

VILLAGE OF SOUTH ELGIN
PLANNING AND ZONING COMMISSION MEETING
Public Safety Building, 50 S. Water Street
South Elgin, Illinois 60177
January 15, 2025
7:00 pm

AGENDA

- A. Call to Order**
- B. Roll Call**
- C. Approval of Minutes**
 - 1. Minutes of the November 20, 2024 Regular Planning and Zoning Commission Meeting
- D. Discussion**
 - 1. Planning and Zoning Commissioner Training
- E. New Business**
 - 1. Administrative Adjustment Annual Report – 2024 Activities
 - 2. Annual Review of the 2030 Comprehensive Plan and Village Center Plan – 2024 Activities
 - 3. Quarterly Project Updates Report – 2025 Q1
- F. Public Comment**
- G. 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 entered 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
November 20, 2024 - DRAFT**

A. CALL TO ORDER

The Regular Meeting of the Planning and Zoning Commission was held on Wednesday, November 20, 2024, at the Public Services Facility, 1000 Bowes Road, South Elgin, IL. The meeting was called to order at 7:00 p.m. by Vice-Chairman Tarka.

Vice-Chairman Tarka stated the role of the Planning and Zoning Commission and the procedures for the meeting.

B. ROLL CALL

Commissioners present were: Pam Blair; Leo Metz; Vice-Chairman Cynthia Tarka; Steve Wascher; and Rich Watson.

Staff present at the meeting were: Director of Community Development Nancy Hill; Planner Lauren Tredup; and Recording Secretary Dione Stirmell.

Members absent were: Chairman Jason Micklevitz and Tom Kusswurm.

Ayes: Blair, Metz, Tarka, Wascher, Watson
Nays: None
Abstain: None
Absent: Kusswurm, Micklevitz

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

C. APPROVAL OF MINUTES

1. Minutes of the September 18, 2024 Regular Planning and Zoning Commission Meeting.

A motion was made by Member Watson to approve the minutes of the September 18, 2024 Regular Meeting of the Planning and Zoning Commission, which was seconded by Member Blair. There was no further discussion of the motion. The vote was as follows:

Ayes: Blair, Metz, Tarka, Watson
Nays: None
Abstain: Wascher
Absent: Kusswurm, Micklevitz

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

D. PUBLIC HEARING & DISCUSSION

1. CD 2023-10: Request for approval of a Major Subdivision to re-subdivide four (4) parcels of land into two lots of record for the address commonly known as 1502 Raymond Street, South Elgin, Illinois – Horacio Isunza, Petitioner

Vice-Chairman Tarka opened the public hearing at 7:04 p.m.

Vice-Chairman Tarka verified that proper notice of the public hearing had been given, and Planner Tredup confirmed that proper notice indeed had been given.

Planner Tredup presented the staff report. She summarized the request and explained that the Petitioner, Horacio Isunza, is requesting approval of a Major Subdivision to re-subdivide four (4) parcels of land to create two lots of record for the address commonly known as 1502 Raymond Street.

Planner Tredup stated there is an existing single dwelling unit on the west side of the subject property. She noted that the property owner is requesting to re-subdivide the subject property, creating two (2) lots of record in order to construct another single-dwelling unit to the east of the existing single-dwelling unit. The property owner intends to construct a +/- 1,260 square foot single-dwelling unit facing Raymond Street with driveway access from Burnidge Court.

Planner Tredup highlighted the proposed subdivision will create two lots of record. The existing and proposed single dwelling units will comply with all zoning requirements of the R-2 Single Dwelling Unit District.

Planner Tredup introduced the Petitioner and property owners: Horacio Isunza and Marion Drennon of 1502 Raymond Street South Elgin, IL 60177.

Mr. Isunza explained that he is seeking approval to build a modest single-family home on the subject property and felt it would add value to the Village.

Vice-Chairman Tarka opened the hearing to comments and questions from the Planning and Zoning Commissioners.

Member Watson asked how one property could be made up of four parcels of land. Director Hill explained that the Hollywood Subdivision was platted in the early 1900s and until recently, people have purchased and built homes on portions of lots. There was discussion about who owns the surround land and roadways. Planner Tredup stated that staff and the Village attorney's office is working to clean up this entire subdivision so that ownership of the roadways is clearly defined.

