

VILLAGE OF SOUTH ELGIN
PLANNING AND ZONING COMMISSION MEETING
Public Services Building, 1000 Bowes Road
South Elgin, Illinois 60177
January 18, 2023
7:00 pm

AGENDA

- A. Call to Order**
- B. Roll Call**
- C. Approval of Minutes**
 - 1. Minutes of the December 21, 2022 Regular Planning and Zoning Commission Meeting
- D. Public Hearing and Discussion**
 - 1. CD 2022-14: Request for a Special Use to allow for a Motor Vehicle Service use in the B-1 Gateway Business District on the property located at 949 N. La Fox Street – Rick Domeracki, 2MC Auto Detail, Petitioner
- E. Application Review and Discussion**
 - 1. CD 2022-15: Major Site Plan Review and Aesthetic Design Review for a Building Addition on the property located at 534 Randall Road – Mitch Goltz, GW Properties, Applicant
- F. New Business**
 - 1. Administrative Adjustment Annual Report – 2022 Activities
 - 2. Annual Review of the 2030 Comprehensive Plan and Village Center Plan – 2022 Activities
 - 3. Quarterly Project Updates Report – 2023 Q1
- G. Public Comment**
- H. Adjournment**

Please take note of the following:

Comments may be submitted in writing in advance of the meeting by mail, voicemail, or email to the Contact Information below. All comments received in advance of the meeting will be read aloud into the official record at the meeting.

Contact Information: Community Development Department
10 N. Water Street South Elgin, IL 60177
PHONE: 847-741-3894, ext. 5328
EMAIL: PZCPublicComment@southelgin.com

**Minutes of the Regular Meeting
of the Planning and Zoning Commission
December 21, 2022 - DRAFT**

A. CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission was held on Wednesday, December 21, 2022, at the Public Services Facility, 1000 Bowes Road, South Elgin, IL. The meeting was called to order at 7:00 p.m. by Nancy Hill.

B. ROLL CALL

Commissioners present were: Omar Garcia; Tom Kusswurm; Leo Metz; Cynthia Tarka; and Rich Watson.

Members absent were: Chairman Brian Carlson and Vice-Chairman Jason Micklevitz.

Staff present at the meeting were: Director of Community Development Nancy Hill; Director of Parks and Recreation Kim Wascher; Deputy Police Chief Brian Polkinghorn; and Recording Secretary Dione Stirmell.

Director Hill explained that the Planning and Zoning Commission needed to appoint a Chair Pro Tem because Chairman Carlson and Vice-Chairman Micklevitz were absent. Member Watson made a motion to nominate Member Tarka as Chair Pro Tem, which was seconded by Member Kusswurm. There was no further discussion of the motion. The vote was as follows:

Ayes:	Garcia, Kusswurm, Metz, Tarka, Watson
Nays:	None
Abstain:	None
Absent:	Carlson, Micklevitz

The motion CARRIED (5-0-0-2).

C. APPROVAL OF MINUTES

1. Minutes of the November 16, 2022 Regular Planning and Zoning Commission Meeting.

A motion was made by Member Kusswurm to approve the minutes of the November 16, 2022 Regular Meeting of the Planning and Zoning Commission, which was seconded by Member Watson. There was no further discussion of the motion. The vote was as follows:

Ayes:	Garcia, Kusswurm, Metz, Watson
Nays:	None
Abstain:	Tarka
Absent:	Carlson, Micklevitz

The motion CARRIED (4-0-1-2).

D. PUBLIC HEARING & DISCUSSION

1. CD 2022-11: Request for a Special Use to allow an Electronic Message Sign in the VC Village Center District and for Variations to allow a Monument Sign to be 80 square feet in area and 12 feet in height, where 40 square feet in area and 6 feet in height is permitted; to allow an Electronic Message Sign in the VC Village Center District, where one is not permitted; and to allow an Electronic Message Sign to occupy approximately 60% of the total sign area, where 50% is allowed for the property commonly known as 10 N. Water Street – Village of South Elgin, Petitioner (*THIS ITEM WAS CONTINUED FROM THE NOVEMBER 16, 2022 MEETING*)

Chair Pro Tem Tarka reconvened the public hearing at 7:03 p.m.

Director Hill explained that at the previous meeting the Commission expressed several questions and concerns, which staff noted and addressed each one in the staff report provided. She noted one concern discussed was regarding pedestrian and driver safety. The Commission asked for crash data from before and after various other electronic message signs in the area were installed. She explained that staff reviewed the crash data near several existing electronic message signs in South Elgin and in nearby communities. Complete information was not available in the format the Commission requested. However, staff's research indicated that there were not a significant number of traffic accidents related to these existing signs. She summarized the results of the research for each sign.

Director Hill said the Commission questioned the proposed location of the sign. She stated that the Village Engineer and Police Chief provided letters stating that they have no concerns about the sign's proposed placement on W. State Street. Director Hill explained that the proposed monument sign will be located on the north side of W. State Street near the Village Hall parking lot. The sign would be located at least five feet from the property line, in accordance with the Unified Development Ordinance (UDO).

Director Hill addressed the Commission's concerns about the possibility of the proposed sign having flashing lights and its brightness. She explained that the sign will have an automatic dimmer that will be utilized to help control sign brightness in various lighting and weather conditions. She also reviewed the UDO's regulations on flashing lights and brightness.

Director Hill provided examples of the type of messages the Village will display on the proposed electronic message sign.

Chair Pro Tem Tarka opened the discussion to the Commission for comments or questions.

Member Watson thanked staff for providing the requested information. He asked if there would ever be a situation where the proposed sign would need to be displayed on multiple screens. Director Hill said that it could happen on a rare occasion. She explained that the UDO requires that the message change no more than once every ten seconds, and the transitions between messages be instantaneous. She added the Village is not requesting relief from these standards.

Member Garcia said that since the last meeting he visited the current sign and felt it took a significant amount of time to get through an entire message. He felt the proposed sign would be more efficient in providing the information more quickly and would be easier to read. He noted the holiday lights on the State Street Bridge were brighter than the existing sign. Therefore, he felt the sign would not distract drivers or pedestrians. He also thanked staff for providing in the staff report examples of what information would be displayed on the signs.

Member Kusswurm said the letters provided from Police Chief and Village Engineer stating that the proposed sign will not be a distraction were helpful. He asked for confirmation the year of the Village's establishment will be added to the sign. Director Wascher confirmed the Village's year of establishment could be added to the sign.

Member Kusswurm asked how far the proposed sign would be from the street. Director Hill said the sign will have a setback of five feet from the property line.

Member Kusswurm stated that at the previous meeting there was discussion about what might happen if the proposed sign were to be hit by a vehicle. He said that it was noted by a commissioner that the sign might be damaged in its entirety. He asked if a guardrail should be installed to prevent the sign from being damaged. Director Washer stated the sign base will be of pre-cast concrete with stone veneer which is very durable. Director Hill added they will be providing additional landscaping around the sign.

Member Metz stated the proposed sign is an unnecessary, attractive nuisance. He stated he is concerned about setting a precedent for other similar signs in the Village Center. Member Metz asked why the Village needs a bigger sign than that allowed by code. He stated that he has asked for good reasons to be provided for the proposed sign and believes he is not hearing any.

Member Watson stated that he disagreed with the idea that the sign is an attractive nuisance. He said he believes the sign would provide timely communications about Village activities and events. He liked that the message on the sign would be shown in its entirety, and not scrolling across the screen. He stated that the scrolling text on the existing sign is more of a safety issue than the proposed sign would be. Member Watson said he supports the proposed sign and appreciated the additional information the Community Development staff provided, as well as that from the Police Department and the Village Engineer.

Member Garcia asked if the proposed electronic message portion of the sign is a standard size. Director Wascher stated that the screen is a standard size. There was discussion about installing a smaller, standard sized screen. Director Wascher noted that a smaller sign would require more screens changes to convey the same information.

Deputy Police Chief Polkinghorn said when the Police Department was doing the research on crash data, he had contacted the Village of Huntley's Police Department and Village Manager's office about their sign. He explained that Huntley staff told him there is no indication that their electronic message sign has caused any traffic accidents. Huntley staff noted to him that no one in the community had stated their displeasure with the sign, and most comment on how useful they find the information. .

Member Garcia noted that electronic message sign in Huntley is located at an intersection that is busier and more complex than the proposed W. State Street location because of a railroad crossing. He said he believes that by eliminating the scrolling text and making the messaging more efficient, the proposed sign would be safer and more effective than the existing one. Chair Pro Tem Tarka stated that she agreed that that the current sign is outdated and difficult to read. She said she believes the new sign would allow for more useful content.

Chair Pro Tem Tarka stated she believes recommending approval of the proposed sign would not set a precedent. She noted that the content that would be presented on the Village's sign is informational, and therefore different than typical commercial advertising. She said any request for this type of sign in the Village Center District in the future would have to be reviewed by the Planning and Zoning Commission and any recommendation for approval of this sign would not have any influence on any future requests. Chair Pro Tem Tarka said this request from the Village is a valid and appropriate. Member Garcia stated he agreed. Member Metz said that an electronic message sign advertising a retail sale could be construed as informational speech as well.

Member Metz suggested the sign be relocated to a location that has less traffic than that on State Street. Director Hill stated that the Village Board and staff choose this location because it would help create a municipal campus. The proposed sign would serve both the existing Village Hall and the proposed Police Station to be located on the south side State Street, thereby reducing the number of signs in this corridor.

Member Garcia said LaFox Street is too busy of a location, and that Water Street is also not an option because the low amount of traffic. Member Kusswurm stated he agreed with Member Garcia. Member Garcia noted he believes the proposed location also makes sense in terms of minimizing cost since the electricity is already available in the vicinity.

Member Metz stated the discussion was all speculation. He said no one knows the best location for the sign. He suggested Water Street is the best location for the proposed sign. He said the Christmas lights on the bridge are considered an attractive nuisance and they are not distracting because they can be seen with peripheral vision. Member Metz said the existing sign works fine and a new, larger electronic message sign is unnecessary. He reiterated that the proposed sign would be an attractive nuisance in his opinion.

Member Kusswurm confirmed that there would be additional expenses to update the existing sign so that it functioned correctly. Director Wascher confirmed there would be additional expenses because the technology is old and sign companies no longer support it. She noted that if the Village were to purchase an electronic message sign screen of the same size as the existing screen, the messages would scroll across the screen. She stated a new, larger sign is needed.

Chair Pro Tem Tarka opened the meeting up to public comments and questions. There was no public present to provide testimony.

With no further discussion, Chair Pro Tem Tarka entertained a motion to accept the Findings of Fact.

A motion by Member Kusswurm that the Planning and Zoning Commission accept the Findings of Fact as presented by the Petitioner, which was seconded by Member Garcia. There was no further discussion of the motion. The vote was as follows:

Ayes:	Garcia, Kusswurm, Tarka, Watson
Nays:	Metz
Abstain:	None
Absent:	Carlson, Micklevitz

The motion CARRIED (4-1-0-2).

With no further testimony, Chair Pro Tem Tarka entertained a motion to close the public hearing.

A motion was made by Member Watson to close the public hearing, which was seconded by Member Garcia. Chair Pro Tem Tarka closed the public hearing at 7:31 p.m. There was no further discussion of the motion. The vote was as follows.

Ayes:	Garcia, Kusswurm, Metz, Tarka, Watson
Nays:	None
Abstain:	None
Absent:	Carlson, Micklevitz

The motion CARRIED (5-0-0-2).

Member Watson made a motion that the Planning and Zoning Commission recommend approval to the Village Board of CD 2022-11 for a Special Use to allow an electronic message sign in the VC Village Center District and the variations requested for the property commonly known as 10 N. Water Street with the condition that construction shall be in substantial compliance with the plans submitted.

The motion was seconded by Member Kusswurm. There was no further discussion of the motion. The vote was as follows:

Ayes:	Garcia, Kusswurm, Tarka, Watson
Nays:	Metz
Abstain:	None
Absent:	Carlson, Micklevitz

The motion carried (4-1-0-2).

E. NEW BUSINESS

There was no new business to report.

F. PUBLIC COMMENT

No members of the public were present to address the Commission.

G. ADJOURNMENT

Having no further business, a motion was made by Member Watson to adjourn the regular meeting of the Planning and Zoning Commission, which was seconded by Member Metz. With a voice vote of all ayes and no nays, the motion CARRIED unanimously.

Chair Pro Tem Tarka adjourned the meeting at 7:33 p.m.

Respectfully submitted,

Dione Stirmell
Recording Secretary



STAFF REPORT

To: Chairman Brian Carlson and Members of the South Elgin Planning & Zoning Commission

From: Lauren Blayney, Planner

Date: January 18, 2023 Planning & Zoning Commission Meeting

RE: **CD 2022-14: Special Use for Motor Vehicle Service at 949 N. La Fox Street – Rick Domeracki, 2MC Auto Detail, Petitioner**

Background Information:

Petitioner: 2MC Auto Detail
Rick Domeracki
900 Division Street
South Elgin, IL 60177

Property Owner: JETOPP LLC
Elizabeth Prignano
6N157 Weber Drive
St. Charles, IL 60174

Subject Property: 949 N. La Fox Street, South Elgin
PIN(s): 06-26-376-008 and 06-26-376-018

Comprehensive Plan Designation: Commercial Land Uses

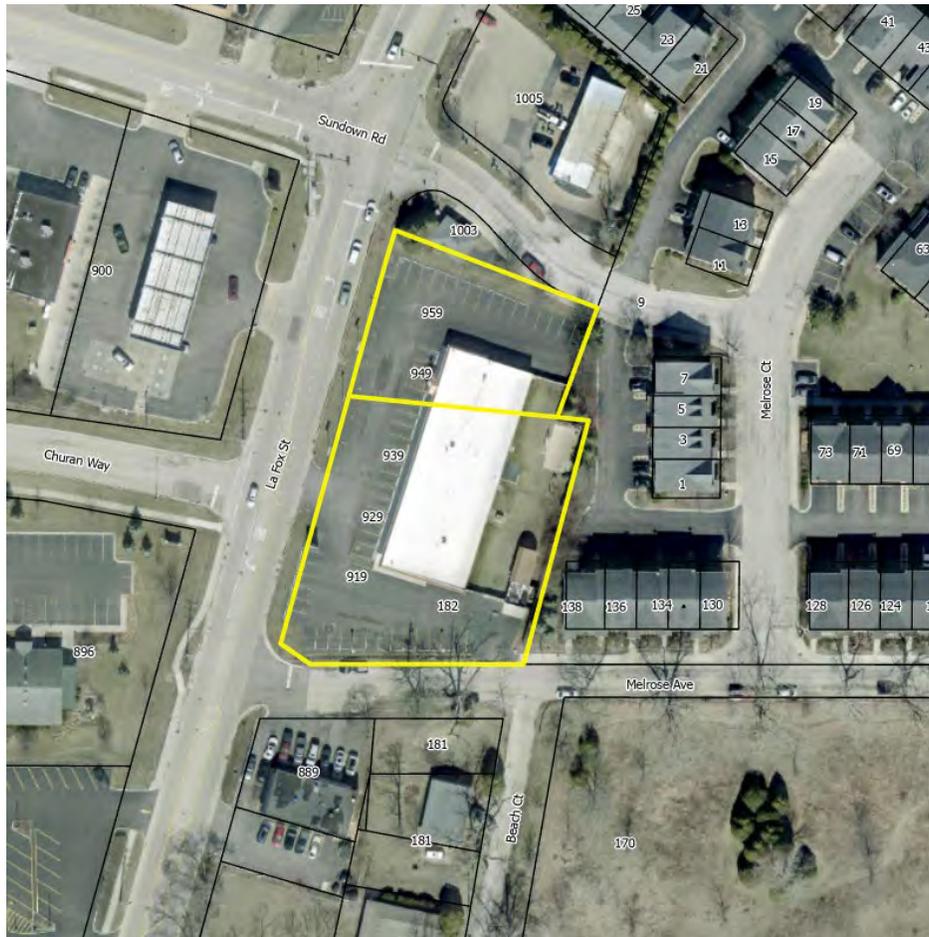
Current Zoning: B-1 Gateway Business District

Surrounding Land Uses:

North: Commercial Uses
South: Commercial and Residential Uses
East: Residential Uses
West: Commercial Uses

Request: The Petitioner is requesting a Special Use Permit for Motor Vehicle Services on the property located at 949 N. La Fox Street in the B-1 Gateway Business District.

