

SAUK VILLAGE

Comprehensive Plan

REFLECT + CONNECT + PROGRESS



DRAFT | FEBRUARY 7TH, 2019

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Table of Contents

SECTION 1: BACKGROUND

Chapter 01 | Introduction 01

Chapter 02 | Planning Process 09

Chapter 03 | Community Engagement 11

SECTION 2: FINDINGS & RECOMMENDATIONS

Chapter 04 | Land Use 17

Chapter 05 | Housing 35

Chapter 06 | Economic Development 46

Chapter 07 | Transportation 60

Chapter 08 | Open Space + Recreation 77

Chapter 09 | Community Facilities 90

SECTION 3: IMPLEMENTATION

Chapter 10 | Implementation Plan 112

SECTION 4: APPENDICES

Appendix 138

SAUK VILLAGE COMPREHENSIVE PLAN

Executive Summary

VISION STATEMENT:

“Sauk Village is a thriving community that is home to institutions and businesses that drive our local economy as well as families and individuals that make up our neighborhoods. We have a shared vision that is built on the collective support of our entire community, one that fosters respect and dignity, preservation of open space and natural resources, and a commitment to expanding opportunities for residents and businesses.”

CHAPTERS 1-3: Introduction, Planning Process and Community Engagement

Sauk Village is located 30 miles south of Chicago’s Loop along IL-394 between Route 30 and Steger Road. During a year-long process between the Spring of 2018 and Spring of 2019, the Village engaged the community through data analysis, outreach, mapping, visioning, and exchanging ideas. The plan lays out a coordinated set of strategies for land use, transportation investments, natural resource preservation, housing, economic development and community facilities over the next ten to twenty years.

The Planning and Community Engagement Processes included a variety of techniques, from creating an advisory committee to be the “eyes and ears” for the plan to launching an interactive website (www.saukvillageplan.org) to e-mail blasts, flyers, surveys, social media and community events.

CHAPTER 4: Land Use

Vision: To guide future growth and promote balanced development that supports residential, commercial, industrial and open space uses throughout the community.

Goals include: plan for balanced tax base that can support local services; meet demand for residential, commercial, industrial, open space and community facilities; promote rehabilitation and redevelopment of existing land uses; and promote strong and cohesive neighborhoods.

The chapter includes the Future Land Use Map that will be used to guide future development in the community and a Framework Map that lays out a graphic vision of key investments detailed throughout the Comprehensive Plan. Examples of projects include: create a new Town Center along Sauk Trail between IL-394 and Jeffrey Avenue; promote investment in the Village’s industrial parks; and strategically improve open space though both natural resource protection and increased recreational opportunities.

CHAPTER 5: Housing

Vision: To support housing that results in an adequate supply of ownership and rental housing that is safe, healthy, affordable and well-maintained.

Goals include: stabilize residential neighborhoods; rebuild the housing market; support renter stability and create a path to homeownership; and plan for new housing in strategic areas to meet long-term demand.

Examples of projects include: partnering with land banks to acquire vacant buildings to bring back to productive use; expand housing counseling for owners and prospective buyers and enforce building codes to ensure properties are well-maintained.

CHAPTER 6: Economic Development

Vision: To create and maintain a strong vibrant local economy that builds on existing strengths such as industrial parks, IL-394 access and freight rail access.

Goals include: promote industrial development to provide employment and tax base for the community; plan for infrastructure to serve industrial and commercial development; support commercial and retail development to meet the needs of the Village; and advance entrepreneurial activity and innovation through business services and supports.

The chapter includes maps for Opportunity and Enterprise Zones and TIF Districts. Examples of projects include: strategies to attract industrial and commercial development, train for the local workforce, and support broadband infrastructure.

CHAPTER 7: Transportation

Vision: To create an active, safe and healthy Village by enhancing connectivity through the improvements to the transportation system for all users.

Goals include: improve safety and meet capacity needs at critical intersections; improve pedestrian crossings, sidewalks and facilities along commercial corridors; plan for pedestrian and bicycle network to reach key destinations; ensure freight infrastructure meets demand for support economic development; and ensure adequate transit and alternative transportation to meet needs of residents and visitors.

The chapter includes a map of the existing transportation network and a transportation strategy map. Examples of projects include: improve the safety and capacity at IL-394 and Sauk Trail as well as Torrence Avenue and Sauk Trail; make improvements to freight infrastructure; and design and build a new bikeway along 223rd St.

CHAPTER 8: Open Space + Recreation

Vision: To provide an open space system which enhances parks and recreational amenities while preserving natural resources.

Goals include: improve connections of existing and proposed open spaces and natural resources; and enhance the use of parks and open space through unique design and targeted programming at each location.

The chapter includes maps of existing and proposed uses of each park and locations for regional trail connections. Key projects include: proposed uses for each of the nine parks in the Village, proposed trail connections to Pennsy Greenway, Old Plank Trail and a loop trail in the Plum Creek Forest Preserve.

CHAPTER 9: Community Facilities

Vision: To provide high-quality community facilities and services to support the Village and its residents.

Goals include: upgrade and expand services in the Municipal Center to provide a central home for civic activities; enhance safety through quality facilities and services to the community; plan for adequate stormwater facilities to support reinvestment in the community; improve the quality and supply of drinking water; and enhance education and technology for all stages of lifelong learning.

Projects include: locate and construct a new fire station; upgrade police station facilities, improve stormwater development standards; and create a natural resources amenity in LogistiCenter to enable economic development and enhance stormwater management.

CHAPTER 10: Implementation

The Implementation Plan provides action steps, suggested partners, timeframe and resources for each project in the Comprehensive Plan.



CHAPTER 1

Introduction

The Sauk Village Comprehensive Plan was produced by and for the community. Sauk Village is looking into the future to determine what the Village can be if certain decisions are made now. This Comprehensive Plan integrates their ideas and concerns into goals and projects to guide how the Village should be developed, identifies what facilities and services are needed, and details the path that should be taken to achieve such goals. The Comprehensive Plan provides a long-range framework to guide community members, local government, private agencies and service providers in decisions about growth, land use, conservation of natural resources and major capital facility improvements. Most of all, the plan details a vision of community participation and involvement to achieve an inclusive path for development.

VISION STATEMENT

Sauk Village is a thriving community that is home to institutions and businesses that drive our local economy as well as families and individuals that make up our neighborhoods. We have a shared vision that is built on the collective support of our entire community, one that fosters respect and dignity, preservation of open space and natural resources, and a commitment to expanding opportunities for our residents and businesses.

“
**Communities
Don't Plan
To Fail, They Fail
To Plan.**
”

-Charles Pondexter,
Advisory Committee Chairman



PLANNING CONTEXT

Sauk Village is located 30 miles south of Chicago's Loop along IL-394 between Route 30 and Steger Road. What is now Sauk Trail, which runs east west through the Village, is based on a Native American trading and transportation corridor. The trade route later became known as the "Main Street" and center of activity within Sauk Village. Sauk Trail is part of the most important roadways in American History, which is now within the nationally designated Lincoln Highway scenic byway across Illinois. The Village incorporated in 1957 and soon added residential neighborhoods, community facilities and additional businesses.

Sauk Village has tremendous opportunity for business and economic expansion given its proximity to the interstate highways and Chicago and Cook County. Sauk Village is home to approximately 10,350 people, with the community mostly comprised of residential and industrial areas. There are also opportunities for growth among vacant or agricultural lots both within and surrounding the Village's boundaries.

The comprehensive plan lays out a coordinated set of strategies to plan land uses, transportation investments, natural resource preservation and community facilities over the next ten to twenty years.