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Member Metz asked for clarification of where the driveway access for Lot 2 would be located. Planner Tredup showed the proposed driveway access on the site plan. Member Metz asked if title companies will have concerns about the plat. Planner Tredup stated that, upon the Village's approval, the plat of subdivision will be recorded at the Kane County Recorder's Office. Title companies would be able to reference all recorded documents.

Member Watson confirmed the Petitioner is complying with all building setbacks. To which Planner Tredup confirmed all zoning requirements would be met and no variations are being requested..

Vice-Chairman Tarka opened the meeting up to public comments and questions. There was no member of the public present to speak for or against the Petition.

With no further testimony, Vice-Chairman Tarka entertained a motion to close the public hearing.

A motion was made by Member Blair to close the public hearing, which was seconded by Member Watson. Vice-Chairman Tarka closed the public hearing at 7:17 p.m. There was no further discussion of the motion. The vote was as follows:

Ayes:	Blair, Metz, Tarka, Wascher, Watson
Nays:	None
Abstain:	None
Absent:	Kusswurm, Micklevitz

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

Member Blair made a motion that the Planning and Zoning Commission recommends to the Village Board approval of Petition CD 2023-10 a Major Subdivision to re-subdivide four (4) parcels of land into two lots of record for the address commonly known as 1502 Raymond Street, South Elgin, Illinois (Final Plat of Isunza's Resubdivision of Part of Lots 39, 42, 43, and 46 of Hollywood Subdivision). The motion was seconded by Member Metz. There was no further discussion of the motion. The vote was as follows:

Ayes:	Blair, Metz, Tarka, Wascher, Watson
Nays:	None
Abstain:	None
Absent:	Kusswurm, Micklevitz

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

E. APPLICATION REVIEW AND DISCUSSION

1. CD 2024-09: Concept Plan Consultation for a proposed residential development located at the northwest corner of Umbdenstock and North Lancaster Roads (commonly known as the Spohr Family Farm), consisting of a mix of single-dwelling and townhomes units – Lennar Corporation, Applicant

Planner Tredup presented the staff report. She summarized the request and explained that the Applicant, Lennar Corporation, is requesting feedback on a Concept Plan for a proposed residential subdivision made up of both single-family dwelling and townhome units on the property known as the Spohr Farm, located at 325 Umbdenstock Road.

Planner Tredup stated the Spohr Farm property consists of +/- 84-acres and the applicant is proposing a residential development consisting of approximately 113 townhome units and approximately 127 single-family dwelling units.

Planner Tredup explained the main access into the subdivision would be at the intersection of Montclair Drive (Elgin) and Umbdenstock Road with a secondary access onto North Lancaster Road at the intersection of North Lancaster Road and private driveway.

Planner Tredup said that in initial discussions with the applicant, Village staff has requested the developer to dedicate additional park land adjacent to the existing Becketts Landing Park located east of the subdivision. Becketts Landing Park is a 10-acre park that has park equipment and open space for future ball fields. It is shown on the site plan that the developer intends to dedicate +/- 4-acres of park space to expand the existing park space.

Planner Tredup explained this property is Subarea 5A of the Comprehensive Plan and Low or Medium Density Residential land uses are recommended. Planner Tredup added the proposed development consisting of 113 townhome units and 127 single dwelling units for a total of 240 dwelling units on approximately 84-acres would have a net density of 2.86 dwelling units per acre, which is considered low density residential according to the Village's Comprehensive Plan. Therefore, the proposed density meets the density recommendation of the Village's Comprehensive Plan.

Planner Tredup stated that the subject property is currently zoned R-1 Single Dwelling Unit District. The applicant has indicated that they wish to rezone a portion of the property to the R-3 Multiple Dwelling Unit District for townhomes. She added Lennar may request to rezone the majority of the property the R-2 Single Dwelling Unit District for single-family units and may request relief to increase the maximum lot coverage to be able to construct certain ranch homes that have a larger building footprint.

Planner Tredup noted a traffic study is not required for a Concept Plan. However, previous traffic studies for development on this property have concluded that the intersection of Umbdenstock and Stearns Road will need to be signalized. She reminded the Commission that the intersection of McLean Boulevard and North Lancaster Road will be signalized. She also noted that trucks are not allowed eastbound on North Lancaster Road past Joseph Road; and northbound on Umbdenstock past the Village of South Elgin municipal limits.

