



COMPREHENSIVE PLAN TASK FORCE MEETING 1

JUNE 13, 2024



Agenda



Introductions



Why are We Here?



Where are We Headed?



What do Residents Think?



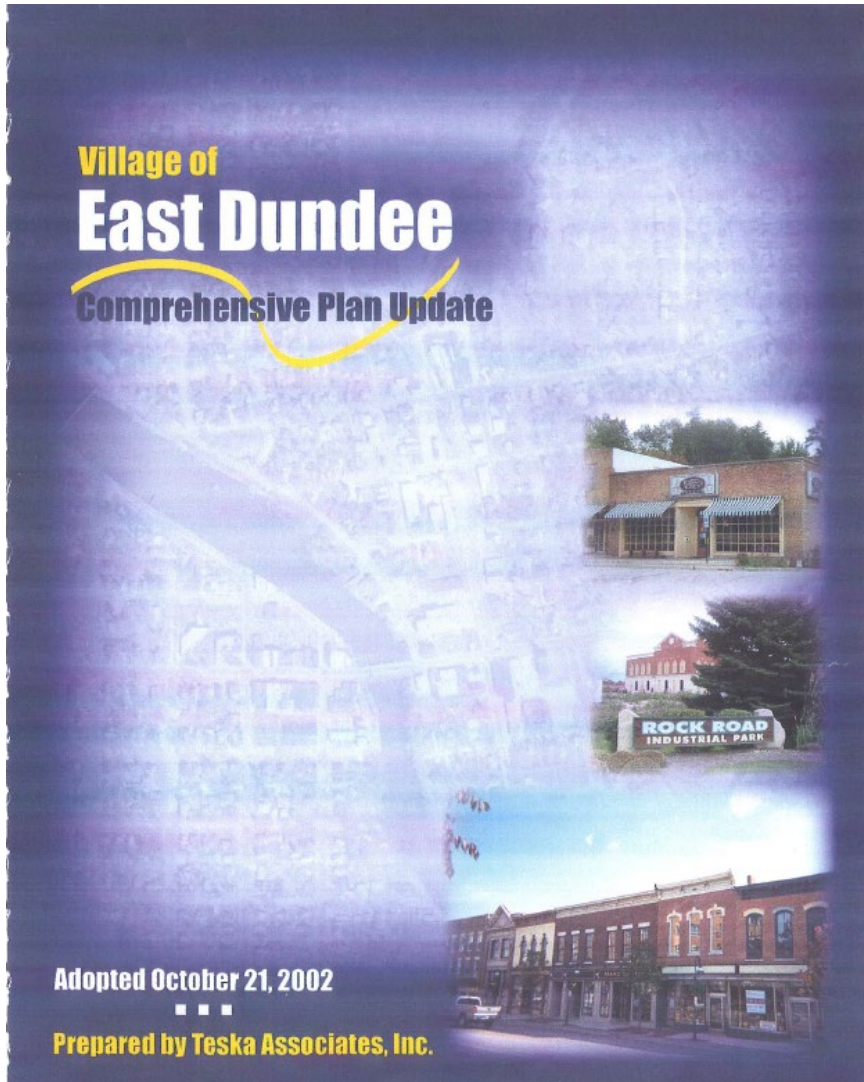
What Do Businesses Think?



What Do You Think?



Next Steps



Why Are We Here?

The Comprehensive Plan

- The City is updating the 2002 Comprehensive Plan. The updated plan is a major investment in time and funds and will guide the community for years to come.
- A comprehensive plan is an essential feature of long term planning as both the process and the documentation for creating a broad, long-term vision for future land uses and the built environment.
- A comprehensive plan contains a map of future land uses for an entire planning jurisdiction, addressing all of the physical elements in the area, for a long time period (usually around 20 years).
- A comprehensive plan lays the foundation for zoning codes, a legal tool for implementing the vision of the future contained in the comprehensive plan.

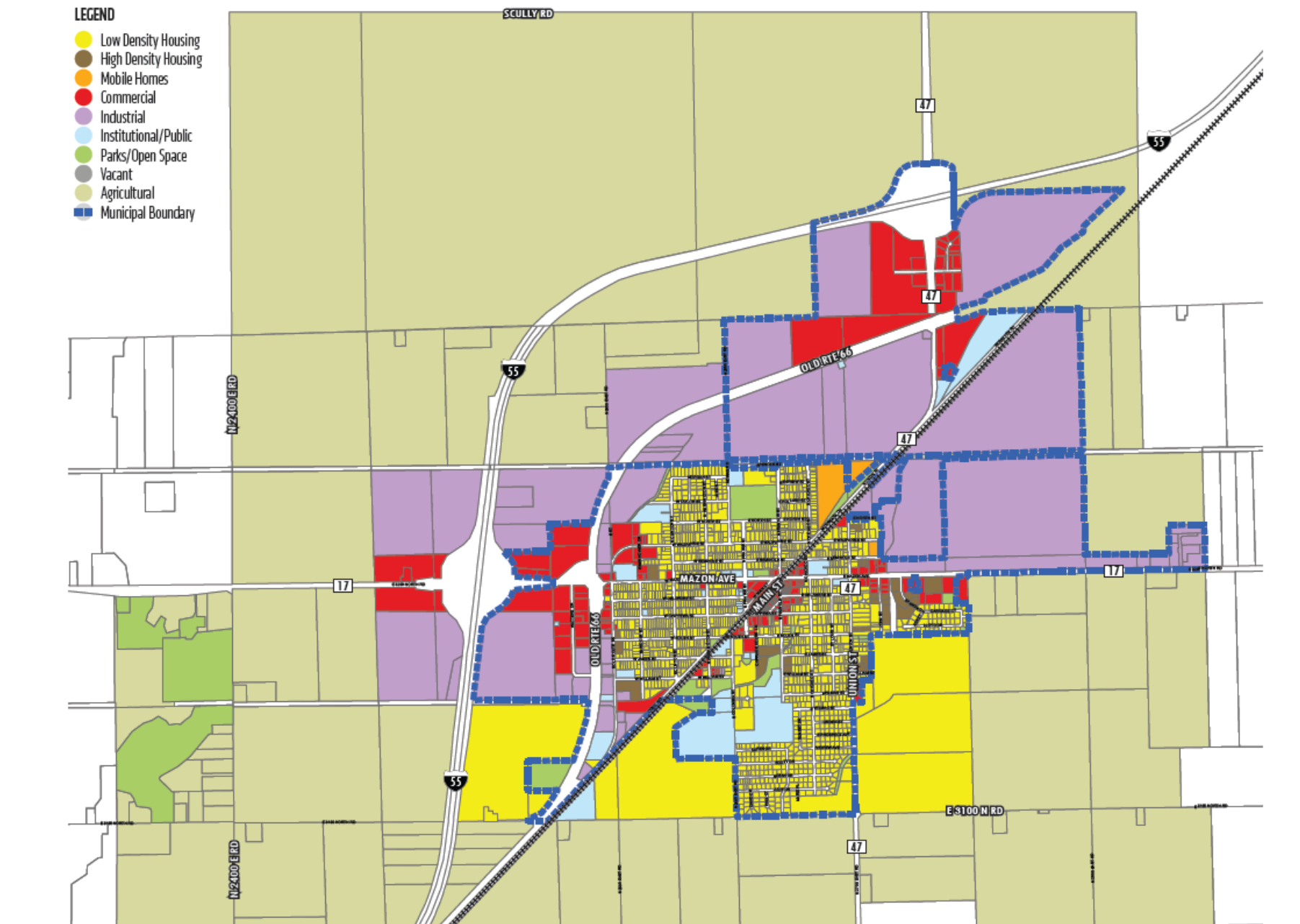
What's in a Comp Plan?

