous pages and the proposed strategies in the Implementation Plan in Chapter 5.

- 1: Provide housing options that meet varying budgets, needs, and life stages.
- 2: Offer opportunities for residents to upgrade or downsize in town.
- 3: Pursue housing and services that accommodate growing senior population.
- 4: Support homeowners with resources to rehab or maintain their properties.
- 5: Consider ADUs and missing middle that preserve single family character.



DEVELOPMENT TYPOLOGIES

Commercial

FUTURE LAND USE CATEGORIES

● Commercial



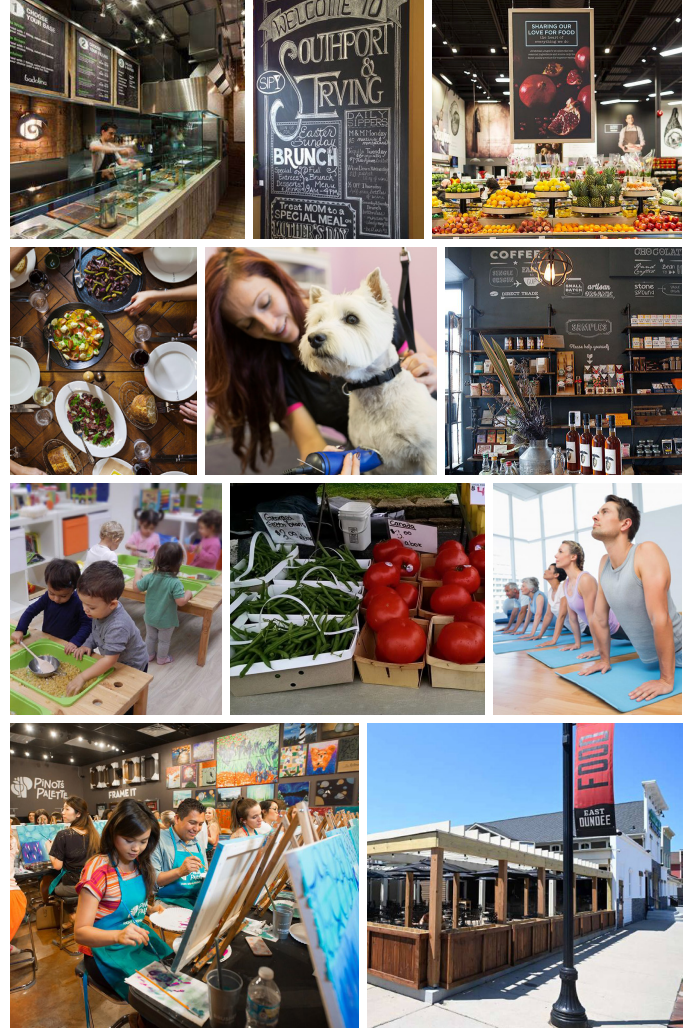
Commercial businesses and services in East Dundee are primarily located in the downtown area and along main road corridors, including IL Route 25, IL Route 68, and IL Route 72. The current business mix is primarily comprised of small, locally owned businesses, which is consistent with the small town character of East Dundee. In fact, respondents to the community survey indicated that local shopping, restaurants, bars, and other businesses among their top five “best things about living in East Dundee.” Regional and national brand businesses are interspersed, including auto dealerships along the southern stretch of IL Route 25.

Community survey findings also indicate that respondents would like East Dundee to “attract and maintain diverse businesses and shopping, including grocery stores,” among the top five suggestions for improvement. To further support this finding, about 79.7% of survey respondents listed East Dundee as having not enough retail shops and grocery. They also indicated East Dundee had too little of lodging (49.6%), entertainment/cultural activities (28.2%), and personal services (25.7%). Restaurants and bars was listed as being just the right amount (69.9%).

These findings accentuate opportunities to provide more businesses to offer more local goods and services to the community. The attraction of new businesses is influenced by market conditions, available sites, demographics, and local assets that make a community like East Dundee an enticing spot to set up shop. This also includes supporting locally owned businesses and nurturing entrepreneurs in the community.

The village should continue its proactive approach to attract the types of businesses that meet local needs, match community priorities, and boost the tax base. The commercial typologies illustrated on this page are meant to show broad categories of businesses and services that could be pursued in East Dundee. Unique commercial uses provide the added benefit of offering a business or service that may not be available elsewhere in the region, which further boosts the attraction of East Dundee.

Example commercial businesses and services (from top left): fast casual restaurants, cafés, and bakeries; brunch spots; grocery stores; family restaurants; pet services; boutique or specialty shops; youth-centric businesses like indoor play areas, creative arts, sports and recreation, etc.; farm-based businesses represented at the local farmers market; personal care businesses like yoga, pilates, massage therapy, etc.; experience-based businesses like Pinot's Palette; locally-owned businesses.



ENTREPRENEURS & BUSINESS INCUBATORS



Most businesses will occupy their own space either in their own standalone structure or as a tenant in a multi-space development. However, there will be small business owners, entrepreneurs, home-based businesses, and fledgling restaurant or food concepts that may not be able to afford such a space at the early stage of operation. That is when a business incubator can play a critical role in the community. Many municipalities across the region have established business incubator programs to provide temporary spaces for these small businesses to operate in a brick-and-mortar space to generate foot traffic, greater visibility, and local buzz as they gain a foothold in the marketplace. Some of these businesses will find this crucial foothold and generate enough funds to find their own space to set up shop. Others may decide they are better off as a home- or web-based operation. Either way, a business incubator is an effective way for small towns to support small businesses find success.

- McHenry Riverwalk Shoppes, McHenry
- The Rustic Fox, Carol Stream
- Berwyn Shops, Berwyn
- Batavia Boardwalk Shops, Batavia



DEVELOPMENT TYPOLOGIES

Commercial [CONTINUED]

FIGURE 4.5
FUTURE LAND USE PLAN: COMMERCIAL USES

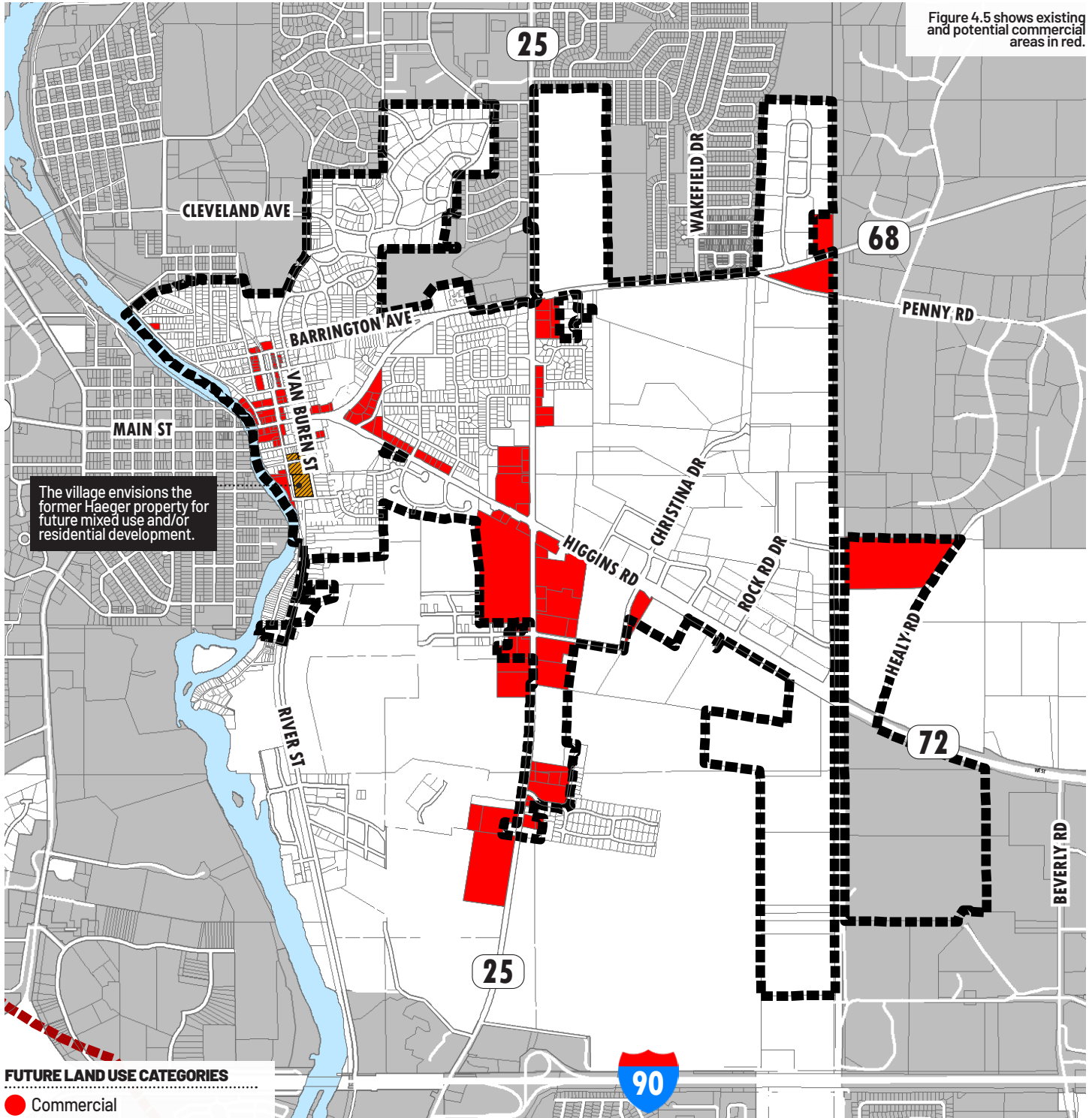


Figure 4.5 shows existing and potential commercial areas in red.

KEY APPROACHES FOR COMMERCIAL USES IN EAST DUNDEE

The following approaches are supported by the analysis on the previous page and the proposed strategies in the Implementation Plan in Chapter 5.

- 1: Build up distinct commercial areas like downtown and IL Route 25.^A
- 2: Provide incubator spaces for entrepreneurs and small businesses.
- 3: Support local businesses with resources to rehab, expand, and adapt.
- 4: Pursue businesses and services that set East Dundee apart from the region.
- 5: Build around the potential growth of local entertainment, arts, and culture.

^A IL Route 25 envisioned as an automotive related use corridor for future development. While not shown on this map, existing gas stations along IL Route 72 are allowed as permitted uses in industrial areas, per the Village's Zoning Code, as shown in the map in Figure 4.7.



DEVELOPMENT TYPOLOGIES

Office

FUTURE LAND USE CATEGORIES

Office



Offices represent a specific segment of a community's employment base and economic development strategy, particularly in the context of business districts and industrial areas. East Dundee is located along a stretch of the I-90 that has various major employment centers of varying sizes and character. While the larger employment centers are located in communities like nearby Elgin, Schaumburg, Hoffman Estates, Algonquin, and Carpentersville, East Dundee has its own unique employment center on the east side of town along IL Route 72 and IL Route 68.

These employment centers include office and business parks that are increasingly making room for unique tenants beyond corporate headquarters, professional offices, and financial services. These new uses are particularly relevant given the higher vacancy rates in office buildings in recent years.

The examples illustrated in the graphics below – including uses like tech startups, healthcare, life sciences, academic spaces, research and development, coworking and flexible

office spaces, makerspaces, and business incubators – can diversify the tenant mix of an office or business park, provide spaces for local entrepreneurs, and enhance the availability of employment opportunities.

Findings from the community survey indicated that there is an adequate amount of office space in East Dundee. However, about 40.9% of survey respondents indicated that there is too little healthcare facilities in the community, which creates opportunities to attract healthcare uses as a specific office use to East Dundee. This could include small medical clinics, specialized care facilities, urgent care centers, and other healthcare facilities that could find space either along one of the village's commercial corridors or within an office park environment.

Even beyond healthcare, the unique office uses shown below represent other opportunities that can diversify the tenant mix in East Dundee to help increase the local jobs base and open up options to find new services, ventures, and spaces that can't be found

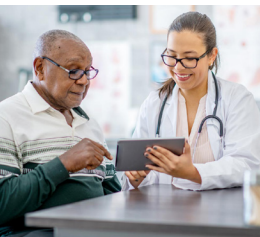
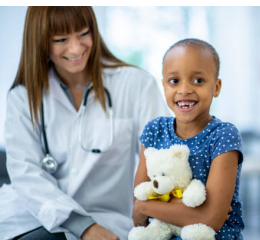
elsewhere in the regional market. In addition, office and business parks can enhance their attraction to the younger segment of the workforce by offering elements like connected bike paths, outdoor collaboration spaces, flexible workspaces, and access to food trucks from local restaurants and cafés.

Many of these office environments cater to entrepreneurship, creativity, and creation, which often thrive with the synergy of locating together with similar or supportive businesses that can collaborate in shared spaces and access shared amenities like conference rooms, printing and production supplies, private meeting spaces, kitchens with dining areas, and administrative support staff.

Coworking spaces and business incubators often serve as springboards for fledgling businesses and entrepreneurs to start small before branching out into larger spaces elsewhere in the community.



Healthcare, including hospitals, clinics, and training centers, may be attractive to serve a growing senior population, offer specialized services, and create competitive advantages in the region.



Nearby colleges and universities may seek to expand their footprint in unique office settings with academic programs and job skills training relating to local industries.



Makerspaces support creators and creative minds of all ages, from at-home hobbyists, amateur builders, and gamers to school STEM classes, robotics teams, and innovation labs.



Office and business parks are increasingly accommodating recreational spaces like youth swimming pools, gymnastics, indoor soccer, baseball/softball clinics, trampoline parks, climbing gyms, etc.

Even the pickleball boom is finding a home in office and business parks.



Tech startups, life sciences, and research and development uses often provide a suite of meeting spaces, resources, and amenities to recruit top-tier talent and like-minded businesses.

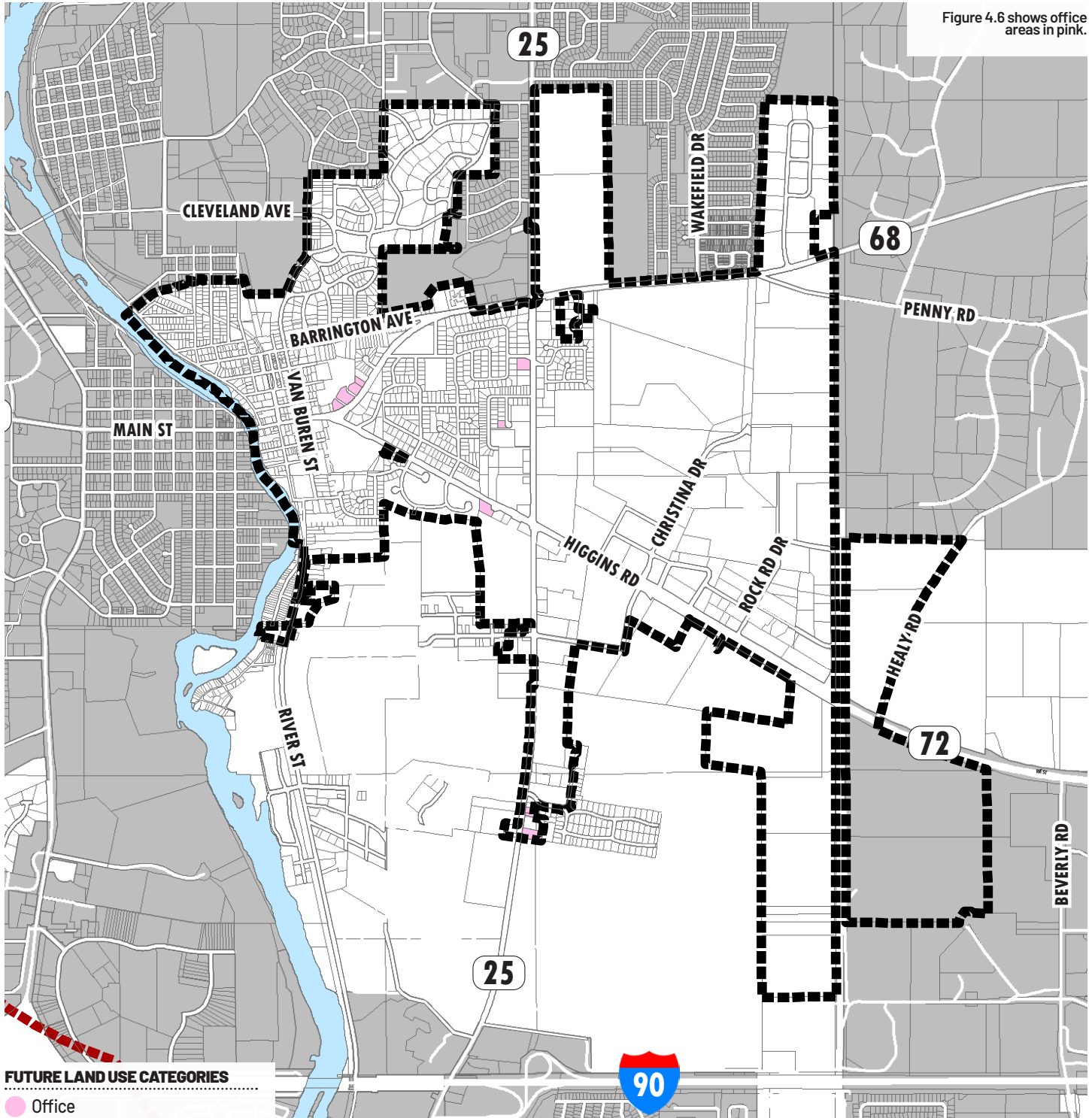


DEVELOPMENT TYPOLOGIES

Office [CONTINUED]

FIGURE 4.6
FUTURE LAND USE PLAN: OFFICE USES

Figure 4.6 shows office areas in pink.



KEY APPROACHES FOR OFFICE USES IN EAST DUNDEE

The following approaches are supported by the analysis on the previous page and the proposed strategies in the Implementation Plan in Chapter 5.

- 1: Focus office uses along main corridors like IL Routes 68 and 72.^B
- 2: Pursue unique office uses to diversify the employment base.
- 3: Provide amenities inside and beyond the office walls that help attract talent.
- 4: Offer collaborative spaces for creatives, innovators, and startups.
- 5: Think outside the box with healthcare, education, and recreation tenants.

^B While not shown on this map, industrial areas like the IL Route 72 corridor (east of IL Route 25), as shown on the map in Figure 4.7, allow offices as permitted uses, per the Village's Zoning Code.



DEVELOPMENT TYPOLOGIES

Industrial

FUTURE LAND USE CATEGORIES

● Industrial



Industrial will comprise the second highest amount of future land use at 22.3%, compared to open space which will continue to make up more than half (52.2%) of East Dundee’s future land use composition.

The village’s industrial base is primarily situated east of IL Route 25. East Dundee’s industrial growth area will mostly be in the area south of IL Route 72 on the east and west sides of Commonwealth Drive. In fact, the village entered into an annexation agreement with Plote in December 2024 to annex about 180 acres in the area south of IL Route 72 between Commonwealth Drive and Beverly Road. This newly annexed land is slated to be zoned M-1 Limited Manufacturing for a range of industrial uses, which will enhance the village’s industrial base and tax base.

This area around IL Route 72 and Beverly Road experience additional industrial growth, particularly given the current industrial base and access to the I-90 interchange at Beverly Road. However, the amount of additional industrial growth may be limited given the presently built-out nature of the area, which is reflective of the village’s built-out character as a whole.

Industrial growth may also take the form of redevelopment or reorganization of underutilized industrial sites, including the areas at the northeast and southwest corners of IL Route 72 and Commonwealth Drive. These areas have existing industrial uses but could be reorganized to streamline existing uses and constitute additional sites for new industrial uses.

INDUSTRIAL SITE DESIGN

Industrial sites can take a variety of forms and sizes. While industrial buildings will generally occupy a sizable footprint, they can be designed in such a way that adds positive value to the village’s character. The following amenities can also enhance the quality of the site and blend in well with the local transportation network:

- Quality building materials
- Environmentally appropriate lighting
- Landscaping
- Renewable energy and sustainable features
- Trails and sidewalks
- Access to transit
- Food options, e.g., food trucks

Industrial uses that are generally acceptable in the areas designated for such uses per the Future Land Use Plan include, but are not limited to, the following:

- Manufacturing
- Food production
- Warehousing and distribution
- Storage
- Trucking and logistics
- Automotive businesses
- Offices
- Research and development
- Tech, data centers, etc.
- Vocational skills training
- Indoor recreation (e.g., gym, youth gymnastics, youth swimming, climbing or trampoline gym, etc.)
- Hybrid industrial/commercial uses (see sidebar below)



HYBRID INDUSTRIAL/COMMERCIAL ENTERPRISES



Hybrid industrial/commercial enterprises are becoming more prominent by providing product creation, warehousing, and sales under a single roof. This model reduces transport and infrastructure costs, as well as attracts customers curious about the source and production of the items they purchase. The sales area or showroom typically occupies less than 20% of the building, with product creation and warehousing comprising the remaining floor area.

Examples from the region include the WeatherTech Factory Store in Bolingbrook, Ashley Furniture HomeStore in Romeoville, and “Save”ty Yellow Products in St. Charles. In particular, the WeatherTech Factory Store is known for providing a showroom for customers to view, test, and purchase car products, while the manufacturing and warehousing components are situated in the remainder of the building. Breweries and wineries are another popular example with a restaurant or tasting room component like Two Brothers Tap House in Warrenville.

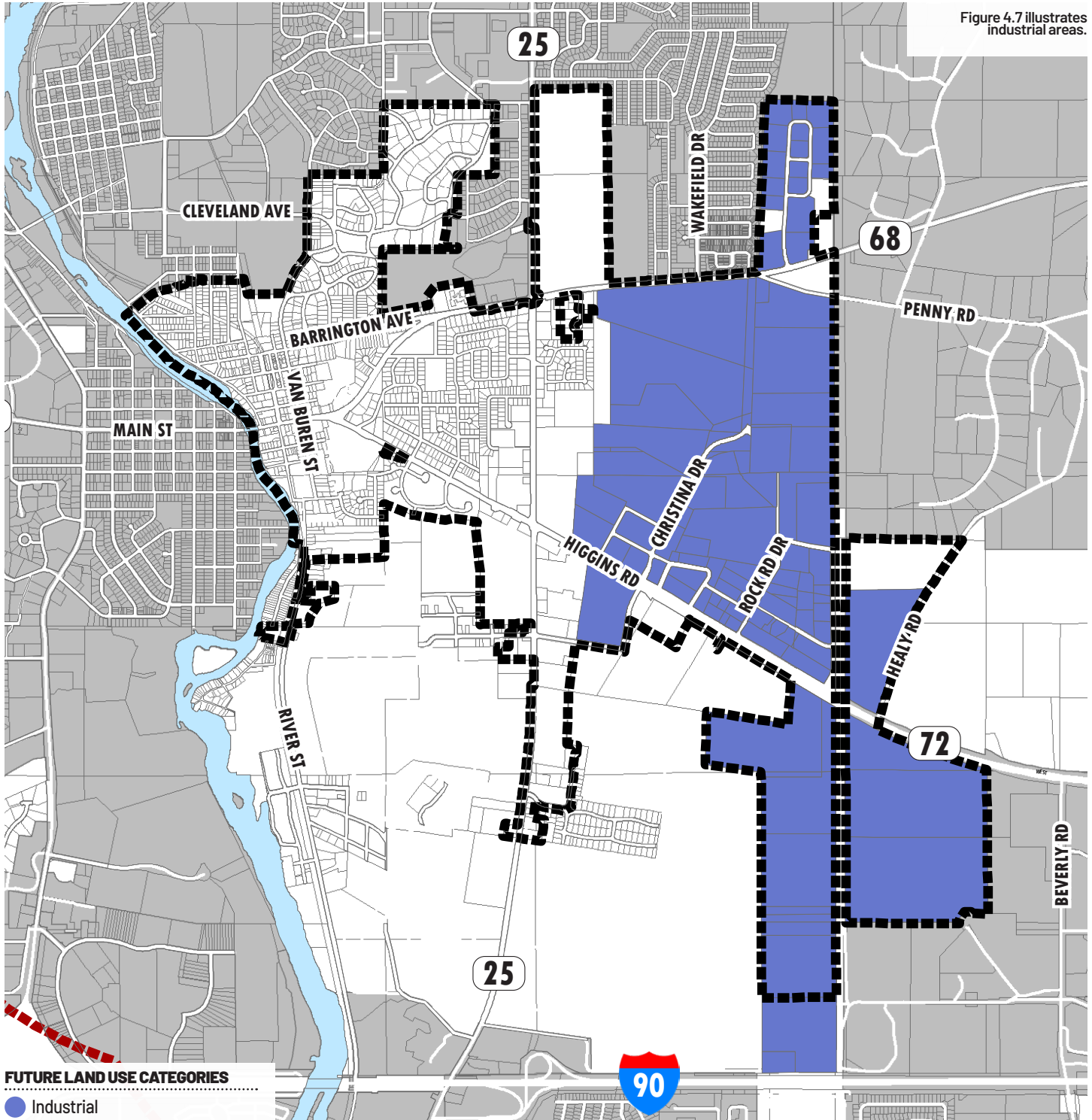


DEVELOPMENT TYPOLOGIES

Industrial [CONTINUED]

FIGURE 4.7
FUTURE LAND USE PLAN: INDUSTRIAL USES

Figure 4.7 illustrates industrial areas.