Planner Tredup introduced the applicant: John McFarland of Cal Atlantic Group, LLC (d/b/a Lennar Corporation), 1700 E. Golf Road #1100, Schaumburg, IL 60173; and Rich Olson of Gary R Weber and Associates, 212 South Main Street, Wheaton, IL 60187.

Mr. McFarland explained that Lennar Homes has been building homes since 1954 and has built over 1,100,000 homes since that time. In 2023, they were the largest builder by revenue in the country and the largest builder in Chicago with 1,700 homes built. Lennar is currently selling in 40 communities in Illinois and in surrounding states. Lennar has built communities in South Elgin including in the South Pointe, Park Pointe and Kenyon Farms Subdivisions.

Mr. McFarland showed the location of the Spohr Farm on an aerial map. He explained the 2030 Comprehensive Plan notes this location as “Low / Medium Density Residential”. He added that the low to medium density designation anticipates a variety of housing types to address market demands including attached and detached single family. Lennar’s proposed Spohr Farm development includes attached and detached single family homes at density of 2.85 dwelling units per acre.

Mr. McFarland reviewed the surrounding land uses for the subject property. He explained the subject property is currently zoned R-1 Single Dwelling Unit District and explained the proposed zoning designations for the proposed residential subdivision. He added that the proposed development will provide an aesthetically pleasing natural area while also providing a cohesive transition between the surrounding land uses.

Mr. McFarland highlighted the 4-acre park site that will add to the existing Becketts Landing Park to the east. He outlined the landscape buffer along Lancaster and Umbdenstock Road and the bike path along North Lancaster Road. He added that Lennar is open to providing a bike path instead of a sidewalk along Umbdenstock Road.

Mr. McFarland highlighted the townhome units would be located on the southwest corner of the site and the single family would make up the rest of the property. Mr. McFarland outlined the three naturalized stormwater management basins in the subdivision, and noted the parks, open space, and stormwater management areas would account for about 35% of the property.

Mr. McFarland explained that Lennar Homes will be offering traditional front-loading townhome units and single dwelling unit home models that are similar to those models that Lennar built in the Kenyon Farms, South Pointe, and Park Pointe subdivisions. The sale prices are expected to range from \$350,000 to \$550,000. The townhome units will be all 3-bedroom units with 2 car garages. The single dwelling units will be approximately 2,000-3,200 square feet and townhome units will be 1,700-2,100 square feet.

Mr. McFarland stated that they may be looking to rezone the single-family portion of the property to the R-2 District with variations to allow for additional lot coverage to accommodate ranch homes that have a larger building footprint. He added single dwelling unit uses are permitted by-right in the R-1 and R-2 Districts. He felt that the zoning regulations in some communities do not accommodate the larger building footprint that ranch homes require.

Vice-Chairman Tarka opened the comments and questions from the Planning and Zoning Commissioners.

Member Blair stated she believes Lennar's proposal is a nice development for the site. She stated her only concern is about traffic generated by the development, specifically that at the intersection of Umbdenstock and Hopps Roads. She asked if the Village could work with the City of Elgin to install a traffic signal at Hopps and Umbdenstock Road. Member Blair asked if a traffic study had been completed yet. Planner Tredup explained that they did not need to complete a traffic study as part of the concept plan, but if they decide to move forward, they will be required to conduct a formal traffic study along with engineering and the findings of the traffic study would be presented to the Planning and Zoning Commission at that time. Director Hill noted that the intersection of Umbdenstock and Hopps Road is within the City of Elgin's jurisdiction. She noted that it is not likely that a signal would be installed at this intersection – that is too close to Randall Road, which will be getting a major overhaul in the future. Other area traffic improvements should help improve safety and overall traffic flow at the intersection of Umbdenstock and Hopps Road.

Member Watson asked if the developer could look in to providing an additional access point in to the subdivision. Planner Tredup said that the third access shown on the Concept Plan at the northeast corner of the subdivision will be eliminated because the proposed road stubs into the Village's water tower site. The Village has no plans to allow a road through this property to Kingsport Road. Mr. Olson explained that the two access points proposed along North Lancaster and Umbdenstock are in the best location because they line up with existing roads and driveways, and providing an additional access could result in conflicting traffic movements. Director Hill said staff would talk with the developer about having the traffic study examine if a third access into the proposed subdivision is warranted.