TABLE OF CONTENTS



Chapter 1: Introduction	1
Overview	1
Planning Process	2
Plan Organization	2
Chapter 2: Community Profile	3
Location	3
Existing Land Use	4
Community Conditions	6
Economic Conditions	10
Chapter 3: Community Framework	11
Vision Statement	11
Goals & Objectives	12
Chapter 4: City Plan	15
Future Land Use	15
Development Typologies	19
Access & Mobility	22
Community Facilities & Assets	24
Natural Resources	26
Utilities & Infrastructure	28
Community Design	29
Chapter 5: Implementation	33
Overview	33
Key Partners	33
Implementation Plan	34

Future Land Use Map



Implementation Plan

- Goals
- Objectives
- Strategies
- Resources

5: Community Facilities & Assets

GOAL | Monticello will provide the community with high quality educational, recreational, and civic engagement facilities and opportunities.

OBJECTIVES	STRATEGIES	RESOURCES
OBJECTIVE 5.1 PRIORITY: ● HIGH Strengthen downtown as a focal point for the community. ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: ST1, ST8, LT3	Encourage maintenance and improvement of second story residential units. Identify sites within walking distance of downtown that have residential potential. Prepare an updated downtown plan. Prioritize downtown as a preferred location for public facilities. Evaluate underutilized buildings for residential potential, including mixed use options.	• Monticello Chamber of Commerce [LINK] • Make It Monticello [LINK] • Federal Historic Preservation Tax Credit [LINK] • Historic Residence Assessment Freeze Law [LINK] • Illinois Historic Preservation Tax Credit [LINK] • Successful Models for Downtown Second Story Housing in Small Towns [LINK]
OBJECTIVE 5.2 PRIORITY: ● HIGH Include access to public facilities for those with physical disabilities. ALIGNS W/ 2023 STRATEGIC PLAN OBJECTIVES: ST6	Take a phased approach to conduct ADA accessibility audits of all public facilities, starting with municipal buildings. Coordinate with local contractors to evaluate the costs and tasks associated with making buildings ADA compliant.	• Illinois ADA Project, Americans with Disabilities Act [LINK] • ADA Standards for Accessible Design [LINK] • ADA Checklist for Existing Facilities [LINK] • AARP Universal Design and Livability [LINK]
OBJECTIVE 5.3 PRIORITY: ● MEDIUM Strengthen arts and cultural opportunities for residents and visitors.	Coordinate a focus group with local artists, cultural institutions, and others to understand the arts and culture scene in Monticello and Piatt County. Work with a consultant to develop a coordinated arts and culture program. Coordinate with local schools to engage students in contributing to Monticello's arts and culture scene.	• AARP How Art and Entertainment Helps Makes Communities More Livable [LINK] • CMAP Arts and Culture Toolkit [LINK]

Role of Task Force

- Represent different voices in the community
- Develop vision, goals, objectives
- Assist with project outreach
- Review and comment on draft documents
- Bridge from planning to implementation



Where are We Headed? | The Planning Process

Comp Plan Timeline



Inventory & Data Collection

Compilation, review, and analysis of community information to understand the aspects that make up East Dundee today and elements to address regarding future growth and development.



Community Input

A multi-pronged outreach process to engage community members to collect their thoughts and ideas to shape town planning strategies.



Task Force Work Sessions

Series of work sessions with the project Task Force to develop draft elements of the Comprehensive Plan, including a community vision, goals and objectives, a future land use plan, and other plan elements that will help guide the city with growth management and sustainable development.



Document Preparation

Synthesis of data analysis, community input, and long-range visioning to prepare the draft Strategic Plan and Comprehensive Plan.



Final Review & Adoption

Presentation of final Comprehensive Plan to city officials and the public for final review and adoption.

PROJECT WEBSITE

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

East Dundee Strategic Plan and Comprehensive Plan

Planning for the Village's Future

Welcome to the project website for the **Village of East Dundee's** process to prepare its Strategic Plan and updated Comprehensive Plan. The Village's current Comprehensive Plan was last updated in 2002 and its Strategic Plan was recently completed in 2019.

Concurrent Planning Processes

Preparing strategic and comprehensive plans concurrently has advantages for the community including cost savings through shared research, a more complete analysis than would be possible based on community and staff input for either plan alone, and final documents that are coordinated and mutually supportive making implementation of each plan easier. This is a key opportunity to prepare the two plans simultaneously to ensure the vision, goals, and strategies are aligned with current community values and aspirations for growth, development, and services in East Dundee.

Comprehensive Plan

To engage with the **Comprehensive Plan** process, please click the button below.

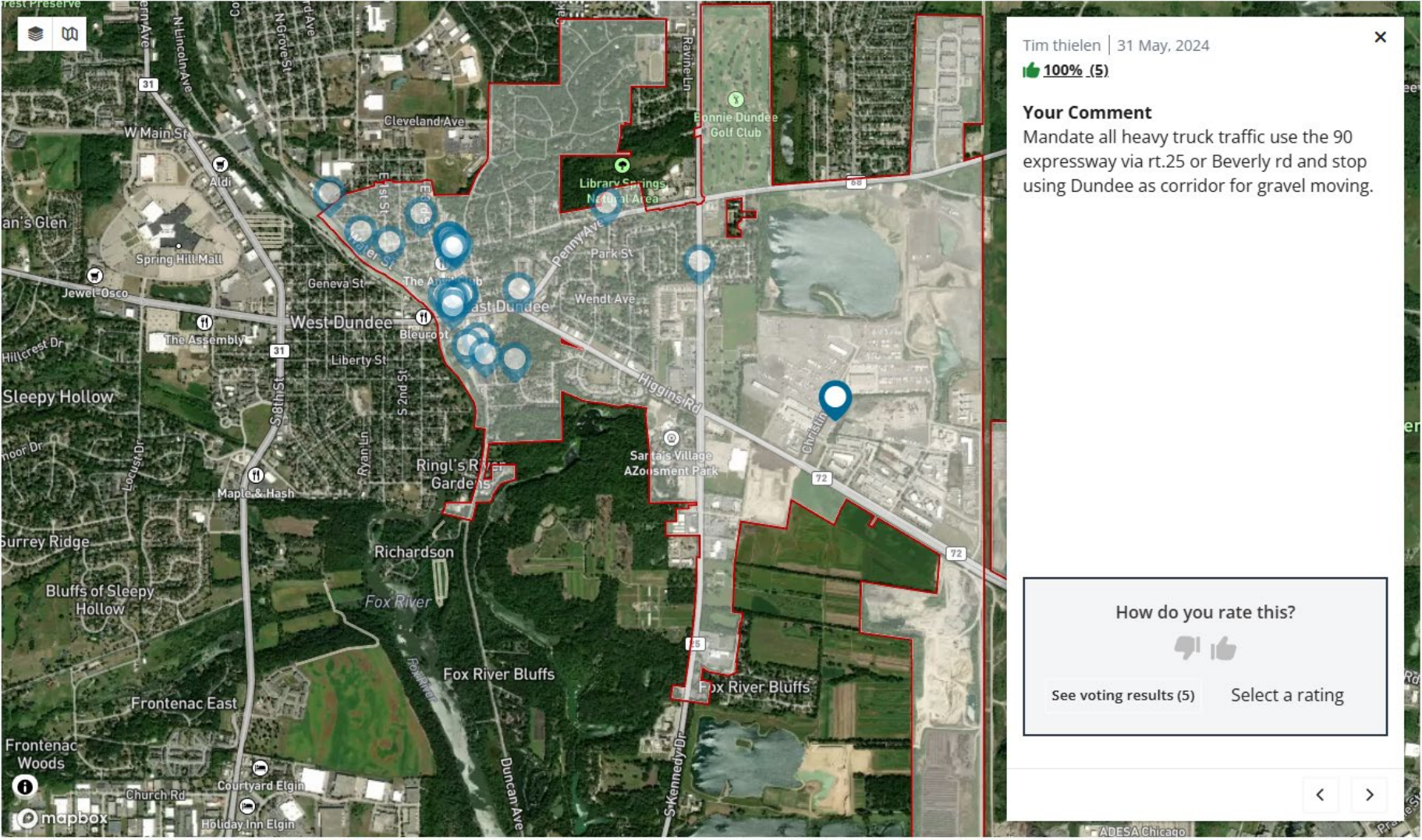
[Click Here for the Comprehensive Plan Page](#)

Strategic Plan

To learn more about the **Strategic Plan** process, please click the button below.