Location Map:



Planning and Zoning Commission Review:

OPEN PUBLIC HEARING

In compliance with state statutes and the Unified Development Ordinance (UDO), a Public Hearing notice was published in the Wednesday, December 28, 2022 edition of the Elgin Courier. Property owners within 250 feet of the subject property were notified by mail of the time, date, and place for and how to participate in the public hearing.

Project Summary:

The Petitioner is seeking a recommendation of approval for a proposed motor vehicle service use at 949 N. La Fox Street. There is an existing 9,750 square foot building on the subject property consisting of multiple tenant spaces. The Petitioner wishes to operate a motor vehicle detail business in an existing 1,600 square foot tenant space located within this building.

A special use permit was previously granted for a motor vehicle service and repair use for this tenant space in 2010, but has since expired due to the inactivity of the use. The tenant space was previously occupied by TT Complete Auto Repair and has been more recently used as storage space for the South Elgin Budokan Martial Arts studio located next door at 959 N. La Fox Street.

The Petitioner’s motor vehicle detailing business would include cleaning and buffing motor vehicles and shampooing carpets. All services will be performed inside the building. The Petitioner does not intend to store vehicles as part of his detailing services. The motor vehicles being serviced will be dropped-off and picked-up the same day.

Since the tenant space was previously a motor vehicle service and repair use, little work is needed inside the building. There are drains already in the floor, and the tenant space currently has an overhead door on the west façade of the building, from which the vehicles will enter and leave the space.

The existing parking lot has adequate off-street parking for all businesses operating on the subject property, including parking for the proposed motor vehicle service use. The Petitioner is planning to remove the two parking stalls currently located in front of the overhead door to allow clear access into the tenant space. With the removal of these two parking stalls, the building still has parking in excess of code requirements.

The UDO allows motor vehicles service in the B-1 Gateway Business District as a special use. No additional variations or relief from the UDO are being requested. The Petitioner meets the Motor Vehicle Service use standards summarized below:

<u>UDO Regulations for Motor Vehicle Service</u>	<u>Proposed per Plans submitted on December 7, 2022</u>	<u>Does the Proposed meet UDO Regulations?</u>
<i>Outdoor Storage:</i> Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors...	The petitioner does not intend to have any outdoor storage of vehicles as part of his business.	Yes.
<i>Location of Repairs:</i> All repairs must occur inside an enclosed building.	The proposed used does not include motor vehicle repairs, but all services will occur inside the building.	Yes.
<i>Drainage.</i> Car washes shall not drain onto adjacent properties or into the right-of-way.	The existing building unit has flood drains that will catch all the water from washing vehicles. No water will drain onto adjacent properties or into the right-of-way.	Yes.

The various Village Departments and South Elgin and Countryside Fire Protection District had to opportunity to review the proposed plans and their respective comments have been incorporated into these drawings.

Review of Special Use Request: The purpose of a special use is to provide for uses, which may have a special, unique, or unusual impact upon the use of neighboring property. The Village Board, Planning and Zoning Commission, and Zoning Administrator shall evaluate applications for special use permits with specific written findings based on certain standards outlined below.

- 1. The proposed special use will not endanger the health, safety, comfort, convenience, and general welfare of the public.**

Petitioner's Findings: There will not be any endangerment or inconvenience to the public.

- 2. The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.**

Petitioner's Findings: This business will be compatible with the character with the adjacent properties and within the immediate vicinity.

- 3. The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.**

Petitioner's Findings: This business will not impede the development and improvements of the adjacent properties or any in the immediate vicinity.

- 4. The proposed special use will be provided with adequate utilities, access roads, drainage, and/or other necessary facilities.**

Petitioner's Findings: This business will be provided with adequate utilities, road access and drainage.

- 5. The proposed special use is consistent with the intent of the elements of the Comprehensive Plan, this Unified Development Ordinance, and the other land use policies of the Village.**

Petitioner's Findings: Yes, I believe this business is consistent with the intent of the elements of Comprehensive Plan and the Village Code.

DISCUSSION BY PLANNING AND ZONING COMMISSION AND PUBLIC

VOTE ON FINDINGS OF FACTS (ROLL CALL VOTE)

That the Planning and Zoning Commission accept the Findings of Fact as presented by the Petitioner.

CLOSE PUBLIC HEARING (ROLL CALL VOTE)

VOTE ON REQUEST (ROLL CALL VOTE)

That the Planning and Zoning Commission recommends to the Village Board approval of Petition CD 2022-14 for a Special Use Permit for motor vehicle service on the property located at 949 N. La Fox Street in the B-1 Gateway Business District with the following condition:

- *The tenant space and motor service use shall be in compliance with all building and life safety codes prior to issuance of any final certificates of occupancy.*

Attachments:

- Plat of Survey
- Site Plan
- Photo of Building Unit

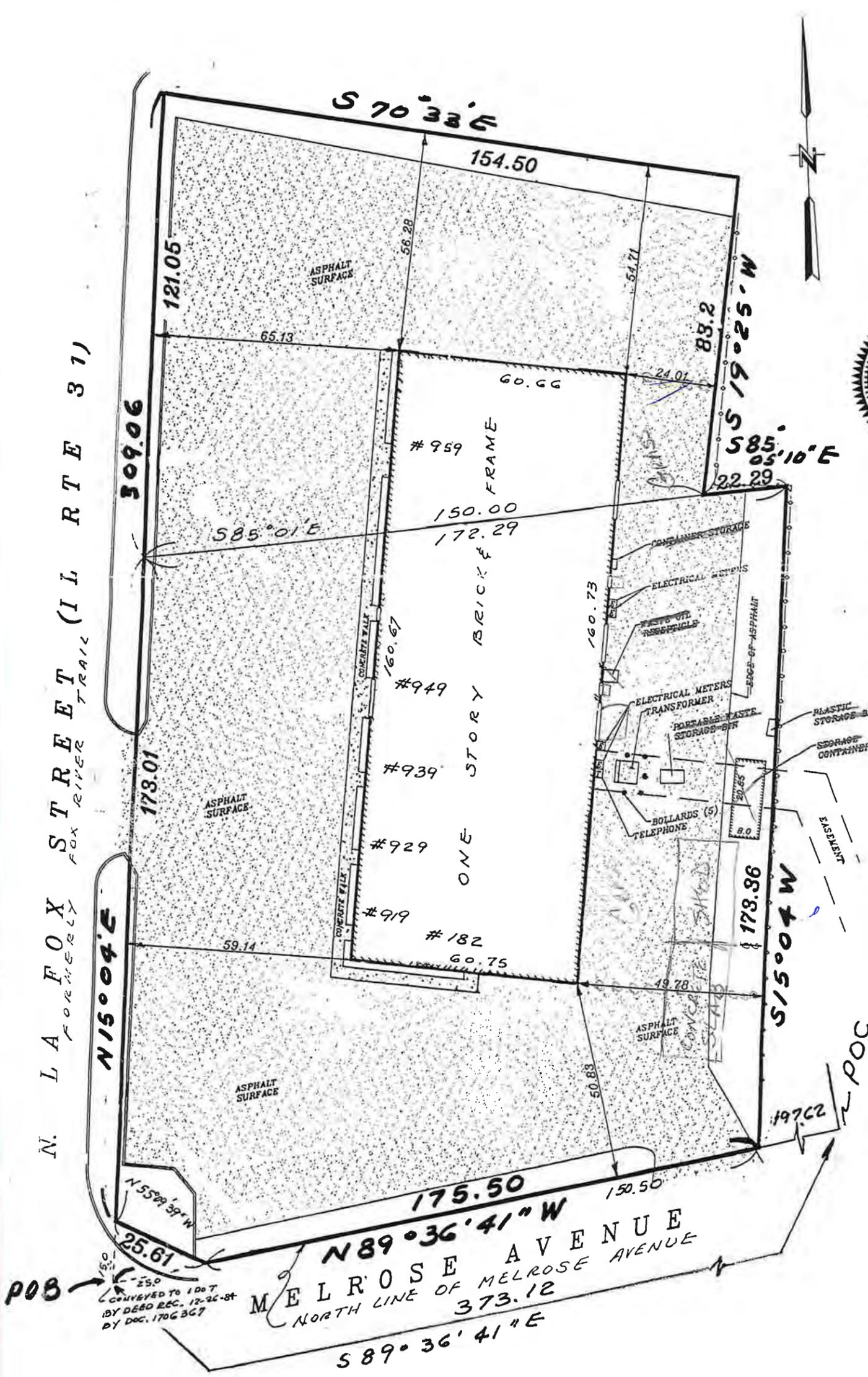
PLAT OF SURVEY

OF PROPERTY DESCRIBED AS

THENCE SOUTH 89 DEGREES 36 MINUTES 41 SECONDS EAST 373.12 FEET TO THE POINT OF BEGINNING:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF MELROSE AVENUE, AS SHOWN ON THE RECORDED PLAT OF FOX RIVER BEACH, THAT IS 373.12 FEET EAST OF, AS MEASURED ALONG SAID NORTH LINE, THE INTERSECTION OF SAID NORTH LINE AND THE EASTERLY LINE OF FOX RIVER TRAIL; THENCE NORTH 15 DEGREES 04 MINUTES EAST ALONG SAID EASTERLY LINE 309.06 FEET; THENCE SOUTH 70 DEGREES 33 MINUTES EAST 154.50 FEET; THENCE SOUTH 19 DEGREES 25 MINUTES WEST 83.2 FEET; THENCE SOUTH 85 DEGREES 05 MINUTES 10 SECONDS EAST 22.29 FEET; THENCE SOUTH 15 DEGREES 04 MINUTES WEST 173.36 FEET TO THE NORTH LINE OF MELROSE AVENUE; THENCE NORTH 89 DEGREES 36 MINUTES 41 SECONDS WEST ALONG SAID NORTH LINE 175.50 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM LANDS CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED DECEMBER 26, 1984 AS DOCUMENT 1706367) AND CONTAINING 37,384 SQUARE FEET MORE OR LESS.

COMMONLY KNOWN AS: 919 - 959 N. LA FOX STREET AND 182 MELROSE AVENUE, SOUTH ELGIN, ILLINOIS 60177



ADVANCED ENGINEERING & SURVEYING PC
AS

PLAT VALID ONLY WITH EMBOSSED SEAL
 License Expires 11-30-10
 386 E. CHICAGO ST. PHONE: (847) 888-2900
 ELGIN, IL 60120 FAX: (847) 888-1945



I, JOHN C. AVAMPATO, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-001857 HAVE, ON FEBRUARY 20, 2010 PREPARED THIS PLAT OF SURVEY FOR THE CLIENTS USE TO INITIATE A ZONING PETITION TO THE VILLAGE OF SOUTH ELGIN.

John C. Avampato

JOHN C. AVAMPATO
 ANY DISCREPANCIES IN MEASUREMENTS SHOULD BE PROMPTLY REPORTED TO SURVEYOR FOR EXPLANATION OR CORRECTION.

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

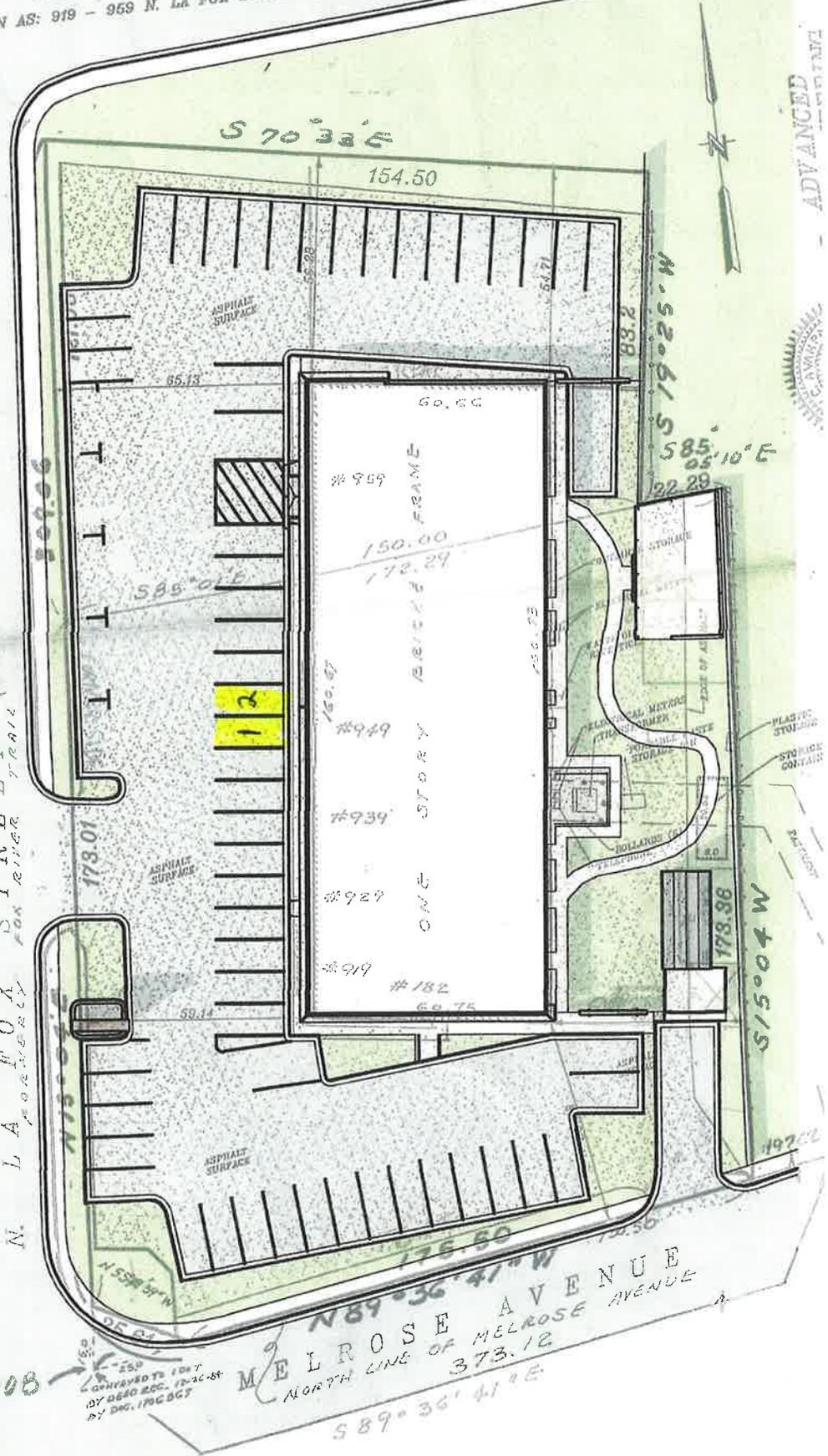
REFER TO TITLE POLICY FOR EASEMENTS AND BUILDING LINES NOT SHOWN HEREON.

