

## Route 31/Haeger Property Sub-Area

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### SUB-AREA GOAL:

**Well-planned, sensible development that respects the natural features of the area, while incorporating commercial, residential, office, and recreational uses.**

### Objectives

Maintain Route 31 as a scenic corridor and community gateway.

- Preserve and enhance the natural features of the Haeger property.
- Mix uses and housing products to create demand for area commercial activity and to provide more housing choices.
- Establish an efficient street system that connects the Haeger property with adjacent residential neighborhoods. **Development Position** The Route 31/Haeger Property sub-area is in the southern portion of the Village along the Fox River in close proximity to I-90. This sub-area is primarily vacant, with some small shopping and church/office uses located along Route 31 north of the 536-acre Haeger property. The Village and Haeger have a detailed development agreement for the area, which represents one of the most significant opportunities in the northwest suburbs for a high-quality, mixed- product residential development along with office park uses and neighborhood-scale retail.

As new homes are added to this sub-area, a neighborhood/convenience center anchored by a specialty grocery store may have potential to be developed at a corner location. As noted in the Retail Market Analysis, Blue Goose, Treasure Island, and Fresh Farms are examples of specialty grocery stores that might be attracted to West Dundee. Such a use could be supported at this location by the general absence of such a retailer in the market area, the existing and anticipated proximity of higher- priced homes, the traffic on Route 31, and the proximity of the business uses clustered at the Route 31/Tollway interchange.

## Strategies

**Office/Business Park** An office park in the southern portion of the Haeger Sub-Area would provide an employment center for West Dundee. The Village should market the area's proximity to Interstate 90 and setting adjacent to planned high-quality housing and commercial uses as well as trails and open space along the Fox River and Jelkes Creek. Professional offices could be located along the Route 31 frontage. If an office park use does not develop, residential uses should be considered for the area.

**Neighborhood Retail Center** As noted above, there is significant potential to develop the east side of the Route 31 commercial frontage as a denser, pedestrian-oriented neighborhood center. Such a center would not only be accessible to motorists traveling on this busy roadway but to existing residents living nearby and new residents that will live to the east.

Such a center would serve local convenience shopping needs and could possibly include a specialty grocery store that would serve the greater community. Incorporating the existing Haeger farmhouse complex, a central open space or plaza, and multi-family housing within the commercial center should also be considered to increase its viability and establish it as a special place within the Village.

**Target Populations** The Village's outreach efforts to potential commercial businesses and developers for the Route 31/Haeger Sub-Area should emphasize the following:

- The significant traffic volumes on Route 31 (30,000 vehicles per day).
- The existing residential neighborhoods north and west of the Haeger site.
- The potential for new residents east of the commercial frontage.
- The increasing population of the greater West Dundee area.



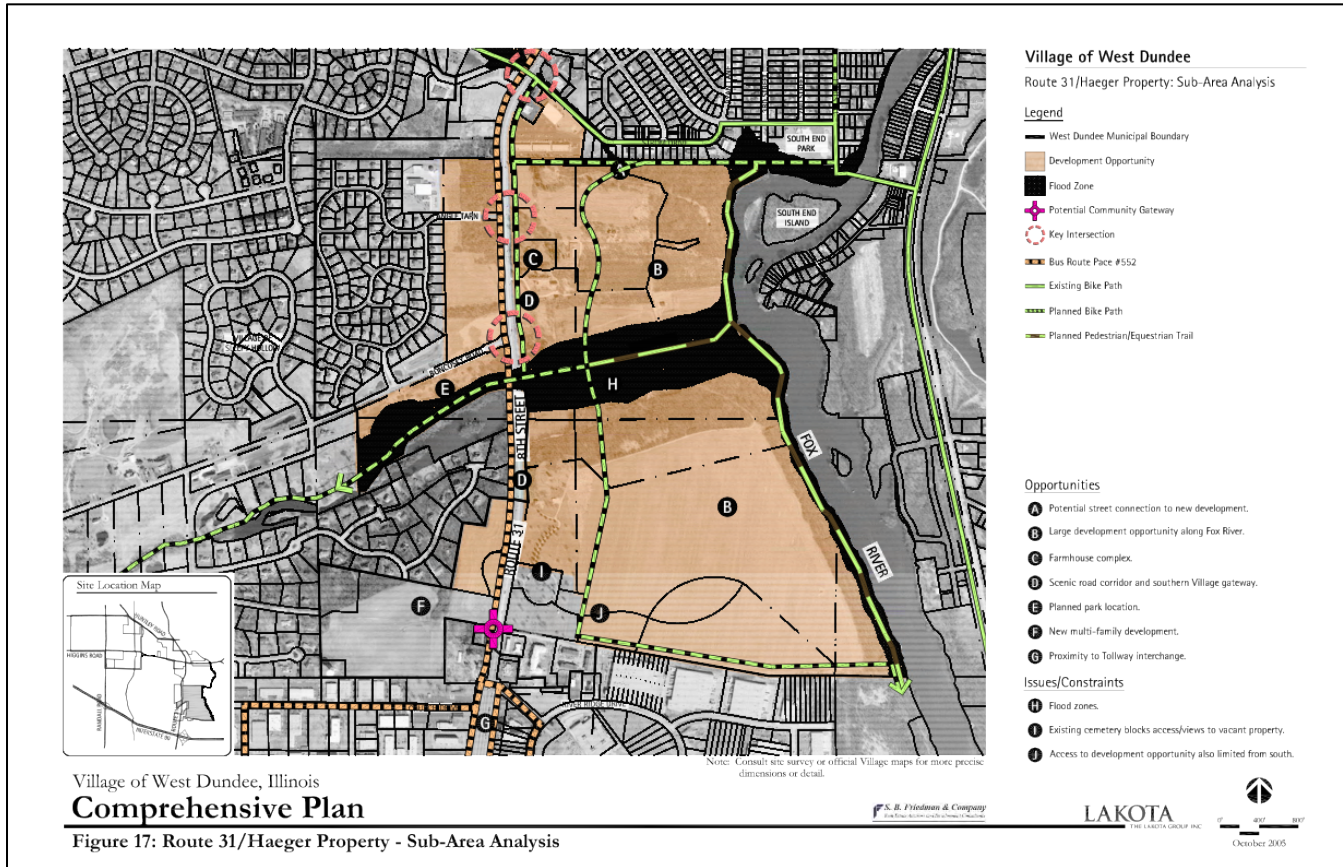
- The proximity of businesses clustered at the Route 31/I-90 interchange. Residential Use Housing should be clustered on the north and east portions of the Haeger site. This housing would have easy access to open space along the Fox River and Jelkes Creek and new, high-quality commercial areas along Route 31. They also would be close to employment with the planned office park uses in the southern portion of the Haeger Sub-Area. If in the next few years a single tenant corporate user was not found to develop a quiet, green corporate campus on the south half, then residential use should be considered.
- The Future Land Use Plan defines the frontage on the west side of Route 31 for multi-family housing or commercial.
- Master Planned Development The Haeger property could become a large, quality development at the southern gateway to the Village. When development occurs it should be part of a phased master plan that will create a unique coordinated mixed-use setting over time.