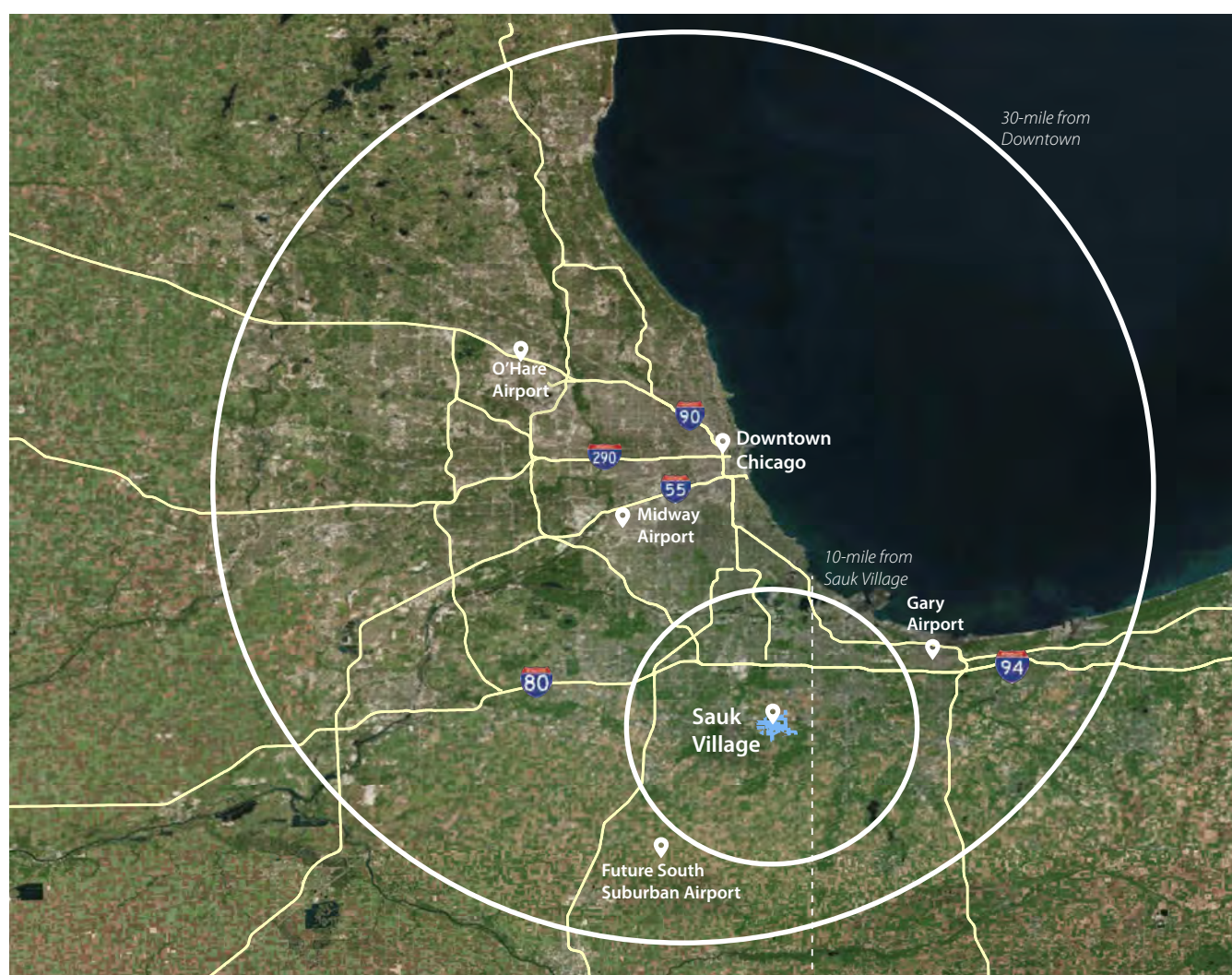
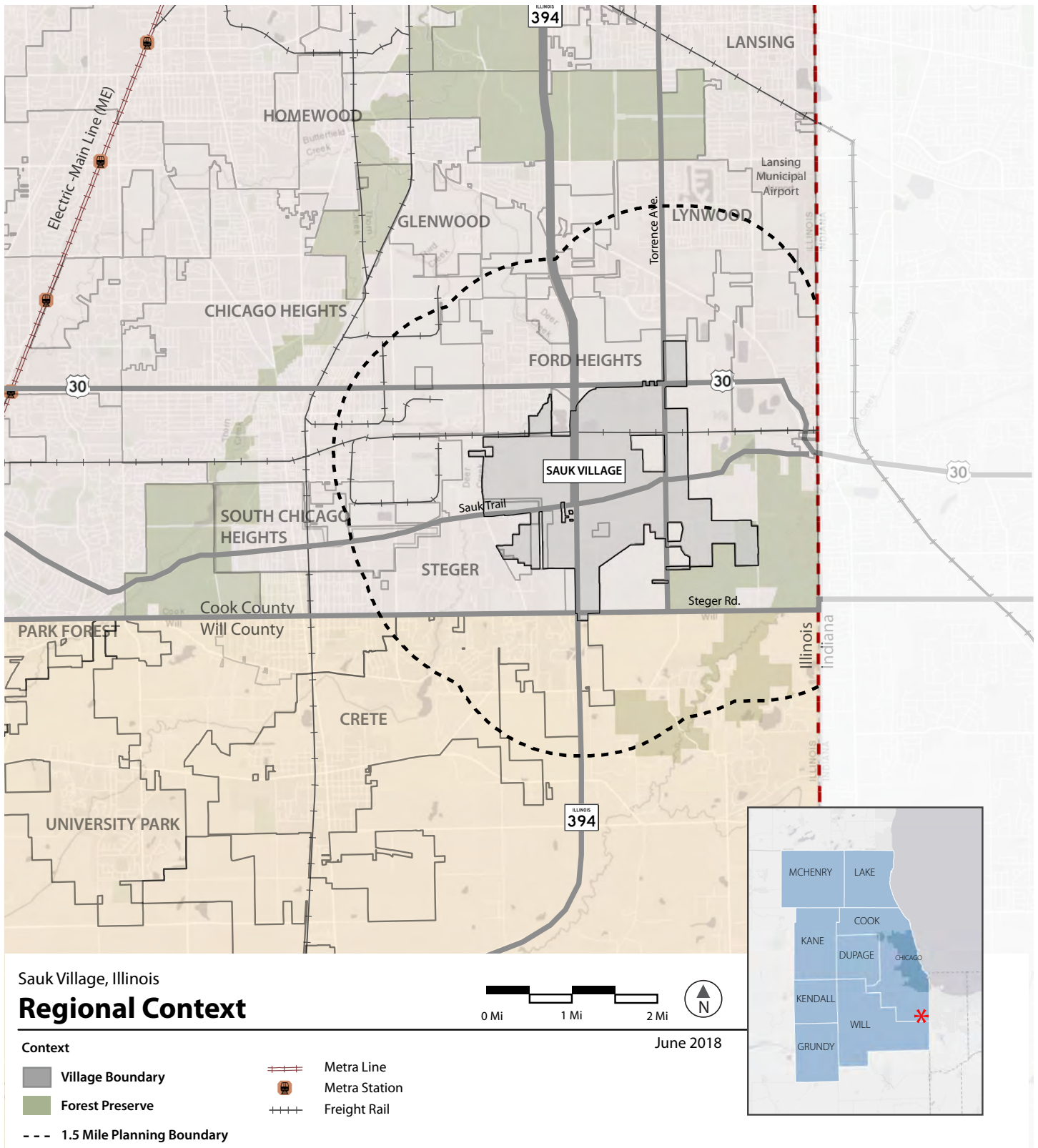


FIGURE 1.1: Regional Location Map



GROWING FROM THE PAST

While the last major update to the Comprehensive Plan was completed in 1999, a number of related documents have been developed by Sauk Village, along with regional plans that were developed with the participation of the Village.

SAUK VILLAGE COMPREHENSIVE PLAN | 1999

The 1999 Comprehensive Plan's goals are listed below, along with brief updates of accomplishments since the adoption of the plan. The plan has not had a formal update since being adopted by the Village Board

LAND USE AND COMMUNITY ECONOMIC DEVELOPMENT

Goal: Promote annexation of unincorporated land area to encourage residential, commercial and industrial development, while protecting natural resources and town character.

Progress: The Village pursued key annexations to expand the boundaries of the Village. A large industrial park called the LogistiCenter was developed to expand economic development opportunities in the Village.

VEHICULAR AND PEDESTRIAN TRANSPORTATION

Goal: Update and construct a coordinated street and walking pathway network.

Progress: Improvements have been made to I-394, but there continue to be gaps in the street and sidewalk networks in the Village.

PARKS AND LEISURE TIME PURSUITS

Goal: Develop additional parks and recreational facilities.

Progress: Albert Welch Veterans Memorial Park was developed. No major improvements were made to the Lincoln-Lansing Drainage District that were recommended in the plan.

NEIGHBORHOOD AND HOUSING DEVELOPMENT

Goal: Assure a wide diversity of quality homes.

Progress: There have been new residential developments at key locations such as along Steger Road east of I-394. Due to effects of the foreclosure crisis, there has been concern over the decline of residential homes and the increased rate of absentee-owned and rental housing.

GOVERNMENTAL ADMINISTRATION AND COOPERATION

Goal: Continue communication and cooperation with surrounding municipalities concerning joint solutions to common problems.

Progress: There have been many efforts toward regional planning such as the IL Route 394 / IL Route 1 Corridor Plan and the formation of the South Suburban Land Bank.