SCALE	1" = 30'
CLIENT	DENNIS M. TOBIN
BUYER	
PAGE	
F. B.	SJB
DRAWN	JCA
CHECKED	33914
JOB NO.	SOUTH ELGIN
MUNICIPALITY	

REBUILT AS FOLLOWS: THE EASTERLY LINE OF THE NORTH LINE AND THE EASTERLY LINE OF THE NORTH LINE 309.08 FEET; THENCE SOUTH 70 DEGREES 05 MINUTES 10 SECONDS WEST 83.2 FEET; THENCE SOUTH 85 DEGREES 05 MINUTES 10 SECONDS WEST 173.36 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE PORTION OF SAID NORTH LINE 175.50 FEET TO THE POINT OF BEGINNING DECEMBER 26, 1984 AS SHOWN ON THE MAP OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY DEED RECORDED DECEMBER 26, 1984 AS DOCUMENT 170688 CONTAINING 37,384 SQUARE FEET MORE OR LESS.

COMMONLY KNOWN AS: 919 - 959 N. LA FOX STREET AND 182 MELROSE AVENUE, SOUTH ELGIN, ILLINOIS 60122

N. LA FOX STREET (I 55) (RTE 31)



ADVANCED SURVEYING



POB

CONVEYED TO 1987
 BY DEED REC. 12-10-87
 BY DWG. 170688

MELROSE AVENUE
 NORTH LINE OF MELROSE AVENUE
 373.12

S 89° 36' 41" E





STAFF REPORT

To: Chairman Brian Carlson and Members of the South Elgin Planning & Zoning Commission

From: Lauren Blayney, Planner

Date: January 18, 2023 Planning & Zoning Commission Meeting

RE: CD 2022-15: Major Site Plan Review and Aesthetic Design Review for a Building Addition on the Property Located at 534 Randall Road – Mitch Goltz, GW Properties, Applicant

Background Information:

Applicant: GW Properties
Mitch Golz
2211 N. Elston Avenue, Suite 400
Chicago, IL 60614

Property Owner: Steve Nordyke
18851 NE 29th Avenue, Suite 303
Aventura, FL 33180

Subject Property: 534 Randall Road, South Elgin
PIN(s): 09-05-428-008

Comprehensive Plan Designation: Commercial Land Uses

Current Zoning: B-2 Community Business District

Surrounding Land Uses:

North: Commercial Uses
South: Commercial
East: Residential Uses, Unincorporated
West: Commercial Uses

Request: The Applicant is requesting Aesthetic Design Review and Major Site Plan approval for the proposed building addition on the property located at 534 Randall Road in South Elgin in the B-2 Community Business District.

Location Map:



Planning and Zoning Commission Review:

Project Summary:

The Applicant is seeking approval for the proposed building addition at 534 Randall Road.

There is an existing 4,820 square foot building on the subject property, and the Applicant wishes to renovate the existing building and construct a 2,180 square foot building addition. With this work, the former single-occupancy building would have two tenant spaces.

The building façade will be finished with brick, stone, and EIFS materials. The proposed building materials meet the design requirements for Commercial Districts. The maximum building height of the building addition will be approximately 22.5-feet, which is compliant with the maximum height regulations of the B-2 District.

The proposed signage shown on the building elevations meet the Village’s sign regulations; therefore, no sign variations are required at this time. A separate sign permit will be required prior to the signage installation.

All vehicular access driveways will remain as they currently exist. The applicant is proposing to maintain the existing 49 parking stalls, including three (3) ADA parking stalls, which meets the off-street parking requirements for the proposed uses. However, the applicant is proposing to relocate seven (7) parking stalls from the east side of the existing building to be near the western property line. This relocation is to accommodate the proposed building addition.

The Applicant is adding additional landscaping around the building which will include a variety of shrubs and ornamental grasses. The relocated parking area near the western property line will have new landscaping on the west side of the parking stalls and will consist of shrubs and deciduous trees.

The existing garbage enclosure is to remain in its existing location, which is west of the existing building and just south of the western driveway access. No modifications are being proposed at this time to the existing garbage enclosure.

The various Village Departments and South Elgin and Countryside Fire Protection District had the opportunity to review the proposed plans and their respective comments have been incorporated into these drawings.

Review of Major Site Plan and Aesthetic Design Requests:

The Planning and Zoning Commission, and Zoning Administrator shall evaluate applications for Major Site Plan Approvals with specific written findings based on each of the certain standards outlined below.

- a. *The site plan for the proposed development is consistent with the existing character and zoning of adjacent properties and other property within the immediate vicinity of the proposed development.*
- b. *The site plan for the proposed development will not adversely impact adjacent properties and other property within the immediate vicinity of the proposed development.*
- c. *The site plan for the proposed development will be provided with adequate utilities, access roads, circulation systems, parking, drainage, exterior lighting, and/or other necessary facilities.*
- d. *The site plan for the proposed development is designed to preserve the environmental resources of the lot.*
- e. *The site plan for the proposed development contains high quality design that is consistent with the design standards of the zoning district and includes appropriate color, shape, density, and structure styles which contributes positively to the Village's aesthetic, economic, and environmental appearance, and image.*
- f. *The site plan for the proposed development is consistent with the intent of the elements of the Comprehensive Plan, this Unified Development Ordinance, and the other land use policies of the Village.*

DISCUSSION BY PLANNING AND ZONING COMMISSION AND PUBLIC

VOTE ON REQUEST (ROLL CALL VOTE)

That the Planning and Zoning Commission recommends to the Village Board approval of CD 2022-15 for a Major Site Plan Review and Aesthetic Design Review for the property located at 534 Randall Road in the B-2 Community Business District with the following condition:

- *Construction shall be in substantial compliance with the following plans:*
 - *Site plan, prepared by Design Studio 24, LLC, dated 09/29/2022*
 - *Landscape plan, prepared by Planned Environment Associates, dated 12/22/2022*
 - *Colored building elevations, prepared by Design Studio 24, LLC, dated 6/20/2022*

Attachments:

- Plat of Survey
- Site Plan
- Landscape Plan
- Colored Building Elevations



ALTA/NSPS Land Title Survey

OF:
Lot 2 of McVickers' IV Resubdivision in the Village of South Elgin,
Kane County, Illinois recorded June 6, 2003 as Document
2003K094520 in Kane County, Illinois.

Notes:
Common address: 534 Randall Road, South Elgin, Illinois.
Iron pipes at all lot corners except as noted.

This plat was prepared with reference to a Commitment for Title Insurance issued by Chicago Title Insurance Company under Order 1401 008983064 D1 with an effective date of October 16, 2016. The platted lands are the same as those described as "Parcel 6" in Schedule "A" of said Commitment. All Special Exceptions listed in Schedule "B" of said Commitment raising matters of survey pertinent to the platted lands are shown where possible or else otherwise noted herein.

All building setback lines and easements platted herein were created or granted by the plat of McVickers' II Subdivision, recorded September 27, 2002 as Document 2002K119635 except as noted.

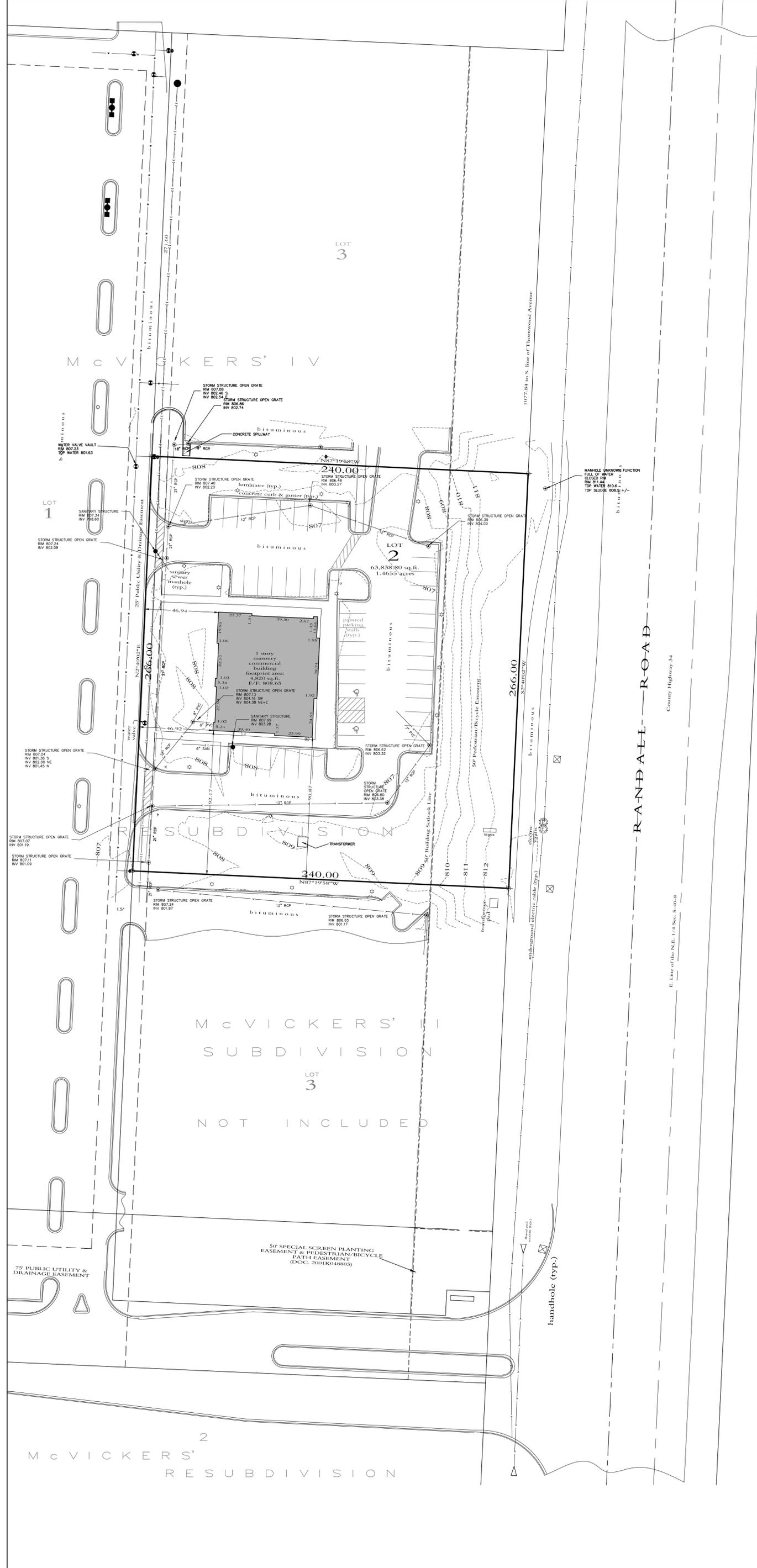
The platted lands are subject to the terms and conditions contained in Documents 2003K094320, 2002K119635, 2002K012561, 2002K119634, 98K53587, 98K48092, 2000K068478, 2002K006049, 2000K102496, 2000K102497, 2001K048805, 1298984, 95K034061, 2002K119636, 2003K108711, 2004K030264, 2004K016930, 2006K130216 and 2015K003708. The attention of individuals and entities with interest in particulars of these matters is directed to the Documents cited.

The platted lands do not fall in a designated Flood Hazard Area as defined by the Federal Emergency Management Agency based on reference to Flood Insurance Rate Map 17089C0252H, effective August 3, 2009.

There were observed 48 painted parking stalls on the platted lands, of which 46 were 9X18' and 2 were 18X18'.

No evidence of recent earth moving work, building construction or building additions was observed in the process of conducting the fieldwork.

The plat of McVickers' IV Subdivision notes that: "there shall be no access from Lots 2 and 3 to Randall Road. There shall be only one access point from Lot 1 to Randall Road, which is located within the southernmost 58.50 feet of the parcel. This access was previously installed and signaled as part of the Thornwood subdivision. Access to this Thornwood shopping center access drive located along the south line of this Resubdivision shall be one right-in/right-out access centered 260 feet west of the west right-of-way line of Randall Road and one full access centered 401.5 feet west of the west right-of-way line of Randall Road.



State of Illinois }
County of DuPage } S.S.

TO: Kireland South Elgin Illinois, LLC and Chicago Title Insurance Company:

This is to certify that this plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1.2, 3.4, 7(a), 7(b)(1), 8, 9, 10, 11, 14 and 16 of Table A thereof.

The field work was completed on 12 July, 2022.
Given under my Hand and Seal at Wheaton, Illinois
this 14th day of July, 2022.

[Signature]
Illinois Professional
Land Surveyor 2967
(exp. 11-30-22)



Land Title Survey

PREPARED FOR:
GW Properties



Craig R. Knoche & Associates
Civil Engineers, P.C.

- Civil Engineers
- Surveyors
- Land Planners

24 N. Bennett Street • Geneva, Illinois 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 7-14-22

FILE: 22-037LT

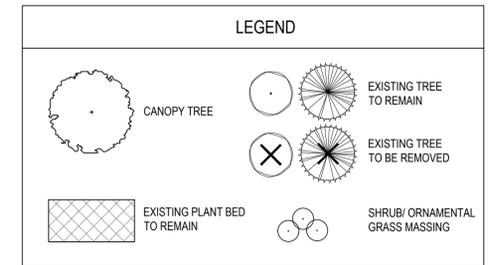
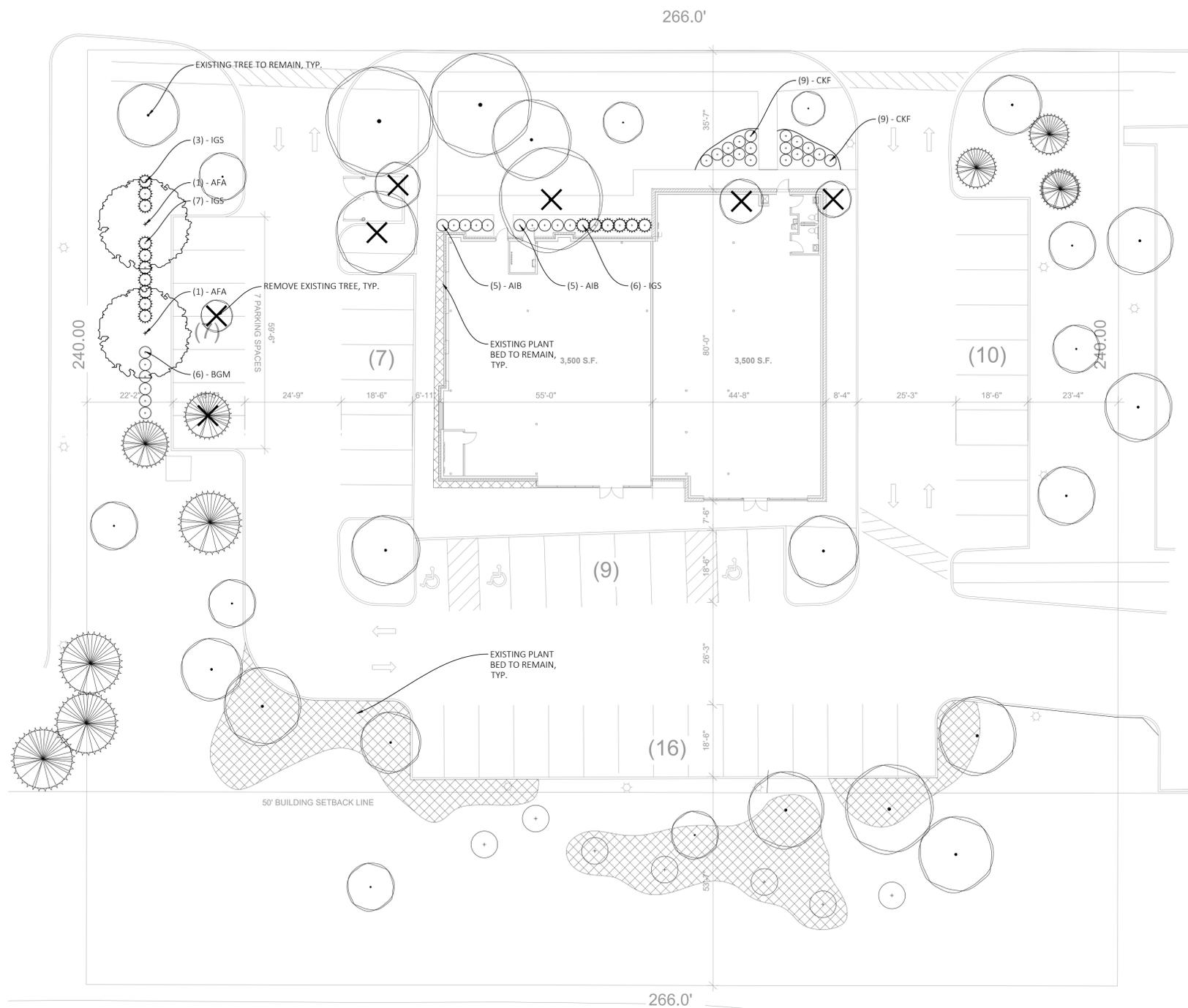
JOB NO: 22-037

SHEET NO.

