

COMPREHENSIVE & HISTORIC DISTRICT GUIDELINES

JOINT MEETING OF THE VILLAGE BOARD AND PLANNING, ZONING AND HISTORIC COMMISSION

MAY 30, 2024



Agenda

- Background
- Comprehensive Plan
- Historic District Guidelines
- Discussion



Background


Three Documents

- Comprehensive Plan
- Strategic Plan
- Historic District Guidelines



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Comprehensive Plan Process

First Steps	Village Profile and Inventory	Public Input	Public Meetings
<ul style="list-style-type: none"> • Collection and review of background materials • Kick off meeting to discuss project tasks, timelines, expectations 	<ul style="list-style-type: none"> • Economic and demographic profile, business climate, housing market, current land use, public infrastructure, other items, as needed 	<ul style="list-style-type: none"> • Comprehensive plan task force • Resident survey • Business survey • Focus groups (e.g., civic organizations, residents, businesses, intergovernmental partners) • Project Website • Village social media 	

<https://tinyurl.com/eastdundee-plans>

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Comprehensive Plan Process, cont.

Develop Land Planning Ideas	Vision, Goals and Objectives	Modifications to Existing Land Use Plan	Design Guidelines
<ul style="list-style-type: none"> Local research Local input Municipal objectives Comparable communities Innovative ideas Emerging best practices 	<ul style="list-style-type: none"> Comprehensive plan task force Input from community 	<ul style="list-style-type: none"> Land use designations Zoning Sub area boundaries Relation to other relevant plans Regional considerations 	<ul style="list-style-type: none"> Build upon existing design guidelines Builds upon the unique characteristics village neighborhoods, corridors, and districts

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Comprehensive Plan Process, cont.

Implementation Plan	Role of PZHC and Board of Trustees
<ul style="list-style-type: none"> Prioritize objectives Strategies Resources Funding Technical Assistance Partners Models 	<ul style="list-style-type: none"> Commissioner/trustee priorities Review of interim recommendations Review of draft plan PZHC hosts public hearing PZHC recommends adoption by the Board Board reviews and adopts plan



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Historic District Guidelines

Don't we already review applications impacting the Historic District?

Yes. However, the PZHC can build stronger cases to approve or deny applications with a more substantive set of guidelines to evaluate and base decisions.

These guidelines are built upon best practices of how other municipalities manage their historic districts.

They also take into consideration the unique attributes of East Dundee's Historic District.



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Historic District Guidelines

Why create guidelines for the Historic District?

- Protect the physical attributes, historical significance, and economic value of historic properties within the Historic District.
- Revitalize historic areas and rehab historic properties in a sound manner.
- Ensure property improvements are compatible with the overall Historic District.
- Safeguard the investment in the Historic District from inappropriate new construction, misguided remodeling, or demolition.
- Increases the village's tax base by integrating a well-kept and commercially viable Historic District into an overall economic development approach.



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Historic District Guidelines

What will the guidelines cover?

- Maintenance and alteration of existing structures
- Additions and new construction
- Demolition
- Signage
- Guidelines for site and setting
 - :: Fences and walls
 - :: Parking
 - :: Landscaping
 - :: Barrier-free accessibility
 - :: Art displays and seasonal decorations
- Guidelines for public improvements
 - :: Street furniture and other streetscape features
 - :: Sidewalks and trails
 - :: Riverfront
 - :: Public plazas and other shared spaces
 - :: Other: bridges, viaducts, etc.
- Administrative provisions
 - :: Review process by the PZHC
 - :: Certificates of Appropriateness (COAs)
 - :: Administrative review

Historic District Guidelines

The Historic District Guidelines will be a standalone document independent of the Comprehensive Plan, Strategic Plan, Zoning Code, and other existing municipal ordinances.



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Discussion

- What East Dundee strengths should the comprehensive plan and historic district guidelines be sure to preserve ?
- What issues should these two documents address?



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Thank you

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