KEY APPROACHES FOR INDUSTRIAL USES IN EAST DUNDEE

The following approaches are supported by the analysis on the previous page and the proposed strategies in the Implementation Plan in Chapter 5.

- 1: Continue to build up the industrial base on the village’s east side.
- 2: Support existing industrial business to clean up and rehab their sites.
- 3: Pursue unique users to diversify the industrial and employment base.^c
- 4: Find workable solutions that minimize the impacts of truck traffic.
- 5: Use site design methods to buffer industrial sites from adjacent uses.

^c Industrial and employment base would include office uses as shown on map in Figure 4.6.



OVERVIEW

ACCESS & MOBILITY

East Dundee's transportation network is primarily defined by three state routes and access to the Fox River Trail, which provide strong regional access for drivers, bicyclists, and pedestrians. With proximity to I-90, the three state routes offer a well-connected roadway network that positions East Dundee well to advance economic development while providing access to a range of opportunities to residents, workers, and visitors.

Over 95% of community survey respondents indicated that getting places on foot or bicycle was very or somewhat important. The Fox River Trail provides a strong anchor for a multimodal system that promotes a pedestrian- and bike-friendly community providing for safe access and mobility for people of all ages and abilities. This includes ADA-compliant facilities at crosswalks, parking lots, and entry points to buildings.

As illustrated on the Access and Mobility Plan Map in Figure 4.8, the existing transportation network serving East Dundee forms a solid foundation that can be reinforced with periodic improvements and strengthened connections to the regional transportation system.

All of these transportation elements taken together help to make East Dundee an attractive destination to find a new home, establish new businesses, and provide jobs for the region. They also add to the livability and high quality of life enjoyed by current residents, workers, and businesses.



ROAD NETWORK

The road network serving East Dundee is characterized by the following roadway classifications according to their function in the local circulation system:

- **Interstates:** I-90*
- **Major Arterial Roads:** IL Route 25, IL Route 68, IL Route 72, Beverly Rd
- **Minor Arterial Roads:** Barrington Ave, River St/Elgin Ave, Van Buren St, Water St, Penny Rd
- **Collector Roads:** Bonnie Dundee Rd/Northlake Pkwy, Bateman Rd, Healy Rd
- **Local Roads:** All other roads

* LOCATED WITHIN THE 1½-MILE PLANNING AREA BUT NOT WITHIN VILLAGE LIMITS

The major arterial roads connect East Dundee to I-90, which provides broader access to the metropolitan region. Proper roadway classifications ensure safe and efficient movement of vehicles to accommodate current traffic volumes and anticipate increases as new development occurs.

It also aids in capital improvements programming and designation of specialized traffic routes, such as truck routes. Improvements specified by the community survey findings include street maintenance, curbs, lighting, and parking. The intersection of IL Route 25 and IL Route 72 was specifically identified as needing improvements.

SIDEWALKS & TRAILS

Sidewalks are provided in many parts of the community; however, there are notable gaps in the sidewalk network, such as in the estate residential area in the heavily wooded area north of Barrington Avenue and in many of the commercial and industrial areas. While residential areas that lack sidewalks are relatively friendly to pedestrians and bicyclists, commercial areas with disjointed or no sidewalks have a less friendly environment. These areas provide opportunities to fill in sidewalk gaps, provide linkages, and improve crosswalk safety where feasible.

East Dundee's trail network is also fairly limited. The Fox River Trail is the crown jewel running through downtown and linking to the riverfront as the trail extends north and south.

New trails should be built as new developments create opportunities to link neighborhoods to parks, open space, schools, commercial areas, and other amenities. Trails can be designed as off- or on-street facilities, although the latter may be more feasible given the mostly built-out character of East Dundee.

The 2023 Kane County Bicycle and Pedestrian Plan identifies two potential trail projects that would impact East Dundee:

- **Dundee Avenue Bikeway:** This is planned to be an 8.26-mile bikeway along IL Route 25 from the Kane/McHenry County line to the Fen Nature Preserve. IDOT would have jurisdiction with an estimated cost of \$1,647,000.
- **Main-Penny Bikeway:** This is planned to be a 2.14-mile bikeway along IL Route 68/Main Street from the Fox River to the Kane/Cook County line. This would be a multi-jurisdictional project with an estimated cost of \$898,000.

Existing and potential future trails are shown on the Access and Mobility Plan Map in Figure 4.8.

TRANSIT

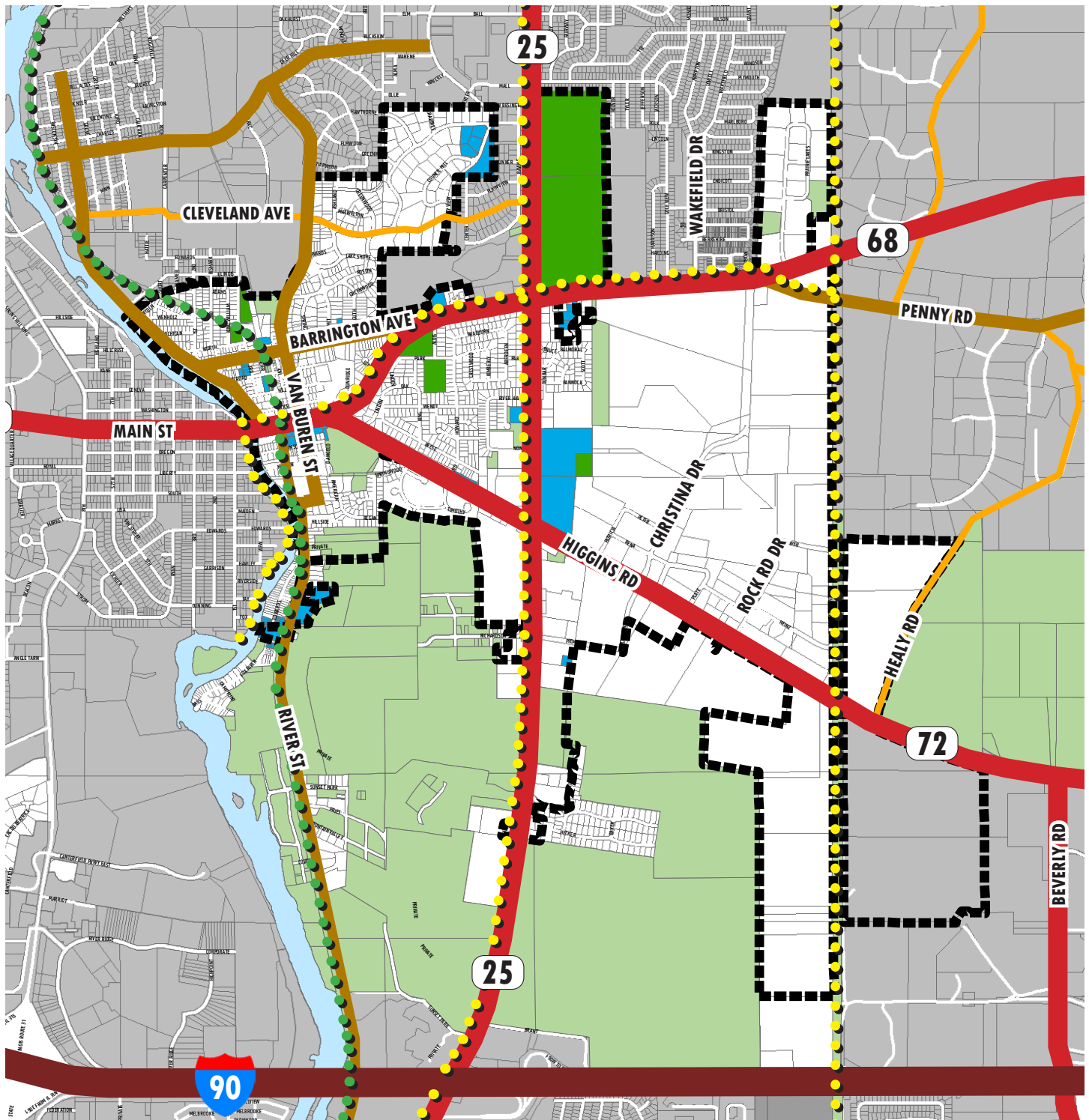
Two Pace suburban bus routes run through East Dundee: 543 (Dundee-Carpentersville) and 803 (Carpentersville Local). Pace 543 cuts through East Dundee along IL Route 68 and IL Route 25 as it connects Meadowdale Shopping Center in Carpentersville to the Elgin Transportation Center. Pace 803 also runs through East Dundee, including downtown, via IL Route 25 and IL Route 68 as it connects from Carpentersville to Spring Hill Mall in West Dundee. Pace also offers paratransit and dial-a-ride services.

East Dundee is not served by Metra suburban commuter rail. However, Pace 543 provides direct access to the Elgin Metra station along the MD-W line. East Dundee residents may also access Metra stations to the north along the UP-NW line and south along the MD-W line.

Office parks and major employers may provide another potential transit opportunity to explore but at a focused level for employees. They may provide shuttle service between a Metra station or park-and-ride facility employment sites.



FIGURE 4.8
ACCESS & MOBILITY PLAN MAP



LEGEND

- Public/Institutional
- Parks and Recreation
- Open Space
- Municipal Boundary
- Existing Trails
- Potential Trails
- Interstates
- Major Arterial Roads
- Minor Arterial Roads
- Collector Roads



OVERVIEW

COMMUNITY FACILITIES & ASSETS

Serving as the cornerstones of a municipality, community facilities and assets provide essential services, functions, and spaces to the residents, businesses, and organizations in East Dundee.

They generally include services, resources, and institutions that meet the civic, cultural, social, recreational, educational, spiritual, and health needs of the community, which are summarized on the Community Facilities and Assets Plan Map in Figure 4.9. In addition, they are maintained and operated by a range of municipal, public, quasi-public, and private entities, as described on the right.

East Dundee and its partners will continue to evaluate potential improvements and expansion to these services and functions to ensure they have sufficient capacity, are well-maintained, and are distributed equitably, particularly as the village manages the growth and development of the community.

For a built-out municipality that is mostly landlocked like East Dundee, this is particularly crucial where existing services and functions may be close to capacity, thus requiring potential expansion or improvements.



SCHOOLS

Students in East Dundee are primarily served by Community Unit School District 300.*

- **PK-5:** Lakewood School, Parkview Elementary School
- **K-5:** Golfview Elementary School
- **Grades 6-8:** Carpentersville Middle School, Oak Ridge School
- **Grades 9-12:** Oak Ridge School

* NO SCHOOLS LOCATED IN EAST DUNDEE

Students may also attend other schools in the area, including Immanuel Lutheran School, private schools, or Montessori schools in the area. Higher learning opportunities in the immediate region include Judson University, Elgin Community College, and several smaller colleges.

With 29 total schools in the district, Community Unit School District 300 is broad enough to adequately serve East Dundee well. Changes in the village and student populations will need to be monitored to assess future space and programming needs, which will need to be coordinated with the school district.

PARKS & RECREATION

Community members are proud of the local parks and recreation system, as parks, recreation, natural areas, and the river ranked among the top five “best things about living in East Dundee,” based on findings from the community survey.

The parks and recreation system serving East Dundee is managed by the Dundee Township Park District. Parks and recreation facilities within (or just beyond) East Dundee’s current municipal boundary include:

- Bartels Park*
- Lions Park*
- Golfview Park
- Morningside Park
- Rakow Center
- Dolphin Cove Family Aquatic Center
- Bonnie Dundee Golf Club*

* LOCATED WITHIN VILLAGE LIMITS

Two other parks include the open space around the Depot Visitor Center and Max Freeman Memorial Park. Open spaces like Spring Lake Forest Preserve and Max McGraw Nature Center provide opportunities for recreation.

Demand for more park space and recreational opportunities will increase with population growth from new residential development. With limited land available in a fairly built-out village, any new park space or recreational facilities will likely need to be coordinated with future development sites. This may include open space that is either set aside for recreation or dedicated to the park district.

CIVIC USES

Village Hall and Police Department are located next to each other just east of the downtown area. Public Works manages the East Dundee Water Treatment Plant, water storage facilities, and four lift stations across the community.

In addition to police, community safety is handled by the East Dundee Fire Protection District with a fire station along IL Route 25. Emergency response is handled by a 911 call center in Carpentersville.

Residents visit the Dundee Library along Barrington Avenue for library service and other community learning opportunities. Dundee Library is part of the Fox River Valley Library District.

HEALTHCARE

East Dundee is also home to multiple healthcare facilities, including small medical and dental offices, specialized healthcare clinics, and senior-focused healthcare facilities. With a growing senior population, East Dundee could explore the potential to attract additional senior care facilities to enhance the availability of senior services, as well as provide additional housing options that meet specific needs for the senior population.

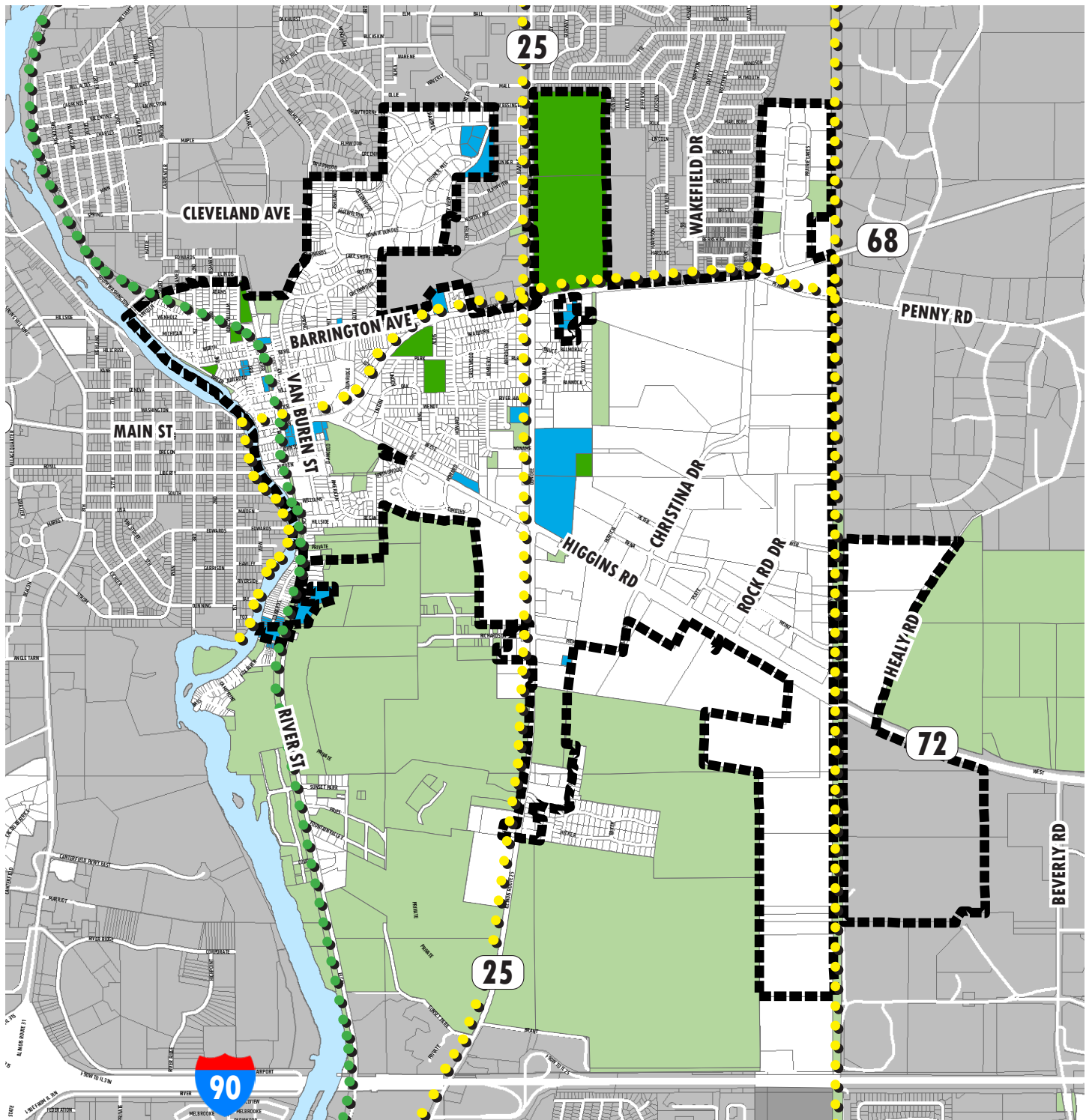
OTHER ASSETS

East Dundee offers other assets that add to the community’s quality of life, provide opportunities for civic engagement, and support public health:

- Depot Visitor Center
- Fox Valley Baptist Church
- Iglesia Jesucristo Es Mi Refugio
- Immanuel Lutheran Church
- Outreach Fellowship Christian Center
- Dundee Township East Cemetery
- Santa’s Village Amusement Park
- Santa Springs Water Park



FIGURE 4.7
COMMUNITY FACILITIES & ASSETS PLAN MAP



- LEGEND**
- Public/Institutional
 - Parks and Recreation
 - Open Space
 - ▬ Municipal Boundary
 - Existing Trails
 - Potential Trails



OVERVIEW

NATURAL RESOURCES

One of the defining features of East Dundee is its significant natural resources, which add to the community's assets in terms of enhancing the charm of the village, creating natural buffers around the village, and providing opportunities for environmental stewardship. In particular, local stewardship of the natural environment is encouraged to elevate the community's commitment to protect environmental features and conserve open space.

Natural resources like environmental features and open space add to the village's natural character, support stormwater management, and provide habitats for native wildlife. Protection of natural resources can also help with the preservation of the small town feel of East Dundee nestled in a bustling suburban landscape.

Conservation of natural resources also relates to the exploration of renewable energy sources. As highlighted on the right, renewable energy sources like solar energy, wind energy, and electric vehicles can be part of the community's commitment to protect the environment and create long-term cost savings for property owners.

Some of the community's natural resources are shown on the Natural Resources Map in Figure 4.10.

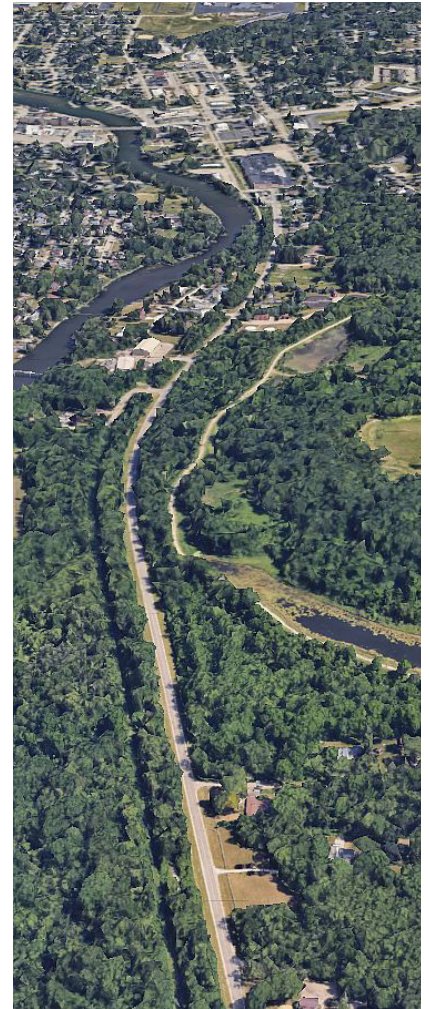


OPEN SPACE

East Dundee is surrounded by natural resources, including the Fox River on the west and open space with Spring Lake Forest Preserve on the east and Max McGraw Nature Center on the south. The open spaces in particular enhance the livability of the community by providing access to nature, spaces for recreation, and added value to the character of East Dundee.

Respondents to the community survey ranked the river and natural areas as the number one "best thing about living in East Dundee." That accolade accentuates the importance of open space conservation in East Dundee to protect the natural ecosystem, soften the hardscapes of suburban development, and provide opportunities for trails and other recreation.

In addition to natural open spaces, man-made open spaces like the green space around the Depot Visitor Center and other patios, plazas, etc. are considered part of the open space system. While these types of spaces are typically open to the general public, they may be located on either public or private property.



RENEWABLE ENERGY

Environmental stewardship can also take the shape of responsible energy generation and consumption, which East Dundee can consider as potential sustainable approaches for homes, businesses, and other sites. The village can take certain steps to advance its commitment to renewable energy, including the potential to update the Zoning Code to provide standards for renewable energy elements described below. While renewable energy approaches can be incorporated at a broad village scale, they enable individual property owners to play a role in being energy conservation stewards and making their own properties more sustainable.



Wind Energy

Many communities are providing wind energy standards in their zoning codes. Small scale wind turbines are often found in office parks and small industrial areas. Wind energy systems on residential properties are less common; however, home turbines are available but should be regulated appropriately.



Solar Energy

Many communities establish zoning standards to regulate solar energy systems at different scales. Small scale solar energy systems often take the form of solar panels on a residential or commercial rooftop. Creative placement of solar panels include on canopies covering carports or trash enclosures.



Electric Vehicles

In addition to updating their codes to regulate electric vehicle (EV) charging stations and other infrastructure, communities assess how EV charging stations can support economic development by attracting EV drivers to visit local businesses as they wait for their vehicles to charge.



ENVIRONMENTAL FEATURES

East Dundee's most prominent environmental feature is the Fox River. In addition to the natural qualities of the river, it offers potential for recreational activities and general access to the riverfront. The *East Dundee Riverfront Master Plan* provides various recommendations to enhance the accessibility and recreational opportunities along the Fox River, as shown in Figure 4.8 (larger versions are provided in the Appendix).

A survey that was part of this master plan indicated that a majority of community members viewed the Fox River as being important to the identity of East Dundee. One of the first actions that resulted from this master plan was the Park and Water Street Master Plan for Bartels Park (see Figure 4.9), which includes a redesign of Water Street to enhance access between Bartels Park and the riverfront.

Beverly Lake is another prominent environmental feature just outside the village in the Spring Lake Forest Preserve, which offers other natural resources like marshes, fens, woodlands, and wildlife habitats over 4,000 acres.

Aside from woodlands in Spring Lake Forest Preserve and Max McGraw Nature Center, there are two distinct neighborhoods in East Dundee that are characterized by dense wooded areas: (1) the estate residential properties north of Barrington Avenue; and (2) the residential area south of IL Route 72 and east of Van Buren Street and Elgin Avenue, which links to the Max McGraw Nature Center.