1

of

1



PLANTING SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
AFA	2	ACER FREEMANII 'AUTUMN FANTASY'	AUTUMN FANTASY MAPLE	2.5" CAL.	40' O.C.	B&B SPECIMEN
DECIDUOUS SHRUBS						
AIB	10	ARONIA MELANOCARPA 'MORTON'	IROQUOIS BEAUTY CHOKEBERRY	#3 CONT.	36" O.C.	
EVERGREEN SHRUBS						
BGM	6	BUXUS 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	#3 CONT.	36" O.C.	
IGS	16	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3 CONT.	36" O.C.	
ORNAMENTAL GRASSES						
CKF	18	CALAMOGROSTIS X 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#3 CONT.	36" O.C.	

PROJECT NAME:
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534 RANDALL ROAD
SOUTH ELGIN, IL 60177

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p: 773.382.0445

CONSULTANTS:
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(719) 299-0383
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P.O. BOX 2266
CRESTVIEW, IN 46034

SUBMITTAL & REVISIONS	1	12.22.22	DRAFT LANDSCAPE PLAN
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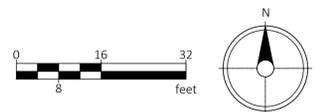
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TITLE:
LANDSCAPE PLAN

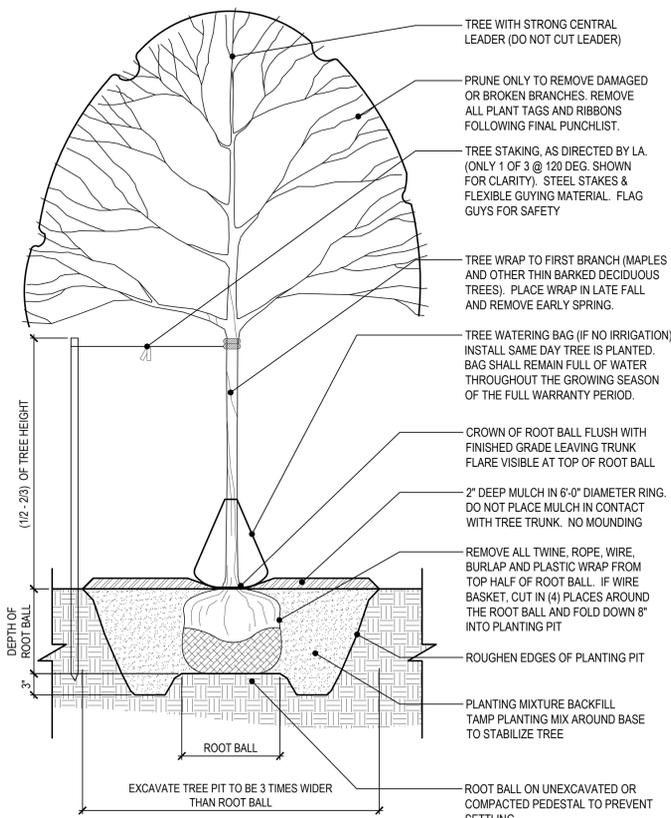
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DRAWN BY: JJF
CHECK BY: JRR
PROJECT #: 22-053

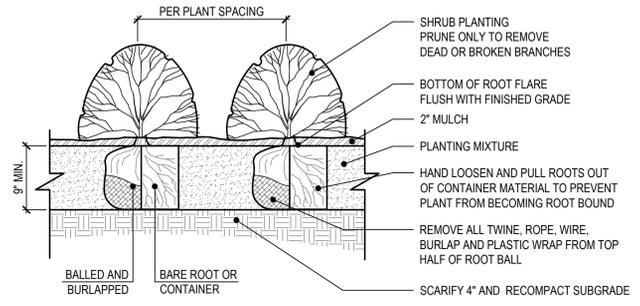
LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



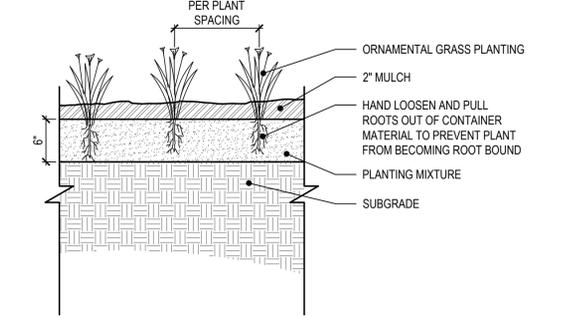
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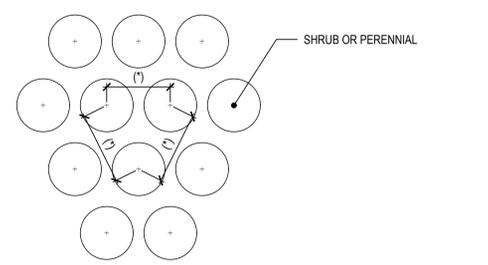
1 TREE PLANTING
SCALE: 1/2" = 1'-0"



2 SHRUB PLANTING
SCALE: 1" = 1'-0"



3 ORNAMENTAL GRASS PLANTING
SCALE: 1" = 1'-0"



4 PLANT SPACING
NOT TO SCALE

IRRIGATION NOTES:

- CONTRACTOR SHALL PROVIDE DESIGN/BUILD IRRIGATION SYSTEM PER THE IRRIGATION NOTES BELOW:
 - DESIGN GUIDELINES: CONTRACTOR TO VERIFY PRESSURE AND AVAILABLE WATER SERVICE SIZE
 - EMISSION (LAWNS): HUNTER I-40 SPRAY ROTARS (OR APPROVED EQUAL)
 - DRIP (BEDS): HUNTER HDL-CV (OR APPROVED EQUAL)
 - QUICK COUPLER: HUNTER QCV - 3RC
 - CONTROLLER: HUNTER HCC (OR APPROVED EQUAL)
 - SENSOR: HUNTER SOLAR-SYNC & HC FLOW METER (OR APPROVED EQUAL)
 - PIPING: PVC OR APPROVED EQUAL
 - INSECT REPELLENT: AUTOMATED PRO FEEDER SYSTEM WITH 5-GALLON STORAGE FOR NATURE SHIELD
- CONTRACTOR SHALL PROVIDE A QUALIFIED IRRIGATION DESIGNER OR IRRIGATION CONSULTANT TO DESIGN THE SYSTEM FOR EFFICIENT AND UNIFORM DISTRIBUTION OF WATER. "QUALIFIED" MEANS CERTIFIED BY ONE OF THE FOLLOWING AGENCIES BELOW:
 - CERTIFIED IRRIGATION CONTRACTOR (CIC)
 - CERTIFIED LANDSCAPE IRRIGATION AUDITOR (CLIA)
 - CERTIFIED LANDSCAPE IRRIGATION MANAGER (CLIM)
 - CERTIFIED IRRIGATION DESIGNER (CID)
 - CERTIFIED WATER CONSERVATION MANAGER-LANDSCAPE (CWCM)
- SYSTEM DESIGN:
 - THE SYSTEM SHALL BE COMPRISED OF EITHER:
 - DRIP/MICRO-IRRIGATION COMPONENTS THAT ALLOW FOR HIGHER DISTRIBUTION UNIFORMITY AND LOWER EVAPORATION AND RUNOFF.
 - THE DESIGN AND LAYOUT OF THE EMISSION DEVICES PROVIDES FOR ZERO OVERSPRAY ACROSS OR ONTO A STREET, PUBLIC DRIVEWAY OR SIDEWALK, PARKING AREA, BUILDING, FENCE OR ADJOINING PROPERTY. OVERSPRAY MAY OCCUR DURING THE OPERATION OF THE IRRIGATION SYSTEM DUE TO THE ACTUAL WIND CONDITION THAT DIFFER FROM THE DESIGN CRITERIA.
- SYSTEM CONTROLLER:
 - THE SYSTEM SHOULD USE A CONTROLLER THAT HAS MULTI-PROGRAM CAPABILITY WITH AT LEAST FOUR START TIMES (FOR MULTIPLE REPEAT SOAK CYCLES) AND RUN TIME ADJUSTMENT IN ONE MINUTE INCREMENTS. THE CONTROLLER PROGRAMMING (SCHEDULING) SHOULD BE MANAGED TO RESPOND TO THE CHANGING NEED FOR WATER IN THE LANDSCAPE.
- DESIGN FEATURES:
 - FOLLOW ALL ORDINANCES RELATING TO IRRIGATION SYSTEMS INCLUDING THE INSTALLATION OF BACKFLOW DEVICES.
 - INSTALL A MASTER VALVE TO STOP UNSCHEDULED FLOW OF IRRIGATION WATER
 - A DESIGN THAT RESULTS IN UNIFORM AND EFFICIENT COVERAGE. SPRINKLER HEAD SPACING SHOULD BE A MINIMUM OF "HEAD-TO-HEAD" (MINIMUM 50% OF DIAMETER) UNLESS THE COVERAGE IS DESIGNED FOR WIND DE-RATING. WIND DE-RATING SHOULD BE BASED ON AVERAGE NIGHTTIME WIND SPEED.
 - A MINIMUM OF "HEAD-TO-HEAD" (MINIMUM OF 50% OF DIAMETER) UNLESS THE COVERAGE IS DESIGNED FOR WIND DE-RATING. WIND DE-RATING SHOULD BE BASED ON AVERAGE NIGHTTIME WIND SPEED. DESIGN TO AVOID OVERSPRAY ONTO HARDSCAPES, FENCES, BUILDINGS AND ADJOINING PROPERTY.
 - HAVE SEPARATE STATIONS/ZONES (HYDROZONES) FOR AREAS WITH DISSIMILAR WATER OR SCHEDULING REQUIREMENTS
 - PROVIDE SENSOR TO SUSPEND IRRIGATION DURING WET WEATHER CONDITIONS.
 - PROVIDE FLOW METER FOR MONITORING FLOW CONDITIONS AND SAVING WATER.
 - PROVIDE OWNER WITH WALKTHROUGH FOR SYSTEM OPERATIONS, PRIOR TO FINAL ACCEPTANCE. INCLUDE PROCEDURES FOR CONTROLLER PROGRAMMING, MAINTENANCE AND WINTERIZATION.

PLANTING NOTES:

- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
 - THE CONTRACTOR SHALL CONTACT 811 PRIOR TO WORK.
 - IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE GRAPHIC SYMBOLS SHOWN ON THE PLAN SHALL DICTATE.
 - PLANT MATERIALS:
 - ALL PLANT MATERIALS SHALL MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK, MOST CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
 - PLANTS SHALL BE EQUAL TO OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST.
 - PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES, AND INJURIES.
 - TREES SHALL HAVE STRAIGHT TRUNK WITH LEADER INTACT, UNDAMAGED AND UN-CUT. BRANCHING MUST BE WELL DEVELOPED.
 - ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
 - NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING.
 - ALL PLANTS ARE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO SELECT AND TAG ALL PLANT MATERIAL AT THE NURSERY PRIOR TO PLANTING AND REJECT UNACCEPTABLE PLANT MATERIAL AT ANY TIME DURING THE PROGRESS OF THE PROJECT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
- IRRIGATION:
 - CONTRACTOR SHALL PROVIDE BID ALTERNATE FOR IRRIGATION PER THE IRRIGATION PERFORMANCE SPECIFICATIONS.
 - IF BID ALTERNATE OF IRRIGATION SYSTEM IS NOT SELECTED BY OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHMENT WATERING THROUGH TEMPORARY FACILITIES, WATERING BAGS, ETC., AS APPROVED BY OWNER FOR PLANT WARRANTY.
- TOPSOIL & PLANTING MIXTURES:
 - ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
 - SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE FOR REUSE IN LOCATION APPROVED BY OWNER.
 - TOPSOIL SHALL BE MATERIALS CONSISTING OF FERTILE, FRIABLE, FINE SANDY LOAM, UNIFORM IN COMPOSITION AND FREE OF SUBSOIL, STONES, LUMPS, CLODS OF HARD EARTH, PLANTS, PLANT ROOTS, STICKS, NOXIOUS WEEDS, SLAG, CINDERS, DEMOLITION DEBRIS OR OTHER EXTRANEOUS MATTER OVER 1" IN LARGEST DIMENSION.
 - EXISTING TOPSOIL SHALL BE PREPARED BY THOROUGHLY MIXING IN COMPOST AT THE RATE OF 1/3 VOLUME OF SOIL REPLACED.
 - TOPSOIL SHALL BE TESTED AND AMENDED (AS SPECIFIED BY THE TESTING AGENCY) TO THE FOLLOWING:
 - ADJUST SOIL TO A pH OF 6.0 TO 6.5.
 - ORGANIC MATTER: 4% MIN, 10% MAX
 - AVAILABLE PHOSPHORUS: 25 PPM, MIN
 - EXCHANGEABLE POTASSIUM: 125 PPM, MIN
 - THE FOLLOWING FERTILIZERS SHALL BE USED AS FOLLOWS, OR ALTERNATIVES SUBMITTED BY CONTRACTOR TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL:
 - TREES & SHRUBS - 14-4-6 BRIQUETTES @ 17g
 - LAWN - HIGH NITROGEN STARTER FERTILIZER
 - LAWN SEED & SOD AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF TOPSOIL.
 - PLANTING BEDS SHALL RECEIVE MINIMUM 6" DEPTH OF AMENDED TOPSOIL.
 - NATIVE LANDSCAPE SEEDING AREAS SHALL RECEIVE A MINIMUM 18" DEPTH OF TOPSOIL.
- MULCH MATERIALS:
 - ALL MULCH MATERIALS SHALL BE PROCESSED DOUBLE SHREDDED HARDWOOD BARK MULCH OF UNIFORM SIZE. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. SUBMIT SAMPLE TO ARCHITECT.
 - MULCH SHALL BE 2-INCH THICK MINIMUM COVERAGE IN ALL AREAS OF TREE PITS OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
 - MULCH SHALL BE HELD 1" BELOW SURFACE ELEVATION OF DOWNHILL SIDE OF WALK, SLAB, CURB, LAWN, ETC.
- LANDSCAPE BED EDGING:
 - ALL LANDSCAPE BED EDGING SHALL BE SHOVEL-CUT SPADE EDGE BETWEEN LAWN AREAS UNLESS OTHERWISE NOTED.
- STORAGE & INSTALLATION:
 - CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
 - EXISTING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. NO VEHICLES OR EQUIPMENT ARE ALLOWED WITHIN THE DRIP LINE OF TREES TO BE PROTECTED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
 - PRUNING AND REMOVAL OF BRANCHES ON EXISTING TREES SHALL BE DIRECTED IN THE FIELD BY OWNER OR LANDSCAPE ARCHITECT.
 - EQUIPMENT, PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE STORED OUTSIDE OF THE DRIPLINE OF TREES TO BE PROTECTED AND PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS.
 - NEW PLANTING AREAS ARE TO BE TREATED WITH HERBICIDE (APPROVED BY STATE CHEMIST) TO KILL ALL EXISTING GROUND COVER. THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUND COVER VEGETATION IS NOT KILLED WITHIN 10 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.
 - WHERE PROPOSED PLANTINGS ARE INDICATED IN EXISTING PAVING AREAS, CONTRACTOR SHALL EXCAVATE A MINIMUM OF 2'-0" BELOW PAVING SURFACE.
 - FINAL PLACEMENT OF PLANT MATERIALS, ETC., ARE SUBJECT TO APPROVAL BY OWNER AND LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE OR FLAG INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED W/ HIGHLY VISIBLE PAINT LINES W/ OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. OWNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
 - ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
 - PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL COORDINATE A FINAL INSPECTION WALK-THROUGH WITH OWNER AND LANDSCAPE ARCHITECT FOR OWNER ACCEPTANCE. THE LANDSCAPE ARCHITECT WILL PROVIDE A PUNCHLIST OF ANY DEFICIENCIES AND PROVIDE TO OWNER AND CONTRACTOR FOR REVIEW AND REMEDIATION.
- MAINTENANCE:
 - INCLUDE PRICING WITH THE BID FOR A 60-DAY MAINTENANCE PERIOD OF ALL LANDSCAPE PLANTINGS FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY OWNER AND LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
- WARRANTY:
 - ALL LANDSCAPE PLANTINGS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FOLLOWING 60-DAY MAINTENANCE PERIOD. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY (EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR OTHER ACTS DETERMINED AS FORCE MAJEURE) BY OWNER AND LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE WARRANTED FOR 1 YEAR.