Vice-Chairman Tarka stated the liked the large park and felt it would provide a nice space for children in the area.

Member Metz asked when they anticipate construction would start. Mr. McFarland explained they anticipate site development to commence in 2025 and the first Certificate of Occupancy would be issued in early 2026.

Member Watson asked if there would be parkway between the curb and the public sidewalks throughout the subdivision. Mr. Olson confirmed that there will be a parkway between the curb and the public sidewalks. There was discussion about the landscaping along the North Lancaster Road bike path between the townhomes and the existing industrial development.

Member Watson asked who will maintain the roadways. Mr. Olson said the roads will be dedicated as public roads, so the Village will maintain the roads upon acceptance.

Member Watson asked if an Homeowners Association (HOA) will be established. Mr. Olson replied yes, an HOA will be established. Member Watson asked if the HOA would plow the driveways in the townhomes, and if so where snow would be stored in a major snow event. Mr. Olson stated that the HOA would plow the townhome driveways and there will be adequate open space to store the snow.

Member Watson asked if they would need to modify any turn lanes on Umbdenstock or Stearns Road to accommodate a future traffic signal. Director Hill said the traffic study would help determine this. Member Watson noted that he was interested in seeing information on the intersection at Umbdenstock and Stearns Road in the traffic study and the other members of the Planning and Zoning Commission agreed.

Member Wascher asked about the depth of the detention ponds. Mr. Olson said he does not have that information available yet since they have not started engineering but he anticipates it may be up to 4 feet in depth in some areas. Vice-Chairman Tarka asked if the detention ponds will be available for fishing or other recreational use. Mr. Olson said no, the detention ponds will be surrounded with dense, naturalized vegetation and prairie grasses.

Vice-Chairman Tarka asked if the industrial park located south of the Spohr Farm property was built out. Planner Tredup said all the property in the industrial park south of the Spohr Farm are developed. Vice-Chairman Tarka asked if an industrial property in the industrial subdivision were to be redeveloped, would a traffic study be required. Planner Tredup said it would need to be evaluated at that time to determine if a traffic study would be required – that it depends on the extent of the redevelopment.

Member Watson asked about the small park space shown in the northeast corner of the site plan. Mr. Olson explained that this open space area would act as an overflow route for the stormwater detention and may only include a seating area. Vice-Chairman Tarka said she liked the idea of a seating area.

Member Blair asked if there is a name for the proposed subdivision yet. Mr. McFarland responded they do not have a subdivision name at this time, but they will have a name by the time a formal submittal is made.

Mr. McFarland said that they plan to offer multiple models of ranch units, as well as two-story units. He noted that units with a primary bedroom on the first floor are very popular.

Vice-Chairman Tarka opened the meeting up to public comments and questions. There was no member of the public present to speak for or against the application. With no further questions or comments from the Commission, Vice-Chairman Tarka ended the discussion on this item.

F. NEW BUSINESS

Planner Tredup announced that the January 15, 2025 Planning and Zoning Commission meeting will be held at the new Board Room in the Public Safety Center, located at 50 S Water Street. She added that the Village invited the IL-APA to conduct a special training to learn about “Findings of Fact” at the January 15, 2025 Planning and Zoning Commission meeting and requested the Commissioners to make every effort to attend this training.

Planner Tredup stated that future Planning and Zoning Commission agenda packets and meeting materials will be available on a new internet-based software platform called BoardDocs. She noted that BoardDocs would eventually replace the Google Drive and staff will provide training plan to provide some training before completely transitioning to BoardDocs. Member Watson asked if the packet could be sent more than a week in advance, so he has sufficient time to review the information under the new BoardDocs format. Planner Tredup said they would try to accommodate that request.

Planner Tredup reminded the Commissioners that they are invited to attend the Public Safety Open House on Saturday, November 23, 2024 from 1:30 to 4:00 pm.

G. PUBLIC COMMENT

No members of the public came forward to address the Commission.

H. ADJOURNMENT

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

Vice-Chairman Tarka adjourned the meeting at 8:08 p.m.

Respectfully submitted,

Dione Stirmell
Recording Secretary



Memorandum

To: Chairman Jason Micklevitz and Members of the South Elgin Planning & Zoning Commission

From: Lauren Tredup, Community Development Coordinator

Date: January 15, 2025 Planning & Zoning Commission Meeting

RE: Planning and Zoning Commission Training

The Village has coordinated with the Village Attorney's office to provide some training for the Planning and Zoning Commission during your regular meeting on Wednesday, January 15, 2025 at 7:00 pm. This training presentation will focus on the application of findings of fact and how the findings of fact should be used in your decision making.