IL ROUTE 394/IL ROUTE 1 CORRIDOR PLAN | 2015

The purpose of the IL Route 394/IL Route 1 Corridor study was to anticipate future transportation, land use and economic development patterns and develop a cohesive Vision for the Corridor. The Vision was developed in a collaborative effort by the 11 communities and two counties, Cook County and Will County, along the Corridor.

The overall project goal was to develop a plan that would unite future development along the Corridor to make it a more attractive transportation and activity center, while improving the functionality of the roadway network. The plan included frontage road connectivity, appropriate land use planning around existing and future interchanges, promoted connectivity of pedestrian infrastructure, promoted regional scale bike trail development and focused development around existing sites and infrastructure.

SAUK TRAIL INTERCHANGE

The Corridor Plan developed two alternative designs to improve the IL-394/Sauk Trail intersection. Improvements included a sidewalk and multi-use path on both sides of Sauk Trail, reconstructing right turn lanes onto and off of I 394 and providing additional left turn lanes and staging space for east to north movement. The Village is pursuing ways to make the intersection safer and be able to accommodate pedestrian and bicycle crossing.

A STRATEGIC PLAN FOR PROGRESS | 2017

The Strategic Plan for Progress sets out a vision that “Sauk Village will be known as one of the best Villages for its size in the entire region.” The Plan calls for:

- Establishing a foundation to build for the future through extensive and innovative strategic planning including pursuing a new comprehensive plan, updating the Village’s commercial design standards and guidelines and leading a strong economic development strategy.
- Making the Village government more efficient, innovative and improve fiscal management of the Village.
- Building strong and cohesive neighborhoods that will work together to form a vibrant and diverse community, inclusive for all.
- Doing a better job of planning for development, transportation, traffic control and housing. The Plan recommends a strategic plan to strengthen neighborhoods including establishing a Citizens Advisory Council Board to mobilize neighborhoods to address their concerns and celebrate their strengths, creating a neighborhood network on the home page where residents can easily identify what is happening in their neighborhood and encouraging volunteerism. The Plan also recommends efforts to expand economic development initiatives, especially to bring more development to LogistiCenter and infrastructure improvements to serve the community.
- Setting and maintaining high standards of public safety through implementing a public safety plan and develop community policing in our neighborhoods as well as a five and ten year capital plan for Police, Fire and EMA Departments.
- Creating and maintaining an atmosphere of clean streets, safe parks and neighborhoods, and activities for all citizens, including improving parks, recreation and youth services.
- The comprehensive planning process initiated in 2018 was a direct result of the Strategic Plan for Progress as well as the support of CMAP to undertake the Plan.

PLAN STRUCTURE

Sauk Village’s Comprehensive Plan is made up of six elements that are further discussed below.

LAND USE

The Land Use chapter sets the foundation for future investment, growth and change in Sauk Village and serves as the blueprint for the development of public and private property in the Village.

HOUSING

The Housing chapter defines current and future needs for the housing supply within the Village, and provides guidance to meet those needs.

ECONOMIC DEVELOPMENT

The chapter focuses on the role of local businesses in the community and provides mechanisms for the Village to support innovation, entrepreneurship, retail and professional services.

TRANSPORTATION

This chapter addresses transportation and mobility issues comprehensively and acknowledges the changes in travel options, new technologies and new opportunities.

OPEN SPACE + RECREATION

This chapter addresses the natural resources, open space and recreational needs of the community based on the analysis of existing facilities, resources and land.

COMMUNITY FACILITIES

This chapter lays out capital and service improvements including municipal, public safety, stormwater, water supply and education.

Each element contains goals, projects, and implementation items to establish the overall vision for Sauk Village. Goals, projects and implementation items are defined as follows:

GOALS are long-term objectives for the comprehensive plan representing the “what” should be accomplished.

PROJECTS are short-, medium- or long term specific items that have a beginning, middle and end and are measurable. They typically require resources – both funding and time – to implement.

IMPLEMENTATION PLANS are actionable items to implement each goal and project, along with project partners and possible resources.



GOALS OF THE PLAN

LAND USE

- Plan for Balanced Tax Base that can Support Local Services
- Meet Demand for Specific Land Uses Including Residential, Commercial, Industrial, Open Space and Community Facilities
- Promote Reuse, Rehabilitation and Redevelopment of Existing Land Uses
- Promote Strong and Cohesive Neighborhoods

HOUSING

- Stabilize Residential Neighborhoods
- Rebuild the Housing Market
- Promote Homeownership
- Support Renter Stability and Create Path to Homeownership
- Plan for New Housing in Strategic Areas to Meet Long-Term Demand

ECONOMIC DEVELOPMENT

- Promote Industrial Development to Provide Employment and Strong Tax Base for the Community
- Plan for Infrastructure to Serve Industrial and Commercial Development
- Support Commercial and Retail Development to Meet the Needs of the Village
- Advance Entrepreneurial Activity and Innovation Through Business Services and Supports

TRANSPORTATION

- Improve Safety and Meet Capacity Needs of I-394 and Sauk Trail
- Improve Pedestrian Crossings, Sidewalks and Facilities along Commercial Corridors
- Plan for Pedestrian and Bicycle Network to reach Key Destinations such as Schools, Parks, Trails and Forest Preserve
- Ensure Freight Infrastructure (roads and rail) Meet Demand to Support Economic Development
- Ensure Adequate Transit and Alternative Transportation to Meet Needs of Residents and Visitors

OPEN SPACE + RECREATION

- Improve Connections to Existing and Proposed Open Spaces and Natural Resources
- Plan for and Maintain the Quality and Supply of Drinking Water
- Enhance the Use of Parks and Open Space through Unique Design and Targeted Programming of Each Location

COMMUNITY FACILITIES

- Upgrade and expand services in the Municipal Campus to provide a central home for civic activities
- Enhance public safety through quality facilities and services to the community
- Plan for Adequate Stormwater Facilities to Support Reinvestment in the Community
- Improve the quality and adequate supply of drinking water
- Enhance education and technology for all stages of lifelong learning



CHAPTER 2

Planning Process

Effective community participation in the planning process ensures that diverse interests and perspectives are considered and incorporated into the Comprehensive Plan. Community input informed and guided the planning process under the direction of the Village staff and the Advisory Committee. The Committee was comprised of citizens, businesses and other stakeholders, representing a wide range of the diverse community. The Committee's purpose was to review existing conditions; guide the development of the vision, goals and projects of the Comprehensive Plan; review the draft plan; and provide feedback before Village Board consideration.

OUR PLANNING PROCESS

The Sauk Village Comprehensive Plan process kicked off in April of 2018 with the decision to develop a Comprehensive Plan to reflect changing trends and conditions and to build off of the prior work done on the *Strategic Plan for Progress*. This was the first step in a continuous sequence of activities that took around 10 months to complete.



PHASE 1

This Existing Conditions Analysis was the first phase of the Sauk Village Comprehensive Plan. The Analysis focused on data collection, review of past documents and land use, market and transportation conditions.



PHASE 2

The second phase of the Comprehensive Plan involved engaging citizens and stakeholders. The public's input informed the Advisory Committee's work in establishing a common vision for future growth and development in Sauk Village.



PHASE 3

During this phase, an interactive public workshop engaged citizens and other stakeholders. That public input was used to inform Committee work in establishing a common vision for future growth and development in Sauk Village, building on the *Strategic Plan for Progress*.



PHASE 4

As a way of preparing the draft Comprehensive Plan in a way that focused on items of greatest community interest and concern, preliminary recommendations were developed in this phase. The findings were drafted into an Interim Plan Report as a tool to gather consensus on goals, strategies and projects to guide the recommendations of the Comprehensive Plan.



PHASE 5

The Comprehensive Plan, built on key findings, provided plan recommendations including goals, strategies and projects. Key resources and partners were identified for major projects. This phase included the second public open house and input from the Zoning Board of Appeals, Plan Commission, and the Village Board prior to adoption.



CHAPTER 3

Community Engagement

In order to create a Comprehensive Plan that is true to what Sauk Village is, you need to know more than where buildings and streets are going, you need to know where people work, where people live and where people go to connect with one another. Sauk Village residents and community members are experts in assessing the long-term needs from their personal experiences and interactions. People are what make Sauk Village, and it is from those people where our process of creating this Comprehensive Plan began.

OUTREACH STRATEGY

The Comprehensive Plan’s outreach strategy provided a variety of tools to reach and engage the entire Sauk Village community.