PROJECT NAME:
PROPOSED DEVELOPMENT
534 RANDALL ROAD
SOUTH ELGIN, IL 60177

OWNER NAME:
GW PROPERTIES
2211 N. ELSTON AVE., UNIT 400
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p: 773.382.0445

CONSULTANTS:
DESIGNSTUDIO 24
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PLANNED ENVIRONMENT ASSOCIATES
(312) 299-0383
www.planned.com
P.O. BOX 2266
CHICAGO, IL 60604

SUBMITTAL & REVISIONS	DATE	DESCRIPTION
1	12.22.22	DRAFT LANDSCAPE PLAN

STAMP:

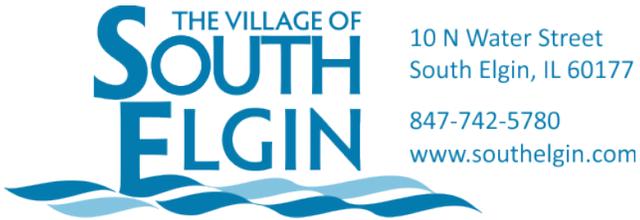
 James Forester
 State of Illinois
 License No. 057-001400

TITLE:
LANDSCAPE NOTES & DETAILS

SHEET:
L101

DRAWN BY: JFF
CHECK BY: JRR
PROJECT #: 22-053





MEMORANDUM

To: Planning and Zoning Commission

From: Nancy Hill, Community Development Director

Date: January 18, 2023 Planning and Zoning Commission Meeting

RE: Administrative Adjustments in 2022

In accordance with *UDO Section 156.02.A.4.c.*, this memo is to provide a report of the Administrative Adjustments granted by the Zoning Administrator in the previous year. In 2022, no applications for Administrative Adjustments were filed or reviewed. Therefore, none were approved by the Zoning Administrator.

Should you have questions, please contact me at 847-741-3894 ext. 5322 or via email at nhill@southelgin.com.

MEMORANDUM

To: Planning and Zoning Commission

From: Nancy Hill, Community Development Director

Date: January 18, 2023 Planning and Zoning Commission Meeting

RE: Comprehensive Plan Implementation Report – Through 2022

Attached is a report summarizing the various actions the Village has taken to implement the 2030 Comprehensive Plan, including the Village Center Master Plan. The document identifies the goals and objectives of each plan and the status of each, as well as a brief description of the actions taken through the end of 2022.

The Planning and Zoning Commission requested this information be provided to the Commission on a yearly basis. This document is the third report of its kind and activities completed in 2022 are highlighted in **red font**.

Highlights from 2022 were:

- The Village constructed the Civic Center Parking Lot behind the Village Hall building for police and staff parking, as well as public parking for Panton Mill Park and surrounding businesses;
- Significant improvements were made to W. State Street and Walnut Street in the Village Center including new stormwater infrastructure, sidewalks, and road resurfacing;
- The Village acquired property along the Fox River in Subarea 11E to connect and reconstruct the Fox River Trail bike path;
- The Village is in the design phase to construct a new Police Station and renovate the former Lions Club building for a community center;
- The Village continues its efforts with the IDOT to improve McLean Boulevard;
- The Village completed a facility needs assessment study in 2022;
- The Village completed a study to determine the Village's need for an additional water tower. As part of the Becketts Landing Subdivision on the Cavitt Farm property, land had been dedicated for a future water tower and the Village intends to construct the water tower in mid-2024;
- The Village initiated the process to create a Source Water Protection Plan;
- The Spohr Farm (subarea 5A) was approved for a residential development consisting of townhome and multi-dwelling units and a 5-lot industrial development. Construction is planned to commence in Spring 2023; and
- The Village entered into a lease agreement with the Boys and Girls Club to utilize 735 Martin Drive for the Boys and Girls Club. The building has since been renovated and began operating in December 2022.

Staff will briefly review the document at the upcoming meeting. Should you have questions in advance of that meeting, please contact me at 847-741-3894 or via email at nhill@southelgin.com.

South Elgin 2030 Comprehensive Plan Review 2022

Chapter 5: Goals and Objectives

Goals and Objectives	Status	Description/Comments
A. Mobility Network <i>Vision:</i> In 2030 South Elgin will be a community that has a multidimensional network of mobility options, including using public transit, walking, biking and driving that is safe, well maintained and connected.		
Goal A.1: Increase capacity within the Village's Road network		
<i>Objective A.1.1:</i> Create a plan and pursue funding for Route 31 capacity improvements.	Pending	
<i>Objective A.1.2:</i> Pursue funding to modernize underbuilt sections of major collectors and arterials (e.g. Route 25 and Middle Street)	In process	E. Middle Street from IL-25 to Barry Road was reconstructed.
<i>Objective A.1.3:</i> Seek funding for and upgrade roads that access Stearns Road (e.g. McDonald Road and McLean Boulevard, south of Spring Street).	In process	The Village is currently working on design engineering to reconstruct and upgrade McLean Boulevard from Spring Street to Stearns Road. A partnership and funding from the State of Illinois has made this possible.
<i>Objective A.1.4:</i> Pursue funding for the extension of Bowes Road and North Lancaster Road.	In process	The Village received a grant to construct Bowes Road, which is now complete. The Village approved a residential development, which extends North Lancaster Road to McLean Boulevard as part of the development of the Becketts Landing Subdivision.

Goals and Objectives	Status	Description/Comments
<i>Objective A.1.5:</i> Address intersection improvements, including Rt. 31 and Spring Street, Route 31 and State Street, State and Gilberts Streets, Route 31 and Sundown Road and Gilbert/Fulton/Plum Streets.	In process	The Village has made intersection improvements at Gilbert/Fulton/Plum Streets.
<i>Objective A.1.6:</i> Continue to monitor intersections and complete traffic studies to determine needs for traffic signage, signalization and improvements at key intersections.	In process	
Goal A.2: Develop a network of connected, complete streets that meet the needs of vehicles, public transit, bicyclists and pedestrians within the Village		
<i>Objective A.2.1:</i> Create and adopt a standard for future roadway design that creates connected, complete streets (e.g. reduce cul-de-sacs).	Complete	In 2018, the Village adopted standards in the UDO to reduce the number of cul de sacs.
<i>Objective A.2.2:</i> Update existing roadways to meet adopted design standards.	In process	
<i>Objective A.2.3:</i> Require new roadways to meet adopted standards.	In process	
<i>Objective A.2.4:</i> Develop a strategy to maximize transit, bicycles and pedestrians in current roadway network.	In process	
Goal A.3: Maintain the Village's road network to ensure it meets the needs of the community.		
<i>Objective A.3.1:</i> Develop a long term roadway maintenance plan.	In process	
<i>Objective A.3.2:</i> Investigate funding options for long term roadway maintenance.	In process	

Goals and Objectives	Status	Description/Comments
<i>Objective A.3.3:</i> Create a strategy to prioritize maintenance of roadways based on available funding.	In process	
Goal A.4: Build an integrated public transportation system.		
<i>Objective A.4.1:</i> Partner with Pace to ensure Pace Route 801 provides effective service.	Complete	The Village coordinated with Pace to reconfigure Route 801 to better serve South Elgin and the surrounding communities.
<i>Objective A.4.2:</i> Investigate additional transit options for travel east of the Fox River and to Elgin Community College (e.g. Call-n-Ride). (See Appendix B: Transit Improvement Plan).	In process	The Village investigated and currently participates in the Ride in Kane program, which provides a transit option for low income and disabled residents to get to work, medical appointments, and school.
<i>Objective A.4.3:</i> Coordinate with Kane County on the creation of a Randall Road Bus Rapid Transit System.	Pending	
<i>Objective A.4.4:</i> Work with IDOT and Amtrak on the construction of an Amtrak Station per State Plans.	Pending	
Goal A.5: Develop a pedestrian path and bicycle system that connects people to schools, the Village Center, commercial areas, parks and regional paths.		
<i>Objective A.5.1:</i> Install sidewalks as part of all road projects.	In process	
<i>Objective A.5.2:</i> Construct sidewalks and/or paths along arterial roadways, especially including: Randall Road, South McLean Boulevard and Route 31.	In process	As part of the McLean Boulevard Road Improvements, a bike path will be constructed connecting Spring Street to Stearns Road.
<i>Objective A.5.3:</i> Improve pedestrian and bicycle crossings at major intersections.	In process	

Goals and Objectives	Status	Description/Comments
<i>Objective A.5.4:</i> Identify and pursue funding for pedestrian and bicycle connections to priority areas, including the Village Center, schools and parks.	In process	The Village acquired property along the Fox River Trail in the Village Center with the assistance of grant funds. In 2021 the Village reconstructed a portion of the path to improve safety and aesthetics of the trail.
<i>Objective A.5.5:</i> Require new developments to provide connections between commercial and residential uses.	Complete	The UDO incorporated several new standards that promote connections between non-residential and residential uses.
<i>Objective A.5.6:</i> Develop a bike and pedestrian plan that includes potential bike routes, paths and lanes.	Complete	The Village received a grant from CMAP to develop a created Bike and Pedestrian Plan and is currently implementing this Plan.
<p>B. Utilities</p> <p>Vision: In 2030 South Elgin will have utilities that meet the needs of the community and future development in the most efficient manner.</p>		
<p>Goal B.1: Provide quality water and sewer utility service that meets the needs of the community and future development.</p>		
<i>Objective B.1.1:</i> Maintain water, sewer and stormwater pipes that are the responsibility of the Village.	In process	
<i>Objective B.1.2:</i> Identify location, cost and funding options for an additional water tower.	In process	The Public Works Department completed a study to determine the Village's need for an additional water tower. As part of the residential development (Becketts Landing Subdivision) on the Cavitt Farm property, land has been dedicated for a future water tower. The Village intends to construct the water tower in mid-2024.

Goals and Objectives	Status	Description/Comments
<i>Objective B.1.3:</i> Partner with other water and sewer utility providers within the Village on improvements to the system to maximize efficiency within the system.	In process	
Goal B.2: Develop a unified stormwater management program.		
<i>Objective B.2.1:</i> Identify and prioritize stormwater management needs.	Pending	
<i>Objective B.2.2:</i> Utilize best management practices when making stormwater improvements.	In process	Revisions were made in 2019 to the Kane County Stormwater Ordinance requiring BMP's in many circumstances. The Village enforces new standards when reviewing public and private construction projects.
<i>Objective B.2.3:</i> Research funding options for stormwater system maintenance.	Pending	
<i>Objective B.2.4:</i> Dovetail stormwater improvement projects with roadway projects, whenever feasible.	In process	
<i>Objective B.2.5:</i> Examine the feasibility of consolidating ownership of the stormwater system with the goal of improving stewardship and reducing maintenance costs.	In process	
Goal B.3: Promote and enhance the efficient delivery of quality and cost effective utility service delivered by regional providers.		
<i>Objective B.3.1:</i> Educate ourselves, residents and businesses on energy efficiency improvements and other cost saving measures.	Pending	

Goals and Objectives	Status	Description/Comments
<i>Objective B.3.2:</i> Explore cost saving options, such as electric aggregation.	Complete	Following the passage of a referendum on 2012, the Village contracts with vendors to procure electric supply in a municipal electric aggregation program for residents and small businesses.
<i>Objective B.3.3:</i> Bury utility lines in key locations, such as the Village Center.	In process	Created two standards, one for the Village Center and the other for the remainder of the Village of South Elgin.
<i>Objective B.3.4:</i> Create a street lighting standard that utilizes energy efficient light emitting diode lighting.	Complete	
<i>Objective B.3.5:</i> Work cooperatively with private energy providers to meet the needs of the community.	In process	Following the passage of a referendum on 2012, the Village has been contracting with vendors to procure electric supply in a municipal electric aggregation program for residents and small businesses.
Goal B.4: Increase telecommunication options.		
<i>Objective B.4.1:</i> Determine fiber optic needs for industrial and commercial users.	Pending	
<i>Objective B.4.2:</i> Identify key locations for fiber optic lines.	Pending	
<i>Objective B.4.3:</i> Install fiber optic conduit with roadway projects, when appropriate.	Pending	
<i>Objective B.4.4:</i> Investigate the feasibility of providing public WiFi access.	Pending	

Goals and Objectives	Status	Description/Comments
<i>Objective B.4.5:</i> Work cooperatively with private telecommunications providers to meet the needs of the community.	Complete	The Village of South Elgin developed a franchise agreement with Metronet to expand its fiber optic network in South Elgin. Consumers now have several options for internet and other telecommunications services.
<p>C. Community Facilities</p> <p>Vision: In 2030 South Elgin is a community that has access to high quality parks and schools, as well as, municipal buildings that meet the community's needs.</p>		
<p>Goal C.1: Develop and maintain unique parks along the Fox River.</p>		
<i>Objective C.1.2:</i> Partner with the FUNdation to develop an inclusive play environment at SEBA Park.	Complete	The Village in cooperation with the FUNdation developed SEBA parking with a universally accessible playground for children of all abilities. SEBA Park also offers access to the Fox River Trail, fishing, shelter with picnic tables, baggo games, and restrooms.
<i>Objective C.1.3:</i> Create and implement a plan to use Panton Mill Park as a high quality civic area.	Complete	In 2020, the Village transformed Panton Mill Park into a festival park, which will encourage recreation and tourism activities in the Village Center. In 2021, the park became available for rentals and regular programming.