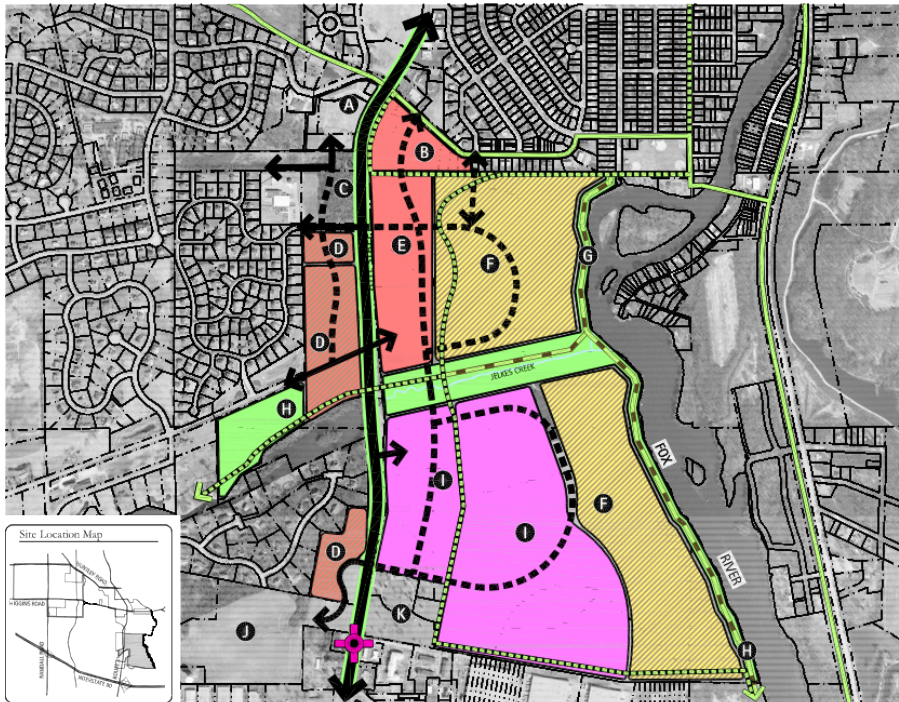
**Street Linkages** As the property is planned there are several opportunities to create street links to adjacent developed areas located north and west of the site, including to existing commercial sites along Route 31. Such links would reduce the need for local residents to travel onto Route 31 and would allow more direct access to both existing and future commercial development, as well as to future River-edge open space improvements.

**Scenic Roadway & Greenways/Trails** As defined in the Village's agreement with Haeger, there are significant opportunities throughout the site to create greenways and trails along the Fox River and Jelkes Creek. Further consideration should also

be given to establishing a scenic corridor easement along both sides of Route 31 to preserve where feasible this dramatic green entrance into the Village.

Physical changes should also be implemented along the frontage and within the parking lots of the existing shopping centers located immediately north of the Haeger property. These sites need landscaping and improved signage to make them more attractive and visible along busy Route 31.





**Village of West Dundee**  
Route 31/Haeger Property; Sub-Area Strategy

**Legend**

- Potential Gateway Feature
- Streetscape Improvement
- Existing Bike Path
- Bike Path Extension
- Planned Pedestrian/Equestrian Trail
- Potential Road Connection
- Existing Road Connection
- Commercial Use
- Open Space Use
- Single-Family and/or Multi-Family Residential
- Multi-Family/Commercial
- Multi-Family/Commercial/Office/Research

**Existing Conditions + Recommendations**

- A** Existing retail development.
- B** Reorganize and improve existing retail center with street connection to south.
- C** Existing Church/Office.
- D** Develop commercial and/or multi-family residential.
- E** Create mixed-use neighborhood retail center with integrated residential development, incorporating unique structures where feasible.
- F** Consider mixed-density residential development.
- G** Preserve woodlands, floodplains, slopes, and river banks as open space/ buffer areas.
- H** Neighborhood open space.
- I** Develop mixed-use commercial, multi-family residential, and office/research.
- J** Existing multi-family residential.
- K** Existing cemetery.

Note: Consult site survey or official Village maps for more precise dimensions or detail.

Village of West Dundee, Illinois  
**Comprehensive Plan**

Figure 18: Route 31/Haeger Property - Sub-Area Strategy

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