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

Community Engagement



COMMENT MAP

312 Unique Users

431 Total Visits

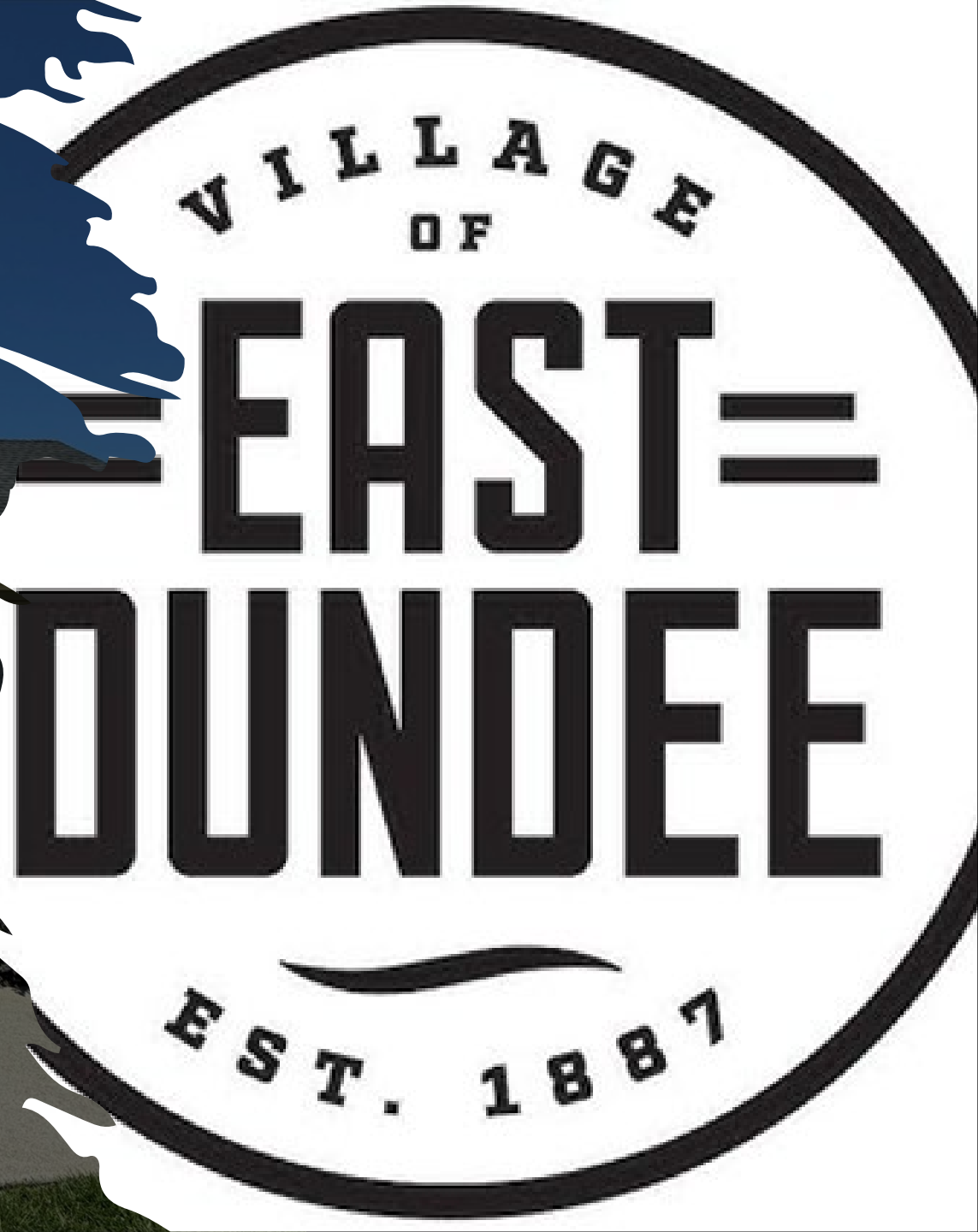
25 Total Comments

[AS OF JUNE 5, 2024]

What do
Residents Think?



Village of East Dundee
Community Survey



Survey Methodology

Data Collection

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



Quality of Life

Reasons for Living in East Dundee

Why do you live in East Dundee?