PROJECT WEBSITE

The project website provided a means for the community to get information and share ideas at any time. In addition, the website was a central place to share draft materials, schedules, and notices of events, and provide opportunities for community members to send comments and participate in online surveys at key points during the process.

www.saukvillageplan.org



SOCIAL MEDIA

Much like the project website, Sauk Village staff shared project news and announced opportunities for community engagement to reach an existing audience on the Derrick Burgess - Mayor of Sauk Village Facebook Page.



E-MAIL BLASTS

E-mail blasts provided periodic, short project updates that were forwarded to broader audiences.

FLYERS

Flyers were placed around Sauk Village for all public open houses. For example, over 1,500 flyers were distributed by District 168 to students at Sauk Village’s two elementary schools to take home to their parents. This provided another avenue for distribution of information about the project. The flyers directed people to the project webpage, and advertised upcoming events/opportunities for participation.

SURVEYS

Surveys were provided via the project website, with the “share your idea” link. Those same surveys were distributed during all public open house meetings.

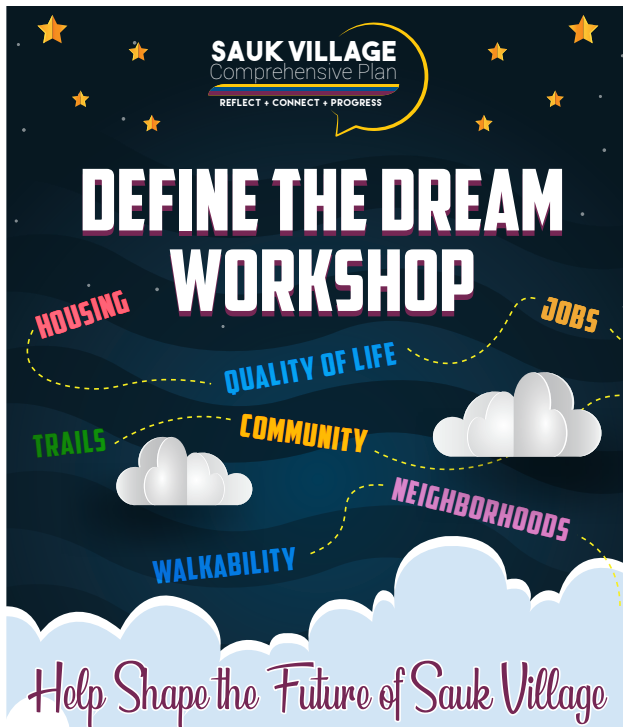
COMMUNITY EVENTS

There were a total of four public events and open houses in addition to the advisory committee meetings that were held throughout the planning process.

- Define the Dream Workshop
- Realize the Dream Workshop
- Sauk Village Corn and Dog Roast
- Community Open House at the Nancy L. McConathy Public Library

COMMUNITY EVENTS

DEFINE THE DREAM WORKSHOP



WEDNESDAY, SEPTEMBER 12



REALIZE THE DREAM WORKSHOP



WEDNESDAY, DECEMBER 5



COMMUNITY EVENTS

SAUK VILLAGE CORN AND DOG ROAST

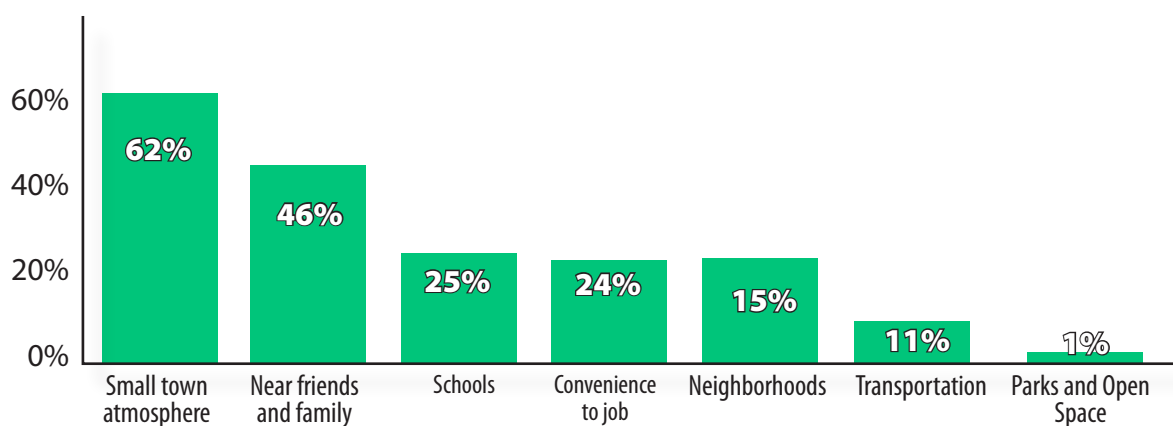


COMMUNITY SURVEY RESULTS

To set the stage for the Sauk Village Comprehensive Plan, topics were identified for the community to address in preparation for crafting the goals and projects within this plan. The survey questions were designed to engage the community on their perceptions, values, aspirations, and experiences in Sauk Village everyday. Below is a summary of those results from the online survey, in addition to in person surveys conducted at advisory and community meetings.

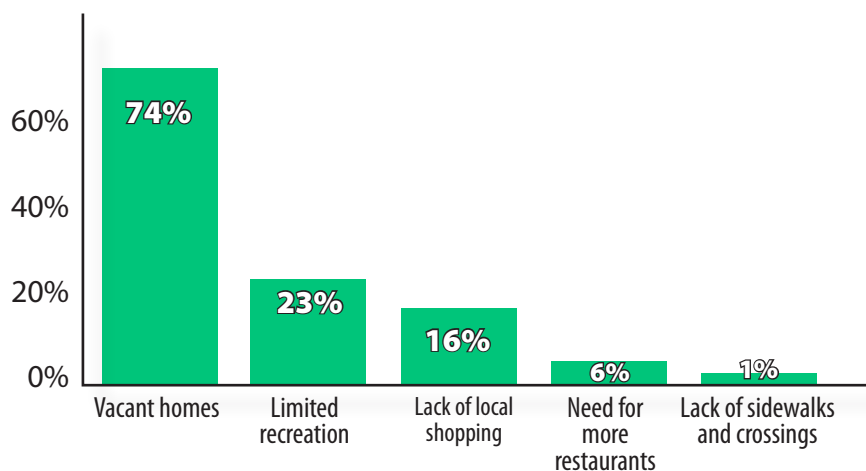
WHAT ARE YOUR FAVORITE THINGS ABOUT SAUK?

'Community' was the theme for favorite things about Sauk Village. Small town atmosphere and near friends and family scored the highest.



WHAT ARE THE BIGGEST CHALLENGES FACING SAUK VILLAGE?

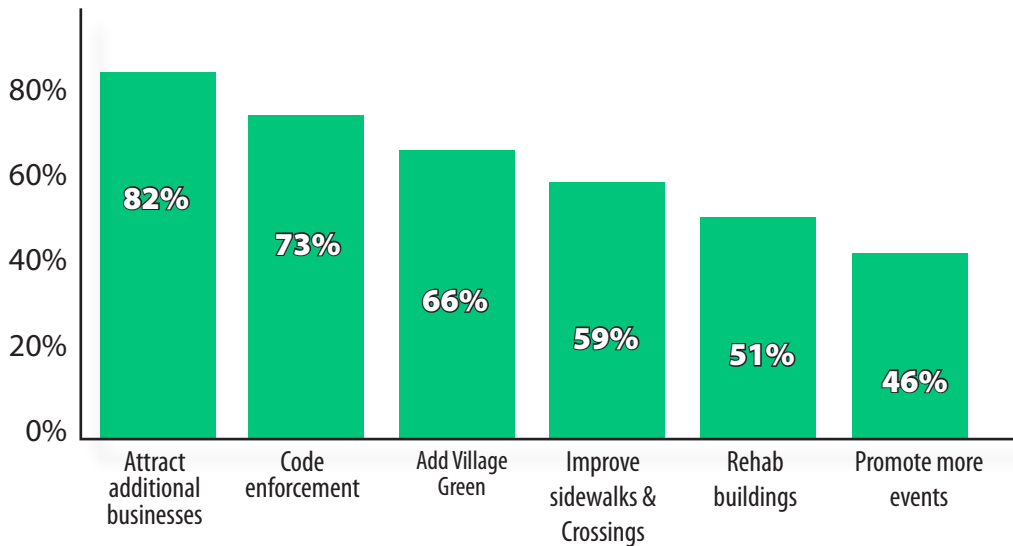
Housing was ranked as one of the biggest challenges facing the community. The overwhelming concern was how to deal with vacant housing that has increased over time. Other important challenges included limited recreation and limited commercial opportunities.