FIGURE 4.8
EAST DUNDEE RIVERFRONT MASTER PLAN CONCEPTS

Source: East Dundee Riverfront Master Plan
Hitchcock Design Group

RIVERFRONT SEGMENTS

- A Water Street, North Segment
- B Bartels Park
- C Water Street, South Segment
- D Haeger Property

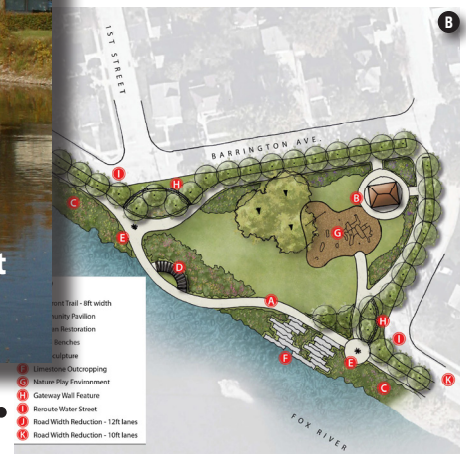
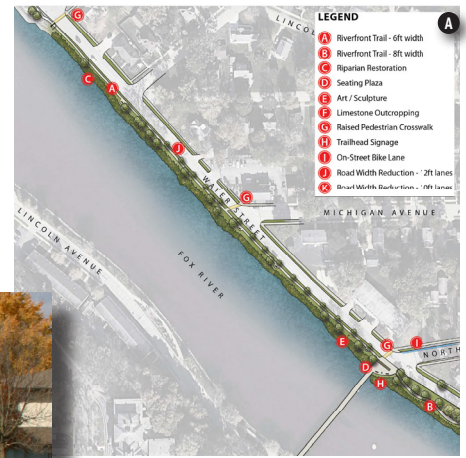


FIGURE 4.9
BARTELS PARK DETAILED CONCEPTUAL PLAN

Source: Bartels Park and Water Street Master Plan, Hey and Associates, Inc.



OVERVIEW

UTILITIES & INFRASTRUCTURE

As an established and mostly built-out community, East Dundee is generally well served by water, sewer, and wastewater utilities, which will need to be continually monitored as the village evaluates new development or redevelopment of existing properties. Improvement, replacement, or expansion of existing utilities infrastructure may be needed to ensure reliable service and adequate capacity.

A stable and modern telecommunications network can also be an important factor that existing and new businesses need to conduct their services, keep their workers and services connected, and communicate with clients and suppliers. It is also important to households as families and residents stay connected at home or on the go.



WATER & WASTEWATER

Water and wastewater utilities are managed by the village's Public Works department.

The local water system is overseen by Public Works' Water Division. This includes maintenance of the village's groundwater wells, water treatment facility, water storage facilities, and water pipes for distribution across the community.

The Wastewater Division operates the village's wastewater treatment plant and sanitary sewer system, which includes four lift stations and over 23 miles of sanitary sewer lines.

The village's ongoing commitment to maintain and upgrade water and storm sewer infrastructure will be critical to ensure reliable utility service, even as new developments connect to the system without overburdening existing services. This includes the village's annual water quality reports and protection of the Fox River as effluent (i.e., treated wastewater) is discharged into the river.

STORMWATER

In addition to water and sewer utilities, Public Works takes a proactive approach to stormwater management in East Dundee. The village is part of the Illinois Environmental Protection Agency's (IEPA) National Pollution Discharge Elimination System (NPDES) program, which is intended to educate the public and adapt daily activities to improve the quality of the water that flows into local bodies of water, particularly the Fox River.

One of the most common elements in a community's stormwater management infrastructure is detention/retention ponds. These ponds typically collect water runoff from rain events to properly store water as they gradually drain into the community's stormwater collection system.

The village should continue to promote best management practices (BMPs) for stormwater management, such as native plantings, bioswales, rain gardens, and other methods. In addition to decreasing stormwater runoff, BMPs help to improve water quality in bodies of water, reduce long-term



maintenance costs, and minimize harmful impacts on environmentally sensitive areas.

Native plantings are encouraged in detention/retention ponds to further enhance their capacity for stormwater management. They are also encouraged on private properties and in public areas like open spaces, utility corridors, and rights-of-way to provide for natural water filtration, reduced water consumption, wildlife habitats, and community beautification.

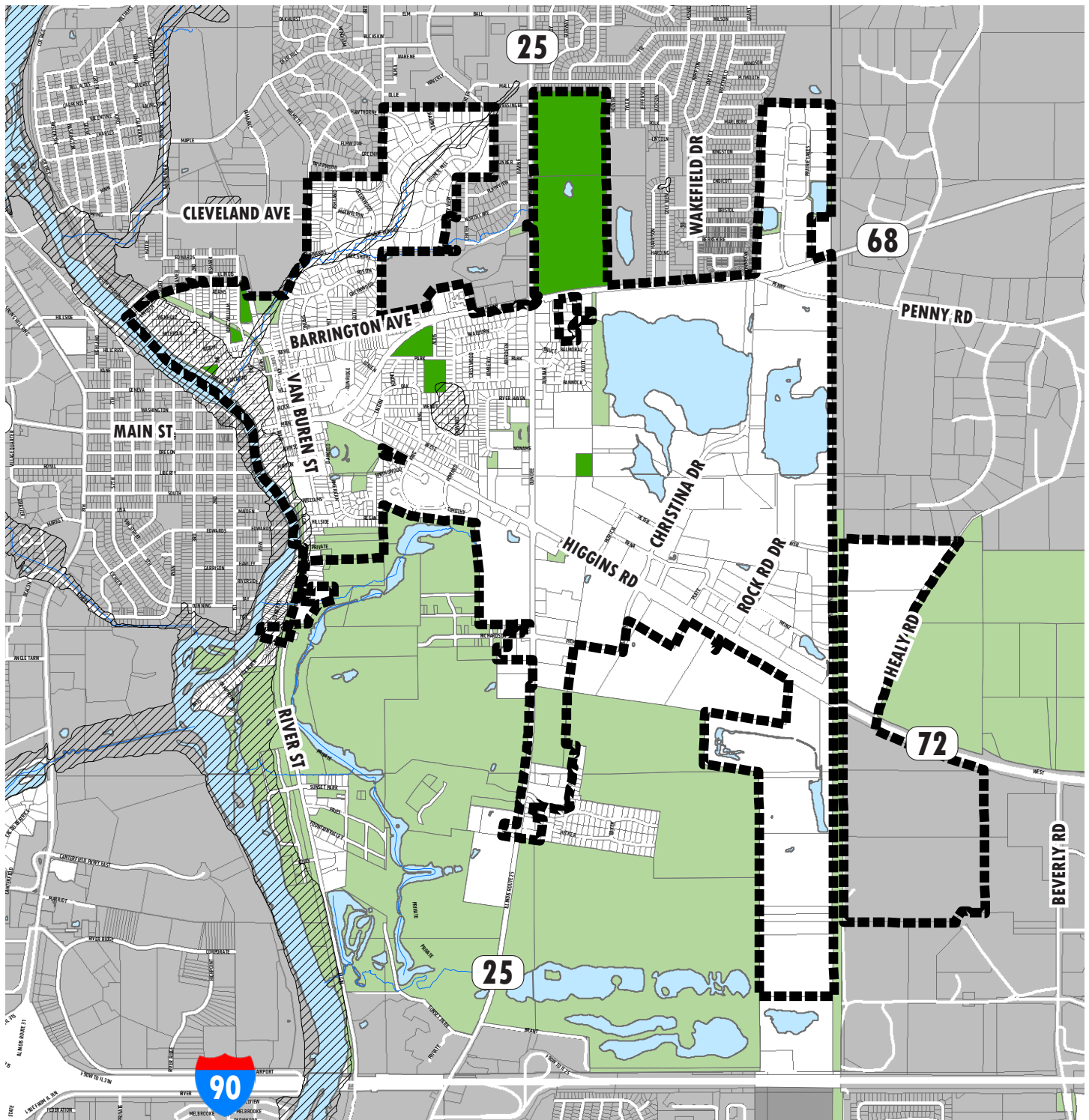
TELECOMMUNICATIONS

A strong telecommunications system has progressively become a critical component of a community's infrastructure. This is increasingly apparent with more people working and learning from home, which requires reliable internet service to ensure residents, workers, and students can interact and access resources.

From an economic development perspective, internet service is an important infrastructure element that supports existing businesses and employers, as well as attracts new ones, to support their day-to-day activities and steadfast commerce. Stable and reliable internet service is crucial for on-site business operations that enable them to connect with clients, suppliers, customers, and third party web-based services.

According to the Illinois Department of Commerce and Economic Opportunity (DCEO), the planning area for East Dundee is presently served by strong internet service from different providers. Internet service generally comes in the form of varying broadband infrastructure, including fixed and wireline, fiber, cable, DSL, and fixed wireless.

FIGURE 4.10
NATURAL RESOURCES MAP



LEGEND

- Parks and Recreation
- Open Space
- Municipal Boundary
- Floodplain
- Water Bodies
INCLUDES RIVER, PONDS, LAKES, WETLANDS, WET DETENTION PONDS, DRY DETENTION FACILITIES, ETC.



OVERVIEW

DESIGN & DEVELOPMENT GUIDELINES

The Design and Development Guidelines in this section are adapted from the original guidelines in East Dundee's 2002 Comprehensive Plan. These guidelines are intended to guide the village, businesses, property owners, and potential builders and developers in maintaining the preferred character of East Dundee.

The purpose of the Design and Development Guidelines is not to dictate a specific development style for East Dundee, but rather establish a set of standards that should be encouraged.

Community design is one of the nine goals identified in the Policy Framework (Chapter 3), including the following objective:

Develop a set of detailed design guidelines that consider elements such as site design, gateway and wayfinding signage, streetscape, landscaping and community branding.

This objective recommends that the village prepare a detailed set of design guidelines, which should build upon the general design and development guidelines established in this section. A more detailed set of design guidelines may include renderings, graphics, more specific measurements and dimensions, and greater alignment with the village's Zoning Code and other relevant codes and ordinances.



OVERVIEW

The Design and Development Guidelines described in this section are intended as tools for communicating the design intent for future development, redevelopment, and renovation. They also serve as a tool for evaluating development or site improvement proposals presented to the village. The overall goal is to ensure quality development and site improvement that employs sound community planning and site design principles. Successful implementation of these guidelines will reinforce the unique character of East Dundee as a distinct and inviting place to live, work, shop, and gather.

Two sets of design guidelines are provided in this section:

- **General Design and Development Guidelines for Non-Residential Uses** to be applied to all types of non-residential development
- **Use-Specific Design and Development Guidelines** to supplement the General Design Guidelines by addressing issues that are unique and appropriate to specific uses

HISTORIC DISTRICT GUIDELINES

As a concurrent process with the development of the Comprehensive Plan, a new set of Historic District Guidelines was created for East Dundee's Historic District that encompasses the downtown and adjacent properties. Where applicable, sites within the Historic District shall comply first and foremost with the design and development standards established in the Historic District Guidelines and the standards in the village's Zoning and Building Codes.

GENERAL GUIDELINES FOR NON-RESIDENTIAL USES

The focus of the general design guidelines is to promote the integration of multiple uses, existing natural resources, and a variety of user needs. The general design guidelines have been organized into the following categories:

- Site Planning Principles
- Parking and Circulation
- Landscaping
- Walls, Fencing, and Screening
- Signage
- Lighting

Site Planning

- **Many of the following site planning guidelines shall comply with standards established in the Design Standards section of East Dundee's Subdivision Ordinance (Chapter 155 of the village's Code of Ordinances).**
- Structures shall be sited in a manner that will compliment adjacent buildings.
- Sites should be developed in a coordinated manner to provide order and diversity.
- Structures and on-site circulation systems should be located to

minimize conflicts between pedestrians, bicyclists, and motorist and provide cross-access to adjacent properties.

- Freestanding singular commercial and service oriented structures should be oriented with their major entry facing toward the street where access is provided, as well as having their major façade parallel to the street.
- When it is not possible to locate loading facilities at the rear of the building, loading docks and doors should not dominate the frontage and must be screened from the street. Loading facilities should be offset from driveway entries.
- Open space areas should be clustered into larger, landscaped areas rather than equally distributing them into areas of low impact such as at building peripheries, behind a structure, or in areas of little impact to the public view that are not required as a land use buffer or as a required yard setback.
- Open spaces shall incorporate pathways for pedestrians and bicyclists, including linkages to existing or planned sidewalks

and trails to form an interconnected system to enhance the walkability and bikeability of the community.

Parking and Circulation

- **Parking elements shall comply with standards established in East Dundee's Parking Regulations (Chapter 72 of the village's Code of Ordinances). Additional parking and loading standards are provided in East Dundee's Zoning Ordinance (Chapter 157 of the village's Code of Ordinances).**
- When feasible, separate pedestrian, bicycle, and vehicular circulation systems should be provided to minimize conflicts and increase safe mobility for all users.
- Pedestrian linkages between uses in commercial developments should be emphasized to create a more walkable environment.
- Common driveways which provide vehicular access to more than one site are encouraged, which will help minimize curb cuts onto the street.
- Whenever practical, shared parking should be provided for multiple tenants or users on a site or adjacent sites.
- Parking lots should be landscaped to reduce their visual impact on the streetscape, soften the hardscapes of paved areas, and reduce impervious surfaces.
- Parking areas should be separated from structures by either a raised concrete walkway or landscaped strip, preferably both.



Landscaping

- **Landscaping and screening shall comply with the standards established in East Dundee's Minimum Landscaping, Screening, and Tree Preservation Standards (Chapter 158 of the village's Code of Ordinances). Additional tree standards are provided in East Dundee's Tree Ordinance (Chapter 95 of the village's Code of Ordinances).**
- Landscaping should define entrances to buildings and parking lots, form the edges of adjacent land uses, incorporate buffering to transition between neighboring properties, and provide screening of loading zones, utility facilities, and equipment areas.
- Landscaping should be in scale with adjacent structures and be of appropriate size at maturity to accomplish its intended purpose.
- Landscaping around the entire base of buildings is recommended to soften the edge between the parking lot and the structure. This should be accented at entrances to provide focus.
- Trees should be located throughout the parking lot where feasible and not simply at the ends of parking aisles.
- Landscaping should be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks, or the use of curbs.
- Landscaping should not obstruct visibility at drive aisle intersections within parking lots.

Walls, Fencing, and Screening

- **Many of the following wall and fence guidelines shall comply with standards established in East Dundee's Building Code (Chapter 151 of the village's Code of Ordinances).**
- When allowed, exterior storage should be located to portions of the site least visible to public view. Where screening is required, a combination of elements should be used including solid masonry walls, fencing, berms, and landscaping.
- Any equipment, whether on the roof, side of building, or ground, should be screened. The method of screening should be architecturally integrated with the building design in terms of materials, color, shape, and size. Where individual equipment is provided, a continuous screen is recommended.
- Screening between adjacent but different land uses shall be provided

to buffer incompatible uses from each other. This is of particular importance for industrial or commercial uses that are adjacent to residential uses.

- If not required for a specific screening, security, or separation of incompatible land uses, walls should not be utilized within commercial areas.
- When used, walls should be designed to blend with the site's architecture. Both sides of all perimeter walls or fences should be architecturally treated. Landscaping should be used in combination with walls where possible.

Signage

- **All developments should be designed with a precise concept for adequate and unified signage in accordance with standards established in East Dundee's Sign Ordinance (Chapter 156 of the village's Code of Ordinances).**
- Provisions for sign placement, sign scale in relationship with the building, and sign readability should be considered in developing the signing concept.
- All signage should be compatible with the building and site design relative to color, material, and placement.
- Low monument signs are encouraged with landscaping incorporated at the base.

Lighting

- **All lighting shall comply with standards established in the Design Standards section of East Dundee's Subdivision Ordinance (Chapter 155 of the village's Code of Ordinances). must comply with the Village's lighting codes and regulations.**
- Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading, shipping and receiving, pathways, and work areas.
- The design of the light fixtures and their structural support should be architecturally compatible with the main buildings on-site. Illuminators should be integrated within the architectural design for the buildings.
- All lighting fixtures should be shielded to avoid spill over on to the public right-of way.
- All lighting should be shielded to confine light spread within the site boundaries and minimize light spillover or glare onto adjacent properties or the street right-of-way.



GENERAL GUIDELINES FOR SPECIFIC USES

Many of the following guidelines shall comply with standards established in the Design Standards section of East Dundee's Zoning Ordinance and Subdivision Ordinance (Chapter 157 and Chapter 155, respectively, of the village's Code of Ordinances).

General Commercial

East Dundee's current commercial opportunities are generally located in the downtown area and along major roadway corridors. Commercial activity in the downtown area tends to be more pedestrian oriented with the compact nature of the downtown core. On the other hand, the type of commercial development along major roadway corridors is typically more auto-oriented in nature.

Given the variety of intensity of commercial development in the community, it is important to strike a balance by ensuring a place for different types of development while establishing standards that make it possible for such development to contribute to, rather than diminish, the overall character of and identity of East Dundee.

The following guidelines apply to general commercial uses. Such uses are smaller in scale to those associated with large scale or "big-box" developments and are typically freestanding, single use structures.

The height and scale of new development should be compatible with that of surrounding development. The

development should transition from the height of adjacent development to the maximum height of the proposed structure, provided that heights comply with applicable zoning standards.

Scale is the relationship between the size of a new structure, and the size of adjoining permanent structures. Large scale building elements will appear imposing if they are situated in a visual environment that is predominantly smaller in scale.

- Building scale can be reduced through the proper use of window patterns, structural bays, roof overhangs, siding, awnings, moldings, fixtures, and other details.
- The scale of buildings should be carefully related to adjacent pedestrian areas and other structures.
- Large dominating structures should be broken up by creating horizontal emphasis through the use of trim, awnings, eaves, windows, architectural ornamentation, use of complementary colors, and landscape materials.
- The color palette chosen for new structures should be compatible with the colors of adjacent structures and those established in the area.
- Primary colors should be used to accent elements, such as door and window frames and architectural details.
- Hip or gable roof design of appropriate pitch and scale with no exposed utilities or HVAC units is encouraged.
- The use of quality siding or masonry construction of stone or brick on all exterior walls is encouraged.

Downtown and Historic District

As noted earlier, the downtown area and properties within the Historic District shall comply with the design and development standards established in the Historic District Guidelines.

Large-Scale Retail (General Commercial)

The following guidelines apply to new large-scale or "big box" retail establishments, which are defined as a retail establishment or any combination of retail establishments in a single building occupying more than 50,000 sq ft of floor area. These guidelines are arranged to address the following:

- Architectural Character
- Color and Materials
- Relationship to Local Context
- Pedestrian Circulation
- Parking

Architectural Character

Large-scale retail developments are typically designed as big boxes with blank, windowless façades, flat roofs, a lack of architectural detail, with undefined entries. To go beyond the prototypical design and encourage better architectural design, large-scale developments should adhere to the following guidelines:

- Uninterrupted façade lengths in excess of 100 horizontal feet are not permitted. Faces greater than 100 feet in length must incorporate recesses and projections along at least 20% of the length of the façade. Windows, awnings, and arcades must total at least 60% of the façade length abutting a public street.
- Smaller retail stores that are part of a larger principal building are required to have display windows and separate outside entrances. Such smaller stores are encouraged.
- Greater architectural interest in the principal structure is encouraged. This can be accomplished by directing the use of a repeating pattern of change in color, texture, and material modules. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.
- Variations in roof lines are required as a means to reduce the massive scale of these structures and add visual interest. Roofs should have at least two of the following features: parapets concealing flat roofs and rooftop



equipment, overhanging eaves, sloped roofs, and three or more roof slope planes.

- Each principal building is required to have a clearly defined, highly visible customer entrance with features such as awnings, canopies or porticos, arcades, wing walls, and integral planters.
- The use of divided windows with decorative window frames and thin profile mullions is encouraged. Window glazing should be non-reflective and make up 75% of small retail store fronts. Window signs should occupy no more than 10% of window openings.
- The use of decorative trim around all windows, doors, roof profile and wall corners is encouraged.

Color and Materials

Building color and materials are important elements that often dictate the aesthetic and physical quality of the development. In order to assure overall quality in any development, the following standards should be employed:

- Predominant exterior building materials should be of high quality. These include brick, wood, limestone, other native stone, and tinted/textured concrete masonry units. Smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels are prohibited as the predominant exterior building materials. EIFS (exterior insulation and finish system) should be used principally for building accents or for sign bands.
- False windows and awnings of cloth/canvas material are permitted as long as their use relates to the proposed architectural style. False windows should be consistent with and of the same quality and materials as the other windows.
- Façade colors should be of low reflectance, subtle, neutral, or earth tone colors. The use of high intensity colors, metallic colors, black, or fluorescent colors should be prohibited.
- Building trim may feature brighter colors, but neon tubing should not be allowed as an accent material.

Relationship to Local Context

In order to assure that all large-scale developments relate and interact with the surrounding community and public streets, the following requirements must be met:

- All façades of a building that are visible from adjoining properties and/or public streets should encourage community integration by featuring characteristics similar to a front façade. This policy is implemented by requiring architectural treatments as discussed above.
- All sides of a principal building that directly face an abutting public street should feature at least one customer entrance. Where a principal building directly faces more than two abutting public streets, this requirement should apply only to two sides of the building.
- Where the façade faces adjacent residential uses, an earth berm of at least 4 feet in height and planted with evergreen trees at intervals of 15 feet on center, or in clusters is required.
- Loading docks, trash collection, outdoor storage and similar facilities and functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Use of screening materials that are different from or inferior to the principal materials of the building and landscape is prohibited.
- Each retail establishment must contribute to the establishment or enhancement of the community and public spaces by providing community amenities such as a patio/seating area, water feature, clock tower, and pedestrian plaza with benches.

Pedestrian Circulation

With most large-scale retail developments, pedestrians are often overlooked until they enter the establishment. In order to minimize potential conflicts between pedestrian and automobile traffic, the following requirements apply to help make the development more attractive and safer for the pedestrian:

- Sidewalks at least 5 feet in width shall be provided along all sides of the total lot that abut a public street, and a continuous internal pedestrian walkway must be provided from the perimeter public sidewalk to the principal customer entrance. This internal walkway must feature landscaping, benches, and other such materials/features for no less than 50% of its length.
- Sidewalks must be provided along the length of any façade abutting public parking areas. Such sidewalks shall be

located at least 4 feet from the façade of the building to provide planting beds for foundation landscaping.

- Internal pedestrian walkways must provide a weather protection feature such as an awning within 30 feet of all customer entrances.
- The internal pedestrian walkways must be distinguished from driving surfaces through the use of special pavers, bricks, or scored concrete to enhance pedestrian safety and the attractiveness of the walkways.

Parking

- In order to minimize large expanses of pavement, parking areas are encouraged to be broken up into modules separated by landscaping and other features.
- In order to encourage natural drainage measures, parking lot designs and construction should incorporate the use of drainage swales, vegetated filter strips, and other natural drainage approaches - in contrast to storm sewers, lined channels, and curbs and gutters. Such measures will help to reduce runoff volumes and greatly enhance the removal of damaging pollutants from runoff water. East Dundee should strive to maintain the natural drainage system, including natural stream channels, wetlands, and floodplains.



Office and Limited Industrial

Office and limited industrial facilities can serve as significant employment centers and tax generators for local economies. Given its proximity to major expressways, East Dundee is well positioned to attract and maintain development of this nature.

The following guidelines have been created to ensure that such development only increases the attractiveness of East Dundee as a place to live and work. They apply to proposed office and limited industrial uses and are arranged to address the following main elements of sound site design:

- Site Planning
- Parking and Circulation
- Landscaping
- Architectural Design

Site Planning

- Office components of these projects should face public streets and act to screen the limited industrial activities from public view.
- A variety of building and parking setbacks should be provided in order to avoid long monotonous building façades and to create diversity.
- Structures should be located on “landscaped islands,” where the office portion of the building does not directly abut paved parking areas. If applicable, a minimum 5 to 7 foot landscape strip should be provided between parking areas and the office portion of a structure.
- Building setbacks should be provided proportionate to the scale of the structure and in consideration of existing development adjacent to it. Larger structures require more setback area for a balance of scale.
- Where proposed uses are adjacent to dissimilar or incompatible uses, appropriate buffering techniques such as setbacks, screening, and landscaping need to be provided to mitigate any negative effects of such operations.

Parking and Circulation

- The parking lots should not be the dominant visual element of the site. Large expansive paved areas located between the street and the building are to be avoided in favor of smaller multiple lots separated by landscaping and buildings.
- Site access and internal circulation

should be designed in a straight forward manner which emphasizes safety and efficiency. The circulation system should be designed to reduce conflicts between vehicular and pedestrian traffic, combine circulation and access areas where possible, provide adequate maneuvering and stacking areas, and provide access for emergency vehicle. Circulation routes and parking areas should be separated.