This training is meant to be interactive and there will be opportunities to ask questions on findings of fact, as well as other relevant topics. Bring your questions, comments, or concerns!

Please make every effort to attend this training workshop. However, if you are not able to attend this training, the Illinois Chapter of the American Planning Association (IL-APA) plans to host a similar training on the application of finds of fact in the future. We will provide more information once it is available.

Should you have any questions in advance of the meeting, please feel free to contact staff. We will do our best to coordinate with the trainers to ensure your questions get answered.



MEMORANDUM

To: Planning and Zoning Commission

From: Nancy Hill, Community Development Director

Date: January 15, 2025 Planning and Zoning Commission Meeting

RE: Administrative Adjustments in 2024

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 2024, 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 15, 2025 Planning and Zoning Commission Meeting

RE: Comprehensive Plan Implementation Report – Through 2024

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 2024.

The Planning and Zoning Commission requested this information be provided to the Commission on a yearly basis. This document is the sixth report of its kind and activities completed in 2024 are highlighted in **red font**.

Highlights from 2024 were:

- The Village completed the construction of a new Police Station building in the Village Center;
- The Village is beginning the design phase to renovate the former Lions Club building for a community center;
- The Village is working with Kane County to install an accessible paddle sport launch in SEBA Park, as part of the Fabulous Fox! National Water Trail;
- The Village continued its efforts with the IDOT to reconstruct and widen McLean Boulevard. Construction is currently underway;
- A study was previously completed to determine the Village's need for an additional water tower. In 2024, construction for a new water tower on Kingsport Drive commenced and is expected to be complete in 2025;
- The Village completed and adopted a Source Water Protection Plan to identify threats to and improve the resilience of the Village's water supply;
- The northeast portion of Subarea 5B was approved for a multi-dwelling unit residential development referred to as Authentix South Elgin. Construction is ongoing;
- In the Village Center, the Village acquired an obsolete industrial building at 400 N. Center Street in 2023. In 2024, the Village demolished the industrial building in hopes of making the site available for redevelopment in the future.

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 2024

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 has been working 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. Construction began in Summer 2024 and is currently underway.

Goals and Objectives	Status	Description/Comments
<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 extended North Lancaster Road to McLean Boulevard as part of the development of the Becketts Landing Subdivision.
<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	

Goals and Objectives	Status	Description/Comments
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	
<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	

Goals and Objectives	Status	Description/Comments
<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	
<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.
B. Utilities		
<i>Vision:</i> In 2030 South Elgin will have utilities that meet the needs of the community and future development in the most efficient manner.		
Goal B.1: Provide quality water and sewer utility service that meets the needs of the community and future development.		
<i>Objective B.1.1:</i> Maintain water, sewer and stormwater pipes that are the responsibility of the Village.	In process	

Goals and Objectives	Status	Description/Comments
<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 and the Village began construction of the water tower in 2024.
<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	

Goals and Objectives	Status	Description/Comments
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	
<i>Objective B.3.2:</i> Explore cost saving options, such as electric aggregation.	Complete	Following the passage of a referendum in 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 in 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	

Goals and Objectives	Status	Description/Comments
<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	
<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.
C. Community Facilities 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.		
Goal C.1: Develop and maintain unique parks along the Fox River.		
<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	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. 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. The Village is working with Kane County to install an accessible paddle sport launch on the Fox River in SEBA Park, as part of the Fabulous Fox! National Water Trail.
<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 Becketts Landing Subdivision, 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.

Goals and Objectives	Status	Description/Comments
<i>Objective C.2.2:</i> Examine opportunities and funding to add active park acreage within existing passive or undeveloped parks.	In process	
<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	

Goals and Objectives	Status	Description/Comments
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 working to expand into the entire building.
<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. It also provides a variety of services throughout the community for older adults
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	The Village recently constructed a new public services facility and remodeled the Municipal Complex. 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. In 2024, the Village completed the construction of a new Police Station building in the Village Center. The Village plans to renovate the former Lions Club building for a community center.
<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	

Goals and Objectives	Status	Description/Comments
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.
<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.