COMMUNITY SURVEY RESULTS

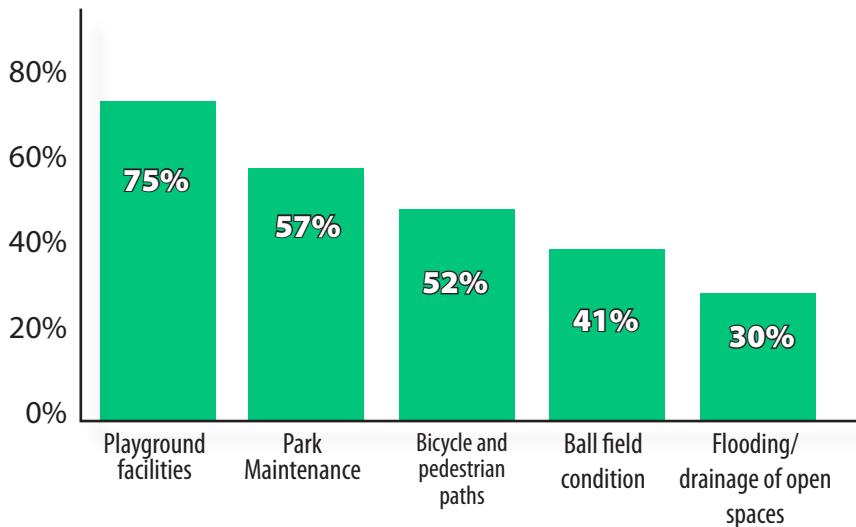
WHAT ARE THE MOST IMPORTANT PRIORITIES FOR THE COMMERCIAL AREAS ALONG SAUK TRAIL AND TORRENCE AVENUE?

Results below show the ranking of the top two choices. The need for additional businesses within the commercial areas were participants top choice, followed by code enforcement to improve the maintenance of property.



WHAT ARE THE MAJOR ISSUES RELATING TO PARKS AND RECREATION IN THE VILLAGE?

Overall the community felt that parks in the Village needed improvement. The upgrading of playground facilities and park maintenance ranked the highest for major issues. Bicycle and pedestrian paths were another concern for participants.





CHAPTER 4

Land Use

Sauk Village is composed of a mix of land use types – from housing to industry to retail to community facilities. The Village is surrounded by forest preserves, neighboring communities and farmland. As Sauk Village progresses, its residents have expressed a desire to focus on reinvestment and redevelopment, while strategically expanding to provide fiscally sound development to meet the needs of the community. Therefore, the Land Use Chapter focuses on establishing a development pattern that balances growth while promoting the character and quality of existing development within Sauk Village.

VISION

To guide future growth and promote balanced development that supports residential, commercial, industrial and open space uses throughout the community.

FINDINGS

LAND USE FINDING # 1

There are key opportunities to redevelop and reinvest in existing residential, commercial and industrial areas of the Village.



Successful residential, commercial and industrial areas are important to the Village. Much of the residential areas in Sauk Village are built out, leading to a need to focus on revitalization of existing neighborhoods. Commercial and retail efforts should be focused at major intersections where space is available, along Sauk Trail and Torrence Avenue. With the growth in demand for industrial users, investment can be attracted to complete the Village’s two industrial parks.



A key area of commercial development should be located at the intersection of Sauk Trail and Torrence Avenue.

LAND USE FINDING # 2

In order to provide economic stability, future development should be managed to balance the expansion of commercial and industrial developments with housing and employment. This will promote a sustainable use of land throughout the Village.



Sauk Village ranked second out of its neighboring communities for the fastest growth rate in industrial occupancy following the 2008 Recession. This is a favorable outlook for expansion of industrial land in the Village. The expansion of investment in industrial parks could potentially increase the demand for housing, and retail in the community.

As shown in the Existing Land Use Distribution Table to the right, the three primary land uses within Sauk Village are Residential (mostly single-family), Railroad and Right-of-Way (streets and rail line) and Agricultural lands. Agricultural land within the Village is mostly planned for future industrial and residential use.

FIGURE 4.1: Existing Land Use Distribution

Land Use	Acres	% Land of Sauk Village
Residential (Includes Single-Family, Multi-Family and Mobile Homes)	688	28%
Railroad/Utilities/ROW	569	23%
Agricultural	512	21%
Industrial	198	7%
Vacant Land	196	7%
Parks/Open Space	137	5%
Civic/Institutional	95	4%
Stormwater Management	73	2%
Commercial	28	1%
Office/Mixed Use	2	<1%

FINDINGS

LAND USE FINDING # 3
Convenient access to the existing Canadian National (CN) rail line and IL-394 corridor provides opportunities for the expansion of industrial uses within the LogistiCenter and Sauk Pointe Industrial Park.



Sauk Village provides areas to accommodate future employment by providing large development sites within the LogistiCenter and Sauk Pointe Industrial Park. The sites within the LogistiCenter have access to the Canadian National rail line, which could provide the potential to expand to a regional and national industrial market. The sites within the Sauk Pointe Industrial Park provides access to IL-394, and opportunity to national markets via I-80, I-294, and I-94.



The expansion of the LogistiCenter provides opportunities for the Village to reach additional regional and national markets due to access to rail and trucks.



Sauk Village has a direct connection to the railway previously known as the Elgin, Joliet and Eastern Railway (or the "J"), now a part of the Canadian National Railway.

LAND USE FINDING # 3
Strategic expansion of the Village can provide additional economic development and residential opportunities if the development is economically and fiscally sound.



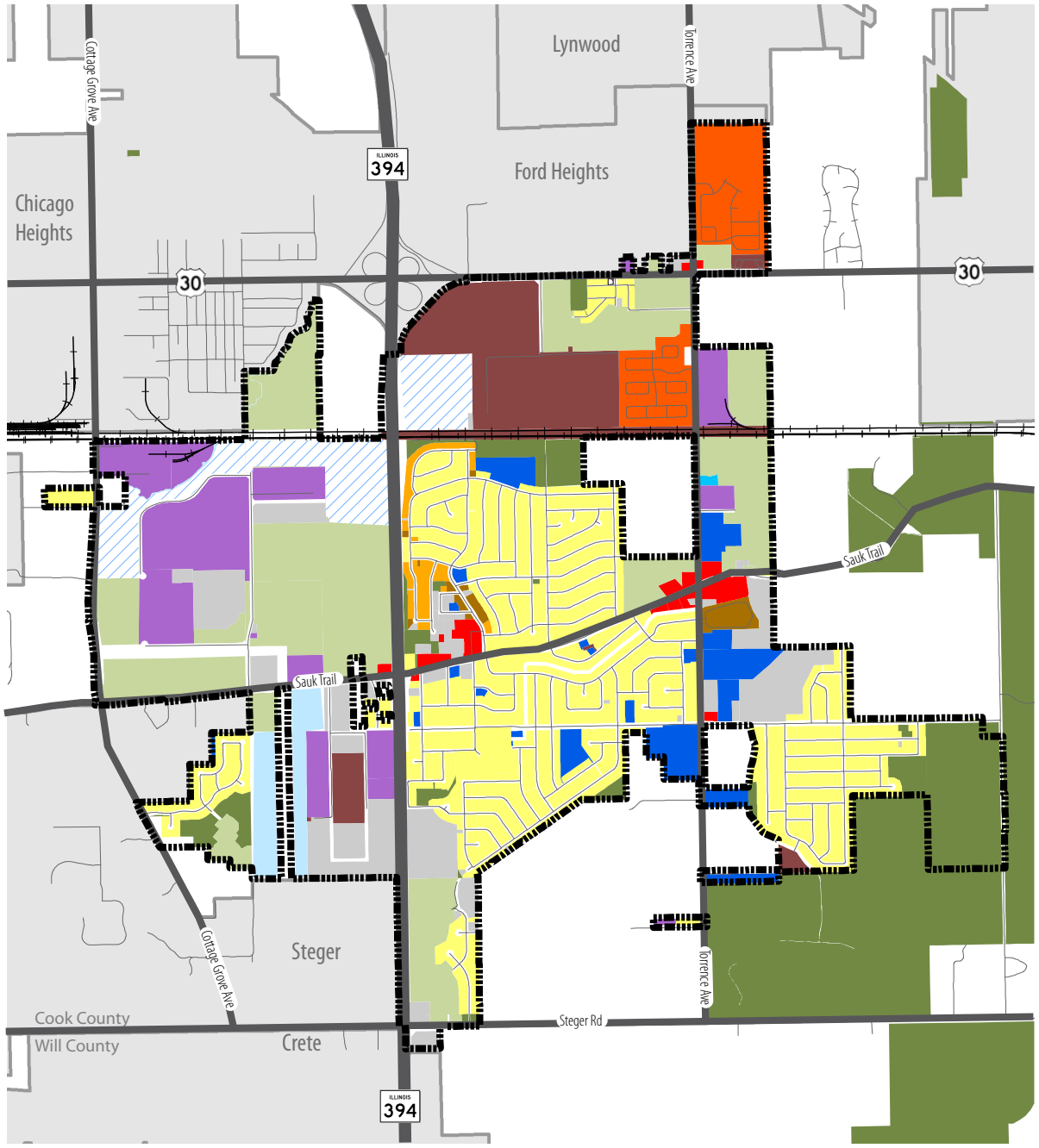
Sauk Village has the opportunity to annex adjacent unincorporated areas to provide development opportunities. Yet, this needs to be carefully done to ensure that development is fiscally sound and adds to the character and economic vitality of the Village. Boundary agreements, such as a recent agreement with the Village of Crete, can allow for orderly growth and ensure capital investments in infrastructure promotes sound development patterns.