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

Best Things About Living in East Dundee

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

** Respondents could name up to 3*

Suggestions for Improvements

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

** Respondents could name up to 3*



Development

Rating Current Amount of Development in East Dundee

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

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

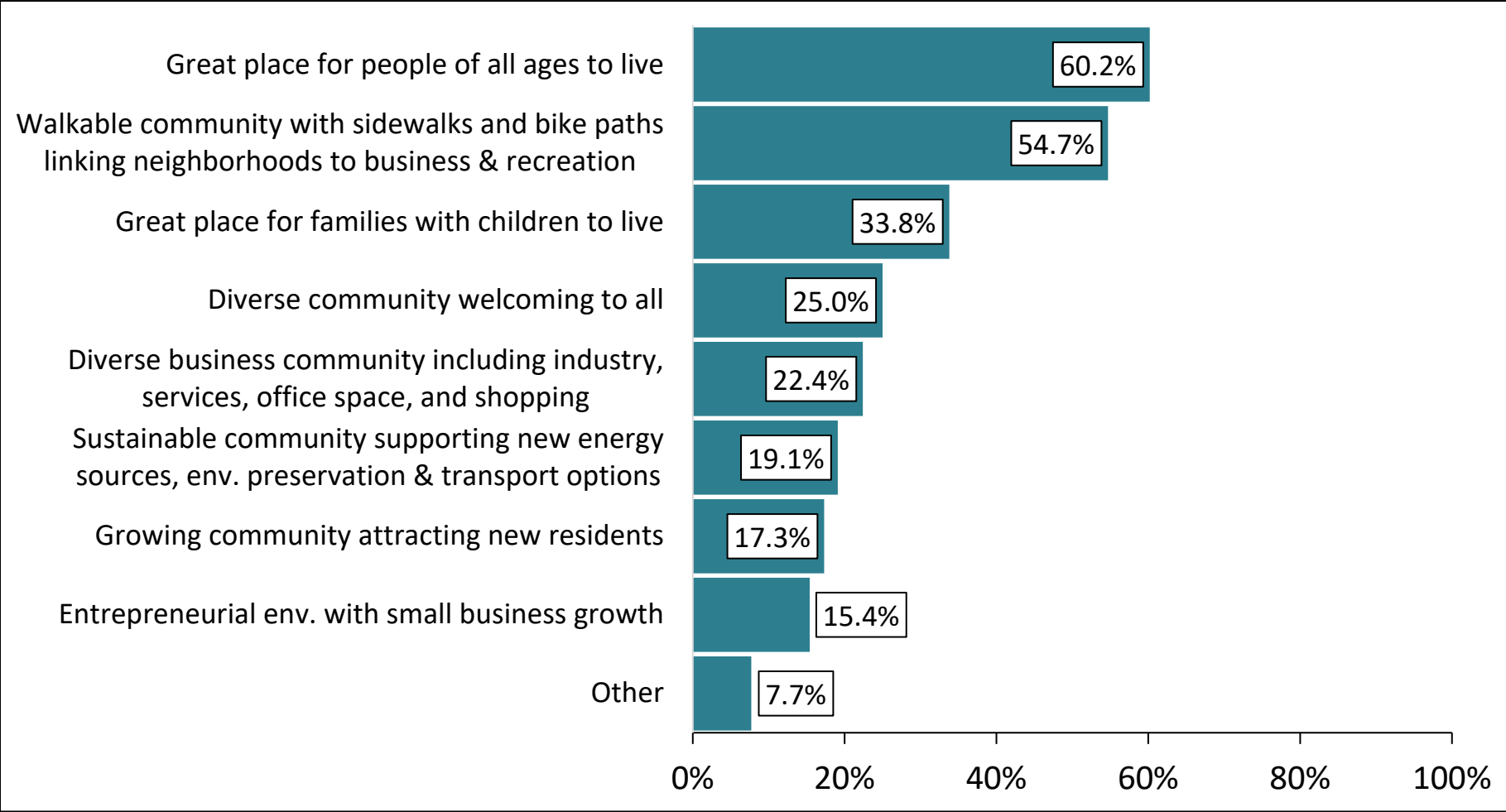


Future Planning

Locations in East Dundee in Need of Improvement

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

*Vision for East Dundee in 5 Years**



*Respondents could select up to 3 options

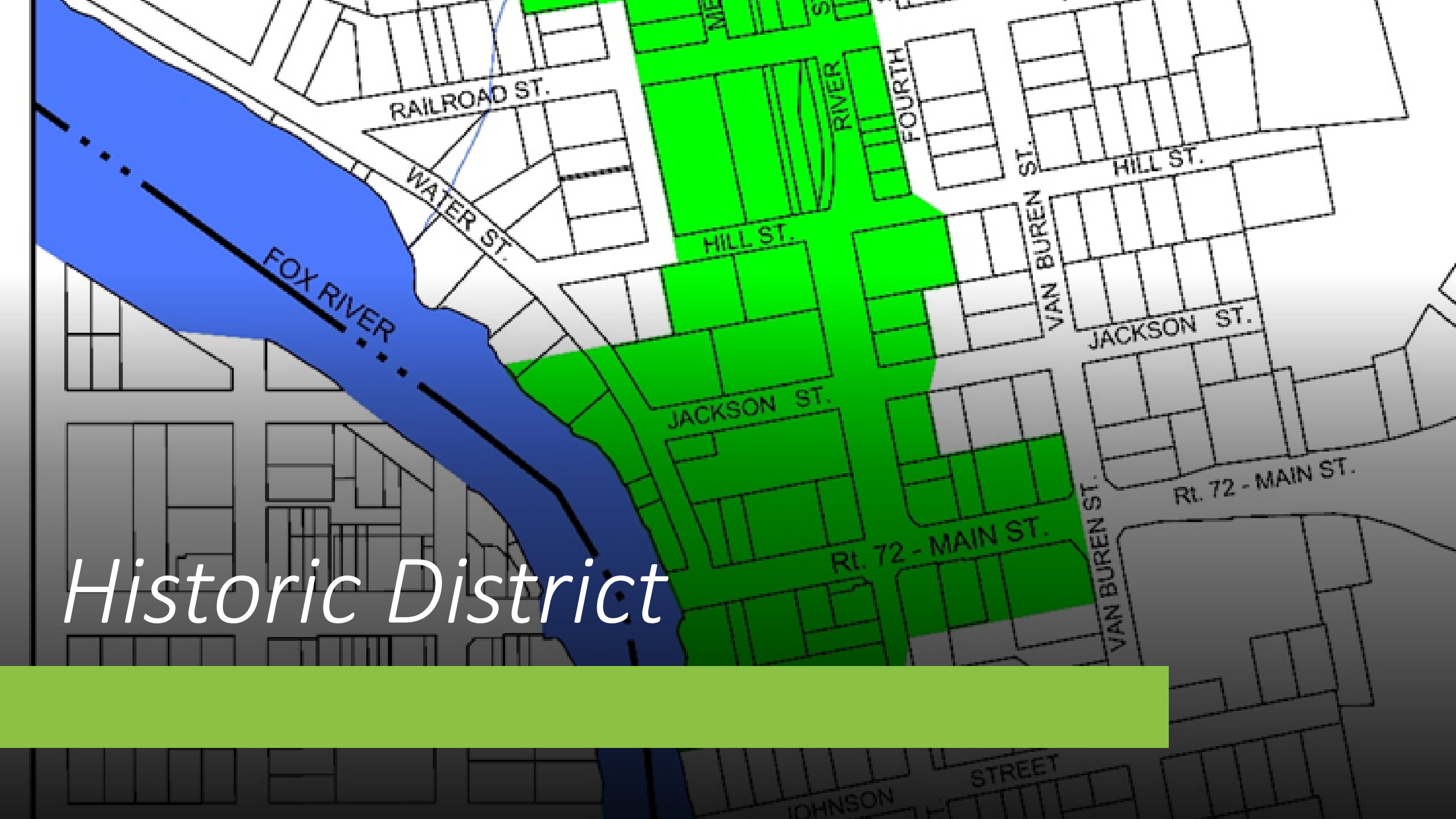
Planning for Sustainability

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

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

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

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



Historic District

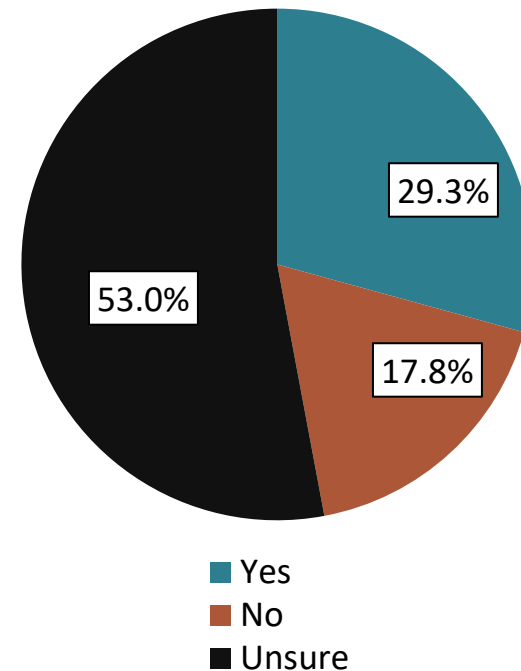
Community Opinions on the Historic District

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

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

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

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



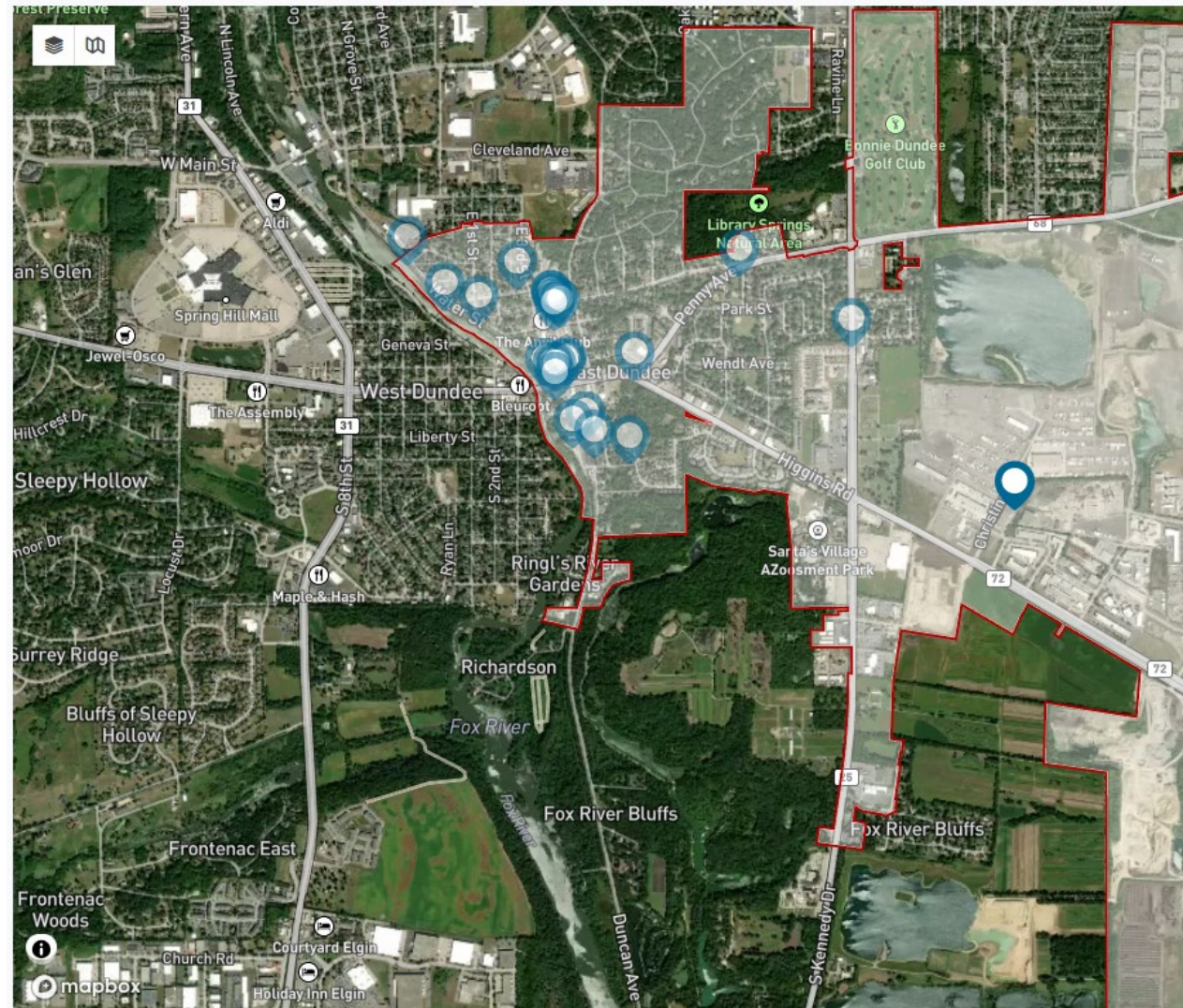
Suggestions for Improvements to Historic District