- Site access for trucks and other industrial equipment should be separated from the main employee and visitor entrances and located at the rear of the site where possible.
- Entrances and exits to and from parking and loading facilities should be clearly marked with appropriate directional signage where multiple access points are provided.
- Vehicles should not be required to enter the public street in order to move from one area to another on the same site.
- Parking lots adjacent to and visible from public streets should be adequately screened from view through the use of rolling earth berms, low screen walls, changes in elevation, landscaping, or combinations thereof whenever possible.
- Industrial sites should be self-contained developments capable of accommodating their own parking needs. The use of the public street for parking and staging of trucks should not be permitted.

Landscaping

Extensive landscaping is a key element to any successful office/limited industrial site and should be required for all projects. Not only does landscaping enhance the visual character of such development, it also serves to screen industrial activities from public view and adjacent uses.

- Landscaping should be used to define areas by helping to focus on entrances of buildings and parking lots, defining the edges of various land uses, providing transition between neighboring properties (buffering), and providing screening for outdoor storage, loading, and equipment areas.
- Landscaping should be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals.
- Landscaping around the entire base of buildings is recommended to soften

the edge between the parking lot and the structure. This should be accented at entrances to provide focus.

- Trees should be located throughout the parking lot and not simply at the ends of parking aisles.
- Landscaping should be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks, or the use of curbs.

Architectural Design

The design of office and industrial structures often reflect the utilitarian nature of the uses, which tends to result in unattractive and monotonous façades. There are a variety of design techniques that can be utilized to ensure the developments match the character of East Dundee.

- Avoid long, unarticulated façades. Façades with varied front setbacks are strongly encouraged. Wall planes should not run in continuous direction for more than 50 feet without an offset.
- Avoid blank front and side wall elevations on street frontages.
- Building entries should be clearly defined within the architecture of the building.
- Architectural elements used in the front of the building should be incorporated into all rear and side elevations.
- Windows and doors are key elements of any structures form, and should relate to the scale of the elevation on which they appear. Windows and doors can establish character by their rhythm and variety. Recessed openings help to provide depth and contrast in elevation planes. Use site plan to create a network of open space.
- The use of the following design elements should be avoided: highly reflective surfaces at the ground level; large blank, unarticulated wall surfaces; exposed, untreated block walls; chain link fence and barbed wire; “stuck on” mansard roofs on small portions of the roofline; materials with high maintenance such as stained wood, shingles, or metal siding.
- Wall materials should be able to withstand abuse or accidental damage from machinery and vehicles.
- For all uses, metal facing should not be use on the façades of any structures visible from the public street.

Multi-Family/Attached Residential

Multi-family and attached residential structures not only diversify the local housing stock but also serve as important transitional uses by buffering lower density residential areas from higher intensity commercial and industrial uses.

The following guidelines should be used to ensure that new multi-family and attached residential developments fit well within the village's housing strategies. These guidelines are arranged to address the following:

- Site Planning
- Landscaping
- Architectural Design Standards

Site Planning

- Integrate the site plan of the multi-family residential development with the surrounding neighborhood.
- Ensure multi-family developments provide pedestrian connections with the community.
- Avoid separating the development from the neighborhood with high fences, walls, or parking lots.
- Consider the established street, lot, and building patterns of the surrounding neighborhood, where they exist, in the new site design.
- Design the project in response to specific site conditions, including trees, wetlands, and other significant natural features.
- Provide a network of open space to accommodate a variety of activities.
- Ensure the site plan include usable open spaces that are easily accessible by residents and visually removed from parking lots.
- Plan for pedestrian circulation that conveniently links residential units with common open space, recreation, and parking.
- Ensure the open space network is well lit at night without intruding into residential units.
- Establish building setbacks in conformance with the village's zoning requirements.
- Provide setbacks in relation to the traditional residential neighborhood separation between dwelling and street.
- Maintain residential character in the height, bulk, and scale of the multi-family development. Projects adjacent to single-family homes should be sited

and designed to provide a transition to the smaller scale of the neighborhood.

- Employ techniques such as façade and roof modulation, landscaping, or setbacks to achieve a reduction in the visual mass of the buildings
- Position residential developments to the street and make primary building entrances visible from the street.
- Provide street-facing entries to the individual units whenever possible, to strengthen the residential streetscape and create a sense of neighborhood among residents.
- Locate parking lots to the side or rear of buildings to minimize their visual impact on the site.
- Locate garages and carports along non-street facing elevations.
- Provide safe pedestrian pathways from parking areas to unit entrances.
- Ensure vehicle circulation does not conflict with pedestrian circulation or with children's play areas.
- Consider incorporating several smaller lots as opposed to one larger lot into the site plan.

Landscaping

- Enhance the site's interior network of open space with landscaping.
- Focus landscaping to create attractive smaller spaces to view, move through, and use.
- Define and separate public and private open space with landscaping.
- Provide the enhancement of parking and utility areas with landscaping.

- Screen the view of parking lots within 20 feet of single-family residential uses and parking lots visible from public rights-of way, using shrubs, trees, low walls, berms, or a combination thereof.

Architectural Design Standards

- Design with building forms that reflect the residential scale and rhythm of the community's single-family neighborhoods.
- Use façade articulation to reduce the perception of bulk and to reflect the traditional rhythm of a residential streetscape.
- Use roof forms and detailing traditional to the residential character of the community.
- Choose traditional pitched roof lines such as gabled, hipped, or multi-gabled in residential areas.
- Use roof lines that reflect the surrounding architecture in commercial and transitional neighborhoods.
- Design building entrances that offer attractive, convenient, and safe access to the interior.
- Reinforce neighborhood character by ensuring entrances are highly visible from the public street providing a visual transition.
- Ensure front and rear entrances and access are sufficiently lit for secure entry.
- Use exterior color schemes that fall within a traditional range of basic colors and are respectful to the surrounding neighborhood.



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CHAPTER 5

IMPLEMENTATION

This chapter summarizes implementation strategies that are intended to guide East Dundee in taking appropriate actions to achieve the vision, goals, and objectives defined in the Policy Framework in Chapter 3. Strategies activate the Comprehensive Plan with projects and tasks that the village and its partners can pursue to implement the plan. Potential resources and funding sources are also listed with the strategies to further guide the village and its partners in plan implementation.

Village officials should consider the plan's vision, goals, objectives, and strategies when evaluating development proposals and community improvement efforts. In addition, the plan establishes a policy and land use planning context for East Dundee when coordinating with other governmental bodies and local organizations to serve local residents, businesses, and stakeholders.

The Comprehensive Plan is intended to be dynamic, rather than overly prescriptive, to enable the village and its partners to adapt the strategies as conditions evolve, funding and resources become available, and community needs and expectations change.

PLAN UPDATES

The 2025 Comprehensive Plan should be reviewed regularly, typically every five years, to ensure that it still reflects the interests and features of the community and surrounding area. Additionally, the plan can be modified at any time by the Planning, Zoning, and Historic Commission (PZHC) at a public hearing and final approval by the Village Board.

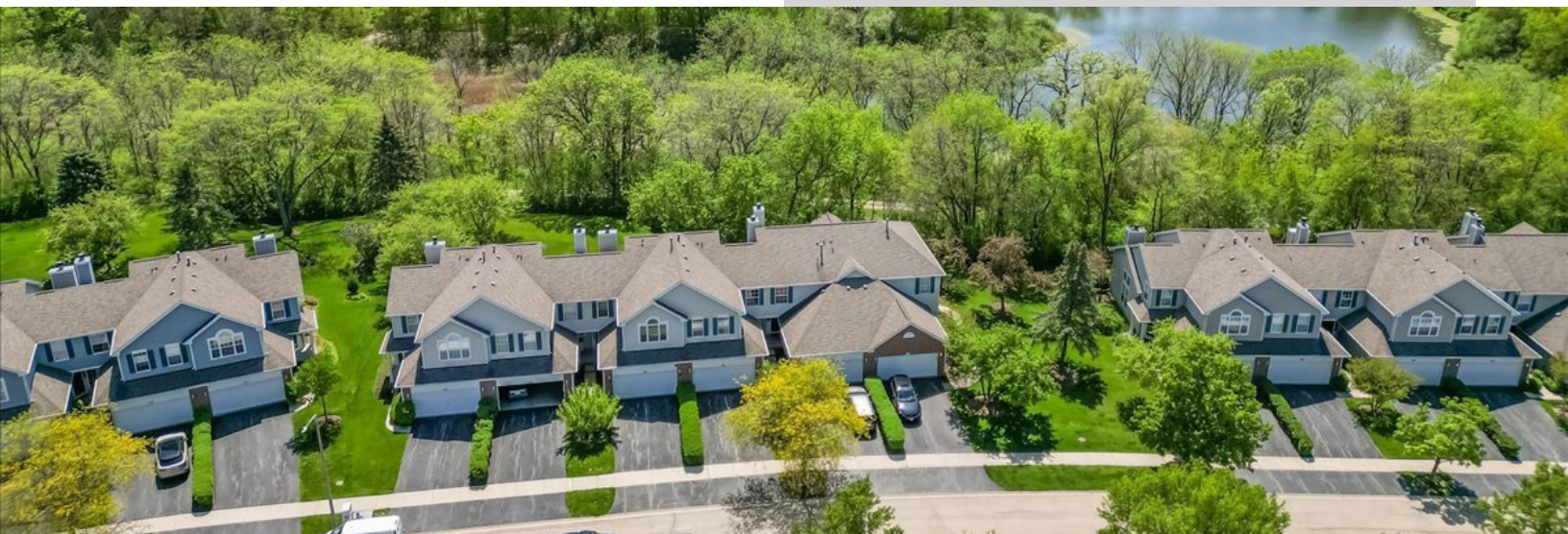
LAND USE VS ZONING

It is important to note that the Future Land Use Plan is not a zoning map. Zoning regulates specific aspects of development, such as yard dimensions and building height, in addition to the location of certain types of uses within districts. Thus, zoning is a useful tool for protecting the use of property and community character, even if the zoning map does not exactly align with the land use map.

On the other hand, the Future Land Use Plan is intended to guide where certain types of development are to be located and is not intended to restrict the use of land. A land use plan indicates, in a general manner, the location of current and future uses of land for various types of development. It is meant to be a guide for establishing more finely-tuned regulations such as zoning and to guide decision making which may involve public or private investment in property development.

The degree to which a zoning map will conform to a land use map depends on two factors: (1) how finely-tuned the land use map is in terms of dividing land uses into those which conform to districts, and (2) how often the zoning map is amended. Once the updated Comprehensive Plan is approved by village officials, one of the first follow-up tasks is typically to update the village's zoning regulations and map to ensure they align with the land use and development policies outlined in the plan.

Typically, a land use map is changed much less frequently than a zoning map because it is intended to encompass a longer time frame, embody a broad community vision, and provide a more general guide for town growth and development.



PARTNERS

East Dundee will be effective in achieving the vision and goals outlined in this plan through collaboration with key partners to implement the strategies identified in this chapter.

Village Board: The Village Board sets policy for the community. Their approval is necessary to establish ordinances, allocate funds, enter contracts, and take other actions that support development and community improvement. Board members should be familiar with the plan and consider whether proposed actions will move the village towards achieving its vision and goals.

Boards & Commissions: The Planning, Zoning, and Historic Commission (PZHC) makes recommendations regarding community growth and development. They should be familiar with the plan and refer to it regularly in their deliberations. In addition, the PZHC should educate developers and others who come before them on the relevance of the Comprehensive Plan and encourage applicants to create proposals that align with the plan's vision and goals.

Residents: Support and involvement of residents are important to plan implementation. The village should keep residents well informed on planning related issues and encourage their participation in discussions, workshops, and other opportunities to shape East Dundee's future. Residents can also take part in the implementation of specific plan elements by serving on committees, sharing information, and sharing their time, skills, or expertise.

Business Community: Local businesses can support plan implementation by communicating their needs and future plans to village officials. Business success is critical to East Dundee's overall success, and communication between the private and public sectors is an important step in developing a business-friendly environment. Local financial institutions can support the plan by financing projects that align with it. Corporations can support the plan through their own site development and growth plans, as well as supporting the village's projects. Real estate professionals and developers should be mindful of the kinds of projects that align with the Comprehensive Plan.

Other Key Partners: Kane County; Cook County; Park Districts; Forest Preserve Districts; School Districts; CMAP; Illinois Department of Transportation (IDOT)

VILLAGE ACTIONS

While many of the strategies will require collaboration with multiple partners as listed on the sidebar on the left, the village will lead many of the strategies, including internal actions that align with the day-to-day actions of village staff and officials. These actions may include the following:

- Preparing capital improvement plans (CIPs) with Public Works and other departments that consider projects and initiatives that align the strategies detailed in this chapter with the municipal budget.
- Updating the Zoning Code and other municipal codes and ordinances to support the Comprehensive Plan, particularly land use and development recommendations.
- Creating or commissioning more detailed plans, studies, designs, and engineering documents as recommended in the implementation strategies.
- Working directly with local partners to implement relevant strategies.
- Assisting with any site improvement or land acquisition efforts for community facilities, public safety facilities, other public space enhancements, and potential development projects.
- Securing funding sources to support any strategies.
- Working with local businesses and industries on development opportunities.

- Creating and leveraging incentive programs to catalyze investment and development.

FUNDING

Where applicable, the implementation plan matrices in this chapter identifies potential funding sources that will help advance the related strategies. Funding sources range from local, county, state, and federal.

ANNEXATION

While East Dundee is mostly landlocked in a fairly built-up region, there are opportunities for annexation. Each property considered for annexation shall have an annexation study completed to identify and evaluate the associated costs to the village and landowner(s) within the proposed annexation area. In addition, each annexation should consider the following aspects:

- The village's ability to provide municipal services and utilities, including water and sewer access, police and fire protection, and other municipal services.
- Any potential impact of the annexed property on adjacent land, the character of the immediate neighborhood or area, and overall character of East Dundee.
- The fiscal impact on the village, School District, Park District, police and fire, library, and other entities that would be impacted by growth and development.



IMPLEMENTATION PLAN

Land Use & Development

GOAL: Provide a well-planned village offering living, working, and community support opportunities while retaining the historic and traditional character and natural setting of the Fox River Valley.



OBJECTIVES & STRATEGIES:

#	OBJECTIVE	STRATEGIES	RESOURCES
1.1	Retain the small-town feel of the community. PRIORITY: HIGH	<ul style="list-style-type: none"> Review impacts of proposed developments on population growth, school enrollment, scale of development, etc. Attend the Illinois Main Street Conference to learn best practices in small towns. 	<ul style="list-style-type: none"> Main Street America Illinois Main Street Small Town and Rural Design Guide FHWA Small Town and Rural Multimodal Networks Guide
1.2	Strive for a balance of uses in the village, considering the needs of employers, employees, residents and visitors. PRIORITY: MEDIUM <i>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: LT8</i>	<ul style="list-style-type: none"> Guide community growth in accordance with the Comprehensive Plan. Make the Comprehensive Plan easily accessible on the village's website. Educate the Planning, Zoning, and Historic Commission and Village Board on how to consult the Comprehensive Plan as part of their regular order of business. 	<ul style="list-style-type: none"> APA Illinois Commissioner Training
1.3	Invest in downtown to keep it a strong central focus for the community. PRIORITY: MEDIUM <i>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: LT6, LT11</i>	<ul style="list-style-type: none"> Locate community facilities downtown, where possible, to strengthen it as a central activity center. Establish an identity and improved connection to East Dundee's downtown, particularly through the guidance of the Gateway and Wayfinding Signage Plan and Historic District Guidelines. Pursue historic preservation programs to assist building owners. Establish and publicize an information source for building improvement programs. Encourage residential development in and near downtown. Evaluate the potential to develop a downtown plan. 	<ul style="list-style-type: none"> Main Street America Illinois Main Street International Downtown Association Federal Historic Preservation Tax Credit Historic Residence Assessment Freeze Law Illinois Historic Preservation Tax Credit T-Mobile Hometown Grants Example: Successful Models for Downtown Second Story Housing in Small Towns East Dundee Gateway and Wayfinding Signage Plan East Dundee Historic District Guidelines
1.4	Ensure that East Dundee's Zoning Code aligns with the Comprehensive Plan. PRIORITY: MEDIUM	<ul style="list-style-type: none"> Review and amend the Zoning Code to ensure zoning standards are consistent with the land use recommendations defined in the Comprehensive Plan. Review and update the Zoning Map to ensure it is consistent with the Future Land Use Plan. Make the Comprehensive Plan easily accessible to village officials, village staff, developers, real estate professionals, and the public. Educate the Planning, Zoning, and Historic Commission and Village Board on how to consult the Comprehensive Plan as part of their regular order of business. 	<ul style="list-style-type: none"> APA Illinois Commissioner Training APA Resources on Zoning Reform and Code Writing APA Effect of Zoning Systems on Plan Implementation APA Updating the Zoning Code After the Comprehensive Plan APA Equity in Zoning Policy
1.5	Prepare for development that advances East Dundee's long-term role in the region. PRIORITY: LOW <i>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: LT8</i>	<ul style="list-style-type: none"> Prioritize parcels that may be considered for future annexation, particularly focusing on sites in and near the village boundaries. Investigate costs and benefits, including impacts on utilities and municipal services, for each parcel (or set of parcels) being considered for annexation. Collaborate with adjacent municipalities to update boundary agreements. 	<ul style="list-style-type: none"> Illinois Municipal Annexation Principles and Methods APA Annexation PAS Report APA Annexation Studies Planning for Annexation Guide (Municipal Research and Services Center of Washington) Guide to Understanding the Impact of Annexation on Property Taxes in Illinois



IMPLEMENTATION PLAN

2 Housing

GOAL: Ensure an adequate supply of quality housing within safe neighborhoods to accommodate all residents of East Dundee.



OBJECTIVES & STRATEGIES:

#	OBJECTIVE	STRATEGIES	RESOURCES
2.1	<p>Encourage housing that meet the needs and wages of the local workforce.</p> <p>PRIORITY: HIGH</p>	<ul style="list-style-type: none"> • Ensure a range of residential uses are identified as permitted or special uses when updating the Zoning Code. • Monitor local wage rates. • Communicate regularly with area employers to stay informed on local workforce needs and wages. • Consult realtors on the needs and budgets of prospective buyers or renters. 	<ul style="list-style-type: none"> • Illinois Housing Development Authority (IHDA) • AARP Housing Resources • U.S. HUD YIMBY Grants • APA Workforce Challenges on Local Housing Supply • Brookings Workforce Housing and Middle-Income Housing Subsidies • Importance of Workforce Housing • Affordable Housing Toolkit: Increasing the Supply of New Affordable Housing Toolkit (HUD Exchange)
2.2	<p>Support strong neighborhoods with a sense of community.</p> <p>PRIORITY: HIGH</p> <p><i>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: LT4, ST5</i></p>	<ul style="list-style-type: none"> • Support retention of housing stock through home maintenance programs. • Educate homeowners on repair assistance. • Create an information and referral site for home repairs. • Consider establishing a tool lending library. • Identify potential housing sites that may benefit from targeted maintenance and/or renovation efforts. • Evaluate underutilized buildings for mixed use potential that may include residential components. • Allow economical materials to make single family construction more affordable, where possible and consistent with the Zoning Code and Building Code. • Consider community spaces (e.g., parks, playgrounds, community greens, etc.) when reviewing proposed housing. • Promote placemaking in existing and new residential neighborhoods by applying community design guidelines (see Objective 7.3). 	<ul style="list-style-type: none"> • Illinois Housing Development Authority (IHDA) • IHDA Home Revitalization and Repair Programs • IHDA Home Repair and Community Revitalization Programs • Chicago Tool Lending Library • Lake County Tool Library • AARP Housing Resources • Increasing the Supply of Affordable Single Family Housing • Building Neighborhood Communities • APA Converting Vacant Retail to Housing • APA Age Friendly Communities • Example: Placemaking Approaches for Suburban Streets
2.3	<p>Plan for housing that accommodates all ages, incomes and abilities.</p> <p>PRIORITY: MEDIUM</p> <p><i>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: ST1</i></p>	<ul style="list-style-type: none"> • Promote options for older adults at all levels of ability from independent to nursing care. • Ensure a range of housing options (see residential typologies on pages 20-23) are permitted or special use in the Zoning Code. • Encourage affordable housing options, particularly for young families, older adults, and the workforce (see Objective 2.1). • Maintain communication with local realtors to understand the needs of homebuyers and renters. • Encourage recycling of the village's existing housing stock from older residents seeking to downsize to younger residents seeking their first homes or upsizing to larger homes. 	<ul style="list-style-type: none"> • AARP Housing Resources • AARP ABCs of ADUs • AARP Missing Middle Housing • APA Equity in Zoning Policy • Alternative Senior Retirement Communities (NYT) • Main Street America: At Home on Main Street, A Housing Guidebook for Local Leaders • U.S. HUD YIMBY Grants • IHDA Home Revitalization and Repair Programs • Habitat for Humanity Northern Fox Valley
2.4	<p>Evaluate proposed housing from multiple perspectives including local businesses, the schools and other providers of community services dependent on a sustained or growing local population base.</p> <p>PRIORITY: LOW</p> <p><i>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: ST1</i></p>	<ul style="list-style-type: none"> • Solicit input from stakeholders when evaluating proposed housing. • Include input from local school, park, and fire districts, public works, and other service providers during the review process for new proposed housing. 	<ul style="list-style-type: none"> • APA Webinar: We're All in This Together: Local Government and School District Collaboration • APA Development Review Resources



IMPLEMENTATION PLAN

Economic Development

OBJECTIVES & STRATEGIES:

GOAL: Provide for an adequate and attractive commercial base to serve the needs of residents and visitors and ensure a strong diversified employment base that provides jobs and strengthens the economy of East Dundee.



#	OBJECTIVE	STRATEGIES	RESOURCES
3.1	<p>Encourage locally owned, unique small businesses that serve East Dundee residents and visitors and encourage entrepreneurship.</p> <p>PRIORITY: HIGH</p>	<ul style="list-style-type: none"> Develop a bootcamp program for local startups. Allow popup locations in vacant buildings. Conduct a survey or quick polls on social media or through the Depot Life e-newsletter to assess the prevalence of home-/web-based businesses and entrepreneurial pursuits among East Dundee residents. Assess the potential to create a small business incubator to provide spaces for small entrepreneurial businesses to get established and grow (see page 24 for regional examples). 	<ul style="list-style-type: none"> SBA District Office Heart on Main Street Main Street America Illinois Main Street Example: Monticello Bootcamp Example: Batavia Boardwalk Shops Example: Berwyn Shops Example: McHenry Riverwalk Shoppes Retail Incubator Example: The Rustic Fox
3.2	<p>Identify and market the main community assets that attract visitors to East Dundee.</p> <p>PRIORITY: HIGH</p> <p>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: LT11</p>	<ul style="list-style-type: none"> Adapt asset-based community development (ABCD) practices for small town planning. Identify assets based on the community and business survey findings (see Appendix). Conduct a community asset mapping exercise to build an inventory of assets that can be leveraged for grants and community improvement efforts. Evaluate ways to elevate community assets using methods like physical enhancements, profiles on the village's website and social media, historical markers, community commemorations, etc. Strengthen downtown as a focal point for the community. Coordinate marketing and tourism efforts with the Northern Kane County Chamber of Commerce (NKCCC). Coordinate with local businesses and entrepreneurs who may qualify for the Illinois Made program. 	<ul style="list-style-type: none"> DePaul University Asset-Based Community Development Institute LISC Asset Mapping Toolkit for Community Assessment: Community Asset Mapping U.S. EPA Report: How Small Towns Can Use Local Assets Northern Kane County Chamber of Commerce (NKCCC) Illinois Made
3.3	<p>Promote existing programs and policies and develop new ones that facilitate business continuation and growth.</p> <p>PRIORITY: MEDIUM</p> <p>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: LT12</p>	<ul style="list-style-type: none"> Connect with local colleges and public agencies that provide technical assistance to businesses. Solicit input from businesses on what assistance they seek. Ensure parking requirements are not overly burdensome to small businesses including surveying businesses on parking needs and monitoring usage of existing spaces. Identify opportunities for village officials to promote East Dundee at events held by ICSC, Illinois Municipal League, etc. Post information on available sites/spaces in an easily accessible location online. Include transportation assets, traffic counts, and other key site data in promotional material. 	<ul style="list-style-type: none"> SBA District Office Elgin Community College Small Business Development Center (SBDC) Case Study: Fargo, ND Parking Strategy Parking Reform Network International Council of Shopping Centers (ICSC) Illinois Municipal League (IML) IDOT Traffic Counts Example: West Chicago Now Economic Development Hub
3.4	<p>Position the village so it can adapt to changing needs of business owners, workers, customers and visitors.</p> <p>PRIORITY: MEDIUM</p> <p>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: LT4, LT9, ST5</p>	<ul style="list-style-type: none"> Coordinate with the Northern Kane County Chamber of Commerce (NKCCC) to assess business needs and gather customer feedback. Facilitate a focus group with local offices and major employers to understand how their office space, employment, and operating needs have changed and what they need to adapt. Work with property owners to support their efforts to modernize their sites, including steps like high-speed internet, higher or exposed ceilings, open workspaces for collaboration and flex spaces built to suit. Meet with property owners to discuss their future plans for their properties and potential ideas to reimagine vacant or underutilized spaces. Identify and coordinate with potential tenants or site users who could occupy these spaces. Coordinate with existing and future businesses to identify internet service needs. 	<ul style="list-style-type: none"> Northern Kane County Chamber of Commerce (NKCCC) ULI Emerging Trends in Real Estate APA Adaptive Reuse Resources KBS Breathing Life into Commercial Real Estate Through Adaptive Reuse PACE Nation Illinois Office of Broadband Illinois Broadband Lab APA Planning and Broadband



IMPLEMENTATION PLAN

Access & Mobility

GOAL: Provide safe, convenient, and pleasant access throughout residential areas, business districts, and education, civic, and leisure activity centers.