Expanding Sauk Village's boundaries has the potential to promote new economic opportunities, but should be carefully considered for all costs and benefits.

EXISTING LAND USE

FIGURE 4.2: Existing Land Use-Village Boundary



Sauk Village, Illinois

Existing Land Use- Village Boundary



Context

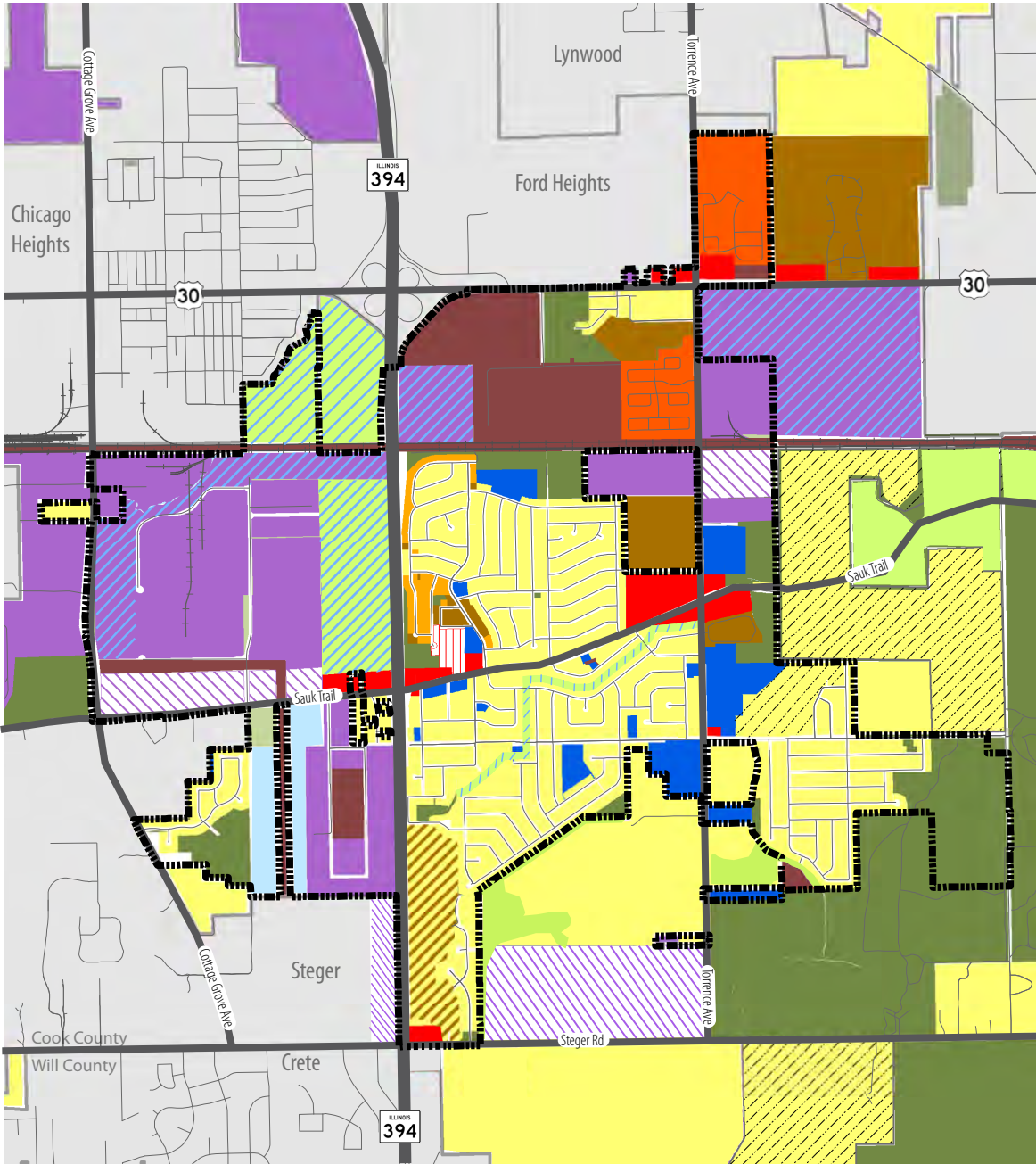
- Village Boundary
- Freight Rail
- Surrounding Municipalities
- Unincorporated

Existing Land Use Categories

- | | | |
|------------------------|---------------------|-----------------------|
| Single Family Detached | Commercial | Parks/Open Space |
| Single Family Attached | Mixed Use | Vacant Land |
| Multi-Family | Office | Railroad/Utilities |
| Mobile Home Park | Civic/Institutional | Wetland Bank |
| Agricultural | Industrial | Stormwater Management |

FUTURE LAND USE

FIGURE 4.3: Future Land Use-Village Boundary



Sauk Village, Illinois

Future Land Use- Village Boundary



Context

- Village Boundary
- 1.5 Mile Planning Boundary
- Indiana Border
- Freight Rail
- Surrounding Municipalities

Future Land Use Categories

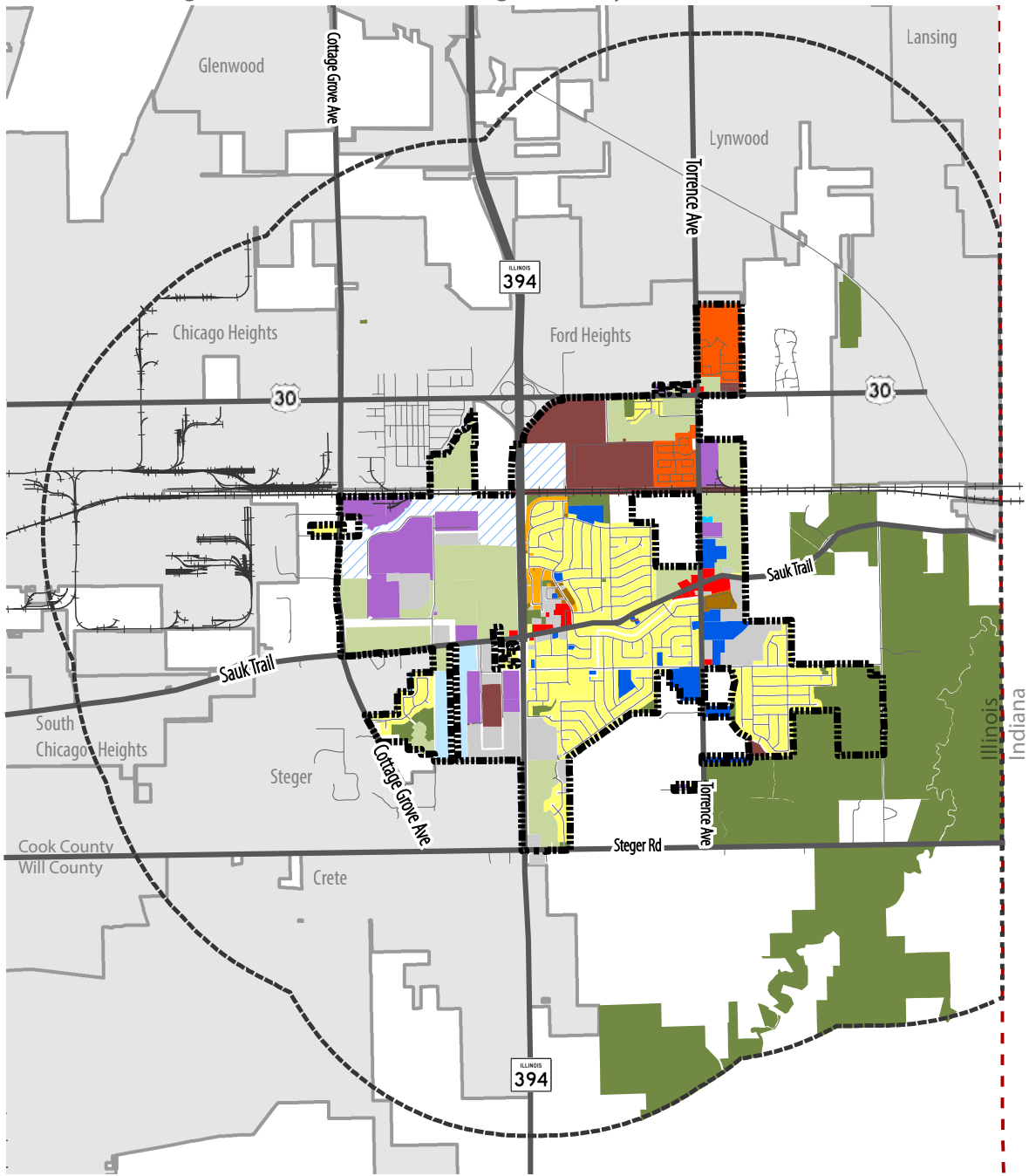
- Single Family Detached
- Single Family Attached
- Multi-Family
- Mobile Home Park
- Single Family Detached/ Multi-Family
- Commercial
- Mixed Use
- Business Park
- Civic/Institutional
- Industrial