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

Conclusions

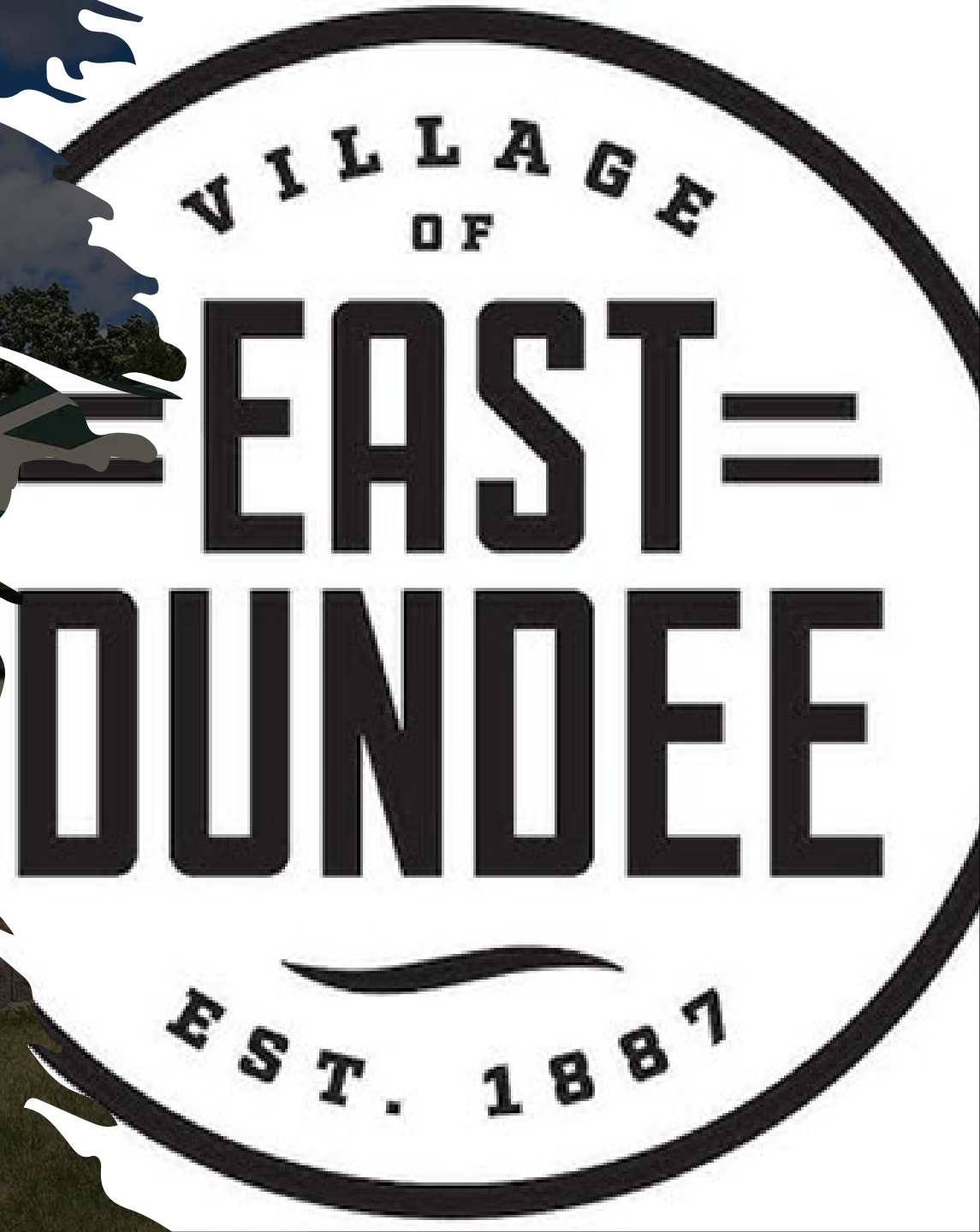
- Respondents cite East Dundee's local natural and recreation areas, convenient location, shopping and entertainment activities as positive aspects of living in the Village.
- Respondents think it is important for the Village of East Dundee to focus on community beautification; code enforcement; property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

Areas to Improve: Your Ideas



What do Businesses Think?