Goals and Objectives	Status	Description/Comments
<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 completed and adopted a Source Water Protection Plan to identify potential threats to and improve the resilience of the Village's water supply.
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	

Goals and Objectives	Status	Description/Comments
<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	
Community Wide		
E. Vision: In 2030 South Elgin will continue to be a safe community with a strong economy while keeping a small town feel.		
Goal E.1: Promote the Village's unique identity.		
<i>Objective E.1.1:</i> Develop a gateway enhancement program, including improved signage and landscaping.	Complete	Gateway signs were designed and installed at the main entrances into the Village of South Elgin.
<i>Objective E.1.2:</i> Continue and expand community-wide special events.	In process	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.
<i>Objective E.1.3:</i> Market the Village's unique history and resources (e.g. install way finding signage).	In process	
<i>Objective E.1.4:</i> Create a photo contest with images of what South Elgin means to community members.	Pending	
<i>Objective E.1.5:</i> Produce a video on why residents chose to move to South Elgin.	Pending	

Goals and Objectives	Status	Description/Comments
Goal E.2: Increase the community's spirit of volunteerism.		
<i>Objective E.2.1:</i> Develop relationships with community groups to support activities for seniors, at risk adults, and children.	In process	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. Outreach efforts in 2023 to become a more age-friendly community produced many opportunities to develop and further these relationships.
<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. Outreach efforts in 2023 to become a more age-friendly community produced many opportunities to develop and further these relationships.
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
<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).	In process	In 2019, construction was completed on 2 new residential buildings in the Village Center: Marison Mill Suites apartments and Panton Mill Station apartments. In 2020, the Village transformed Panton Mill Park into a festival park, which will encourage recreation and tourism activities in the Village Center. In anticipation of future improvements, the Village also acquired several properties for public parking and for future development opportunities.
Goal E.4: Redevelop the La Fox Street/Route 31 Corridor.		
<i>Objective E.4.1:</i> Develop a detailed neighborhood plan for the Route 31 Corridor.	Pending	
<i>Objective E.4.2:</i> Create a façade improvement program based on the La Fox Street Corridor Overlay District.	Pending	
Goal E.5: Expand and diversify the Village’s economic base.		
<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.	In process	
<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	

Goals and Objectives	Status	Description/Comments
<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.
<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.

Goals and Objectives	Status	Description/Comments
<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 offered models with accessory dwelling units.
<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.

Goals and Objectives	Status	Description/Comments
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	In 2023, the Village's Diversity Equity and Belonging Committee surveyed the community to determine the type of events that would be most popular.
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	
<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		
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.	These Subareas have not yet re/developed.	These Subareas areas have not yet re/developed.
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.	Subareas 2A, 2B, the northern portion of 2C, and 2D have developed. The southern portion of Subarea 2C is under development.	Subarea 2B developed with a single-family residential development (Sagebrook). Subarea 2D developed with a single-family residential development (Trails of Silver Glen). In Subarea 2C Spectrum Living facility, an independent and assisted living facility is now operational and accepting residents. In 2023, the southern portion of Subarea 2C was approved for a residential subdivision (Sagebrook Reserve Subdivision) consisting of single-family lots. Construction is ongoing.
Planning Area 3 – Stearns and Randall Roads: These areas within the Village are located at the southeast corner of Stearns and Randall Roads.	These Subareas have not yet re/developed.	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.

Item/Location	Status	Description/Comments
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.	One of these Subareas has developed.	Subarea 4C has developed with an apartment complex and park (The Springs of South Elgin and Stearns Sports Park). As part of this development Gyor Road was extended to connect Randall Road and Stearns Road.
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.	Subarea 5B is under development.	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. In 2021, the northwest and south portion of Subarea 5B was approved for a residential subdivision (Becketts Landing Subdivision) consisting of single-family lots and townhomes. Construction is ongoing. In 2024, the northeast portion of Subarea 5B was approved for a multi-dwelling unit residential development (Authentix South Elgin). Construction is ongoing.
Planning Area 6 – South Illinois Route 31: Areas included are within the Village, bordered by Stearns Road, McLean Boulevard and Illinois Route 31.	These Subareas have not yet re/developed.	These Subareas have not yet re/developed
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.	These Subareas are under development.	Subarea 7A is currently under construction as a single-family residential subdivision (South Pointe Subdivision). Subareas 7B and 7C are also under construction as a townhome development (Park Pointe Subdivision).