Goals and Objectives	Status	Description/Comments
<i>Objective C.1.4:</i> Support improvements to the Fox River Trail.	In process	<p>The Kane County Forest Preserve reconstructed a section of the Fox River Trail west of the railroad tracks and north of State Street. The trail was converted to a switch back trail due to the steep nature of the trail at the road crossing.</p> <p>Also, the Village purchased approximately 5 acres along the east side of the Fox River, north of State Street and made improvements to the trail. The Village was awarded a grant to purchase some of the property for permanent open space.</p>
<i>Objective C.1.5:</i> Construct a history themed park along the northeast quadrant of the Village Center.	In process	The Village acquired property that will allow for future improvements to the Fox River Trail in the Village Center, including the installation of history markers.
Goal C.2: Improve the Village’s active park system so that it meets the needs of the entire community.		
<i>Objective C.2.1:</i> Identify priority locations for active parks that meet existing needs, such as areas not within a half mile walk to park.	In process	As part of the proposed residential development (Becketts Landing Subdivision) on the Cavitt Farm property, a community park approximately 10 acres in size will be dedicated to the Village for public use. This park will serve the new residential subdivision as well as the existing neighborhood to the north, which is currently underserved.
<i>Objective C.2.2:</i> Examine opportunities and funding to add active park acreage within existing passive or undeveloped parks.	In process	

Goals and Objectives	Status	Description/Comments
<i>Objective C.2.3:</i> Investigate funding mechanisms for development of new active parks.	In process	
<i>Objective C.2.4:</i> Require future residential developments to add parks that meet the community's needs.	Complete	The UDO incorporated several new standards address park and park donations with new residential development.
<i>Objective C.2.5:</i> Create alternatives, or services in lieu, for active park acreage for areas without available land. <i>See related Goal A.5.</i>	Complete	The UDO incorporated several new standards address park and park donations with new residential development.
Goal C.3: Maintain a fiscally sustainable park system within the Village.		
<i>Objective C.3.1:</i> Determine costs associated with proper maintenance of parks, including equipment replacement, landscaping, parking, paths and structures.	In process	
<i>Objective C.3.2:</i> Investigate dedicated, long term park funding options.	In process	
<i>Objective C.3.3:</i> Identify potential partner organizations for park maintenance and programming.	In process	
Goal C.4: Increase availability of library services within the community.		
<i>Objective C.4.1:</i> Pursue a satellite library branch within South Elgin.	Complete	The Gail Borden Library now has a branch in South Elgin on McLean Boulevard, and it is looking to expand into the entire building.

Goals and Objectives	Status	Description/Comments
<i>Objective C.4.2:</i> Identify and seek unique library services to bring to the community (e.g. a children’s reading room).	In process	Gail Borden Library makes its bookmobile available at a variety of Village events and Little Free libraries are scattered around the community. This year, the library’s book mobile was at various special events in Panton Mill Park.
Goal C.5: Support South Elgin Schools in meeting the education needs of the community.		
<i>Objective C.5.1:</i> Install sidewalks near schools to increase walkability. <i>See related Goal A.5.</i>	In process	
<i>Objective C.5.2:</i> Partner with schools to share space and knowledge for educational programs.	Pending	
<i>Objective C.5.3:</i> Continue to develop supportive working relationships between Village staff and officials and with local school staff and officials.	In process	
Goal C.6: Improve municipal facilities to meet the needs of the community.		
<i>Objective C.6.1:</i> Complete a comprehensive analysis of the future facility needs of the Village, including cost estimates.	Complete	The Village completed a facility needs assessment study in 2022.

Goals and Objectives	Status	Description/Comments
<i>Objective C.6.2:</i> Develop a strategy to address municipal facility needs through new construction, remodeling, and/or existing building purchase.	In process	<p>The Village recently constructed a new public services facility and remodeled the Municipal Complex.</p> <p>The Village entered into a lease agreement with the Boys and Girls Club to utilize 735 Martin Drive for the Boys and Girls Club location. The building has since been renovated and began operating in December 2022.</p> <p>The Village is in the design phase to construct a new Police Station and renovate the former Lions Club building for a community center.</p>
<i>Objective C.6.3:</i> Identify and pursue funding options for selected improvements to municipal facilities.	In process	
<i>Objective C.6.4:</i> Develop plans and determine potential locations and/or buildings for new or remodeled facilities, as identified.	In process	
<i>Objective C.6.5:</i> Make facility improvements as identified and funded while considering the environmental impact of such projects.	In process	
Natural Resources		
D. Vision: In 2030 South Elgin will have protected natural resources so that they are an asset to the community.		
Goal D.1: Protect the Village’s floodplain and floodway.		
<i>Objective D.1.1:</i> Enforce and adopt updates to the current stormwater ordinance and floodplain management regulations.	Complete	The Village adopted and enforces the Kane County Stormwater Ordinance, which includes floodplain management regulations.

Goals and Objectives	Status	Description/Comments
<i>Objective D.1.2:</i> Purchase properties and demolish structures within the floodway, when available and feasible.	In process	When properties in the 100-year floodplain become available, Village staff examines the viability of purchasing the respective property. Additionally, the Village considers offers from property owners.
<i>Objective D.1.3:</i> Educate ourselves, residents and businesses about flood mitigation.	In process	As part of the CRS program, the Village does several outreach activities annually, including an open house for those property owners in the 100-year floodplain.
<i>Objective D.1.4:</i> Plan for, pursue funding for, and implement best management practices for shoreline stabilization.	In process	
Goal D.2: Partner with regional government efforts to improve air quality and protect natural resources.		
<i>Objective D.2.1:</i> Participate in the development and implementation of regional plans, including watershed plans.	In process	Village staff has attended and participated in Fox River Flood Commission meetings, which is tasked with developing a regional watershed plan.
<i>Objective D.2.2:</i> Promote and encourage alternative forms of transportation to reduce greenhouse gas emissions. <i>See related Goal A.4.</i>	In process	Bike parking, bike lanes, PACE Ride in Kane, complete streets
<i>Objective D.2.3:</i> Educate ourselves, residents and businesses about air quality, water quality and water conservation.	Pending	
<i>Objective D.2.4:</i> Plan for, pursue funding for, and implement best management practices for water quality and conservation.	In process	The Village initiated the process to create a Source Water Protection Plan.

Goals and Objectives	Status	Description/Comments
Goal D.3: Preserve sensitive natural areas in the Village.		
<i>Objective D.3.1:</i> Maintain protected natural areas owned by the Village by following best management practices.	In process	
<i>Objective D.3.2:</i> Create a plan for a greenway that links natural areas together, where feasible.	Pending	
<i>Objective D.3.3:</i> Develop a program to encourage the protection and preservation of native plant and animal life.	Pending	
<i>Objective D.3.4:</i> Adopt ordinances regarding land uses in aquifer sensitivity areas.	Complete	The UDO and Kane County Stormwater Ordinance addresses this issue.
<i>Objective D.3.5:</i> Educate ourselves, residents and businesses about natural area protection.	Pending	
<i>Objective D.3.6:</i> Plan for, pursue funding for, and implement best management practices for natural area protection.	Pending	
<i>Objective D.3.7:</i> Design all new developments to create a minimum disturbance to natural drainage patterns, natural landscape, vegetation, and the ability of land to absorb rainfall and prevent erosion.	In process	The UDO and Kane County Stormwater Ordinance addresses this issue.
<i>Objective D.3.8:</i> Partner with local schools to promote natural resource awareness and protection.	Pending	

Goals and Objectives	Status	Description/Comments
<p>Community Wide</p> <p>E. Vision: In 2030 South Elgin will continue to be a safe community with a strong economy while keeping a small town feel.</p>		
<p>Goal E.1: Promote the Village's unique identity.</p>		
<p><i>Objective E.1.1:</i> Develop a gateway enhancement program, including improved signage and landscaping.</p>	<p>Complete</p>	<p>Gateway signs were designed and installed at the main entrances into the Village of South Elgin.</p>
<p><i>Objective E.1.2:</i> Continue and expand community-wide special events.</p>	<p>In process</p>	<p>In 2020, the Village transformed Panton Mill Park into a festival park, which will provide space for a variety of special events. In 2021, the Village began hosting regular events in Panton Mill Park and made the space available for rent.</p>
<p><i>Objective E.1.3:</i> Market the Village's unique history and resources (e.g. install way finding signage).</p>	<p>In process</p>	
<p><i>Objective E.1.4:</i> Create a photo contest with images of what South Elgin means to community members.</p>	<p>Pending</p>	
<p><i>Objective E.1.5:</i> Produce a video on why residents chose to move to South Elgin.</p>	<p>Pending</p>	
<p>Goal E.2: Increase the community's spirit of volunteerism.</p>		
<p><i>Objective E.2.1:</i> Develop relationships with community groups to support activities for seniors, at risk adults, and children.</p>	<p>In process</p>	<p>The Village has formed partnerships/relationships with a variety of organizations and service providers, such as the Boys and Girls Club of Elgin and the Fox Valley Special Recreation Association.</p>

Goals and Objectives	Status	Description/Comments
<i>Objective E.2.2:</i> Partner with community groups for special events.	In process	The Village has formed partnerships/relationships with a variety of organizations, businesses and service providers to continue and expand special events.
Goal E.3: Develop a vibrant Village Center.		
<i>Objective E.3.1:</i> Promote the riverfront park system and inclusive play environment.	In process	
<i>Objective E.3.2:</i> Create an area for outdoor events, with local and school talent.	Complete	The Village transformed Panton Mill Park into a festival park with a permanent stage for a variety of special events.
<i>Objective E.3.3:</i> Work with the South Elgin Economic Development Council (SEED) to promote the Village Center.	In process	

Goals and Objectives	Status	Description/Comments
<p><i>Objective E.3.4:</i> Continue to implement the Village Center Master Plan, with a mix of uses. (See Appendix A: Village Center Master Plan).</p>	<p>In process</p>	<p>In 2019, construction was completed on 2 new residential buildings in the Village Center: Marison Mill Suites apartments and Panton Mill Station apartments.</p> <p>In 2020, the Village transformed Panton Mill Park into a festival park, which will encourage recreation and tourism activities in the Village Center.</p> <p>In anticipation of future improvements, the Village also acquired two properties in the Village Center and entered into an agreement to acquire another property.</p> <p>The Village now owns the entire block located at the northeast corner of State Street and N. La Fox Street (IL-31) and constructed a parking lot for the Municipal Complex, Panton Mill Park, and surrounding businesses.</p>
<p>Goal E.4: Redevelop the La Fox Street/Route 31 Corridor.</p>		
<p><i>Objective E.4.1:</i> Develop a detailed neighborhood plan for the Route 31 Corridor.</p>	<p>Pending</p>	
<p><i>Objective E.4.2:</i> Create a façade improvement program based on the La Fox Street Corridor Overlay District.</p>	<p>Pending</p>	
<p>Goal E.5: Expand and diversify the Village’s economic base.</p>		
<p><i>Objective E.5.1:</i> Encourage the attraction of desirable businesses and the development of new and emerging companies within the South Elgin market.</p>	<p>In process</p>	

Goals and Objectives	Status	Description/Comments
<i>Objective E.5.2:</i> Partner with SEED to encourage the retention and expansion of existing South Elgin businesses by facilitating and encouraging their expansion within the local market, and by working to reduce attrition, failure and departure rates.	In process	
<i>Objective E.5.3:</i> Support the development of a variety of lot sizes that can accommodate buildings in a greater range of sizes so that companies that come to South Elgin can stay and grow within the community.	In process	The UDO incorporated several new standards to encourage a greater variety of lot sizes and housing types.
<i>Objective E.5.4:</i> Work with SEED to facilitate the absorption of existing commercial/industrial buildings and sites, and the re-leasing and/or redevelopment of existing, vacant retail properties.	In process	In 2021, Community Development staff started tracking vacancies along the Randall Road corridor. In 2022, Community Development staff also started tracking vacancies along the McLean Boulevard and N. La Fox Street corridors. Staff shares the information with SEED so that both parties can monitor and address trends, as needed.
<i>Objective E.5.5:</i> Encourage a diverse and increasing daytime population in order to facilitate investment and business attraction efforts.	In process	
<i>Objective E.5.6:</i> Seek hospitality and commercial recreation uses, including: hotels and/or banquet facilities with meeting rooms, as well as, indoor recreation and entertainment facilities.	In process	The Village and SEED partnered in 2021 to complete a restaurant market study for the Village Center to understand the demand for a sit-down restaurant in the area.
Goal E.6: Create, maintain and upgrade neighborhoods, ensuring neighborhoods are healthy and sustainable.		
<i>Objective E.6.1:</i> Require new developments provide multimodal transportation connections to parks and commercial uses within and outside the neighborhood.	Complete	The UDO incorporated several new standards to encourage multimodal transportation options.

Goals and Objectives	Status	Description/Comments
<i>Objective E.6.2:</i> Develop landscaping, anti-monotony, and bulk regulations that encourage quality design of neighborhoods.	In process	The UDO incorporated several new standards to address landscaping, tree preservation, and design standards.
<i>Objective E.6.3:</i> Construct residential areas that are walkable to active parks and vice versa.	In process	The UDO incorporated several new standards to provide better pedestrian and bicycle access to parks and open space.
<i>Objective E.6.4:</i> Encourage neighborhood interaction and safety through safe street design, walkability, connected uses, aesthetic design and landscaping.	In process	A “complete streets” policy has been adopted by the Village and was incorporated into the UDO.
<i>Objective E.6.5:</i> Limit negative environmental effects of development by protecting critical natural areas and encouraging efficient design.	In process	
<i>Objective E.6.6:</i> Design neighborhoods that are economically sustainable by meeting the needs of the local economy and/or generating revenues that fund delivered services.	In process	
<i>Objective E.6.7:</i> Upgrade, remove, or aid in the relocation of existing uses or structures which contribute to blighting conditions upon surrounding land uses.	In process	The Village has purchased several properties with buildings in disrepair and then demolished said buildings. It continues to encourage redevelopment of underutilized and blighted properties.
Goal E.7: Achieve Home Rule status in order to allow greater authority at the local level.		
<i>Objective E.7.1:</i> Provide a mix of housing types including; single family, duplex, condominium and townhomes, owned and rented, affordable and upscale, live and live-work, and age-targeted.	In process	The Village approved in 2021 a new residential subdivision (Kenyon Farms Subdivision) that will offer models with accessory dwelling units.

Goals and Objectives	Status	Description/Comments
<i>Objective E.7.2:</i> Encourage development of residential land uses in appropriate areas through a clear, timely and fiscally reasonable development approval process.	In process	The UDO adopted updated regulations better outlining Village's entitlement review processes. Village staff continuously monitors the review processes for improvements.
Goal E.8: Increase availability of cultural opportunities within the community.		
<i>Objective E.8.1:</i> Identify appropriate spaces throughout the community to provide cultural opportunities.	Pending	
<i>Objective E.8.2:</i> Develop programs and/or events to showcase the talents of the community, partnering with local groups.	In process	
Goal E.9: Support local organizations that enhance the quality of life in South Elgin.		
<i>Objective E.9.1:</i> Partner with the Trolley Museum and the Heritage Commission to preserve local history within the community.	Pending	
<i>Objective E.9.2:</i> Support local recreational groups that provide desired programming within the Village.	In process	
<i>Objective E.9.3:</i> Support local service organizations that meet the needs of the community.	In process	
Goal E.10: Maintain community involvement throughout the implementation of this plan.		
<i>Objective E.10.1:</i> Develop a process for the community to participate in implementation of the Comprehensive Plan.	In process	

Goals and Objectives	Status	Description/Comments
<i>Objective E.10.2:</i> Complete an annual review of the Comprehensive Plan.	In process	Starting in 2019, a review and report by staff to the Planning and Zoning Commission is completed on an annual basis.