Village of East Dundee
Business Survey



Survey Methodology

Data Collection

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

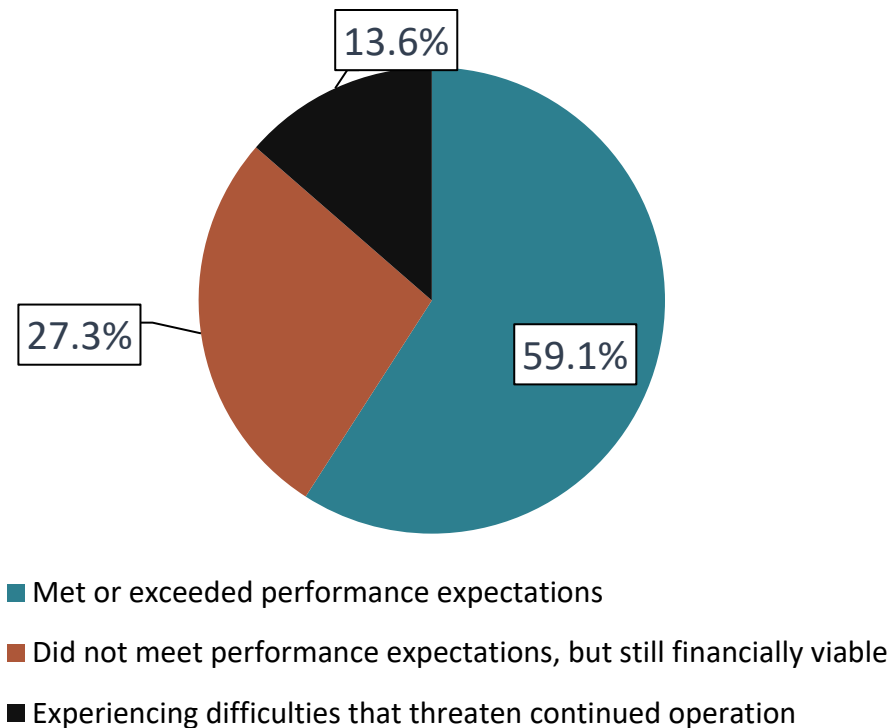


Business Performance

Business Performance

Past Performance

Describe the past two years of activity for this business

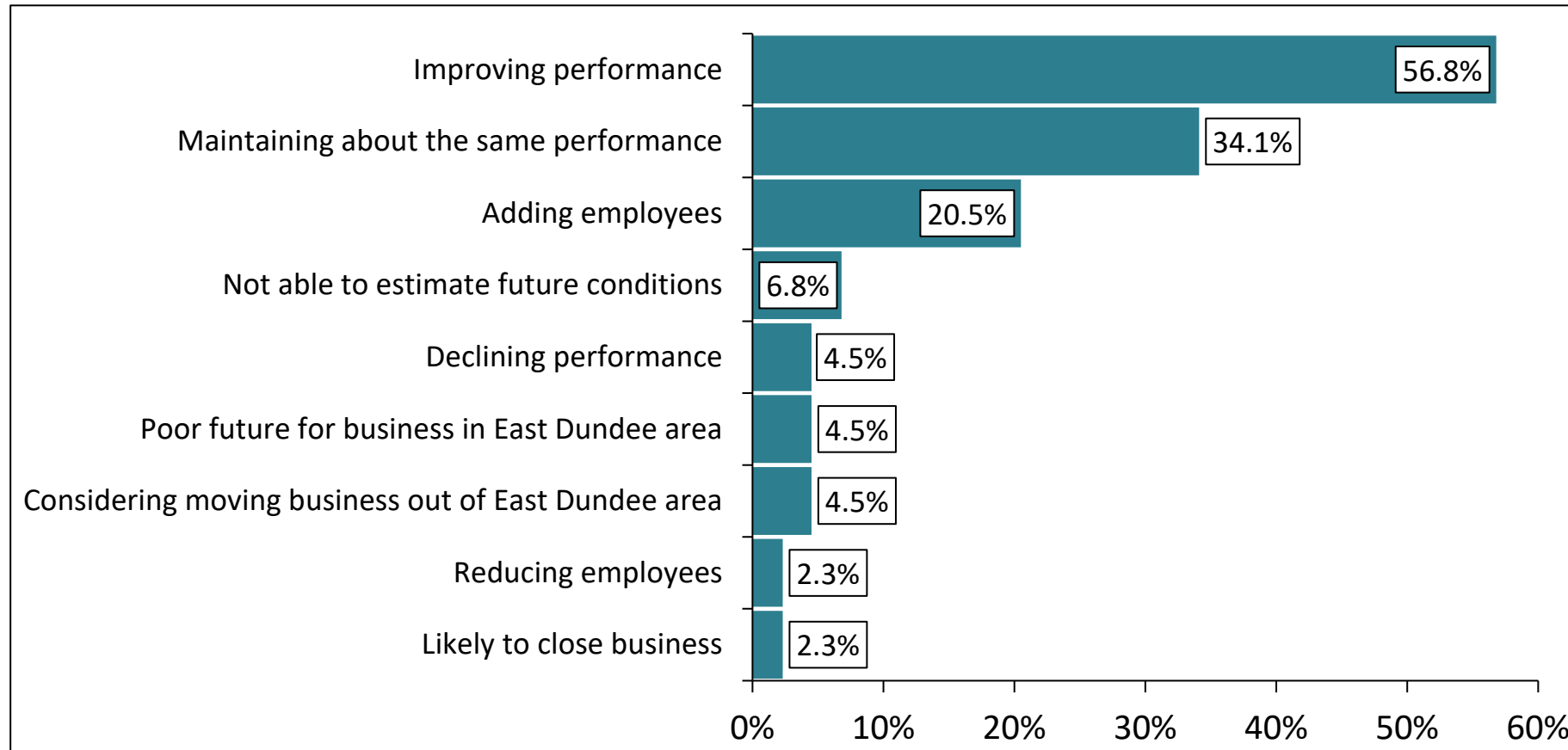


- A majority of businesses met/exceeded performance expectations (59.1%) in the past two years
- 13.6% (6 businesses) reported experiencing difficulties which threatened continued operation