Item/Location	Status	Description/Comments
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.	One of these Subareas is under development.	The southern portion of Subarea 8D is currently under construction as a single-family residential subdivision (Kenyon Farms Subdivision).
Planning Area 9 – La Fox Corridor: This Planning Area includes redevelopment sites along Illinois Route 31.	One of these Subareas has developed.	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. 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.
Planning Area 10 – Redevelopment Sites: These areas are located throughout the Village and have potential for redevelopment.	Some of these Subareas have developed.	In Subarea 10A, the South Elgin & Countryside Fire Protection District completed its Fire Administration facility (Station 21) in 2020.

Item/Location	Status	Description/Comments
Planning Area 11 – Village Center: This area includes property within the Village Center redevelopment area.	Some of these Subareas have developed.	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). 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. 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. In 2023, the Village acquired an obsolete industrial building at 400 N. Center Street. In 2024, the Village demolished the building in hopes of making the site available for redevelopment in the future. In 2024, the Village completed the construction of a new Police Station building in Subarea 11D.

South Elgin Village Center Master Plan Review 2024

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	The Village has encouraged the redevelopment of properties with blighted conditions. In 2020, 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 were greatly improved, reducing blighting conditions. In 2023, the Village acquired an obsolete industrial building at 400 N. Center Street. In 2024, the Village demolished the building in hopes of making the site available for redevelopment in the future.
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	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. 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. The Village is working with Kane County to install an accessible paddle sport launch on the Fox River in SEBA Park, as part of the Fabulous Fox! National Water Trail.

Goals and Objectives	Status	Description/Comments
<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.
Transportation Goal: <i>Develop a transportation network that addresses congestion through street design, land use, public transportation, and pedestrian and bicycle friendly facilities.</i>		
<i>Objective 1:</i> Promote mixed use and live-work developments to reduce automobile trips and congestion.	In Process	
<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.	In Process	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. 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. 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.

Goals and Objectives	Status	Description/Comments
<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.	In Process	Pace bus has been re-routed to go through South Elgin on IL-31 and west on Spring Street. 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.
<i>Objective 4:</i> Encourage shared parking wherever practical.	In Process	The Village adopted the UDO that addresses and regulates shared parking. The Village constructed the Municipal Complex Parking Lot behind the Village Hall building for public parking.
<i>Objective 5:</i> Design street improvements that calm traffic and allow for safe pedestrian access to uses within the Village Center.	In Process	With various road projects in the Village Center, stop signs have been added to improve pedestrian and vehicular safety. The Village has adopted the UDO which regulates on-site circulation standards, which include public sidewalks, front sidewalks, and on-site pedestrian circulation for new developments.
<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 incentivize new development in the Village Center TIF District and La Fox Street Corridor TIF District.

Goals and Objectives	Status	Description/Comments
<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.
<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 Panton Mill Park.
<i>Objective 2:</i> Transform areas of floodplain into open space whenever practical.	In Process	The Village continues to 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.

Goals and Objectives	Status	Description/Comments
<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 Panton Mill Park. The new Police Station site incorporated BMPs as part of the development of the site.
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, was completed 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 2024, the Village completed the construction of a new Police Station building in the Village Center.

Goals and Objectives	Status	Description/Comments
<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	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. The Trolley Museum is in the process of applying for building permits to make improvements at its site.
<i>Objective 5:</i> Upgrade public utilities, infrastructure, and roads to support new development.	In Process	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. Significant improvements have been made to W. State Street and Walnut Street in the Village Center including new stormwater infrastructure, sidewalks, and road resurfacing.
Chapter 2: The Planning Process – What We Looked At		
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>		
<i>Objective 1:</i> To promote and communicate the Village Center Master Plan.	In Process	
<i>Objective 2:</i> To effectively include and foster public participation throughout the process.	In Process	

Goals and Objectives	Status	Description/Comments
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>		
<i>Objective 1:</i> To incorporate alternative forms of transportation, including public transportation, pedestrian & bicycle traffic, into the Village Center.	In Process	Pace bus has been re-routed to go through South Elgin on IL-31 and west on Spring Street.
<i>Objective 2:</i> To determine how to best handle parking in the Village Center.	In Process	The Village adopted the UDO that addresses and regulates parking.
<i>Objective 3:</i> To determine how to best manage traffic, circulation, and roadway design.	Pending	
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 2024, the Village completed the construction 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.