Characteristics

- Park/Forest Preserve
- Open Space/Recreation
- Railroad/Utilities
- Wetland Bank
- Resource Protection
- Stormwater Management

EXISTING LAND USE

FIGURE 4.4: Existing Land Use-1.5 Mile Planning Boundary



Sauk Village, Illinois

Existing Land Use- 1.5 Mile Planning Boundary



Context

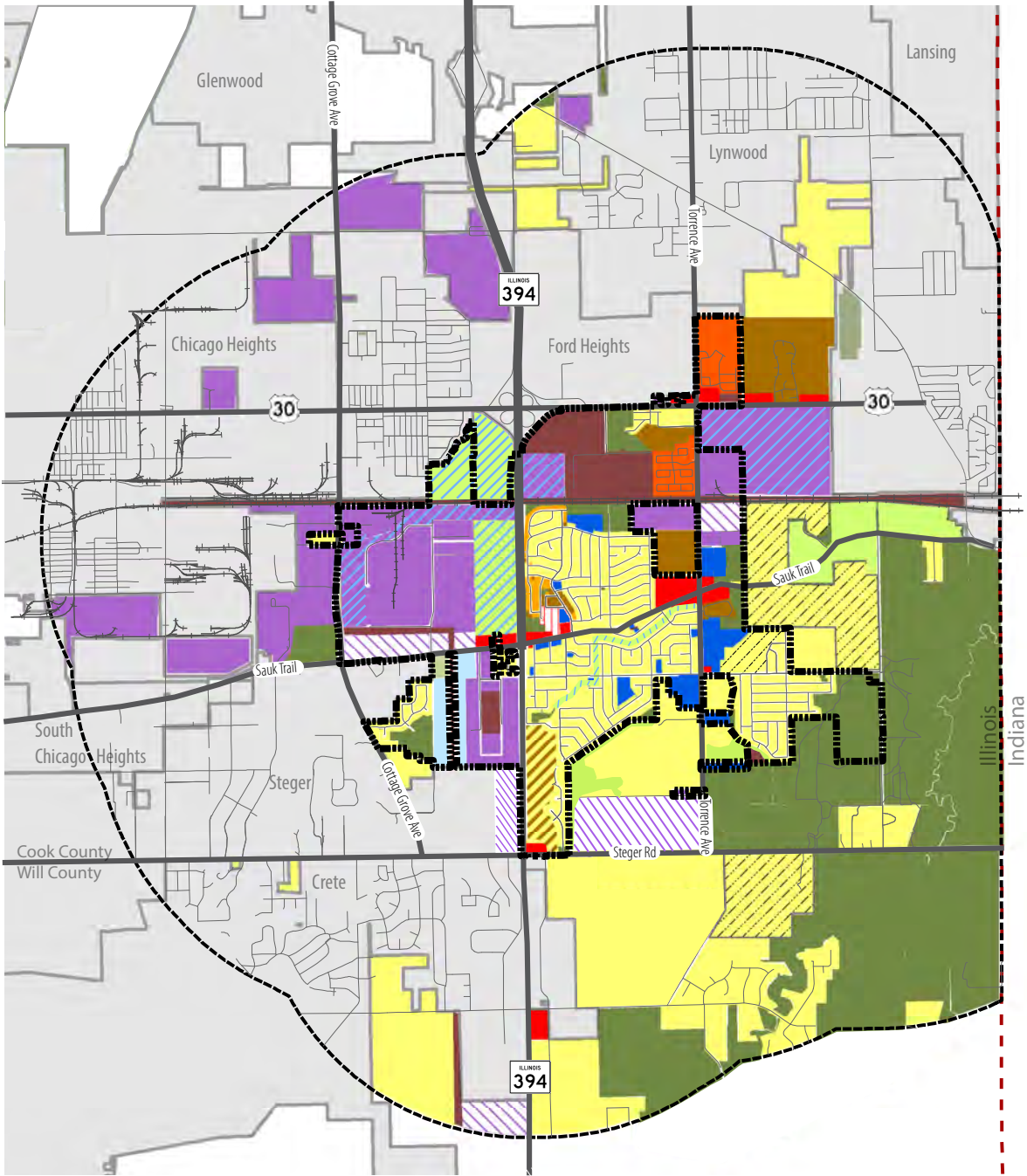
- Village Boundary
- Freight Rail
- Surrounding Municipalities
- Unincorporated

Existing Land Use Categories

- | | | |
|------------------------|---------------------|--------------------|
| Single Family Detached | Commercial | Parks/Open Space |
| Single Family Attached | Mixed Use | Vacant Land |
| Multi-Family | Office | Railroad/Utilities |
| Mobile Home Park | Civic/Institutional | Wetland Bank |
| Agricultural | Industrial | |

FUTURE LAND USE

FIGURE 4.5: Future Land Use-1.5 Mile Planning Boundary



Sauk Village, Illinois

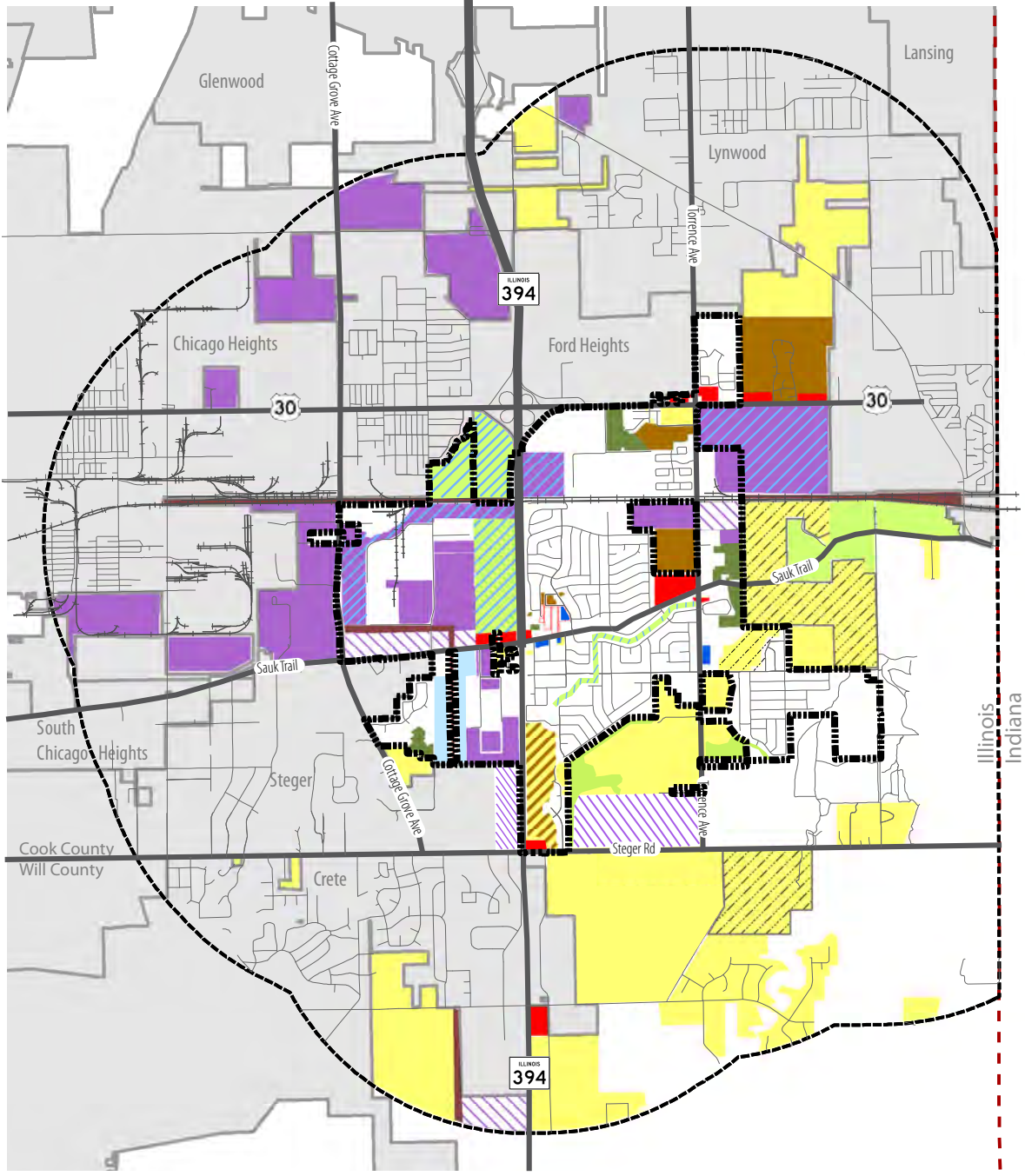
Future Land Use- 1.5 Mile Planning Boundary