Chapter 6: 2030 Vision

Item/Location	Status	Description/Comments
Land Use Plan		
<p>Planning Area 1 – Remote Development Areas: These areas, in general, are significantly southeast or west of the Village, but within the 1.5 mile Planning Area.</p>	<p>These Subareas have not yet re/developed.</p>	<p>These Subareas areas have not yet re/developed.</p>
<p>Planning Area 2 – South of Silver Glen Road: These areas may or may not be within the Village and are located south of Silver Glen Road near Randall Road.</p>	<p>Most of these Subareas have developed.</p>	<p>Subarea 2B developed with a single-family residential development (Sagebrook). Subarea 2D developed with a single-family residential development (Trails of Silver Glen).</p> <p>In Subarea 2C Spectrum Living facility, an independent and assisted living facility is now operational and accepting residents. The southern portion of Subarea 2C is partially developed with stormwater management facilities for future development.</p>
<p>Planning Area 3 – Stearns and Randall Roads: These areas within the Village are located at the southeast corner of Stearns and Randall Roads.</p>	<p>These Subareas have not yet re/developed.</p>	<p>The property owner is in the process of reclaiming the former quarry located on these Subareas. The Village has planned for the extension of Gyorr Road through the property.</p>
<p>Planning Area 4 – North of Stearns Road: Areas included may or may not be located within the Village and are located north of Stearns Road, south of the Chicago Central Pacific Railroad Track.</p>	<p>One of these Subareas has developed.</p>	<p>Subarea 4C has developed with an apartment complex and park (The Springs of South Elgin and Stearns Sports Park). As part of this development Gyorr Road was extended to connect Randall Road and Stearns Road.</p>

Item/Location	Status	Description/Comments
<p>Planning Area 5 – Umbdenstock Road and McLean Boulevard: These areas may or may not be located within the Village and are located north of Stearns Road between Umbdenstock Road and McLean Boulevard.</p>	<p>Subarea 5A is under development.</p> <p>Subarea 5B is under development.</p>	<p>An annexation agreement for the Spohr Farm (subarea 5A) expired in 2020. The Village rezoned this property from I Industrial District to R-1 Single Family Dwelling Unit District in conformance with the 2030 Comprehensive Plan recommendation.</p> <p>In 2021, most of Subarea 5B was approved for a residential subdivision (Becketts Landing Subdivision) consisting of single-family lots and townhomes. Construction is ongoing.</p> <p>In 2022, Subarea 5A was approved a residential development consisting of townhome and multi-dwelling units and a 5-lot industrial development. Construction is planned to commence in Spring 2023.</p>
<p>Planning Area 6 – South Illinois Route 31: Areas included are within the Village, bordered by Stearns Road, McLean Boulevard and Illinois Route 31.</p>	<p>These Subareas have not yet re/developed.</p>	<p>These Subareas have not yet re/developed</p>
<p>Planning Area 7 – South Middle Street and Illinois Route 25: These areas are generally south of Middle Street and west of Illinois Route 25, within the Village.</p>	<p>These Subareas are under development.</p>	<p>Subarea 7A is currently under construction as a single-family residential subdivision. Subareas 7B and 7C are also under construction as a townhome development.</p>
<p>Planning Area 8 – North Middle Street and Illinois Route 25: These areas are north of Middle Street and west of Illinois Route 25, and may or may not be within the Village.</p>	<p>One of these Subareas is under development.</p>	<p>The southern portion of Subarea 8D is currently under construction as a single-family residential subdivision (Kenyon Farms Subdivision).</p>

Item/Location	Status	Description/Comments
<p>Planning Area 9 – La Fox Corridor: This Planning Area includes redevelopment sites along Illinois Route 31.</p>	<p>One of these Subareas has developed.</p>	<p>Subarea 9A is mostly developed. Bowes Road was extended to IL-31. The Village constructed its Public Services facility in this Subarea and some private development has taken place.</p> <p>Construction was completed on a 150,000 sq. ft. logistics facility at the northwest corner of IL-31 and Bowes Road, and the building is now occupied by Wayfair.</p>
<p>Planning Area 10 – Redevelopment Sites: These areas are located throughout the Village and have potential for redevelopment.</p>	<p>Some of these Subareas have developed.</p>	<p>In Subarea 10A, the South Elgin & Countryside Fire Protection District completed its Fire Administration facility (Station 21) in 2020.</p>
<p>Planning Area 11 – Village Center: This area includes property within the Village Center redevelopment area.</p>	<p>Some of these Subareas have developed.</p>	<p>An apartment complex is now complete in Subarea 11A/part of 11B (Panton Mill Station). An apartment complex for low income seniors 55+ is also complete in Subarea 11E (Marison Mill Suites).</p> <p>In 2021, the Village purchased some properties near the Municipal Complex. The Village is improving the properties for a civic center parking lot for employee and public use.</p> <p>In 2021 & 2022, the Village acquired some property along the Fox River in Subarea 11E to connect and reconstruct the Fox River Trail bike path.</p>

South Elgin Village Center Master Plan Review 2022

Goals and Objectives	Status	Description/Comments
Chapter 1: The Vision – What We Want		
Master Plan Goal: <i>To create a Village Center that South Elgin residents can enjoy, a place that brings everyone together and improves the quality of life for all Village Residents.</i>		
Residential & Commercial Development Goal: <i>Create a diverse mix of housing and commercial space that meets the design guidelines and fills a needed market niche.</i>		
<i>Objective 1:</i> Provide a mix of housing types including; condominium and townhomes, owned and rented, affordable and upscale, live and live-work, and age- targeted.	In Process	The Village has approved various developments in the Village Center. The Marison Mills Suites and Waters Edge developments provide affordable housing options for seniors and individuals with disabilities. In 2020, Panton Mill Station apartments were completed, contributing to this objective by introducing luxury units to the area.
<i>Objective 2:</i> Support commercial development that offers unique and affordable options compared to traditional suburban strip development.	In Process	
<i>Objective 3:</i> Require that all new buildings and public improvements in the Village Center comply with the adopted design guidelines.	In Process	The Village has adopted the Unified Development Ordinance (UDO), which includes design requirements for commercial buildings. These design standards comply with the adopted design guidelines of the Village Center Master Plan. These standards are enforced with new developments.

Goals and Objectives	Status	Description/Comments
<i>Objective 4:</i> Maintain a flexible approach to redevelopment as market conditions change.	In Process	
<i>Objective 5:</i> Upgrade or aid in the relocation, or phasing out of existing industries which have blighting conditions upon surrounding land uses.	In Process	<p>The Village has encouraged the redevelopment of properties with blighted conditions.</p> <p>In 2020, the Wee Dee's restaurant relocated from 3 N. LaFox to the former Pizza Hut building at 210 N. LaFox. The Village was able to purchase the former Wee Dee's property. With these activities, two properties will be greatly improved, reducing blighting conditions.</p>
Parks & Tourism Goal: <i>Create an attractive and lively riverfront that connects the surrounding community to a high quality recreational destination.</i>		
<i>Objective 1:</i> Implement the parks plan shown in the Master Plan.	In Process	<p>The Village took a major step to implement the parks plan by transforming SEBA park into a quality active park space for people of all abilities.</p> <p>The Village transformed Panton Mill Park into a festival park. It now includes a permanent stage, pavilion, splash pad, and comfort station. New walkways along the Fox River were constructed, providing a pedestrian connection to SEBA park under the State Street Bridge.</p>
<i>Objective 2:</i> Unify and enhance the Village Center through attractive landscape planning and building facades.	In Process	The Village made improvements to Water, Spring, and Prairie Streets as part of the Panton Mill Park Improvements.
<i>Objective 3:</i> Promote and encourage recreation and tourism activities in the Village Center, including the Trolley Museum, Riverfest, etc.	In Process	The Village transformed Panton Mill Park into a festival park, which will encourage recreation and tourism activities in the Village Center.

Goals and Objectives	Status	Description/Comments
<p>Transportation Goal: <i>Develop a transportation network that addresses congestion through street design, land use, public transportation, and pedestrian and bicycle friendly facilities.</i></p>		
<p><i>Objective 1:</i> Promote mixed use and live-work developments to reduce automobile trips and congestion.</p>	<p>In Process</p>	
<p><i>Objective 2:</i> Provide a system of pedestrian trails, walkways, and bikeways that encourages safe and easy circulation throughout existing and future developments within and beyond the Village Center.</p>	<p>In Process</p>	<p>The Village has widened the sidewalk area on the State Street Bridge to allow for bike traffic, made improvements to the Fox River Trail adjacent to the Municipal Annex and SEBA park, installed new sidewalks along IL-31 connecting various residential subdivisions to the Village Center, and improved pedestrian access on Middle Street between S. Center and S. River Streets.</p> <p>The Village acquired property adjacent to the Fox River and reconstructed a portion of the path to improve safety and aesthetic of the trail. Future projects will adhere to the Village’s Bike and Pedestrian Plan.</p> <p>The Kane County Forest Preserve reconstructed a section of the Fox River Trail west of the railroad tracks and north of State Street. The trail was converted to a switch back trail due to the steep nature of the trail at the road crossing.</p>
<p><i>Objective 3:</i> Increase the availability of public transportation that connects the Village Center to employment and shopping within the Village and to nearby Metra commuter train services.</p>	<p>In Process</p>	<p>Pace bus has been re-routed to go through South Elgin on IL-31 and west on Spring Street.</p> <p>The Village participates with the Ride in Kane program, providing public transportation at a reduced rate to seniors and individuals with disabilities to go to school, work, or medical appointments.</p>

Goals and Objectives	Status	Description/Comments
<i>Objective 4:</i> Encourage shared parking wherever practical.	In Process	<p>The Village adopted the UDO that addresses and regulates shared parking.</p> <p>The Village constructed the Municipal Complex Parking Lot behind the Village Hall building for public parking.</p>
<i>Objective 5:</i> Design street improvements that calm traffic and allow for safe pedestrian access to uses within the Village Center.	In Process	<p>With various road projects in the Village Center, stop signs have been added to improve pedestrian and vehicular safety.</p> <p>The Village has adopted the UDO which regulates on-site circulation standards, which including public sidewalks, front sidewalks, and on-site pedestrian circulation for new developments.</p>
<i>Objective 6:</i> Wherever possible, improve east-west traffic flow through the installation of roadway improvements.	Pending	Significant improvement in east-west traffic flow has been realized as a result of the Stearns Road Bridge and Corridor.
Economic Development Goal: <i>Accomplish redevelopment goals with the support of citizens.</i>		
<i>Objective 1:</i> Develop partnerships with the private sector to accomplish redevelopment objectives.	In Process	
<i>Objective 2:</i> Utilize TIF revenues, and other financial resources, to leverage quality developments throughout the Village Center.	In Process	The Village continues to utilize TIF revenue to incent new development in the Village Center TIF District and La Fox Street Corridor TIF District.
<i>Objective 3:</i> Meet all objectives in the most transparent means possible with as much community involvement as possible.	In Process	The Village continues to encourage the public to participate in public improvement projects by inviting them to participate in public hearings, public meetings, focus groups, etc.

Goals and Objectives	Status	Description/Comments
<i>Objective 4:</i> Make redevelopment agreements that are both good for the private sector and reasonable to the public.	In Process	The Village utilizes a pay-as-you-go system to encourage redevelopment, reducing the risks to the Village.
<i>Objective 5:</i> Expand the economic development program to actively recruit a variety of new businesses to the Village Center.	In Process	
<i>Objective 6:</i> Assist in relocating existing incompatible uses to more appropriate spaces within the Village.	In Process	
<i>Objective 7:</i> Maintain market supportable commercial development within the Village Center by focusing retail development in locations with a high potential of success.	In Process	The Village has acquired many properties in the Village Center and intends to make the most suitable sites available for redevelopment.
Environmental & Natural Resources Goal: <i>Develop the Village Center in an environmentally sensitive way that preserves, enhances, and protects the Fox River and surrounding open spaces.</i>		
<i>Objective 1:</i> Develop a stormwater system that is ecologically friendly and meets the intent of the Village Stormwater Ordinance.	In Process	BMPs have been added in SEBA park, at the Municipal Annex, and in newly reconstructed Pantan Mill Park.
<i>Objective 2:</i> Transform areas of floodplain into open space whenever practical.	In Process	The Village continues work cooperatively with property owners to acquire properties within the floodway and floodplain and create open space.
<i>Objective 3:</i> Follow the Village Stormwater Ordinance in the protection of the floodplain.	In Process	Kane County recently revised its Stormwater Management Ordinance as the Village actively enforced it.
<i>Objective 4:</i> Ensure that all new developments maximize stormwater retention capacity through implementation of best management practices. Whenever possible and practical, retention areas should be set aside for recreational use.	In Process	BMPs have been added in SEBA park, at the Municipal Annex, and in newly reconstructed Pantan Mill Park.

Goals and Objectives	Status	Description/Comments
Public Facilities & Services Goal: <i>Ensure existing and future facilities and services meet the needs of citizens and the business community, and aid in promoting redevelopment objectives.</i>		
<i>Objective 1:</i> Encourage development of a new fire station east of the Fox River.	Complete	South Elgin Fire District Station 23, located at 498 N. South Elgin Blvd. on the east side of the Fox River, completed construction in 2020 and is now operational.
<i>Objective 2:</i> Bury utility lines whenever possible and encourage the use of attractive poles to mitigate the appearance of above-grade utility lines.	Pending	As a part of the Panton Mill Park project, some utility lines servicing the park area were buried.
<i>Objective 3:</i> Develop a unified and permanent municipal complex that supports the redevelopment objectives of the Village Center.	In Process	The Municipal Complex was recently remodeled. The Village acquired the properties at 150 W. State Street and 3 N. LaFox Street. Parking improvements have been made for the Municipal Complex and Panton Mill Park. In 2022, the Village initiated the design of a new Police Station building in the Village Center.
<i>Objective 4:</i> Pursue the development of a library, museum, and/or other civic uses to enhance the use of the Village Center by all residents.	In Process	<p>The Village transformed Panton Mill Park into a festival park. It now includes a permanent stage, pavilion, splash pad, and comfort station. New walkways along the Fox River were constructed, providing a pedestrian connection to SEBA park under the State Street Bridge. This will encourage recreation and tourism activities in the Village Center.</p> <p>The Trolley Museum is in the process of applying for building permits to make improvements at its site.</p>

Goals and Objectives	Status	Description/Comments
<p><i>Objective 5:</i> Upgrade public utilities, infrastructure, and roads to support new development.</p>	<p>In Process</p>	<p>Significant improvements have been made including areas in the southwest area (S. Water St, W. Middle St, W. Plum St, E. Middle St), as well as the extension and reconstruction of N. Water St.</p> <p>Significant improvements have been made to W. State Street and Walnut Street in the Village Center including new stormwater infrastructure, sidewalks, and road resurfacing.</p>
<p>Chapter 2: The Planning Process – What We Looked At</p>		
<p>Citizen Participation Team Mission: <i>To promote the Village Center Master Plan through communication with and participation from citizens. (Activities : Riverfest community awareness, Project Logo, Community Survey, Project Website)</i></p>		
<p><i>Objective 1:</i> To promote and communicate the Village Center Master Plan.</p>	<p>In Process</p>	
<p><i>Objective 2:</i> To effectively include and foster public participation throughout the process.</p>	<p>In Process</p>	
<p>Transportation Team Mission: <i>To identify and recommend techniques to better utilize alternative forms of transportation and parking options throughout the Village Center. (Activities: Provide input and guidance to the transportation consultant)</i></p>		
<p><i>Objective 1:</i> To incorporate alternative forms of transportation, including public transportation, pedestrian & bicycle traffic, into the Village Center.</p>	<p>In Process</p>	<p>Pace bus has been re-routed to go through South Elgin on IL-31 and west on Spring Street.</p>
<p><i>Objective 2:</i> To determine how to best handle parking in the Village Center.</p>	<p>In Process</p>	<p>The Village adopted the UDO that addresses and regulates parking.</p>
<p><i>Objective 3:</i> To determine how to best manage traffic, circulation, and roadway design.</p>	<p>Pending</p>	