Goals and Objectives	Status	Description/Comments
<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	
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>		

Goals and Objectives	Status	Description/Comments
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.	Complete	This Development District and part of Development District 2 contains Panton Mill Station which is a 100-unit market-rate residential apartment complex. Kane Street and Stone Street east of La Fox Street have been vacated and are now privately owned and maintained by the owners of the Panton 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.
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.	Pending	

Goals and Objectives	Status	Description/Comments
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. 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.	In Process	The Village acquired 146-148 W. Spring Street and demolished the building. It is now vacant, allowing for future development. The Village acquired 97 N. La Fox Street and demolished the building. It is now vacant, allowing for future redevelopment. 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. The Village constructed a Municipal Complex parking lot for employee parking. The parking lot also serves Panton Mill Park and the surrounding businesses.
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.	Complete	The Village acquired 125 W. State Street and demolished the building. It is now vacant, allowing for future redevelopment. Middle Street has been improved to comply with the Village Center Streetscape Standards by including curb, gutter, sidewalks, and Village Center street lighting. In 2024, the Village completed the construction of a new Police Station building in the Village Center at the southeast corner of N. La Fox Street and W. State Street.

Goals and Objectives	Status	Description/Comments
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.	In Process	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. 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. The Village acquired 5-acres of property in 2021 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. In 2023, The Village acquired the property located at 400 N. Center Street. In 2024, the Village demolished the existing building in hopes of making the site available for redevelopment in the future.

Goals and Objectives	Status	Description/Comments
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. 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.	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.
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.	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
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.	Pending	
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.	Complete	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.
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.	Pending	

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	New developments within the Village Center are required to abide by Village Center building and landscaping design standards. The Village has transformed Pantan Mill Park into a festival park. Pantan Mill Park now includes a permanent stage, pavilion, splash pad, and comfort station. The riverwalk along the west side of the Fox River, within Pantan Mill Park, has been resurfaced and connects to SEBA Park under the State Street Bridge. 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. The Village is working with Kane County to install an accessible paddle sport launch on the Fox River in SEBA Park, as part of the Fabulous Fox! National Water Trail.

Goals and Objectives	Status	Description/Comments
Transportation Objectives: Develop a transportation network that addresses congestion through street design, land use, public transportation, and pedestrian and bicycle friendly facilities.	In Process	Pace bus has been re-routed to go through South Elgin on IL-31 and west on Spring Street. 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.
Economic Development Objectives: Accomplish redevelopment goals with the support of citizens.	In Process	The Village will continue to utilize TIF revenue to stimulate new development in the Village Center TIF District and La Fox Street Corridor TIF District. The Village continues to encourage the public to participate in public improvement projects by inviting residents to participate in public hearings, public meetings, focus groups, etc.
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.	In Process	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.
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.	In Process	In 2020, two new fire stations were completed and now better serve the Village Center and the entire community. In 2024, the Village completed the construction of a new Police Station building in the Village Center. Other infrastructure improvements have been made in the Village Center and continue to be included in the Village's capital improvement planning.



MEMORANDUM

To: Planning and Zoning Commission

From: Lauren Tredup, Community Development Coordinator

Date: January 15, 2025

RE: Village of South Elgin Development Project Update Report – 2025 Q1

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

- **CD 2023-08 – Authentix South Elgin by Continental Properties** – *The request was reviewed by the Village Board on August 5, 2024 and approved at its August 19, 2024 meeting.*
- **CD 2024-06 – 335 Fulton Street – Major Subdivision and Variation to consolidate a previously vacated alley and several parcels of land – German Hernandez, Petitioner** – *The request was reviewed by the Village Board on September 3, 2024 and approved at its September 16, 2024 meeting.*
- **CD 2024-06 – Kenyon Woods Middle School Building Addition and Electronic Message Sign** – *The request was reviewed by the Village Board on October 7, 2024 and approved at its October 21, 2024 meeting.*
- **CD 2023-10 – 1502 Raymond Street – Major Subdivision to re-subdivide several parcels of land to create two lots of record – Horacio Isunza, Petitioner** – *The request was reviewed by the Village Board on December 2, 2024 and approved at its December 16, 2024 meeting.*

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