OBJECTIVES & STRATEGIES:

#	OBJECTIVE	STRATEGIES	RESOURCES
4.1	<p>Increase connectivity by creating additional and safe pathways and crossings for all ages and abilities.</p> <p>PRIORITY: HIGH</p> <p><i>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: ST9</i></p>	<ul style="list-style-type: none"> Promote Complete Streets principles that provide for safe shared mobility spaces that minimize conflicts between pedestrians, bicyclists, and motorists. Conduct a walk audit of the community to evaluate the walkability of East Dundee and identify potential solutions. Coordinate with county, township, and other jurisdictions that provide local and regional trails. Coordinate with Kane County and relevant jurisdictions to pursue the planning and construction of the two potential trail projects identified in the 2023 Kane County Bicycle and Pedestrian Plan that would pass through East Dundee (see page 30 for details): (1) Dundee Avenue Bikeway, and (2) Main-Penny Bikeway Pursue state and regional trail grants. Access CMAP accessibility planning resources, including coordination with the agency's Regional ADA Coordinators Group. 	<ul style="list-style-type: none"> Complete Streets (Smart Growth America) AARP Walk Audit Tool Kit Walkability Solutions AARP Community Challenge Grants Illinois Trails Grant Programs IDOT Safe Routes to School IDOT Illinois Transportation Enhancement Program (ITEP) Grant Americans with Disabilities Act Illinois ADA Project 2023 Kane County Bicycle and Pedestrian Plan CMAP Accessibility Planning CMAP Regional ADA Coordinators Group
4.2	<p>Improve access to public transportation options.</p> <p>PRIORITY: MEDIUM</p>	<ul style="list-style-type: none"> Participate in county-wide transportation planning efforts, including implementation of relevant transit strategies from the Kane County Transportation Plan. Utilize the RTA and Pace's guidebooks on designing for transit supportive communities. Pursue RTA grants that support municipalities to plan around transit facilities and improve access to transit. Coordinate with local employers in the community to evaluate the potential to establish transit services, such as a shuttle bus to/from nearby Metra stations or a park-and-ride facility coordinated with other municipalities. 	<ul style="list-style-type: none"> Kane County Transportation Plan RTA Access to Transit Grant RTA Community Planning Grant RTA Transit Friendly Communities Guide Pace Transit Supportive Guidelines Pace Paratransit Service
4.3	<p>Maintain and improve roads and sidewalks.</p> <p>PRIORITY: MEDIUM</p> <p><i>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: ST9</i></p>	<ul style="list-style-type: none"> Identify sidewalks that need improvement and any gaps in the sidewalk network. Utilize findings from the walk audit from Objective 4.1 to identify roads and sidewalks in need of improvements. Participate in county-wide transportation planning efforts, including implementation of relevant roadway and pedestrian access strategies from the Kane County Transportation Plan. Pursue state and regional grants for roadway and pedestrian accessibility improvements. 	<ul style="list-style-type: none"> AARP Walk Audit Tool Kit Walkability Solutions CMAP Sidewalk Gap and Mobility Study Kane County Transportation Plan Active Transportation Alliance IDOT Illinois Transportation Enhancement Program (ITEP) Grant IDOT Grants IDNR Grants
4.4	<p>Ensure adequate parking is available for all types of uses and in all areas of the village.</p> <p>PRIORITY: LOW</p>	<ul style="list-style-type: none"> Review parking standards with current use patterns in mind. Complete a parking study to determine supply and demand. Coordinate parking needs to make efficient use of parking lots, including shared parking and cross parking arrangements that can be codified in the Zoning Code. Consider including bike parking standards in the Zoning Code, particularly for proposed developments. Assess parking needs on an ongoing basis to respond with appropriate solutions, including expansion where needed. 	<ul style="list-style-type: none"> APA Parking Resources ITE Parking Generation Manual ULI Shared Parking Resource Parking Reform Network Parking Management for Small Communities CMAP Guide: Parking Strategies to Support Livable Communities Essentials of Bike Parking Guide Case Study: Fargo, ND Parking Strategy



IMPLEMENTATION PLAN

Community Facilities & Assets

GOAL: Ensure the effective provision of essential services and facilities for the health, safety and welfare of East Dundee residents and viability of commercial and industrial businesses.



OBJECTIVES & STRATEGIES:

#	OBJECTIVE	STRATEGIES	RESOURCES
5.1	<p>Increase arts and cultural opportunities for residents and visitors.</p> <p>PRIORITY: HIGH</p> <p><i>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: ST8</i></p>	<ul style="list-style-type: none"> • Create an inventory of existing public art including performance locations. • Organize community discussions on public art, including types of art to pursue, local artists to commission, participation of youth, and spots to locate art pieces. • Coordinate potential art locations with property owners, if applicable. • Coordinate with local artists to explore the potential to establish a local arts collective. • Pursue grant funding and sponsorships. 	<ul style="list-style-type: none"> • CMAP Arts and Culture Toolkit • ArtPlace • APA PAS QuickNotes: Public Art and Planning • Illinois Creative Recovery Grants • Illinois Arts Council Agency Grants • Illinois Arts and Culture Grants
5.2	<p>Increase recreation opportunities on the Fox River.</p> <p>PRIORITY: HIGH</p> <p><i>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: LT7</i></p>	<ul style="list-style-type: none"> • Coordinate with the Dundee Township Park District and Friends of the Fox River to identify potential river-based recreation opportunities to pursue. • Build upon the potential river access opportunities identified in the East Dundee Riverfront Master Plan and Bartels Park and Water Street Master Plan (see page 35 and the Appendix for details). • Improve access and pedestrian safety along the riverfront. • Plan special events along the river (small and large scale). 	<ul style="list-style-type: none"> • Dundee Township Park District • Friends of the Fox River • East Dundee Riverfront Master Plan • Bartels Park and Water Street Master Plan • APA Riverfront Planning Resources
5.3	<p>Provide parks and recreation facilities suitable for all age groups and physical abilities.</p> <p>PRIORITY: MEDIUM</p>	<ul style="list-style-type: none"> • Coordinate with the Dundee Township Park District to provide for more inclusive and accessible playground equipment and recreational facilities for all ages and abilities. • Ensure proposed residential developments provide for park or open space, including trail connections. • Take a phased approach to conduct ADA accessibility audits of all public facilities, starting with municipal buildings. • Coordinate with local contractors to evaluate the costs and tasks associated with making building ADA compliant. 	<ul style="list-style-type: none"> • Dundee Township Park District • Senior Playgrounds • Batavia Inclusive Park • CMAP Accessibility Planning • Illinois ADA Project • ADA Standards for Accessible Design • ADA Checklist for Existing Facilities • AARP Universal Design and Livability • AARP Community Challenge Grants • Illinois Department of Natural Resources Grant Programs
5.4	<p>Utilize open spaces as a means of buffering residential neighborhoods from adjacent commercial and industrial areas.</p> <p>PRIORITY: MEDIUM</p>	<ul style="list-style-type: none"> • Coordinate with ComEd to use existing utility ROW corridors for open space preservation and trailways. • Establish open space conservation easements on new developments, where appropriate and feasible. • Maintain open spaces as a greenbelt around village boundaries to buffer from development encroachment from neighboring communities. 	<ul style="list-style-type: none"> • ComEd Greenway (Bolingbrook) • Powerline Right-of-Way Corridors (Journal of Environmental Management) • Open Space Land Acquisition and Development (OSLAD) Grants
5.5	<p>Provide equitable geographic distribution of parks and recreation facilities.</p> <p>PRIORITY: LOW</p>	<ul style="list-style-type: none"> • Consult national metrics for park space. • Coordinate with local park districts to evaluate the potential to expand park and recreation facility needs. 	<ul style="list-style-type: none"> • National Park Metrics (National Recreation and Park Association) • Dundee Township Park District
5.6	<p>Design for greater connectivity between the local system of parks, open space, trails, and recreation facilities to commercial areas and employment centers.</p> <p>PRIORITY: LOW</p> <p><i>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: ST9</i></p>	<ul style="list-style-type: none"> • Implement open space and trails recommendations from the East Dundee Riverfront Master Plan and Bartels Park and Water Street Master Plan. • Ensure connectivity to parks, open space, sidewalks, and trails is evaluated during the development review process, particularly noting how such connectivity can enhance linkages to neighborhoods, commercial areas, and employment centers. 	<ul style="list-style-type: none"> • East Dundee Riverfront Master Plan • Bartels Park and Water Street Master Plan • CMAP Greenways and Trails • Commercial District Design: Trails and Parks (Main Street America) • Commercial District Design: Parklets and Pedlets (Main Street America) • APA Planning for Biophilic Cities



IMPLEMENTATION PLAN

Environmental Sustainability

GOAL: Provide a balanced and healthful relationship between the community and the environment, minimizing the adverse impacts of development on natural resources and features.



OBJECTIVES & STRATEGIES:

#	OBJECTIVE	STRATEGIES	RESOURCES
6.1	Maintain and enhance the village's tree cover of preferred species in the public right-of-way or in public areas. PRIORITY: HIGH	<ul style="list-style-type: none"> Evaluate the condition of the village's tree cover, including conducting a tree canopy assessment. Increase the presence of native plant species while removing invasive species. Continue to support Public Works' tree planting projects. Maintain East Dundee's status as a Tree City USA community. Assist residents and other property owners seeking to plant trees on their properties. Prepare an Urban Forestry Plan and Arboricultural Specifications Manual. Coordinate tree cover in parks and open spaces with the Dundee Township Park District, Kane and Cook County Forest Preserves, and others who maintain open space in and around the community. Update the landscape standards in the Zoning Code to appropriately address tree cover and protection of trees. 	<ul style="list-style-type: none"> Urban Tree Canopy Assessment Tree City USA Kane County Forest Preserve District Cook County Forest Preserve District Illinois Department of Natural Resources (IDNR) Forestry Resources Urban Forestry Resources Illinois Urban Manual Practice Standard Example: South Dublin Living with Trees Tree Management Policy Example: Tree Protection Zoning Standards, Redmond, WA
6.2	Work with providers of alternative energy sources to build up local resources in a way that is compatible with the community and enhances the local economy. PRIORITY: HIGH	<ul style="list-style-type: none"> Educate the community on alternative energy sources. Identify potential sites in East Dundee that may be most appropriate for solar and/or wind infrastructure, including small scale infrastructure that fit on rooftops or adjacent to commercial or industrial buildings. Coordinate with major employers, industrial sites, and other businesses to identify their current or future activities to integrate alternative energy infrastructure on their sites. Update the Zoning Code and Building Codes to properly account for standards regarding alternative energy infrastructure, including large sites (e.g., a wind turbine on an industrial site) and small sites (e.g., solar panels on a house). Look into EPA's Green Power Partnership. 	<ul style="list-style-type: none"> Kane County 2040 Energy Plan Cook County Clean Energy Plan APA Green Infrastructure APA Policy Guide on Energy APA Solar Energy Resources APA Wind Energy Resources APA Climate Mitigation and Adaptation CNT Energy Resources Metropolitan Mayors Caucus Environmental Initiatives ComEd Clean Energy Resources Green Zoning PACE Nation EPA Green Power Partnership Illinois EPA Green Infrastructure Grants
6.3	Manage stormwater effectively to protect the built and natural environment. PRIORITY: HIGH	<ul style="list-style-type: none"> Preserve natural habitats wherever possible. Create a municipal drought plan. Coordinate stormwater management municipal standards with relevant standards from the Kane County Stormwater Management Ordinance, Cook County Stormwater Management Ordinance, and the Watershed Management Ordinance of the Metropolitan Water Reclamation District of Greater Chicago (MWRD). Coordinate stormwater management projects with relevant strategies from the Kane County Stormwater Management Plan, Cook County Stormwater Management Plan, MWRD stormwater management projects, and Illinois EPA's Source Water Protection Plan. 	<ul style="list-style-type: none"> EPA Environmental Justice Mapping Tool APA Planning for Infrastructure Resilience APA Green Infrastructure APA Subdivision Design and Flood Hazard Areas Kane County Stormwater Management Resources Kane County Stormwater Management Ordinance Cook County Stormwater Management Ordinance Cook County Stormwater Management Plan MWRD Watershed Management Ordinance MWRD Stormwater Management Resources Illinois EPA Source Water Protection Plan



IMPLEMENTATION PLAN

Environmental Sustainability [CONTINUED]

GOAL: Provide a balanced and healthful relationship between the community and the environment, minimizing the adverse impacts of development on natural resources and features.



OBJECTIVES & STRATEGIES:

#	OBJECTIVE	STRATEGIES	RESOURCES
6.4	<p>Protect the Fox River.</p> <p>PRIORITY: HIGH</p> <p><i>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: LT7</i></p>	<ul style="list-style-type: none"> Coordinate local river protection efforts with the Friends of the Fox River. Implement the shoreline improvement and river protection strategies from the East Dundee Riverfront Master Plan. Evaluate and adapt river protection strategies from the Friends of the Fox River and similar "Friends of" river groups in Illinois. Coordinate river protection efforts with watershed planning and special projects managed by Kane County and other public or non-profit agencies. Educate and engage the public regarding preservation of the river's ecology. 	<ul style="list-style-type: none"> Friends of the Fox River East Dundee Riverfront Master Plan Kane County Watershed Planning and Special Projects Cook County Stormwater Management Ordinance The Conservation Foundation Fox River Watershed Resources CMAP Watershed Resources MPC Watershed Resources
6.5	<p>Create a Green East Dundee program that promotes recycling, energy efficient buildings, water conservation and other programs that support sustainability.</p> <p>PRIORITY: MEDIUM</p>	<ul style="list-style-type: none"> Research best practices in green community programs. Seek sponsors for a Green East Dundee program. Expand the use of green infrastructure, including green roofs, green alleys, rain gardens, bioswales, prairie restoration, etc. Support property owners and new development seeking energy efficiency, alternative energy sources, and other sustainable practices. Look into EPA's Green Power Partnership. Coordinate local strategies with the Kane County 2040 Energy Plan and Cook County Clean Energy Plan. 	<ul style="list-style-type: none"> EPA Green Power Partnership Example: Alton Climate Protection and Energy Efficiency Committee Green Zoning Kane County 2040 Energy Plan Cook County Clean Energy Plan CMAP Stormwater and Flooding Resources CNT RainReady Program CNT Urban Flooding Resources CNT Climate Resiliency Resources PACE Nation APA Green Infrastructure APA Policy Guide on Energy APA Solar Energy Resources APA Wind Energy Resources APA Climate Mitigation and Adaptation
6.6	<p>Include sustainable practices in requirements for new developments.</p> <p>PRIORITY: MEDIUM</p> <p><i>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: ST1, LT8, LT9</i></p>	<ul style="list-style-type: none"> Review the village's Building Code, Zoning Code, and other ordinances to evaluate ways to update standards regarding green infrastructure, alternative energy sources, and other sustainable practices (coordinate with Objective 6.5). Add sustainability as one of the topics to evaluate during the development review process, including elements like stormwater management, protection of environmentally sensitive features, incorporation of renewable energy infrastructure, etc. 	<ul style="list-style-type: none"> Sustainable Building Design EPA Green Building Resources U.S. Green Building Council (USGBC) LEED Certification Great Plains Institute APA Planning for Infrastructure Resilience APA Green Infrastructure APA Subdivision Design and Flood Hazard Areas
6.7	<p>Encourage the provision of electric charging stations.</p> <p>PRIORITY: LOW</p>	<ul style="list-style-type: none"> Update the Zoning Code to appropriately address standards for electric vehicle infrastructure in parking lots and in the public right-of-way. Coordinate with property owners, business owners, and developers seeking to integrate electric vehicle infrastructure on their sites. Identify opportunities to add electric vehicle infrastructure on municipal property. Seek grants and other resources that support communities with electric vehicle infrastructure. Pursue participation in the Metropolitan Mayors Caucus/ ComEd EV Ready Program (or similar program). 	<ul style="list-style-type: none"> MPC Electric Vehicle Resources ComEd Electric Vehicle Resources ComEd Make Ready and EV Rebates Metropolitan Mayors Caucus/ ComEd EV Ready Program CMAP Transportation Technology and Operations Coalition Kane County Electric Vehicle Resources Cook County Electric Vehicle Resources State of Illinois Electric Vehicle Resources Summary of Best Practices in Electric Vehicle Ordinances Charging Forward: A Toolkit for Planning and Funding Rural Electric Mobility Infrastructure (US Department of Transportation) Community Charging and Refueling Grants



IMPLEMENTATION PLAN

Community Design

GOAL: Preserve historic and natural elements in all new development.



OBJECTIVES & STRATEGIES:

#	OBJECTIVE	STRATEGIES	RESOURCES
7.1	Codify the Comprehensive Plan's community design principles into the village's zoning code and other relevant ordinances. PRIORITY: HIGH	<ul style="list-style-type: none"> Work with a zoning professional to update the Zoning Code. 	<ul style="list-style-type: none"> APA Zoning Practice: Creating Design Guidelines that Work APA PAS Report: Design Review Guiding Better Development
7.2	Continue to support historic preservation through existing and new efforts. PRIORITY: HIGH	<ul style="list-style-type: none"> Utilize the village's Historic District Guidelines as new developments, improvements, or other projects are pursued in the Historic District. Coordinate with the Dundee Township Historical Society, Kane County Genealogical Society, and Kane County Historic Preservation Commission to identify historic properties and aspects in the village, including possible ways to commemorate them or even apply for federal, state, or county historic status. Include historic properties in the community asset mapping exercise (coordinate with Objective 3.2). 	<ul style="list-style-type: none"> East Dundee Historic District Guidelines Dundee Township Historical Society Kane County Genealogical Society Kane County Historic Preservation Commission APA Historic Preservation Resources Landmarks Illinois
7.3	Develop a set of detailed design guidelines that consider elements such as site design, gateway and wayfinding signage, streetscape, landscaping and community branding. PRIORITY: MEDIUM	<ul style="list-style-type: none"> Expand on the general design guidelines established in this document to create a more detailed set of design guidelines, particularly aligning with applicable zoning, building, and other municipal codes. Require high quality design for public facilities and other structures that reflect community pride. Implement the village's Gateway and Wayfinding Signage Plan. 	<ul style="list-style-type: none"> APA Zoning Practice: Creating Design Guidelines that Work Design Guidelines provided in Comprehensive Plan East Dundee Gateway and Wayfinding Signage Plan East Dundee Historic District Guidelines
7.4	Create a natural resources inventory with strategies intended to preserve and appropriately integrate environmental elements into community design and development. PRIORITY: MEDIUM	<ul style="list-style-type: none"> Identify local expertise to lead a natural resources inventory. Coordinate a natural resources inventory with the Kane and Cook County Forest Preserve Districts, Dundee Township Park District, and other relevant public or non-profit agencies. 	<ul style="list-style-type: none"> Example: Creating a Natural Resources Inventory (New York State Department of Environmental Conservation) Example: Creating a Natural Resources Inventory (New Hampshire Association of Conservation Commissions) Kane County Forest Preserve District Cook County Forest Preserve District Illinois Department of Natural Resources (IDNR) Illinois Natural Areas Inventory University of Illinois Nature Preserves Resources



IMPLEMENTATION PLAN

Utilities & Infrastructure

GOAL: Provide adequate utilities and infrastructure in all areas served by the Village and expand service to strategic growth areas.



OBJECTIVES & STRATEGIES:

#	OBJECTIVE	STRATEGIES	RESOURCES
8.1	<p>Consider ways to increase the efficiency and cost effectiveness of providing utilities and infrastructure in currently served areas and for future development.</p> <p>PRIORITY: HIGH</p> <p><i>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: ST7</i></p>	<ul style="list-style-type: none"> Partner with other communities and districts to coordinate services and resources. Assess the impact of proposed development on existing utilities and infrastructure. 	<ul style="list-style-type: none"> Other local jurisdictions Example: Hillsborough County, FL, Utility Coordination Procedures Northeastern Illinois Local Government Shared Services Survey Report (Metropolitan Mayors Caucus)
8.2	<p>Monitor the impact of new development on existing utilities and infrastructure to properly plan for improvements or expansion.</p> <p>PRIORITY: HIGH</p>	<ul style="list-style-type: none"> Evaluate the potential need for and impacts of well and septic systems in new development that is unable to connect to municipal water and sewer infrastructure. Coordinate with internet, cellular phone, and telecommunication service providers in the region to evaluate their service areas and gaps, promote their current services, and provide community information on future upgrades. Continue to conduct and publish the village's Annual Water Quality Report. Review and adapt utilities best practices from regional agencies like CMAP and MPC. 	<ul style="list-style-type: none"> CMAP Water Resources CMAP Utilities Resources MPC Utilities Resources Village Public Works Department Village's Annual Water Quality Reports
8.3	<p>Enhance high speed internet infrastructure as an economic development incentive to attract new commercial and industrial businesses.</p> <p>PRIORITY: HIGH</p>	<ul style="list-style-type: none"> Craft and administer a brief telecommunications survey to understand the broadband needs of local and prospective businesses. Include information on current and future telecommunications infrastructure in materials to attract new businesses to East Dundee. 	<ul style="list-style-type: none"> Illinois Office of Broadband Illinois Broadband Lab APA Planning and Broadband



IMPLEMENTATION PLAN

9 Communications

GOAL: Provide varied and easy ways to obtain input from residents, businesses, and visitors and share Village news, opportunities, and decisions.



OBJECTIVES & STRATEGIES:

#	OBJECTIVE	STRATEGIES	RESOURCES
9.1	<p>Improve effectiveness of communication by using multiple channels.</p> <p>PRIORITY: HIGH</p> <p><i>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: ST3</i></p>	<ul style="list-style-type: none"> Continue social media efforts to expand the reach of communication and engage the community in an interactive way. Improve communications through options such as village website features and electronic signs. 	<ul style="list-style-type: none"> Village website and social media Depot Life e-newsletter
9.2	<p>Encourage communication between businesses and the community.</p> <p>PRIORITY: HIGH</p>	<ul style="list-style-type: none"> Work with the Northern Kane County Chamber of Commerce (NKCCC). Incorporate business communication into village newsletters and online news. Look into sharing a village booth with other organizations or businesses at community events where information is available and volunteers can answer questions and note comments. 	<ul style="list-style-type: none"> Northern Kane County Chamber of Commerce (NKCCC) Example: Genoa Home and Business Expo Example: West Chicago Now Economic Development Hub Example: Carol Stream Economic Development Hub
9.3	<p>Provide communication options that meet the preferences of residents and businesses.</p> <p>PRIORITY: MEDIUM</p> <p><i>ALIGNS WITH THE FOLLOWING OBJECTIVE(S) FROM THE 2025 STRATEGIC PLAN: ST3</i></p>	<ul style="list-style-type: none"> Adopt communication preferences identified in the community survey. Continue to regularly update village social media accounts, including for events and promotional campaigns. Assign a village communications manager. Coordinate with high school to have students assist with newsletter, social media, etc. Continue to publish the Depot Life e-newsletter. Hold periodic Coffee with Village Officials events to provide informal forums for community interaction. 	<ul style="list-style-type: none"> Community survey results (see Appendix) Village website and social media Depot Life e-newsletter Hinckley Hub
9.4	<p>Strive for membership of village boards, commissions and committees that is representative of the community.</p> <p>PRIORITY: MEDIUM</p>	<ul style="list-style-type: none"> Encourage underrepresented groups to apply and serve. Provide information on village website and social media on how to get involved. Build inclusivity and awareness of the community's different cultural identities into village news and promotional material. Invite participation in advisory boards as a first step towards greater roles. Develop a youth leadership program. 	<ul style="list-style-type: none"> APA Illinois Commissioner Training Local Government Citizen Advisory Boards Example: Aurora Youth Council Example: Union City Youth Leadership Council APA PAS Report: Youth Participation in Community Planning APA PAS Report: Planning with Diverse Communities APA PAS Report: A Guide to Community Planning Academies



APPENDIX

A: Community Survey Results	A2
B: Business Survey Results	A10
C: Future Land Use Plan Scenarios	A18
Scenario A	
Scenario B	
Scenario C	
D: Riverfront Master Plan Concepts	A21
Water Street, North Segment	
Bartels Park	
Water Street, South Segment	
Haeger Property	
E: Sales Tax SIC Code Categories	A25



APPENDIX A: COMMUNITY SURVEY RESULTS



What do Residents Think?