Business Performance

Future Expectations

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



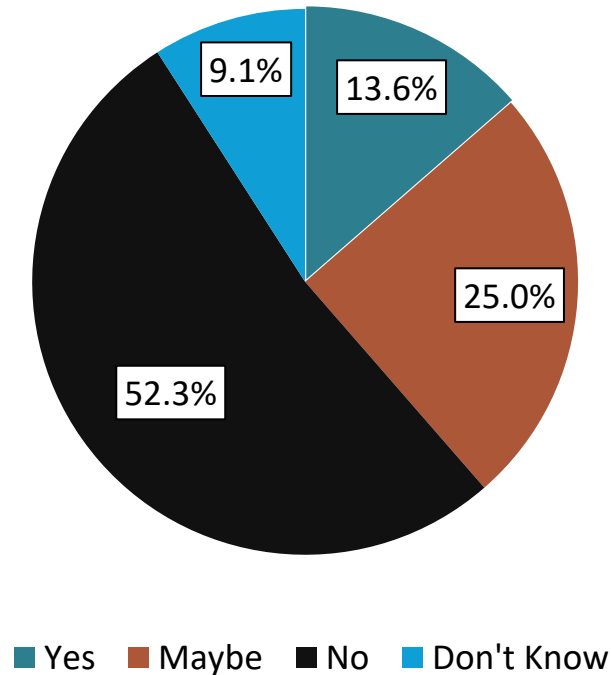


Future Plans

Future Plans

Plans for Expansion

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



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

Future Plans

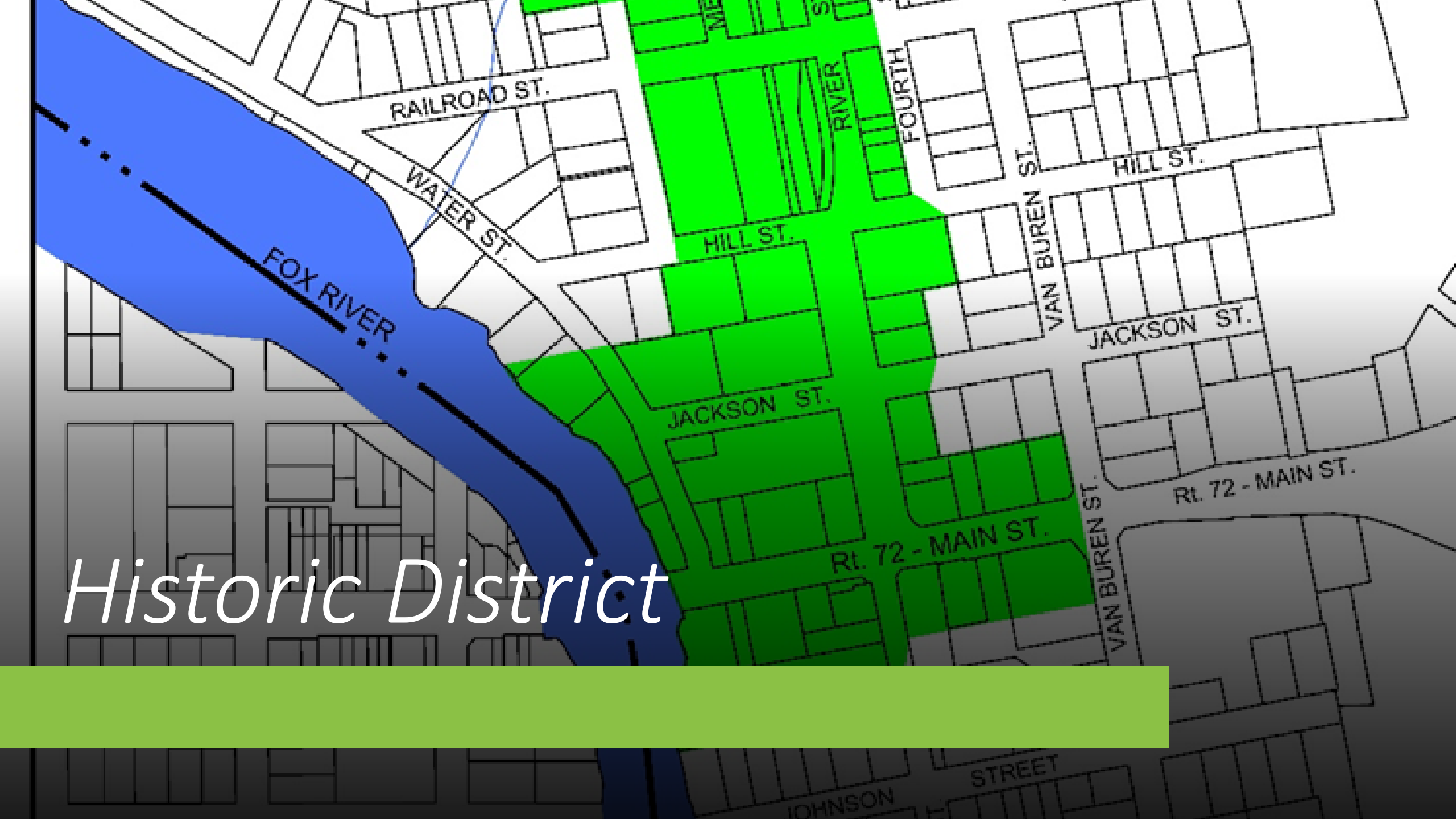
Future Challenges

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

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

Most common future challenges:

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

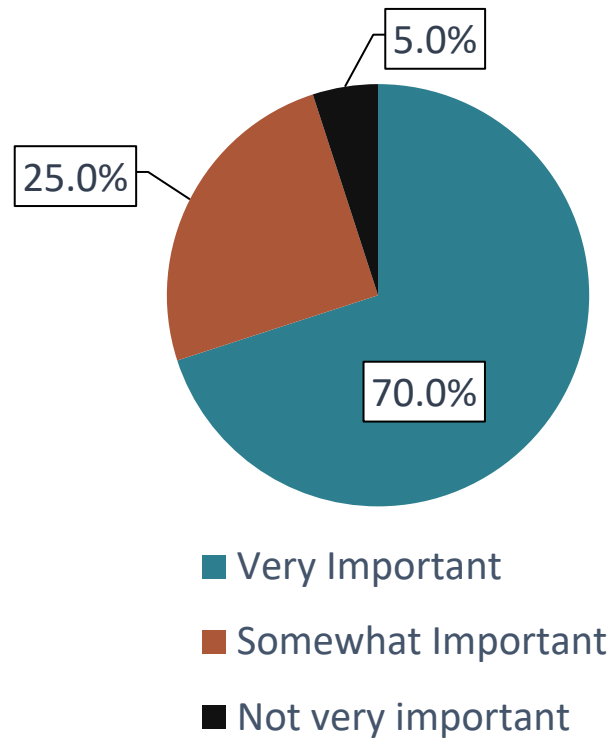


Historic District

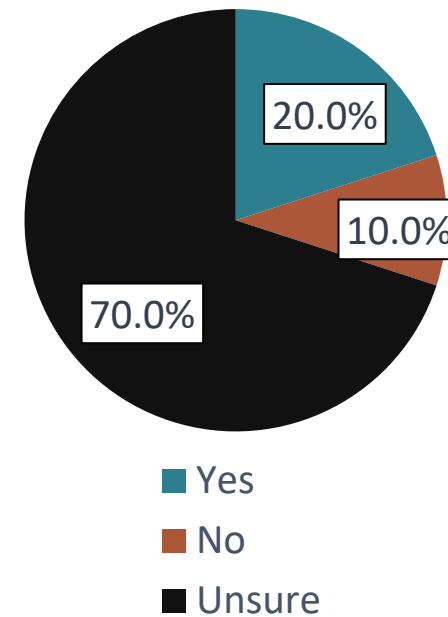
Historic District

Historic District Design Guidelines

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



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



Historic District

Suggestions for Improvement

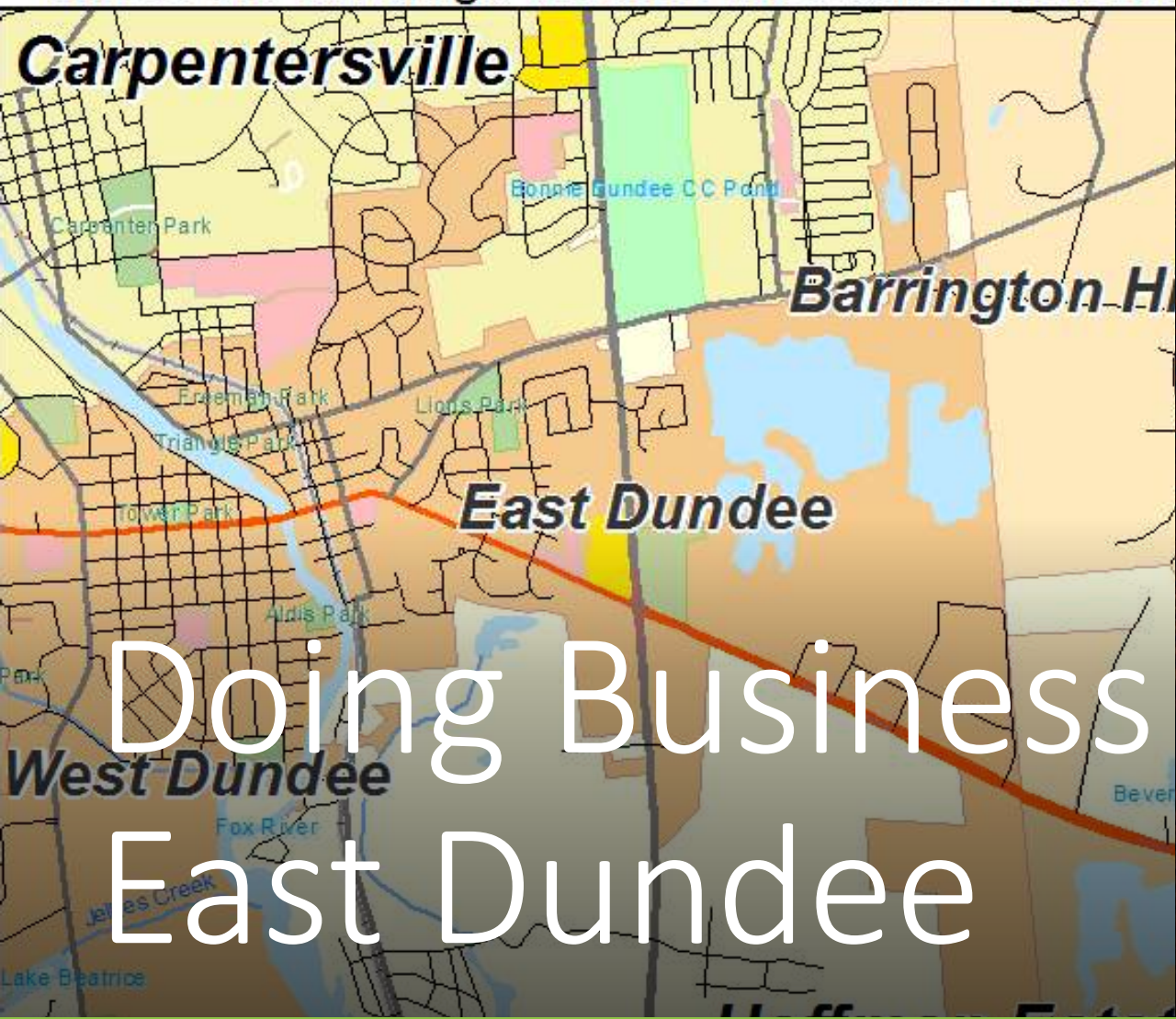
What are the 3 most important improvements for the historic district?