Goals and Objectives	Status	Description/Comments
Parks and Tourism Team Mission: <i>To create an attractive and lively riverfront that connects the surrounding community to a high quality recreational destination. (Activities: Development of the Riverwalk Master Plan.)</i>		
<i>Objective 1:</i> To reinforce the civic presence downtown.	In Process	The Village transformed Panton Mill Park into a festival park with a permanent stage for a variety of special events. In 2021, the park was made available for programs, special events, and rentals. In 2022, the Village initiated the design of a new Police Station building in the Village Center.
<i>Objective 2:</i> To promote and encourage recreational activities in the Village Center (including the Trolley Museum).	In Process	Recent improvements at SEBA Park and Panton Mill Park, including the installation of a splash pad, stage, pavilion, and comfort station, encourages recreational activities in the Village Center.
<i>Objective 3:</i> To update and enhance existing parks facilities and to program new parks facilities.	In Process	The Village has made enhancements at existing parks such as: SEBA Park, County Dog Park, and Panton Mill Park.
<i>Objective 4:</i> To unify and enhance the Village Center through attractive landscape planning and design.	In Process	Design standards and implementation with street improvements.
Market Feasibility Team Mission: <i>To review existing plans and recommend improvements and/or modifications to the prescribed land use options in the Village Center. (Activities: Provide input and guidance to the economic development consultant.)</i>		
<i>Objective 1:</i> To determine the appropriate land uses for the Village Center.	Complete	The Village adopted the UDO that revisited the land uses that would be permitted in the Village Center.
<i>Objective 2:</i> To determine the appropriate balance of land use types given existing and forecasted market trends.	In Process	
<i>Objective 3:</i> To determine how to best attract new and retain existing tenants in the Village Center.	In Process	

Goals and Objectives	Status	Description/Comments
Chapter 3: Development Plans – What We Want		
Development Concepts by District Goal: <i>The overall goal of the recommended development concepts is to maximize growth potential and opportunities within the designated project area, creating a viable downtown with increased residential density and supporting commercial and office/retail uses, while maintaining existing, and creating additional, recreational opportunities. Where feasible, open space has been preserved or expanded.</i>		
<p>Development District 1: The preferred concept for Development District 1 contemplates redevelopment of the District with a residential condominium building. A key feature of the marketability of the development is the integration of a public marina and boat launch. Such an amenity will also further enhance the riverfront as a public amenity. Primary access to the development within this District will be provided by the improved La Fox Street, Kane Street, and Stone Street.</p>	Complete	<p>This Development District contains Pantan Mill Station which is a 100-unit market-rate residential apartment complex. Kane Street and Stone Street east of La Fox Street has been vacated and is now privately owned and maintained by the owners of the Pantan Mill Station property. There are two access points onto La Fox Street from Stone Street and Kane Street. Stormwater management is available on site. This project utilized TIF funds for some aspects of the project. The frontage along N. La Fox Street improvements comply with Village Center Streetscape Standards including curb, gutter, sidewalks, and decorative street lighting.</p>

Goals and Objectives	Status	Description/Comments
<p>Development District 2: The preferred concept for Development District 2 contemplates redevelopment of all properties located within the District with a focus on enhancing the riverfront as a public amenity. This District is intended to support a pedestrian-oriented development with Live/Work Row House residential uses. Primary access to the development will be provide by the improved Stone and Prairie Streets. As planned, these Live/Work units will provide commercial space options within the same structure as a residential living space for the business owner. They will provide similar benefits to the planned mixed-use developments within the Village Center, potentially eliminating the need to commute to work. In addition, these units will provide affordable work and housing space, meet the needs of special groups such as artists, and serve to incubate new businesses.</p>	<p>Pending</p>	

Goals and Objectives	Status	Description/Comments
<p>Development District 3: The preferred concept for Development District 3 contemplates redevelopment of all properties located within the District except for the existing Village Hall site which will maintain its existing use. Several key redevelopment components include providing increased retail and restaurant development opportunities along La Fox Street, State Street, and Spring Street and the development of a new community center facility. This District is intended to be pedestrian-oriented development with direct access to and a strong link to the riverfront. The retail and restaurant uses identified in this District will serve as the primary commercial component of the Village Center.</p> <p>In addition to the preferred concept for District 3, an alternative has been considered. The major difference with this option is that it considers the relocation of the Village Hall to a new mixed-use facility within the District and the development of a new mixed-use facility that supports commercial and condominium uses on the existing Village Hall site.</p>	<p>In Process</p>	<p>The Village acquired 146-148 W. Spring Street and demolished the building. It is now vacant, allowing for future development.</p> <p>The Village acquired 97 N. La Fox Street and demolished the building. It is now vacant, allowing for future redevelopment.</p> <p>In 2020, the Village acquired 3 N. La Fox Street (former Wee Dee’s restaurant) and 150 N. La Fox Street (former South Elgin Fire Protection District Station 21). Both buildings were demolished in 2021.</p> <p>The Village constructed a Municipal Complex parking lot for employee parking. The parking lot also serves Panton Mill Park and the surrounding businesses.</p>
<p>Development District 4: The preferred concept for Development District 4 contemplates redevelopment of all properties located within the District with a focus on enhancing the riverfront as a public amenity. This District is intended to support a pedestrian-oriented development with Live/Work Row House residential uses. Primary access to the development will be provided by the improved Middle Street. As planned, these Live/Work units will provide commercial space options within the same structure as a residential living space for the business owner. They will provide similar benefits to the planned mixed-use developments within the Village Center, potentially eliminating the need to commute to work. In addition, these units will provide affordable work and housing space, meet the needs of special groups such as artists, and serve to incubate new businesses.</p>	<p>In Process</p>	<p>The Village acquired 125 W. State Street and demolished the building. It is now vacant, allowing for future redevelopment.</p> <p>Middle Street has been improved to comply with the Village Center Streetscape Standards by including curb, gutter, sidewalks, and Village Center street lighting.</p> <p>In 2022, the Village initiated the design of a new Police Station building in the Village Center at the southeast corner of North La Fox Street and W. State Street. The Village plans to demolish the Municipal Annex Building that is currently located in the Fox River Floodplain and relocate the Parks and Recreation Department to another facility.</p>

Goals and Objectives	Status	Description/Comments
<p>Development District 5: The preferred concept for Development District 5 contemplates redevelopment of all properties located within the District with a focus on enhancing the riverfront as a public amenity. This District is intended to support a pedestrian-oriented development with townhome, condominium and restaurant/retail uses. Recommended land uses include the development of residential townhome units to the north where they can capitalize on the views of the Fox River and provide a population base to support the planned commercial uses to the south (and on the west side of the river). These units will serve as a logical transition to the existing, less dense land uses to the north. More dense condominium projects as well as a mixed-use commercial/condominium development with supporting restaurant space are envisioned for the southern portion of the District. Primary access to the development within this District will be provided by the improved Center Street with supporting on-street and off-street parking accessible from Center Street. Commercial space is limited on the East Side of the river to minimize competition with the commercial uses planned on the West Side of the river.</p>	<p>In Process</p>	<p>Waters Edge Apartments, located at 418 N. Center Street, and Marison Mill Suites, located at 126 N. Center Street, have been built in this Development District providing affordable residential housing options within the Village. The buildings are three levels, per the Village Center Master Plan. Parking for both developments are provided on site with additional bike parking areas.</p> <p>Through an agreement with the Marison Mill Suites developer, Center Street was reconstructed. The improvements comply with Village Center Streetscape Standards including curb, gutter, sidewalks, and decorative street lighting.</p> <p>In 2021, the Village has acquire 5-acres of property in the area to make improvement to the Fox River Trail and other enhancements. Portions of this area may be made available for redevelopment. The Village was awarded a grant to purchase some of the property for open space.</p>

Goals and Objectives	Status	Description/Comments
<p>Development District 6: The preferred concept for Development District 6 contemplates redevelopment of all properties located within the District. This District is intended to support a pedestrian-oriented development with condominium and retail uses. Recommended land uses include the development of residential condominiums to the north and a mixed-use facility that supports 1st floor retail with condominium units above to the south along State Street. Development within this District will complement that envisioned for District 5, providing additional retail space and residential housing options.</p> <p>Primary access to the development within this District will be provided by the improved Center Street with supporting on street and off-street parking accessible from Center Street. As with District 5, commercial space is limited on the East Side of the river to minimize competition with the commercial uses planned on the West Side of the river.</p>	Pending	Through an agreement with the Marison Mill Suites developer, Center Street was reconstructed. The improvements comply with Village Center Streetscape Standards including curb, gutter, sidewalks, and decorative street lighting.
<p>Development District 7: The preferred concept for District 7 contemplates redevelopment of all properties located within the District. This District is intended to support a pedestrian-oriented development and provide additional residential opportunities in the Village Center. The recommended land use for both sites is the development of Live/Work Row House units. Primary access to the development within this District will be provided by the improved Center Street. As planned, these Live/Work units will provide commercial space options within the same structure as a residential living space for the business owner. They will provide similar benefits to the planned mixed-use developments within the Village Center, potentially eliminating the need to commute to work. In addition, these units will provide affordable work and housing space, meet the needs of special groups such as artists, and serve to incubate new businesses.</p>	Pending	River Street and Center Street south of State Street have been improved to Village Center streetscape standards. These improvements include curb, gutter, sidewalks, and decorative street lighting. Further south in the Middle Street ROW between River Street and Center Street, a path and sitting area to Village Center design standards has been provided.

Goals and Objectives	Status	Description/Comments
<p>Development District 8: The preferred concept for Development District 8 contemplates redevelopment of all properties located within the District to residential condominiums. Due to the close proximity to the railroad and the existing topography, development within this District could support 4-level building heights. Internal courtyards will provide additional greenspace opportunities for the future residents. Underground parking will be required to support the parking requirements of the development.</p>	<p>Pending</p>	
<p>Development District 9: East Side District 9 is currently under construction. The use consists of a senior housing condominium development with commercial space on the 1st floor. Site improvements are as indicated in the referenced plans for this District.</p>	<p>Complete</p>	<p>A mixed-use facility, commonly known as River Crossing, located at 10 N. Gilbert Street, was developed as suggested by the Village Center Master Plan.</p>
<p>Development District 10: The preferred concept for Development District 10 contemplates redevelopment of all properties located within the District with residential condominium use. This development site will serve as a buffer between the existing railroad and the existing single-family residential developments to the east. The realignment of Gilbert Street and Middle Street and vacation of Middle Street to the west of Gilbert and east of the railroad right-of-way will provide increased site area to support a condominium development and required site amenities.</p>	<p>Pending</p>	

Goals and Objectives	Status	Description/Comments
Chapter 4: Implementation – How We Are Going To Accomplish the Vision		
Residential & Commercial Development Objectives: Create a diverse mix of housing and commercial space that meets the design guidelines and fills a needed market niche.	In Process	The Village has ongoing development that includes market-rate, affordable, and age-targeted housing options in the Village Center. The Village will continue to create a diverse mix of housing and commercial space within the Village Center.
Parks and Tourism Objectives: Create an attractive and lively riverfront that connects the surrounding community to a high quality recreational destination.	In Process	<p>New developments within the Village Center are required to abide by Village Center building and landscaping design standards.</p> <p>The Village has transformed Panton Mill Park into a festival park. Panton Mill Park now includes a permanent stage, pavilion, splash pad, and comfort station. The riverwalk along the west side of the Fox River, within Panton Mill Park, has been resurfaced and connects to SEBA park under the State Street Bridge.</p> <p>In 2021, the Village purchased approximately 5 acres along the east side of the Fox River, north of State Street. The Village was awarded a grant to purchase some of the property for open space and to make improvements to the Fox River Trail.</p>
Transportation Objectives: Develop a transportation network that addresses congestion through street design, land use, public transportation, and pedestrian and bicycle friendly facilities.	In Process	<p>Pace bus has been re-routed to go through South Elgin on IL-31 and west on Spring Street.</p> <p>The Village participates with the Ride in Kane program, providing public transportation at a reduced rate to seniors and individuals with disabilities to go to school, work, or medical appointments.</p>

Goals and Objectives	Status	Description/Comments
<p>Economic Development Objectives: Accomplish redevelopment goals with the support of citizens.</p>	<p>In Process</p>	<p>The Village will continue to utilize TIF revenue to incent new development in the Village Center TIF District and La Fox Street Corridor TIF District.</p> <p>The Village continues to encourage the public to participate in public improvement projects by inviting residents participate in public hearings, public meetings, focus groups, etc.</p>
<p>Environmental & Natural Resources Objectives: Develop the Village Center in an environmentally sensitive way that preserves, enhances and protects the Fox River and surrounding open spaces.</p>	<p>In Process</p>	<p>The Village continues to acquire properties within the floodway and floodplain and create open space. Kane County recently revised its Stormwater Management Ordinance, and the Village actively enforces it.</p>
<p>Public Infrastructure & Services: Ensure existing and future facilities and services meet the needs of citizens and the business community, and aid in promoting redevelopment objectives.</p>	<p>In Process</p>	<p>In 2020, two new fire stations were completed and now better serve the Village Center and entire community. In 2022, the Village initiated the design of a new Police Station building in the Village Center.</p> <p>Other infrastructure improvements have been made in the Village Center and continue to be included in the Village's capital improvement planning.</p>

MEMORANDUM

To: Planning and Zoning Commission

From: Lauren Blayney, Planner

Date: January 18, 2023

RE: Village of South Elgin Development Project Update Report – 2023 Q1

This memo is to provide the Planning and Zoning Commission (PZC) an update on various development projects it has reviewed:

- **CD 2022-03: Request for approval of a Comprehensive Plan Amendment; a Zoning Map Amendment; a Major Preliminary Subdivision; a Special Use for a Preliminary Planned Development; a Special Use for up to 3 Warehousing Facilities with a gross floor area greater than 150,000 square feet; and a Major Site Plan for the proposed development consisting of 5 lots for industrial uses (Spohr Farm Commerce Park) and 1 lot for residential uses of up to 64 attached townhouse dwelling units and up to 184 multi-unit dwellings (Residences at Spohr Farm) located at 325 Umbdenstock Road – CJR Enterprises, LLC, Petitioner**
The request was reviewed by the Village Board on October 3, 2022 and approved at its December 19, 2022 meeting.
- **CD 2022-12: Request for a Text Amendment to the Unified Development Ordinance (UDO), Chapter 156 of the Village Code of Ordinances, Section 156.07.E.2.d. Mobile Food Facility to limit the time a mobile food facility may operate in a single location – Village of South Elgin, Petitioner**
The request was reviewed by the Village Board on December 5, 2022 and approved at its December 19, 2022 meeting.
- **CD 2022-11: Request for a Special Use to allow an Electronic Message Sign in the VC Village Center District and for Variations to allow a Monument Sign to be 80 square feet in area and 12 feet in height, where 40 square feet in area and 6 feet in height is permitted; to allow an Electronic Message Sign in the VC Village Center District, where one is not permitted; and to allow an Electronic Message Sign to occupy approximately 60% of the total sign area, where 50% is allowed for the property commonly known as 10 N. Water Street – Village of South Elgin, Petitioner**
The request was reviewed and approved by the Village Board at its January 3, 2023 meeting.

The following development projects have been completed since the last report:

- **The Good Stop (Casey's) Gas Station – 30 S. McLean Boulevard**
The Village issued a Final Certificate of Occupancy on November 10, 2022, and is currently open to the public.

- **Dunkin’ – 14 Illinois Route 25**
The Village issued a Final Certificate of Occupancy on November 4, 2022 and is currently open to the public.

- **Boys and Girls Club of South Elgin – 735 Martin Drive**
The Village issued a Final Certificate of Occupancy on December 5, 2022 and is operational.

Should you have any questions, please feel free to contact me at lblayney@southelgin.com.