Village of East Dundee
Community Survey

Survey Methodology

Data Collection

- An invitation email with a survey link was sent to residents. Up to 6 reminder emails were sent to non-respondents.
 - Survey opened on April 1st, 2024
 - Survey closed on April 24th, 2024
- 272 completed surveys were received
 - 61% long term residents, 39% more recent
 - 90% homeowners
 - Good mix of ages with largest group age 45-64
 - 60% have incomes of at least \$100,000



APPENDIX A: COMMUNITY SURVEY RESULTS



Reasons for Living in East Dundee

Why do you live in East Dundee?

- **Most common themes:**
 - Location, convenience, close to work or amenities (15.5%)
 - East Dundee has a small town feel or is a good size (13.7%)
 - Grew up in the area or have lived here a long time (10.8%)
 - Like the Village or the area (10.4%)
 - Like my neighborhood or my home (10.0%)
 - East Dundee is/was affordable, lower cost of living, lower housing cost

APPENDIX A: COMMUNITY SURVEY RESULTS

Best Things About Living in East Dundee

Best Things About Living in East Dundee* <i>5 Most Common Themes</i>	Percent
River, natural areas, parks, and recreation	14.0%
Sense of community, people, neighbors	11.0%
Location, convenience	10.9%
Shopping, restaurants, bars, and other businesses	9.3%
Activities, events, and entertainment	8.3%

* Respondents could name up to 3

Suggestions for Improvements

Suggestions for Improvement to East Dundee <i>5 Most Common Themes</i>	Percent
Community beautification, code enforcement, property upkeep, and use/maintenance of vacant buildings	12.7%
Maintenance of streets, sidewalks, curbs, and lighting	12.3%
Attract and maintain diverse businesses and shopping, including grocery stores	10.1%
Develop or update, maintain, and protect riverfront area	7.3%
Parking	6.7%

* Respondents could name up to 3



APPENDIX A: COMMUNITY SURVEY RESULTS



Rating Current Amount of Development in East Dundee

	Too little	About right	Too much
Retail shops/Grocery	79.7%	19.3%	1.1%
Lodging	49.6%	48.1%	2.3%
Healthcare	40.9%	57.6%	1.5%
Entertainment/cultural activities	28.2%	69.2%	2.6%
Senior housing	26.6%	67.4%	6.0%
Personal services	25.7%	65.4%	8.9%
Single family residential	18.1%	80.8%	1.1%
Rental apartments	17.0%	52.5%	30.6%
Condominiums	15.2%	61.6%	23.2%
Duplexes and townhouses	15.0%	65.2%	19.9%
Office	14.1%	81.0%	4.9%
Workforce housing	13.4%	74.5%	12.1%
Restaurants and bars	11.2%	69.9%	19.0%
Industrial	10.2%	72.7%	17.0%

- The **majority** (79.6%) of residents indicate that there is **too little retail development**, including grocery stores
- Other most selected, **too little** development:
 - Lodging (49.6%)
 - Healthcare (40.9%)

APPENDIX A: COMMUNITY SURVEY RESULTS

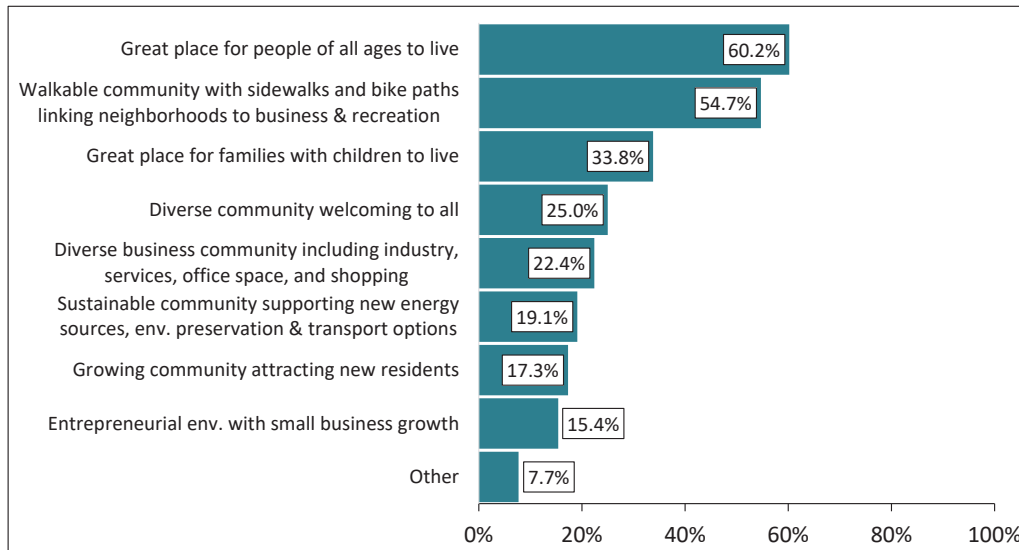


Locations in East Dundee in Need of Improvement

- 68.2% of respondents indicated that a specific location in East Dundee **needs improvement**
- The most common areas of concern are:
 - The **intersection of Rte. 25 and Rte. 72** (27.1%)
 - The **former Haeger Pottery** area (16.9%)

APPENDIX A: COMMUNITY SURVEY RESULTS

Vision for East Dundee in 5 Years*



* Respondents could select up to 3 options

Planning for Sustainability

Residents were most likely to say these were **very or somewhat important** to plan for:

- Preservation of natural areas (96.6%)
- Stormwater management (95.7%), and
- Getting places on foot or bicycle (95.1%).

Residents were most likely to say these were **not very or not at all important** to plan for:

- Electric vehicle charging stations (51.2%), and
- Renewable resources such as wind or solar power (32.4%)



APPENDIX A: COMMUNITY SURVEY RESULTS



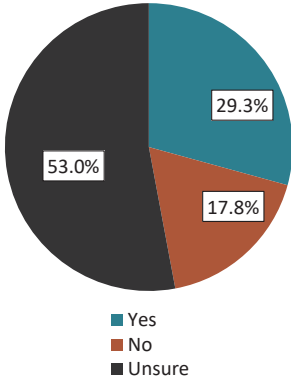
Community Opinions on the Historic District

Nearly all (93.0%) respondents say it is very (69.6%) or somewhat (23.4%) **important** to maintain the downtown historic district

About 3 of 10 (29.3%) **agree** that the village should **develop design guidelines** for buildings in the historic district

- Over half (53.0%) are **unsure** if the Village should such guidelines

Should the Village develop new design guidelines for the buildings in the historic district?



APPENDIX A: COMMUNITY SURVEY RESULTS

Suggestions for Improvements to Historic District

Suggestions for Improvement to Historic District <i>5 Most Common Themes</i>	Percent
Additional or improved parking	13.6%
Add, retain, or support shops, restaurants, and other businesses	9.4%
Improve appearance of buildings or properties; code enforcement	8.2%
Maintain historic character of area and buildings	7.5%
Keep consistency in appearance of area, develop criteria or rules for this area	5.3%

Conclusions

- Respondents cite East Dundee’s local natural and recreation areas, convenient location, shopping and entertainment activities as positive aspects of living in the Village.
- Respondents think it is important for the Village of East Dundee to focus on community beautification; code enforcement; property upkeep, and use/maintenance of vacant buildings; and repairs to/maintenance of streets, sidewalks, curbs, and lighting.
- Respondents would like the Village of East Dundee to be a great place for people of all ages to live.
- Respondents think retail (including grocery) should be added.
- Residents believe it is important for the Village to plan for:
 - Preservation of natural areas
 - Stormwater management and
 - Getting places on foot or bicycle.



APPENDIX B: BUSINESS SURVEY RESULTS



Survey Methodology

Data Collection

- The Village of East Dundee's provided a list of businesses to CGS
- An invitation email with the survey link and four email reminders were sent.
- The survey ran from April 1-23, 2024
- A total of 44 completed surveys were received
 - 45% of businesses located in the historic district
 - Mix of business types
 - Mostly smaller businesses with 20 or fewer employees



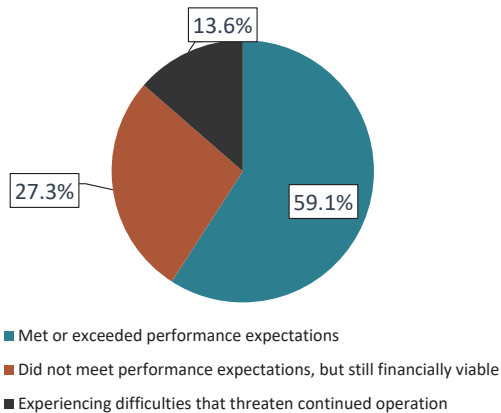
APPENDIX B: BUSINESS SURVEY RESULTS



Business Performance

Past Performance

Describe the past two years of activity for this business



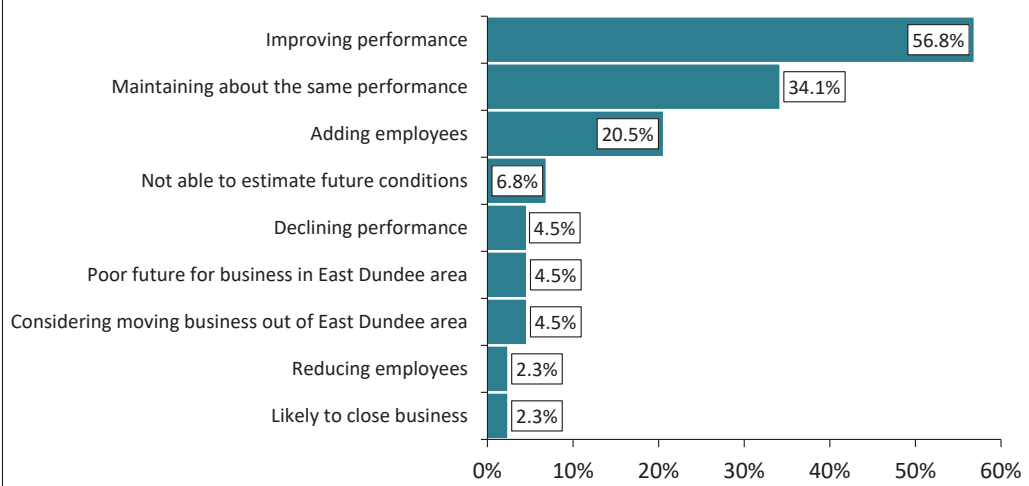
- A majority of businesses met/exceeded performance expectations (59.1%) in the past two years
- 13.6% (6 businesses) reported experiencing difficulties which threatened continued operation

APPENDIX B: BUSINESS SURVEY RESULTS

Business Performance

Future Expectations

What are the expectations for this business during the next two years?



Future Plans

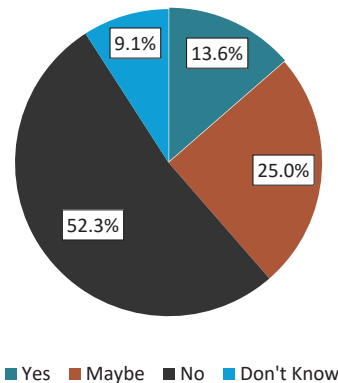


APPENDIX B: BUSINESS SURVEY RESULTS

Future Plans

Plans for Expansion

Are there expansion plans for this business in the East Dundee area in the next 2-3 years?



- 47.7% of businesses said there were or might be barriers that would limit expansion
- Barriers included:
 - Cost/funding/taxes
 - Lack of availability of and variety of land or building/office space
 - Infrastructure, easement, or parking needs

Future Plans

Future Challenges

What factors might significantly challenge this business in the next 5 years?

- 93.2% of businesses selected at least 1 of the 12 types of challenges

Most common future challenges:

- Changes in the industry (58.8% of businesses which selected at least 1 challenge)
- Increase in cost of doing business exceeds growth in revenue (58.5%) Competition from businesses located outside of the immediate area (56.1%)
- Competition from new similar businesses in the area (43.9%)



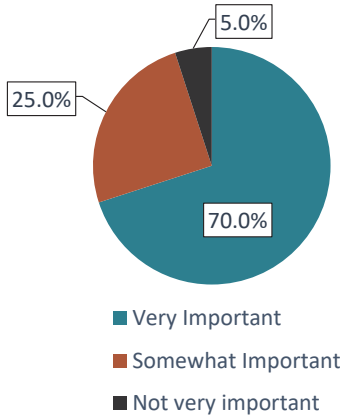
APPENDIX B: BUSINESS SURVEY RESULTS



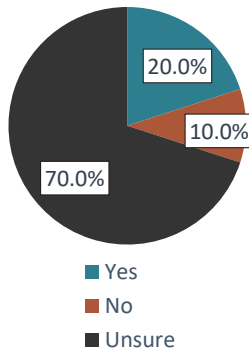
Historic District

Historic District Design Guidelines

How important is it to maintain and improve the Downtown Historic District?



Should the Village develop new design guidelines for the buildings in the historic district?



APPENDIX B: BUSINESS SURVEY RESULTS

Historic District

Suggestions for Improvement

What are the 3 most important improvements for the historic district?

- 29.5% (13 businesses) of businesses provided a response

Suggestions included:

- Additional Parking (10 responses)
- Village and/or empty lot beautification & lighting (6 responses)
- Take care of gravel lots (5 responses)
- Otto Lot (3 Responses)
- Maintain Historic Authenticity/Plaques (2 responses)



APPENDIX B: BUSINESS SURVEY RESULTS

Business in East Dundee Strengths as a Business Location

Businesses were asked to name up to 3 of East Dundee’s strengths as a business location

Most Common Response Themes	Number of Mentions	% of Valid Responses
Strategic/Accessible location	21	36.8%
Supportive, welcoming business community/customers	8	14.0%
Downtown area/events	6	10.5%
Fox River	4	7.0%
Village easy to work with	3	5.3%
Other businesses, collaboration/support between businesses	2	3.5%
History	2	3.5%
Small town feel	2	3.5%

Business in East Dundee Weaknesses/Challenges as a Business Location

Businesses were asked to name up to 3 of East Dundee’s weaknesses or challenges as a business location

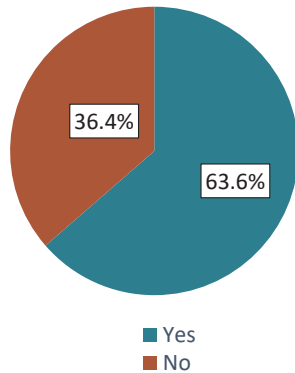
Most Common Response Themes	Number of Mentions	% of Valid Responses
Issues with Village/Board/zoning procedures	4	8.0%
Parking	3	6.0%
Event-related Issues	3	6.0%
Traffic-related	3	6.0%
Few other businesses	2	4.0%
Limited availability of buildings/land for expansion	2	4.0%
High Taxes/lack of affordability	2	4.0%
Road / infrastructure	2	4.0%



APPENDIX B: BUSINESS SURVEY RESULTS

Business in East Dundee *Locations in Need of Improvement*

Is there a location/area within East Dundee that you think needs attention?



Most Common Response Themes	Number of Mentions	Percent of Valid Responses
Empty/former business buildings/sites	14	51.9%
Street repairs or traffic improvements	8	29.6%
Downtown area and/or buildings in downtown	2	7.4%
Parking	2	7.4%

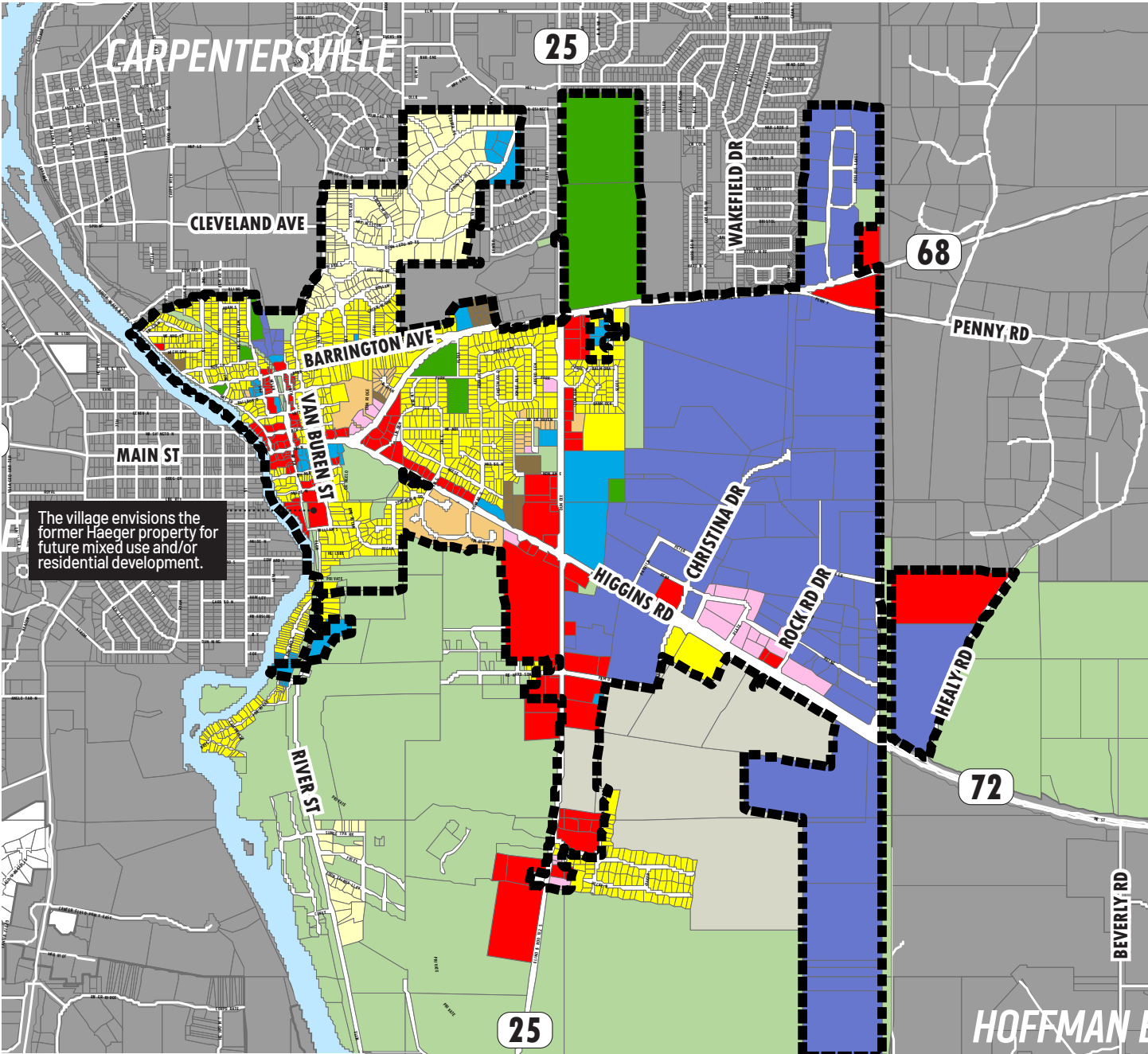
Conclusions

- Businesses frequently cited *East Dundee’s strategic location* as a strength or reason for locating there
- Business respondents frequently mentioned ‘**parking**’ as an area weakness and suggestion for improvement
- While 45.5% of Business Respondents reported the location of their business is within the Historic District, 70.0% of all business respondents indicated that it is *important to make improvements to the area, such as adding parking*
- *Too many empty/former business buildings/sites, and not enough parking facilities* were cited as barriers to expansion in East Dundee
- Additionally, funding assistance programs (facade grants, lease incentives, etc.) received the greatest proportion (12.5%) of ‘poor’ or ‘very poor’ responses from businesses about the Village’s relationship with the community
- Regarding support from the Village, businesses are most interested in
 - investment in marketing local business to external areas
 - developing a Chamber or business network



APPENDIX C: FUTURE LAND USE PLAN SCENARIOS [SCENARIO A]

NOTE: This scenario map was presented for review purposes only. Please refer to the preferred Future Land Use Plan Map on page 17.



The village envisions the former Haeger property for future mixed use and/or residential development.

LEGEND

- Estate Residential
- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Commercial
- Office
- Industrial
- Public/Institutional
- Parks and Recreation
- Open Space
- Agricultural
- Vacant
- Municipal Boundary

3,157
East Dundee's 2022 population, per the U.S. Census ACS 5-Year Estimates

204
New residents added to village's population by building out new residential shown on Future Land Use Plan

3,361
Ultimate population if new residential growth is added to East Dundee's 2022 population

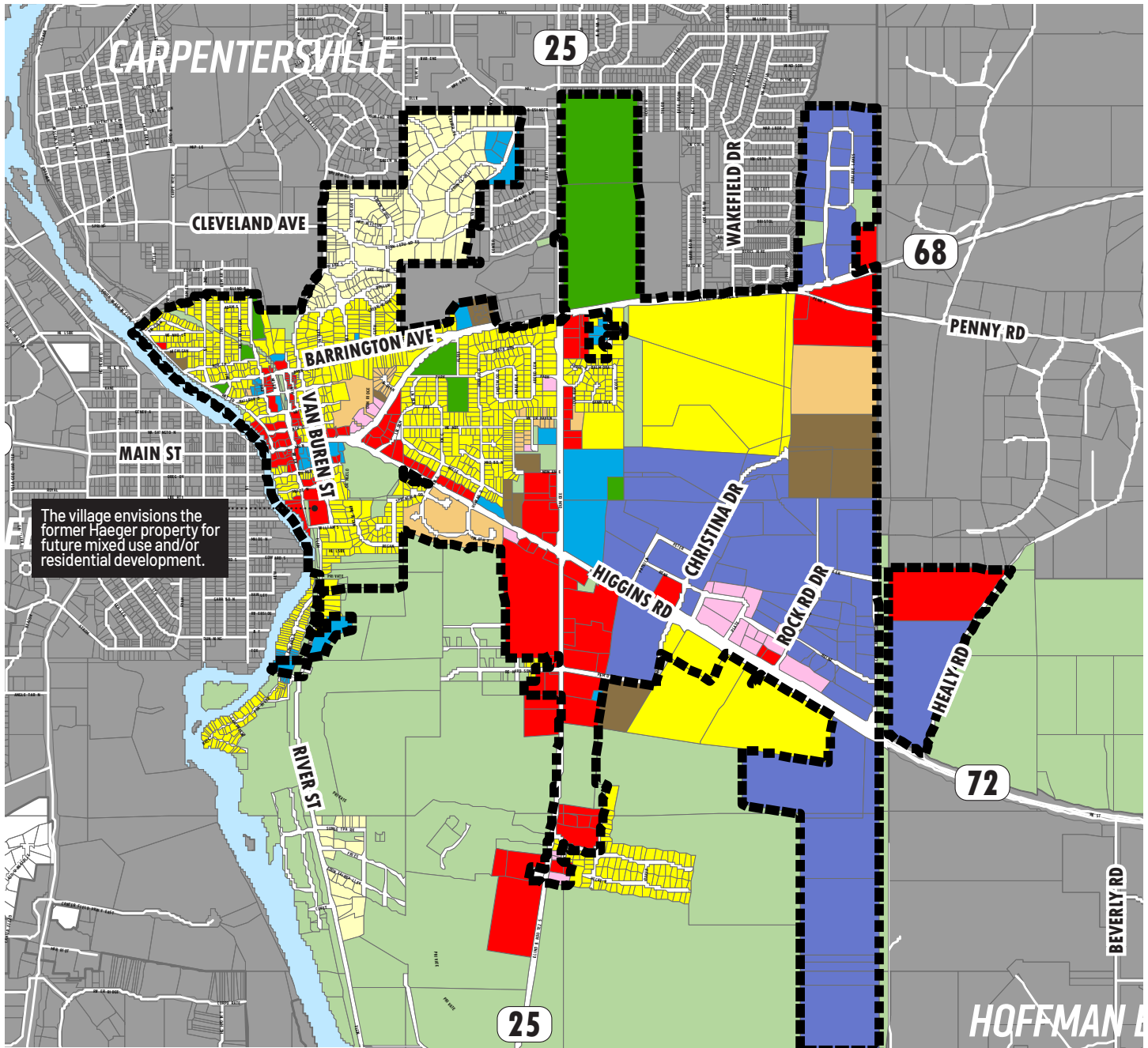
6.5%
Population growth as a percentage of East Dundee's 2022 population

NOTE: Only part of East Dundee's 1/2-mile planning area boundary is shown on the map since a majority of the outer portion is comprised of forest preserves, land held by the McGraw Wildlife Foundation, and neighboring municipalities. East Dundee cannot plan for future land use development in these areas since they are located within other jurisdictions.