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

Suggestions included:

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

This is the coverage area for the Aerial Photo Map



Doing Business in East Dundee



Business in East Dundee

Strengths as a Business Location

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

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

Business in East Dundee

Weaknesses/Challenges as a Business Location

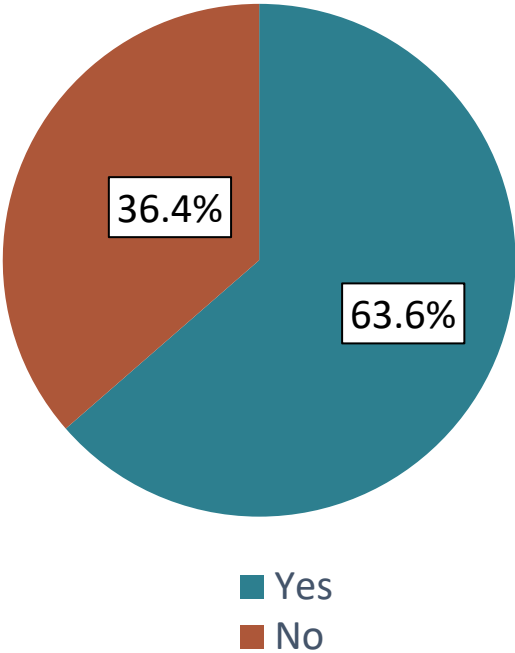
Businesses were asked to name up to 3 of East Dundee's weaknesses or challenges as a business location

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

Business in East Dundee

Locations in Need of Improvement

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



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

Conclusions

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



What Do You Think?



Vision Statement

What Does a Vision Statement Do?



Written in the present, not future tense. Describes what we will feel, think, say and do as if we had reached the vision today.



Describes an outcome, the best outcome we can achieve.



Is passionate and evokes emotion.



Helps paint a picture in people's minds.

Examples of Vision Statements

Hinckley is recognized for its quality of life with high performing schools, friendly neighborhoods, historic downtown and unique businesses that make it a welcoming place to live, work, and visit in a scenic rural environment.

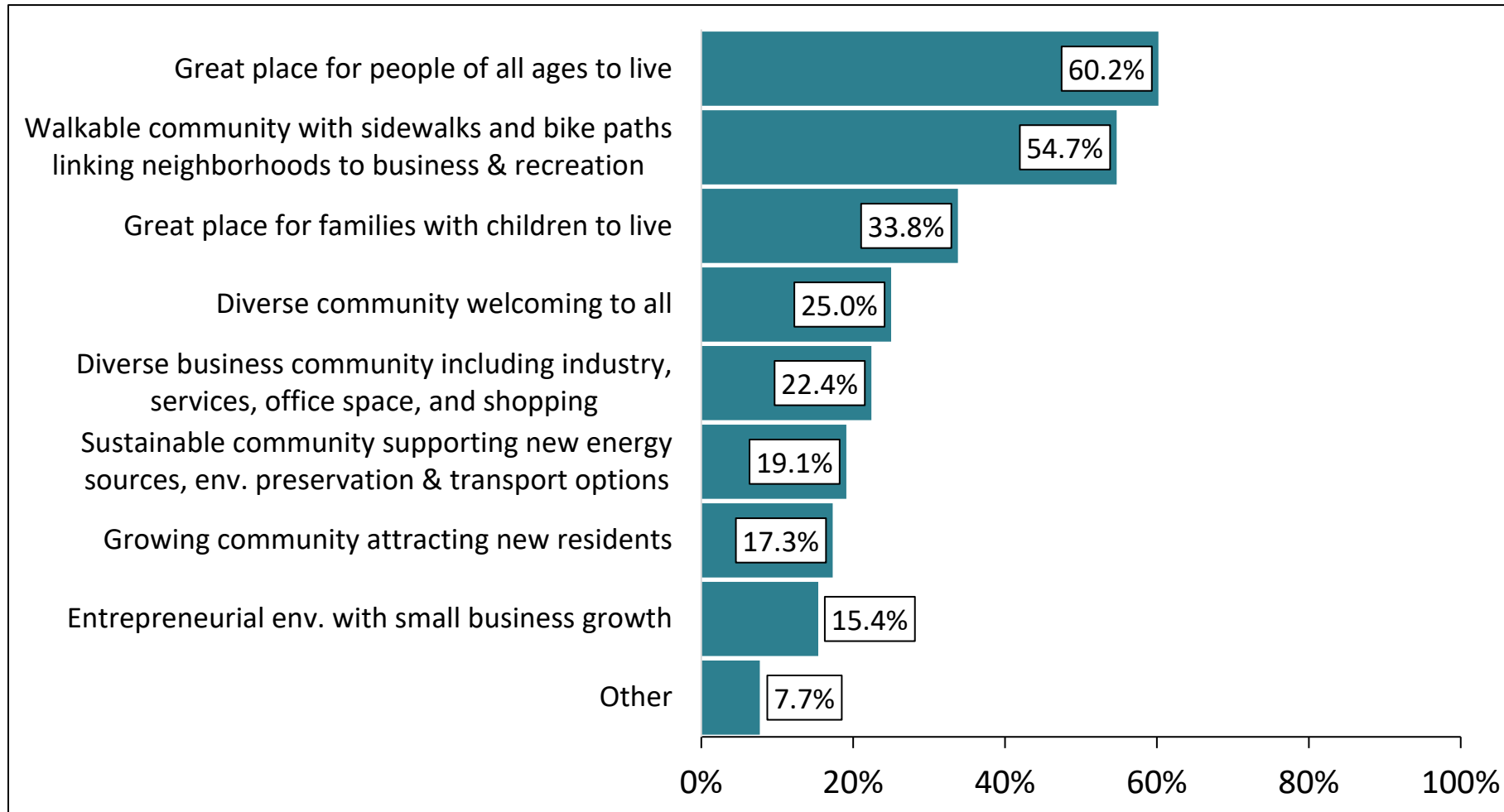
Dwight is an historic small town that welcomes all, whether a visitor, new resident, or entrepreneur. The community honors its history while looking to a prosperous future. Dwight is closely connected both within its neighborhoods and to the world at large, with outstanding transportation networks, diverse industry, and open spaces. Dwight nurtures its families and businesses through strong schools, Village services, nonprofit organizations, recreation resources, strong workforce, and a give back to the community spirit.

VISION STATEMENT

Carlinville, Illinois

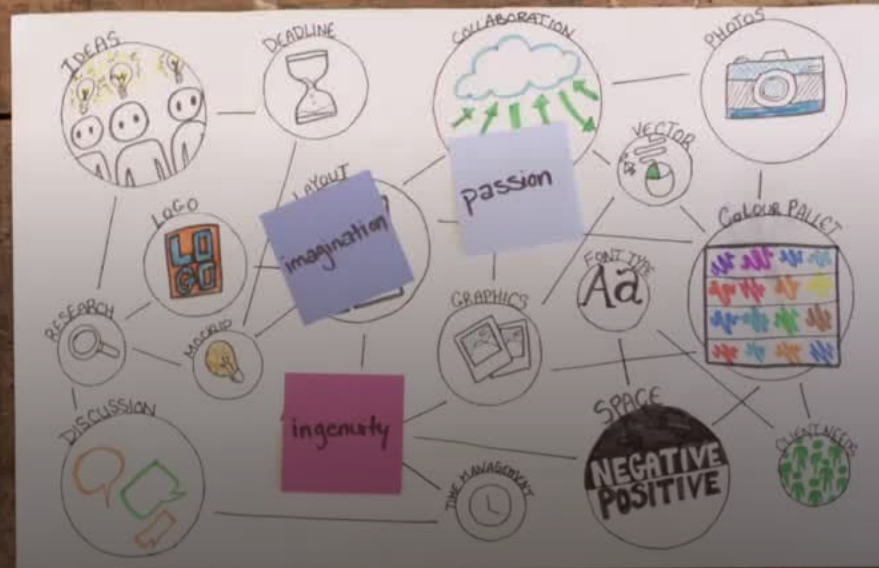
Celebrating our past,
Cooperating in the present,
Competing for the future.

*Vision for East Dundee in 5 Years**



*Respondents could select up to 3 options

Vision Ideas



Comments? Questions?





Next Steps

Task Force Meeting #2 | East
Dundee Comprehensive Plan