APPENDIX C: FUTURE LAND USE PLAN SCENARIOS [SCENARIO B]

NOTE: This scenario map was presented for review purposes only. Please refer to the preferred Future Land Use Plan Map on page 17.



The village envisions the former Haeger property for future mixed use and/or residential development.

LEGEND

- Estate Residential
- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Commercial
- Office
- Industrial
- Public/Institutional
- Parks and Recreation
- Open Space
- Agricultural
- Vacant
- Municipal Boundary

3,157
East Dundee's 2022 population, per the U.S. Census ACS 5-Year Estimates

3,413
New residents added to village's population by building out new residential shown on Future Land Use Plan

6,570
Ultimate population if new residential growth is added to East Dundee's 2022 population

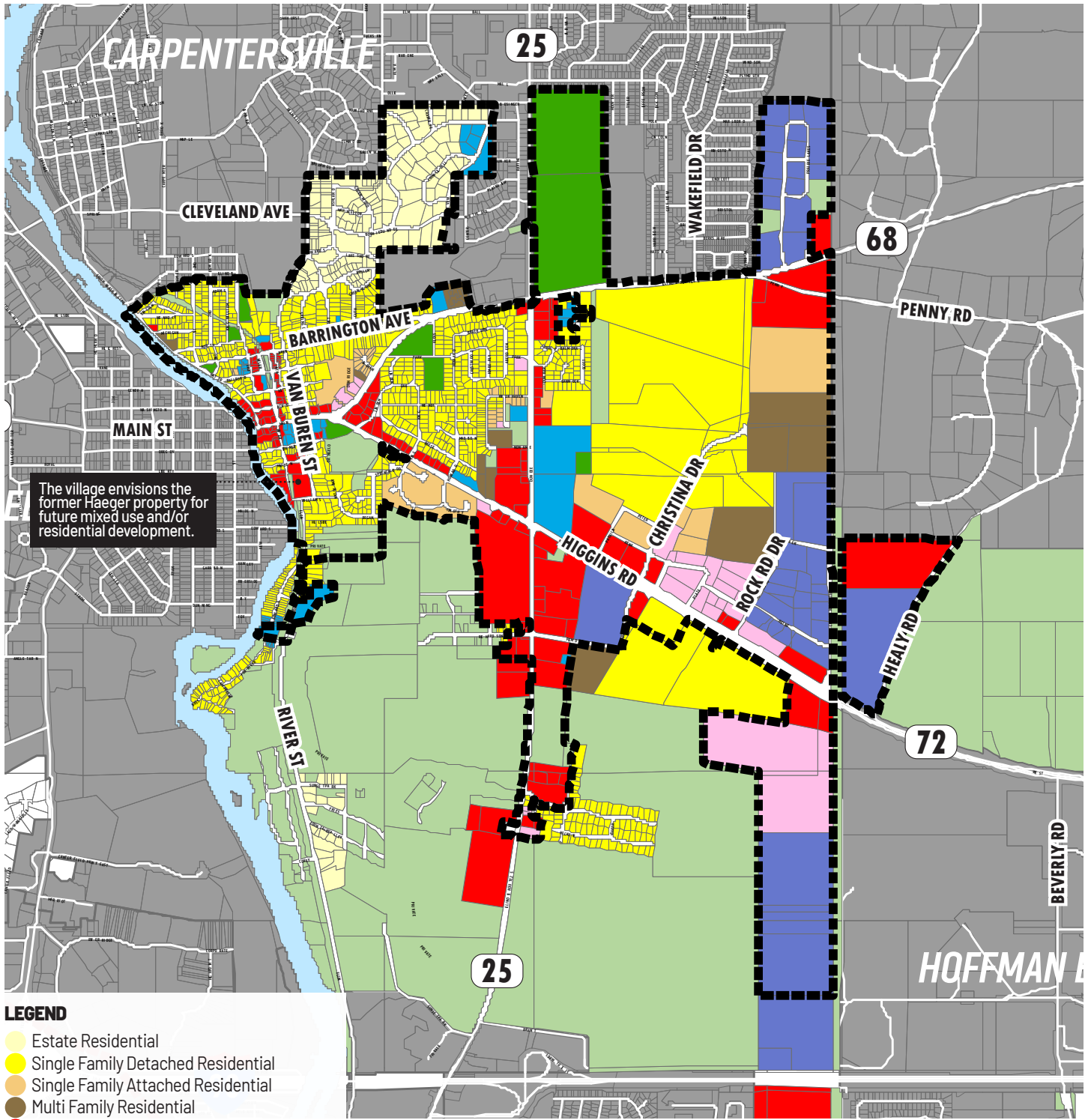
108.1%
Population growth as a percentage of East Dundee's 2022 population

NOTE: Only part of East Dundee's 1/2-mile planning area boundary is shown on the map since a majority of the outer portion is comprised of forest preserves, land held by the McGraw Wildlife Foundation, and neighboring municipalities. East Dundee cannot plan for future land use development in these areas since they are located within other jurisdictions.



APPENDIX C: FUTURE LAND USE PLAN SCENARIOS [SCENARIO C]

NOTE: This scenario map was presented for review purposes only. Please refer to the preferred Future Land Use Plan Map on page 17.



The village envisions the former Haeger property for future mixed use and/or residential development.

LEGEND

- Estate Residential
- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Commercial
- Office
- Industrial
- Public/Institutional
- Parks and Recreation
- Open Space
- Agricultural
- Vacant
- Municipal Boundary

3,157
East Dundee's 2022 population, per the U.S. Census ACS 5-Year Estimates

4,866
New residents added to village's population by building out new residential shown on Future Land Use Plan

8,023
Ultimate population if new residential growth is added to East Dundee's 2022 population

154.1%
Population growth as a percentage of East Dundee's 2022 population

NOTE: Only part of East Dundee's 1/2-mile planning area boundary is shown on the map since a majority of the outer portion is comprised of forest preserves, land held by the McGraw Wildlife Foundation, and neighboring municipalities. East Dundee cannot plan for future land use development in these areas since they are located within other jurisdictions.



APPENDIX D: RIVERFRONT MASTER PLAN CONCEPTS [CONCEPT AS OF APRIL 15, 2024]

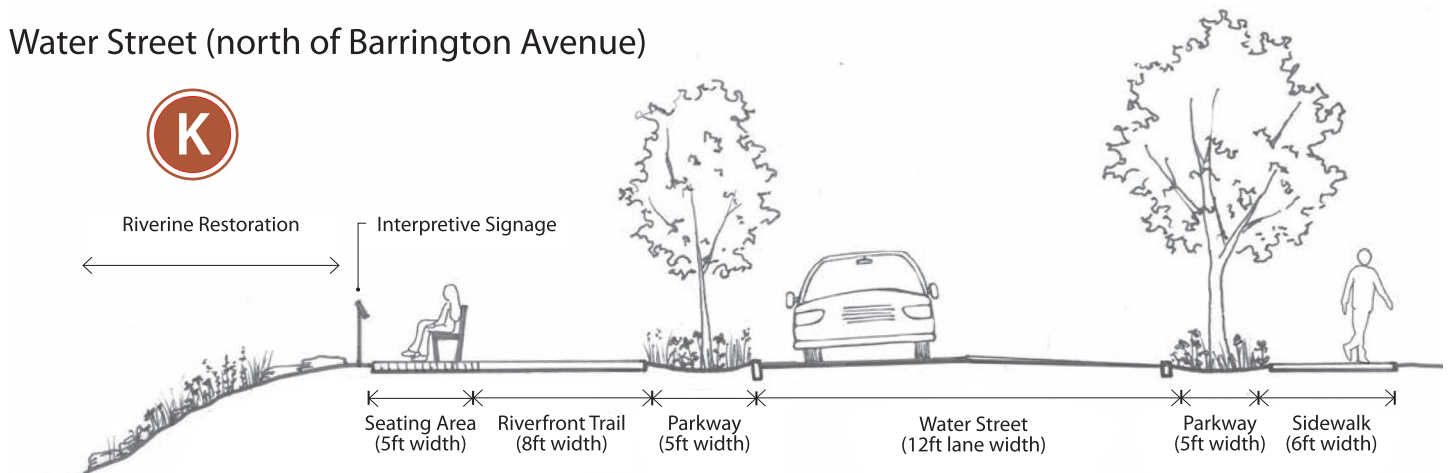
WATER STREET, NORTH SEGMENT



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)

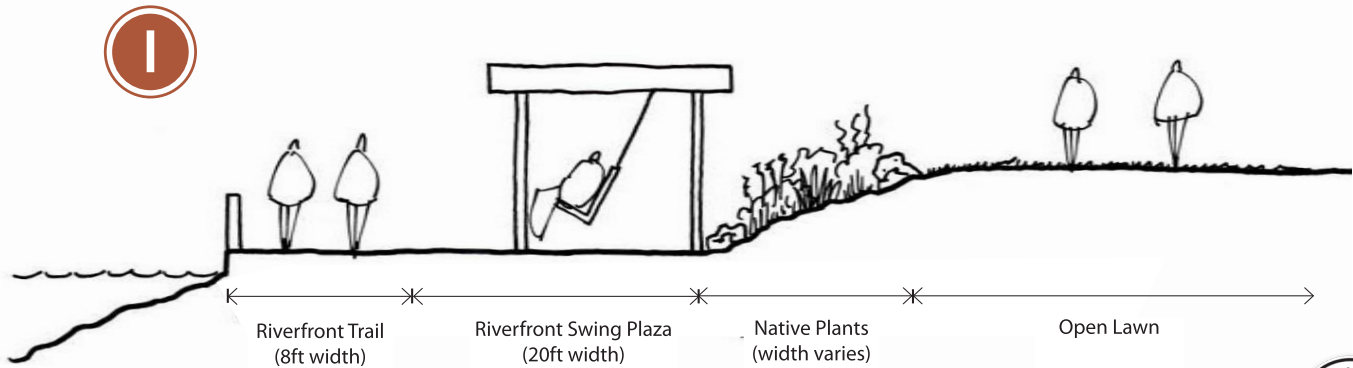


APPENDIX D: RIVERFRONT MASTER PLAN CONCEPTS [CONCEPT AS OF APRIL 15, 2024]

BARTELS PARK

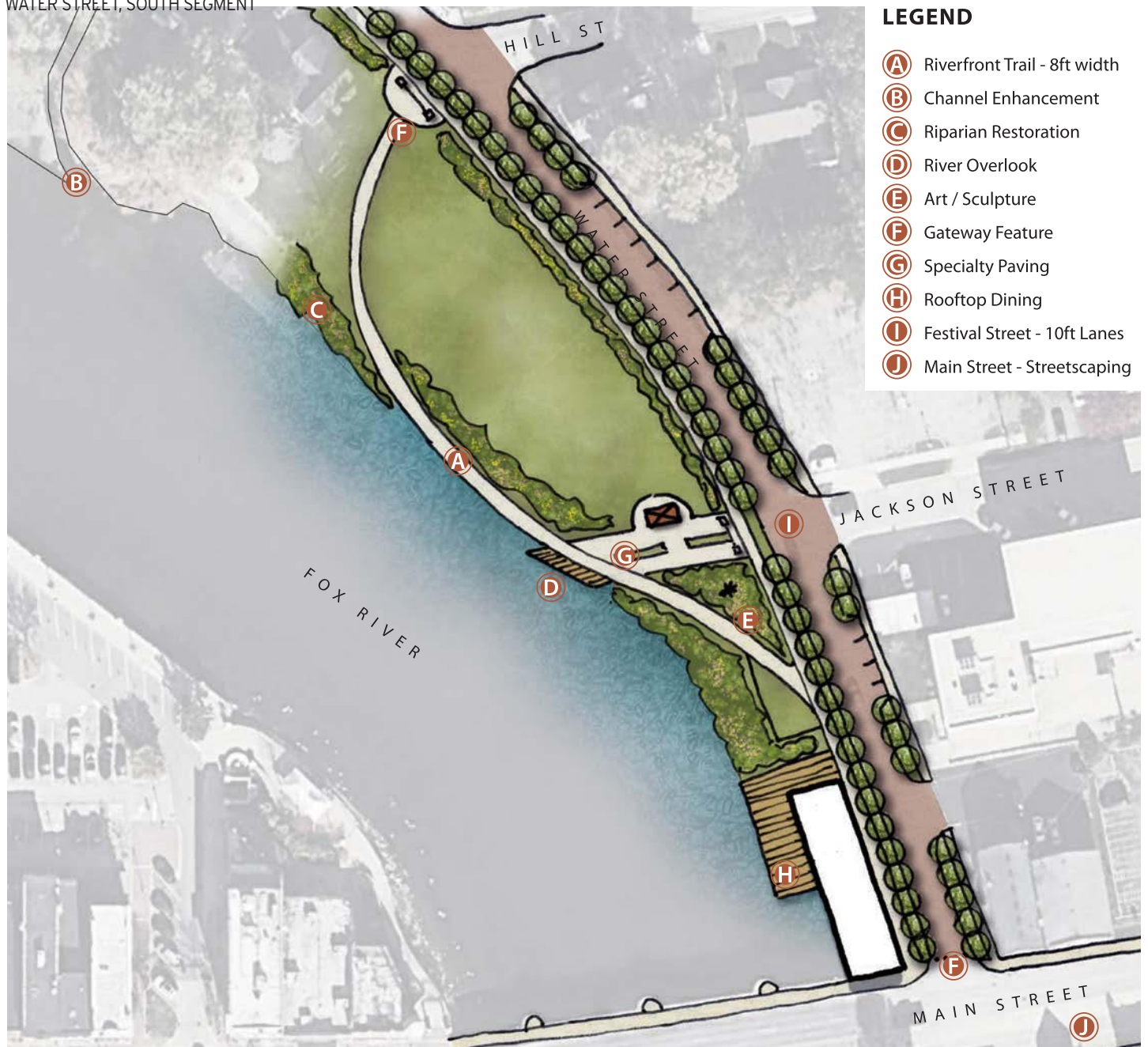


Riverfront Trail at William Bartels Park



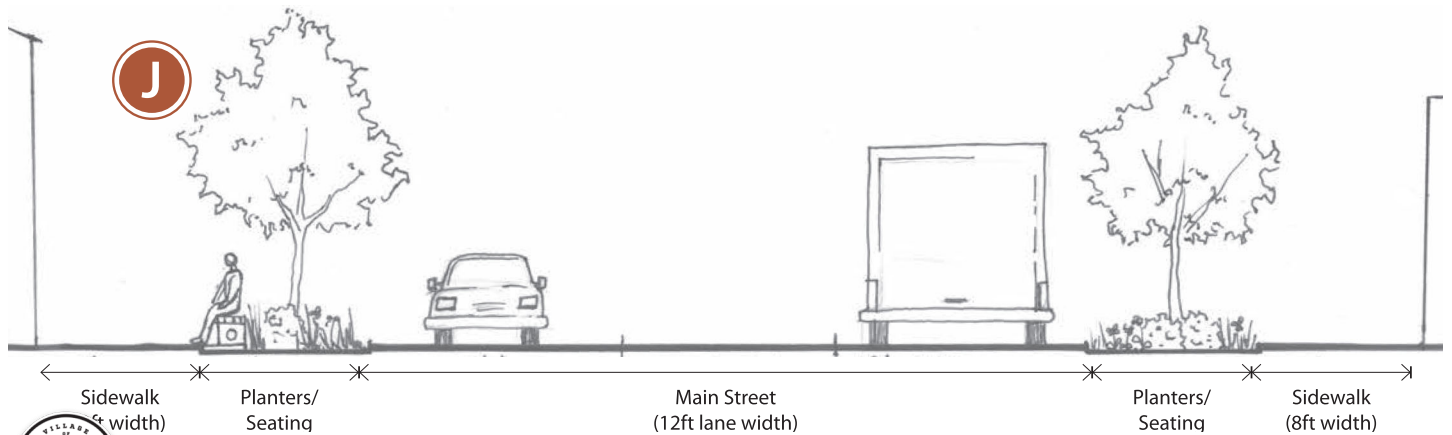
APPENDIX D: RIVERFRONT MASTER PLAN CONCEPTS [CONCEPT AS OF APRIL 15, 2024]

WATER STREET, SOUTH SEGMENT



- 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



APPENDIX D: RIVERFRONT MASTER PLAN CONCEPTS [CONCEPT AS OF APRIL 15, 2024]

HAEGER PROPERTY



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



APPENDIX E: SALES TAX SIC CODE CATEGORIES

RELATED TO FIGURE 2.13 IN CHAPTER 2

General Merchandise

5311 Department stores
 5331 Variety stores
 5399 Miscellaneous general merchandise stores

Food

5411 Grocery stores
 5421 Meat and fish markets
 5431 Fruit and vegetable markets
 5441 Candy, nut, and confectionery stores
 5451 Dairy products stores
 5461 Retail bakeries
 5499 Miscellaneous food stores

Drinking and Eating Places

5812 Eating places
 5813 Drinking places
 7011 Hotels and motels

Apparel

5611 Men's and boys' clothing stores
 5621 Women's clothing stores
 5632 Women's accessory and specialty stores
 5641 Children's and infants' wear stores
 5651 Family clothing stores
 5661 Shoe stores
 5699 Miscellaneous apparel and accessory stores

Furniture, Household and Radio

5712 Furniture stores
 5713 Floor covering stores
 5714 Drapery and upholstery stores
 5719 Miscellaneous home furnishings
 5722 Household appliance stores
 5731 Radio, television, and electronic stores
 5734 Computer and software stores
 5735 Record and prerecorded tape stores
 5736 Musical instrument stores
 7622 Radio and television repair
 7623 Refrigeration service and repair
 7629 Electrical repair shops
 7631 Watch, clock, and jewelry repair
 7641 Reupholstery and furniture repair
 7692 Welding repair
 7694 Armature rewinding shops
 7699 Repair services, NEC

Automotive and Filling Stations

5511 New and used car dealers
 5521 Used car dealers
 5531 Auto and home supply stores
 5541 Gasoline service stations
 5551 Boat dealers
 5561 Recreational vehicle dealers
 5571 Motorcycle dealers
 5599 Automotive dealers, NEC
 7513 Truck rental and leasing, no drivers

7514 Passenger car rental
 7515 Passenger car leasing
 7519 Utility trailer rental
 7521 Automobile parking
 7532 Top and body repair and paint shops
 7533 Auto exhaust system repair shops
 7534 Tire retreading and repair shops
 7536 Automotive glass replacement shops
 7537 Automotive transmission repair shops
 7538 General automotive repair shops
 7539 Automotive repair shops, NEC
 7542 Carwashes
 7549 Automotive services, NEC

Lumber, Building and Hardware

1521 - Single-family housing construction
 1522 - Residential construction, NEC
 1531 - Operative builders
 1541 - Industrial buildings and warehouses
 1542 - Nonresidential construction, NEC
 1611 - Highway and street construction
 1622 - Bridge, tunnel, and elevated highway
 1623 - Water, sewer, and utility lines
 1629 - Heavy construction, NEC
 1711 - Plumbing, heating, air-conditioning
 1721 - Painting and paper hanging
 1731 - Electrical work
 1741 - Masonry and other stonework
 1742 - Plastering, drywall, and insulation
 1743 - Terrazzo, tile, marble and mosaic
 1751 - Carpentry work
 1752 - Floor laying and floor work, NEC
 1761 - Roofing, siding, and sheet metal work
 1771 - Concrete work
 1781 - Water well drilling
 1791 - Structural steel erection
 1793 - Glass and glazing work
 1794 - Excavation work
 1795 - Wrecking and demolition work
 1796 - Installing building equipment
 1799 - Special trade contractors, NEC
 5211 - Lumber and other building materials
 5231 - Paint, glass, and wallpaper stores
 5251 - Hardware stores
 5261 - Retail nurseries and garden stores
 5271 - Mobile home dealers

Agriculture and All Other

0111 Wheat
 0112 Rice
 0115 Corn
 0116 Soybeans
 0119 Cash grains
 0131 Cotton
 0132 Tobacco
 0133 Sugarcane and sugar beets
 0134 Irish potatoes
 0139 Field crops



APPENDIX E: SALES TAX SIC CODE CATEGORIES

RELATED TO FIGURE 2.13 IN CHAPTER 2

0161	Vegetables and melons	1222	Bituminous coal-underground mining
0171	Berry crops	1231	Anthracite mining
0172	Grapes	1241	Coal mining services
0173	Tree nuts	1311	Crude petroleum and natural gas
0174	Citrus fruits	1321	Natural gas liquids
0175	Deciduous tree fruits	1381	Drilling oil and gas wells
0179	Fruits and tree nuts	1382	Oil and gas exploration services
0181	Ornamental nursery products	1389	Oil and gas field services
0182	Food crops grown under cover	1411	Dimension stone
0191	General farms	1422	Crushed and broken limestone
0211	Beef cattle feedlots	1423	Crushed and broken granite
0212	Beef cattle	1429	Crushed and broken stone
0213	Hogs	1442	Construction sand and gravel
0214	Sheep and goats	1446	Industrial sand
0219	General livestock	1455	Kaolin and ball clay
0241	Dairy farms	1459	Clay and related minerals
0251	Broiler	1474	Potash
0252	Chicken eggs	1475	Phosphate rock
0253	Turkeys and turkey eggs	1479	Chemical and fertilizer mining
0254	Poultry hatcheries	1481	Nonmetallic mineral services
0259	Poultry and eggs	1499	Miscellaneous nonmetallic minerals
0271	Fur-bearing animals and rabbits	4011	Railroads
0272	Horses and other equines	4013	Switching and terminal services
0273	Animal aquaculture	4111	Local and suburban transit
0279	Animal specialties	4119	Local passenger transportation
0291	General farms	4121	Taxicabs
0711	Soil preparation services	4131	Intercity and rural bus transportation
0721	Crop planting and protection	4141	Local bus charter service
0722	Crop harvesting	4142	Bus charter service
0723	Crop preparation services for market	4151	School buses
0724	Cotton ginning	4173	Bus terminal and service facilities
0741	Veterinary services for livestock	4212	Local trucking
0742	Veterinary services	4213	Trucking
0751	Livestock services	4214	Local trucking with storage
0752	Animal specialty services	4215	Courier services
0761	Farm labor contractors	4221	Farm product warehousing and storage
0762	Farm management services	4222	Refrigerated warehousing and storage
0781	Landscape counseling and planning	4225	General warehousing and storage
0782	Lawn and garden services	4226	Special warehousing and storage
0783	Ornamental shrub and tree services	4231	Trucking terminal facilities
0811	Timber tracts	4311	U.S. postal service
0831	Forest products	4412	Deep sea foreign transportation of freight
0851	Forestry services	4424	Deep sea domestic transportation of freight
0912	Finfish	4432	Freight transportation on the great lakes
0913	Shellfish	4449	Water transportation of freight
0919	Miscellaneous marine products	4481	Deep sea passenger transportation
0921	Fish hatcheries and preserves	4482	Ferries
0971	Hunting	4489	Water passenger transportation
1011	Iron ores	4491	Marine cargo handling
1021	Copper ores	4492	Towing and tugboat service
1031	Lead and zinc ores	4493	Marinas
1041	Gold ores	4499	Water transportation services
1044	Silver ores	4512	Air transportation
1061	Ferroalloy ores	4513	Air courier services
1081	Metal mining services	4522	Air transportation
1094	Uranium-radium-vanadium ores	4581	Airports
1099	Metal ores	4612	Crude petroleum pipelines
1221	Bituminous coal and lignite-surface mining	4613	Refined petroleum pipelines



APPENDIX E: SALES TAX SIC CODE CATEGORIES

RELATED TO FIGURE 2.13 IN CHAPTER 2

4619	Pipelines	5084	Industrial machinery and equipment
4724	Travel agencies	5085	Industrial supplies
4725	Tour operators	5087	Service establishment equipment
4729	Passenger transportation arrangement	5088	Transportation equipment and supplies
4731	Freight transportation arrangement	5091	Sporting and recreation goods
4741	Rental of railroad cars	5092	Toys and hobby goods and supplies
4783	Packing and crating	5093	Scrap and waste materials
4785	Inspection and fixed facilities	5094	Jewelry and precious stones
4789	Transportation services	5099	Durable goods
4812	Radiotelephone communication	5111	Printing and writing paper
4813	Telephone communication	5112	Stationery and office supplies
4822	Telegraph and other communications	5113	Industrial and personal service paper
4832	Radio broadcasting stations	5122	Drugs
4833	Television broadcasting stations	5131	Piece goods and notions
4841	Cable and other pay television services	5136	Men's and boy's clothing
4899	Communication services	5137	Women's and children's clothing
4911	Electric services	5139	Footwear
4922	Natural gas transmission	5141	Groceries
4923	Gas transmission and distribution	5142	Packaged frozen goods
4924	Natural gas distribution	5143	Dairy products
4925	Gas production and/or distribution	5144	Poultry and poultry products
4931	Electric and other services combined	5145	Confectionery
4932	Gas and other services combined	5146	Fish and seafoods
4939	Combination utilities	5147	Meats and meat products
4941	Water supply	5148	Fresh fruits and vegetables
4952	Sewerage systems	5149	Groceries and related products
4953	Refuse systems	5153	Grain and field beans
4959	Sanitary services	5154	Livestock
4961	Steam and air-conditioning supply	5159	Farm-product raw materials
4971	Irrigation systems	5162	Plastics materials and basic shapes
5012	Automobiles and other motor vehicles	5169	Chemicals and allied products
5013	Motor vehicle supplies and new parts	5171	Petroleum bulk stations and terminals
5014	Tires and tubes	5172	Petroleum product wholesalers
5015	Motor vehicle parts	5181	Beer and ale
5021	Furniture	5182	Wine and distilled beverages
5023	Home furnishings	5191	Farm supplies
5031	Lumber	5192	Books
5032	Brick	5193	Flowers and florists supplies
5033	Roofing	5194	Tobacco and tobacco products
5039	Construction materials	5198	Paints
5043	Photographic equipment and supplies	5199	Nondurable goods
5044	Office equipment	6011	Federal reserve banks
5045	Computers	6019	Central reserve depository
5046	Commercial equipment	6021	National commercial banks
5047	Medical and hospital equipment	6022	State commercial banks
5048	Ophthalmic goods	6029	Commercial banks
5049	Professional equipment	6035	Federal savings institutions
5051	Metals service centers and offices	6036	Savings institutions
5052	Coal and other minerals and ores	6061	Federal credit unions
5063	Electrical apparatus and equipment	6062	State credit unions
5064	Electrical appliances	6081	Foreign bank and branches and agencies
5065	Electronic parts and equipment	6082	Foreign trade and international banks
5072	Hardware	6091	Nondeposit trust facilities
5074	Plumbing and hydronic heating supplies	6099	Functions related to deposit banking
5075	Warm air heating and air conditioning	6111	Federal/federally sponsored credit agencies
5078	Refrigeration equipment and supplies	6141	Personal credit institutions
5082	Construction and mining machinery	6153	Short-term business credit institutions
5083	Farm and garden machinery	6159	Miscellaneous business credit institutions



APPENDIX E: SALES TAX SIC CODE CATEGORIES

RELATED TO FIGURE 2.13 IN CHAPTER 2

6162	Mortgage bankers and loan correspondents	7319	Advertising
6163	Loan brokers	7322	Adjustment and collection services
6211	Security brokers and dealers	7323	Credit reporting services
6221	Commodity contracts brokers	7331	Direct mail advertising services
6231	Security and commodity exchanges	7334	Photocopying and duplicating services
6282	Investment advice	7335	Commercial photography
6289	Security and commodity service	7336	Commercial art and graphic design
6311	Life insurance	7338	Secretarial and court reporting
6321	Accident and health insurance	7342	Disinfecting and pest control services
6324	Hospital and medical service plans	7349	Building maintenance services
6331	Fire	7352	Medical equipment rental
6351	Surety insurance	7353	Heavy construction equipment rental
6361	Title insurance	7359	Equipment rental and leasing
6371	Pension	7361	Employment agencies
6399	Insurance carriers	7363	Help supply services
6411	Insurance agents	7371	Custom computer programming services
6512	Nonresidential building operators	7372	Prepackaged software
6513	Apartment building operators	7373	Computer integrated systems design
6514	Dwelling operators	7374	Data processing and preparation
6515	Mobile home site operators	7375	Information retrieval services
6517	Railroad property lessors	7376	Computer facilities management
6519	Real property lessors	7377	Computer rental and leasing
6531	Real estate agents and managers	7378	Computer maintenance and repair
6541	Title abstract offices	7379	Computer related services
6552	Subdividers and developers	7381	Detective and armored car services
6553	Cemetery subdividers and developers	7382	Security systems services
6712	Bank holding companies	7383	News syndicates
6719	Holding companies	7384	Photo finish laboratories
6722	Management investment	7389	Business services
6726	Investment offices	7812	Motion picture and video production
6732	Trusts: educational	7819	Services allied to motion pictures
6733	Trusts	7822	Motion picture and tape distribution
6792	Oil royalty traders	7829	Motion picture distribution services
6794	Patent owners and lessors	7832	Motion picture theaters
6798	Real estate investment trusts	7833	Drive-in motion picture theaters
6799	Investors	7841	Video tape rental
7021	Rooming and boarding houses	7911	Dance studios
7032	Sporting and recreational camps	7922	Theatrical producers and services
7033	Trailer parks and campsites	7929	Entertainers and entertainment groups
7041	Membership-basis organization hotels	7933	Bowling centers
7211	Power laundries	7941	Sports clubs
7212	Garment pressing and cleaners' agents	7948	Racing
7213	Linen supply	7991	Physical fitness facilities
7215	Coin-operated laundries and cleaning	7992	Public golf courses
7216	Drycleaning plants	7993	Coin-operated amusement devices
7217	Carpet and upholstery cleaning	7996	Amusement parks
7218	Industrial launderers	7997	Membership sports and recreation clubs
7219	Laundry and garment services	7999	Amusement and recreation
7221	Photographic studios	8011	Offices and clinics of medical doctors
7231	Beauty shops	8021	Offices and clinics of dentists
7241	Barber shops	8031	Offices and clinics of osteopathic physicians
7251	Shoe repair and shoeshine parlors	8041	Offices and clinics of chiropractors
7261	Funeral service and crematories	8042	Offices and clinics of optometrists
7291	Tax return preparation services	8043	Offices and clinics of podiatrists
7299	Miscellaneous personal service	8049	Offices of health practitioner
7311	Advertising agencies	8051	Skilled nursing care facilities
7312	Outdoor advertising services	8052	Intermediate care facilities
7313	Radio	8059	Nursing and personal care



APPENDIX E: SALES TAX SIC CODE CATEGORIES RELATED TO FIGURE 2.13 IN CHAPTER 2

8062	General medical and surgical hospitals	9411	Administration of educational programs
8063	Psychiatric hospitals	9431	Administration of public health programs
8069	Specialty hospitals	9441	Administration of social/manpower programs
8071	Medical laboratories	9451	Administration of veterans' affairs
8072	Dental laboratories	9511	Air
8082	Home health care services	9512	Land
8092	Kidney dialysis centers	9531	Housing programs
8093	Specialty outpatient clinics	9532	Urban and community development
8099	Health and allied services	9611	Administration of general economic programs
8111	Legal services	9621	Regulation
8211	Elementary and secondary schools	9631	Regulation
8221	Colleges and universities	9641	Regulation of agricultural marketing
8222	Junior colleges	9651	Regulation
8231	Libraries	9661	Space research and technology
8243	Data processing schools	9711	National security
8244	Business and secretarial schools	9721	International affairs
8249	Vocational schools	2011	Meat packing plants
8299	Schools and educational services	2013	Sausages and other prepared meats
8322	Individual and family services	2015	Poultry slaughtering and processing
8331	Job training and related services	2021	Creamery butter
8351	Child day care services	2022	Cheese; natural and processed
8361	Residential care	2023	Dry
8399	Social services	2024	Ice cream and frozen deserts
8412	Museums and art galleries	2026	Fluid milk
8422	Botanical and zoological gardens	2032	Canned specialties
8611	Business associations	2033	Canned fruits and specialties
8621	Professional organizations	2034	Dried and dehydrated fruits
8631	Labor organizations	2035	Pickles
8641	Civic and social associations	2037	Frozen fruits and vegetables
8651	Political organizations	2038	Frozen specialties
8661	Religious organizations	2041	Flour and other grain mill products
8699	Membership organizations	2043	Cereal breakfast foods
8711	Engineering services	2044	Rice milling
8712	Architectural services	2045	Prepared flour mixes and doughs
8713	Surveying services	2046	Wet corn milling
8721	Accounting	2047	Dog and cat food
8731	Commercial physical research	2048	Prepared feeds
8732	Commercial nonphysical research	2051	Bread
8733	Noncommercial research organizations	2052	Cookies and crackers
8734	Testing laboratories	2053	Frozen bakery products
8741	Management services	2061	Raw cane sugar
8742	Management consulting services	2062	Cane sugar refining
8743	Public relations services	2063	Beet sugar
8744	Facilities support services	2064	Candy and other confectionery products
8748	Business consulting	2066	Chocolate and cocoa products
8811	Private households	2067	Chewing gum
8999	Services	2068	Salted and roasted nuts and seeds
9111	Executive offices	2074	Cottonseed oil mills
9121	Legislative bodies	2075	Soybean oil mills
9131	Executive and legislative combined	2076	Vegetable oil mills
9199	General government	2077	Animal and marine fats and oils
9211	Courts	2079	Edible fats and oils
9221	Police protection	2082	Malt beverages
9222	Legal counsel and prosecution	2083	Malt
9223	Correctional institutions	2084	Wines
9224	Fire protection	2085	Distilled and blended liquors
9229	Public order and safety	2086	Bottled and canned soft drinks
9311	Finance	2087	Flavoring extracts and syrups



APPENDIX E: SALES TAX SIC CODE CATEGORIES

RELATED TO FIGURE 2.13 IN CHAPTER 2

2091	Canned and cured fish and seafoods	2392	Household furnishings
2092	Fresh or frozen packaged fish	2393	Textile bags
2095	Roasted coffee	2394	Canvas and related products
2096	Potato chips and similar snacks	2395	Pleating and stitching
2097	Manufactured ice	2396	Automotive and apparel trimmings
2098	Macaroni and spaghetti	2397	Schiffli machine embroideries
2099	Food preparations	2399	Fabricated textile products
2111	Cigarettes	2411	Logging
2121	Cigars	2421	Sawmills and planing mills
2131	Chewing and smoking tobacco	2426	Hardwood dimension and flooring mills
2141	Tobacco stemming and redrying	2429	Special product sawmills
2211	Broadwoven fabric mills	2431	Millwork
2221	Broadwoven fabric mills	2434	Wood kitchen cabinets
2231	Broadwoven fabric mills	2435	Hardwood veneer and plywood
2241	Narrow fabric mills	2436	Softwood veneer and plywood
2251	Women's hosiery	2439	Structural wood members
2252	Hosiery	2441	Nailed wood boxes and shook
2253	Knit outerwear mills	2448	Wood pallets and skids
2254	Knit underwear mills	2449	Wood containers
2257	Weft knit fabric mills	2451	Mobile homes
2258	Lace and warp knit fabric mills	2452	Prefabricated wood buildings
2259	Knitting mills	2491	Wood preserving
2261	Finishing plants	2493	Reconstituted wood products
2262	Finishing plants	2499	Wood products
2269	Finishing plants	2511	Wood household furniture
2273	Carpets and rugs	2512	Upholstered household furniture
2281	Yarn spinning mills	2514	Metal household furniture
2282	Throwing and winding mills	2515	Mattresses and bedsprings
2284	Thread mills	2517	Wood television and radio cabinets
2295	Coated fabrics	2519	Household furniture
2296	Tire cord and fabrics	2521	Wood office furniture
2297	Nonwoven fabrics	2522	Office furniture
2298	Cordage and twine	2531	Public building and related furniture
2299	Textile goods	2541	Wood partitions and fixtures
2311	Men's and boy's suits and coats	2542	Partitions and fixtures
2321	Men's and boy's furnishings	2591	Drapery hardware, window blinds, and shades
2322	Men's and boy's underwear and nightwear	2599	Furniture and fixtures
2323	Men's and boy's neckwear	2611	Pulp mills
2325	Men's and boy's trousers and slacks	2621	Paper mills
2326	Men's and boy's work clothing	2631	Paperboard mills
2329	Men's and boy's clothing	2652	Setup paperboard boxes
2331	Women's and misses' blouses and shirts	2653	Corrugated and solid fiber boxes
2335	Women's	2655	Fiber cans
2337	Women's and misses' suits and coats	2656	Sanitary food containers
2339	Women's and misses' outerwear	2657	Folding paperboard boxes
2341	Women's and children's underwear	2671	Paper; coated and laminated packaging
2342	Bras	2672	Paper; coated and laminated
2353	Hats	2673	Bags: plastic
2361	Girl's and children's dresses	2674	Bags: uncoated paper and multiwall
2369	Girl's and children's outerwear	2675	Die-cut paper and board
2371	Fur goods	2676	Sanitary paper products
2381	Fabric dress and work gloves	2677	Envelopes
2384	Robes and dressing gowns	2678	Stationery products
2385	Waterproof outerwear	2679	Converted paper products
2386	Leather and sheep-lined clothing	2711	Newspapers
2387	Apparel belts	2721	Periodicals
2389	Apparel and accessories	2731	Book publishing
2391	Curtains and draperies	2732	Book printing



APPENDIX E: SALES TAX SIC CODE CATEGORIES

RELATED TO FIGURE 2.13 IN CHAPTER 2

2741	Miscellaneous publishing	3089	Plastics products
2752	Commercial printing	3111	Leather tanning and finishing
2754	Commercial printing	3131	Footwear cut stock
2759	Commercial printing	3142	House slippers
2761	Manifold business forms	3143	Men's footwear
2771	Greeting cards	3144	Women's footwear
2782	Blank books and looseleaf binders	3149	Footwear
2789	Bookbinding and related work	3151	Leather gloves and mittens
2791	Typesetting	3161	Luggage
2796	Platemaking services	3171	Women's handbags and purses
2812	Alkalies and chlorine	3172	Personal leather goods
2813	Industrial gases	3199	Leather goods
2816	Inorganic pigments	3211	Flat glass
2819	Industrial inorganic chemicals	3221	Glass containers
2821	Plastics materials and resins	3229	Pressed and blown glass
2822	Synthetic rubber	3231	Products of purchased glass
2823	Cellulosic manmade fibers	3241	Cement
2824	Organic fibers	3251	Brick and structural clay tile
2833	Medicinals and botanicals	3253	Ceramic wall and floor tile
2834	Pharmaceutical preparations	3255	Clay refractories
2835	Diagnostic substances	3259	Structural clay products
2836	Biological products	3261	Vitreous plumbing fixtures
2841	Soap and other detergents	3262	Vitreous china table and kitchenware
2842	Polishes and sanitation goods	3263	Semivitreous table and kitchenware
2843	Surface active agents	3264	Porcelain electrical supplies
2844	Toilet preparations	3269	Pottery products
2851	Paints and allied products	3271	Concrete block and brick
2861	Gum and wood chemicals	3272	Concrete products
2865	Cyclic crudes and intermediates	3273	Ready-mixed concrete
2869	Industrial organic chemicals	3274	Lime
2873	Nitrogenous fertilizers	3275	Gypsum products
2874	Phosphatic fertilizers	3281	Cut stone and stone products
2875	Fertilizers	3291	Abrasive products
2879	Agricultural chemicals	3292	Asbestos products
2891	Adhesives and sealants	3295	Minerals
2892	Explosives	3296	Mineral wool
2893	Printing ink	3297	Nonclay refractories
2895	Carbon black	3299	Nonmetallic mineral products
2899	Chemical preparations	3312	Blast furnaces and steel mills
2911	Petroleum refining	3313	Electrometallurgical products
2951	Asphalt paving mixtures and blocks	3315	Steel wire and related products
2952	Asphalt felts and coatings	3316	Cold finishing of steel shapes
2992	Lubricating oils and greases	3317	Steel pipe and tubes
2999	Petroleum and coal products	3321	Gray and ductile iron foundries
3011	Tires and inner tubes	3322	Malleable iron foundries
3021	Rubber and plastics footwear	3324	Steel investment foundries
3052	Rubber and plastics hose and beltings	3325	Steel foundries
3053	Gaskets; packing and sealing devices	3331	Primary copper
3061	Mechanical rubber goods	3334	Primary aluminum
3069	Fabricated rubber products	3339	Primary nonferrous metals
3081	Unsupported plastics film and sheet	3341	Secondary nonferrous metals
3082	Unsupported plastics profile shapes	3351	Copper rolling and drawing
3083	Laminated plastics plate and sheet	3353	Aluminum sheet
3084	Plastics pipe	3354	Aluminum extruded products
3085	Plastics bottles	3355	Aluminum rolling and drawing
3086	Plastics foam products	3356	Nonferrous rolling and drawing
3087	Custom compound purchased resins	3357	Nonferrous wire drawing and insulating
3088	Plastics plumbing fixtures	3363	Aluminum die-castings



APPENDIX E: SALES TAX SIC CODE CATEGORIES

RELATED TO FIGURE 2.13 IN CHAPTER 2

3364	Nonferrous die-castings except aluminum	3544	Special dies
3365	Aluminum foundries	3545	Machine tool accessories
3366	Copper foundries	3546	Power-driven handtools
3369	Nonferrous foundries	3547	Rolling mill machinery
3398	Metal heat treating	3548	Welding apparatus
3399	Primary metal products	3549	Metalworking machinery
3411	Metal cans	3552	Textile machinery
3412	Metal barrels	3553	Woodworking machinery
3421	Cutlery	3554	Paper industries machinery
3423	Hand and edge tools	3555	Printing trades machinery
3425	Saw blades and handsaws	3556	Food products machinery
3429	Hardware	3559	Special industry machinery
3431	Metal sanitary ware	3561	Pumps and pumping equipment
3432	Plumbing fixture fittings and trim	3562	Ball and roller bearings
3433	Heating equipment	3563	Air and gas compressors
3441	Fabricated structural metal	3564	Blowers and fans
3442	Metal doors	3565	Packaging machinery
3443	Fabricated plate work (boiler shop)	3566	Speed changers
3444	Sheet metalwork	3567	Industrial furnaces and ovens
3446	Architectural metalwork	3568	Power transmission equipment
3448	Prefabricated metal buildings and components	3569	General industrial machinery
3449	Miscellaneous metalwork	3571	Electronic computers
3451	Screw machine products	3572	Computer storage devices
3452	Bolts	3575	Computer terminals
3462	Iron and steel forgings	3577	Computer peripheral equipment
3463	Nonferrous forgings	3578	Calculating and accounting equipment
3465	Automotive stampings	3579	Office machines
3466	Crowns and closures	3581	Automatic vending machines
3469	Metal stampings	3582	Commercial laundry equipment
3471	Plating and polishing	3585	Refrigeration and heating equipment
3479	Metal coating and allied services	3586	Measuring and dispensing pumps
3482	Small arms ammunition	3589	Service industry machinery
3483	Ammunition	3592	Carburetors
3484	Small arms	3593	Fluid power cylinders and actuators
3489	Ordnance and accessories	3594	Fluid power pumps and motors
3491	Industrial valves	3596	Scales and balances
3492	Fluid power valves and hose fittings	3599	Industrial machinery
3493	Steel springs	3612	Transformers
3494	Valves and pipe fittings	3613	Switchgear and switchboard apparatus
3495	Wire springs	3621	Motors and generators
3496	Miscellaneous fabricated wire products	3624	Carbon and graphite products
3497	Metal foil and leaf	3625	Relays and industrial controls
3498	Fabricated pipe and fittings	3629	Electrical industrial apparatus
3499	Fabricated metal products	3631	Household cooking equipment
3511	Turbines and turbine generator sets	3632	Household refrigerators and freezers
3519	Internal combustion engines	3633	Household laundry equipment
3523	Farm machinery and equipment	3634	Electric housewares and fans
3524	Lawn and garden equipment	3635	Household vacuum cleaners
3531	Construction machinery	3639	Household appliances
3532	Mining machinery	3641	Electric lamps
3533	Oil and gas field machinery	3643	Current-carrying wiring devices
3534	Elevators and moving stairways	3644	Noncurrent-carrying wiring devices
3535	Conveyors and conveying equipment	3645	Residential lighting fixtures
3536	Hoists	3646	Commercial lighting fixtures
3537	Industrial trucks and tractors	3647	Vehicular lighting equipment
3541	Machine tools	3648	Lighting equipment
3542	Machine tools	3651	Household audio and video equipment
3543	Industrial patterns	3652	Prerecorded records and tapes



APPENDIX E: SALES TAX SIC CODE CATEGORIES

RELATED TO FIGURE 2.13 IN CHAPTER 2

3661	Telephone and telegraph apparatus	3951	Pens and mechanical pencils
3663	Radio and t.v. communications equipment	3952	Lead pencils and art goods
3669	Communications equipment	3953	Marking devices
3671	Electron tubes	3955	Carbon paper and inked ribbons
3672	Printed circuit boards	3961	Costume jewelry
3674	Semiconductors and related devices	3965	Fasteners
3675	Electronic capacitors	3991	Brooms and brushes
3676	Electronic resistors	3993	Signs and advertising specialties
3677	Electronic coils and transformers	3995	Burial caskets
3678	Electronic connectors	3996	Hard surface floor coverings
3679	Electronic components	3999	Manufacturing industries
3691	Storage batteries		
3692	Primary batteries		
3694	Engine electrical equipment		
3695	Magnetic and optical recording media		
3699	Electrical equipment and supplies		
3711	Motor vehicles and car bodies		
3713	Truck and bus bodies		
3714	Motor vehicle parts and accessories		
3715	Truck trailers		
3716	Motor homes		
3721	Aircraft		
3724	Aircraft engines and engine parts		
3728	Aircraft parts and equipment		
3731	Shipbuilding and repairing		
3732	Boatbuilding and repairing		
3743	Railroad equipment		
3751	Motorcycles		
3761	Guided missiles and space vehicles		
3764	Space propulsion units and parts		
3769	Space vehicle equipment		
3792	Travel trailers and campers		
3795	Tanks and tank components		
3799	Transportation equipment		
3812	Search and navigation equipment		
3821	Laboratory apparatus and furniture		
3822	Environmental controls		
3823	Process control instruments		
3824	Fluid meters and counting devices		
3825	Instruments to measure electricity		
3826	Analytical instruments		
3827	Optical instruments and lenses		
3829	Measuring and controlling devices		
3841	Surgical and medical instruments		
3842	Surgical appliances and supplies		
3843	Dental equipment and supplies		
3844	X-ray apparatus and tubes		
3845	Electromedical equipment		
3851	Ophthalmic goods		
3861	Photographic equipment and supplies		
3873	Watches		
3911	Jewelry		
3914	Silverware and plated ware		
3915	Jewelers' materials and lapidary work		
3931	Musical instruments		
3942	Dolls and stuffed toys		
3944	Games		
3949	Sporting and athletic goods		