Context	Future Land Use Categories		Characteristics
Village Boundary	Single Family Detached	Commercial	Park/Forest Preserve
1.5 Mile Planning Boundary	Single Family Attached	Mixed Use	Open Space/Recreation
Indiana Border	Multi-Family	Business Park	Railroad/Utilities
Freight Rail	Mobile Home Park	Civic/Institutional	Wetland Bank
Surrounding Municipalities	Single Family Detached/ Multi-Family	Industrial	Resource Protection
			Stormwater Management

CHANGES TO EXISTING LAND USE

FIGURE 4.6: Future Land Use-Changes to Existing Land Use



Sauk Village, Illinois

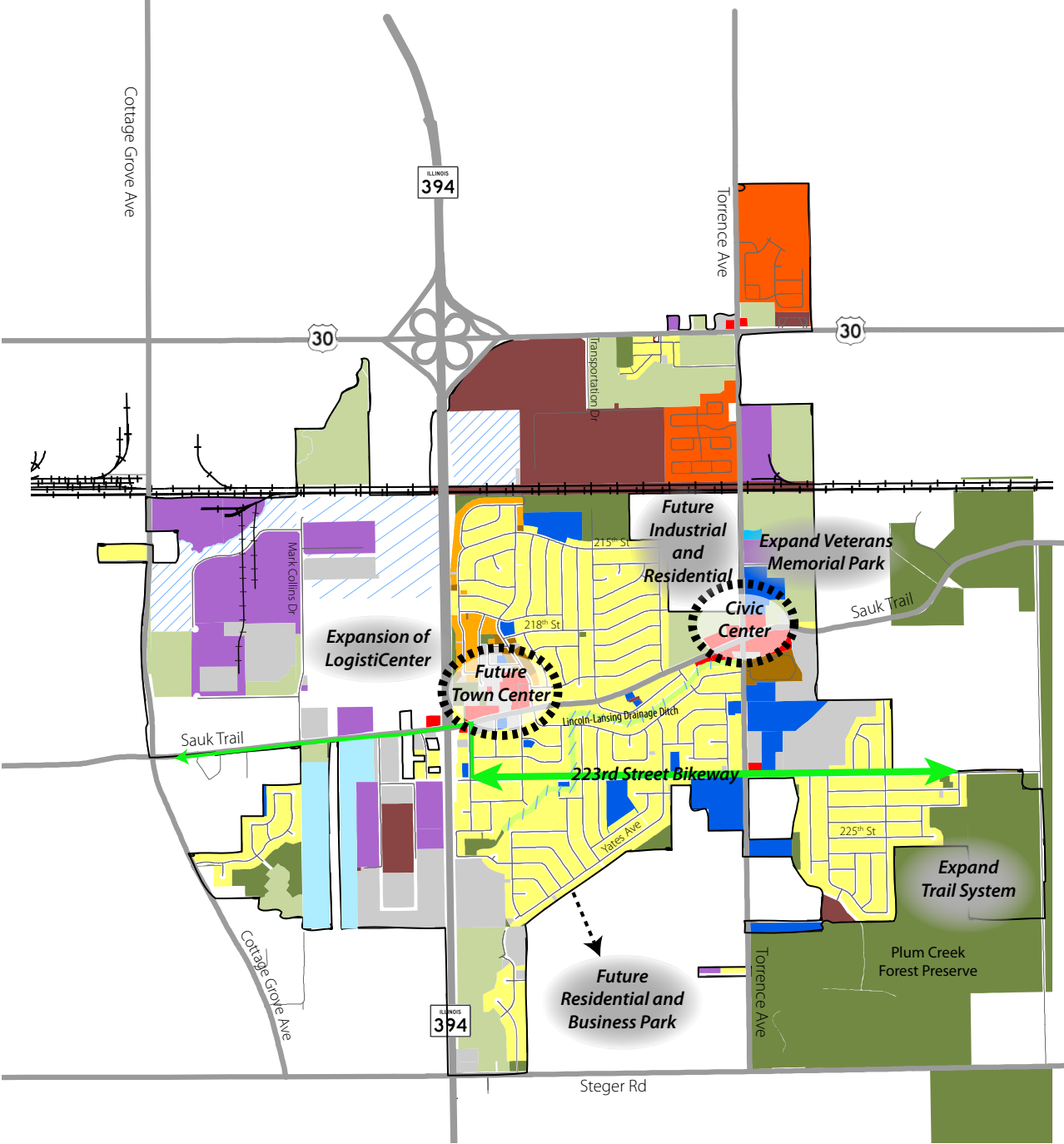
Future Land Use- Changes to Existing Land Use



Context	Future Land Use Categories		Characteristics
Village Boundary	Single Family Detached	Commercial	Park/Forest Preserve
1.5 Mile Planning Boundary	Single Family Attached	Mixed Use	Open Space/Recreation
Indiana Border	Multi-Family	Business Park	Railroad/Utilities
Freight Rail	Mobile Home Park	Civic/Institutional	Wetland Bank
Surrounding Municipalities	Single Family Detached/ Multi-Family	Industrial	Resource Protection
			Stormwater Management

FRAMEWORK MAP

FIGURE 4.7: Framework Map



Sauk Village, Illinois
Framework Map



Existing Land Use Categories

- Single Family Detached
- Single Family Attached
- Multi-Family
- Mobile Home Park /Trailer Courts
- Agricultural
- Commercial
- Office
- Mixed Use
- Civic/Institutional
- Industrial

- Railroad/Utilities
- Stormwater Management
- Vacant Land
- Parks/Open Space
- Wetland Bank

Context

- Village Boundary
- Freight Rail

GOAL

L1: Plan for Balanced Tax Base that can Support Local Services

PROJECT

L1.1

Attract commercial and industrial firms to Sauk Village that enhance the tax base to support critical services.

PROJECT

L1.2

Enhance the value of property through maintenance, code enforcement and marketing underutilized properties.

PROJECT

L1.3

Consider annexations if the proposed and/or existing uses can support new development and the cost of public services.

PROJECT L1.1

Attract commercial and industrial firms to Sauk Village that enhance the tax base to support critical services.

To ensure sustained economic success, an adequate supply and variety of land must be available to attract new employers and to allow businesses to expand. The Village should establish and maintain an up-to-date land inventory that identifies and contains information on available land that can be developed or redeveloped. The Village should continue to work with industrial developers to build out the LogistiCenter and complete Sauk Pointe Industrial Park. Land should be assembled along Sauk Trail and Jeffrey Avenue and the Village should attract developers to build a new Town Center that provides retail, recreation and a Village Green.

PROJECT L1.2

Enhance the value of property through maintenance, code enforcement and marketing underutilized properties.

Code enforcement is critically important to ensure the maintenance of residential and commercial properties. At the same time, the Village should identify resources to assist with the stabilization of properties and removal of vacant buildings, such as through partnering with the South Suburban Land Bank. Finally, strategic public investments in infrastructure such as streets, sidewalks, stormwater facilities and landscaping can be important signals to property owners to improve their properties and thereby increase property value.



Rail access to the LogistiCenter is being expanded to serve more sites for development.

PROJECT L1.3

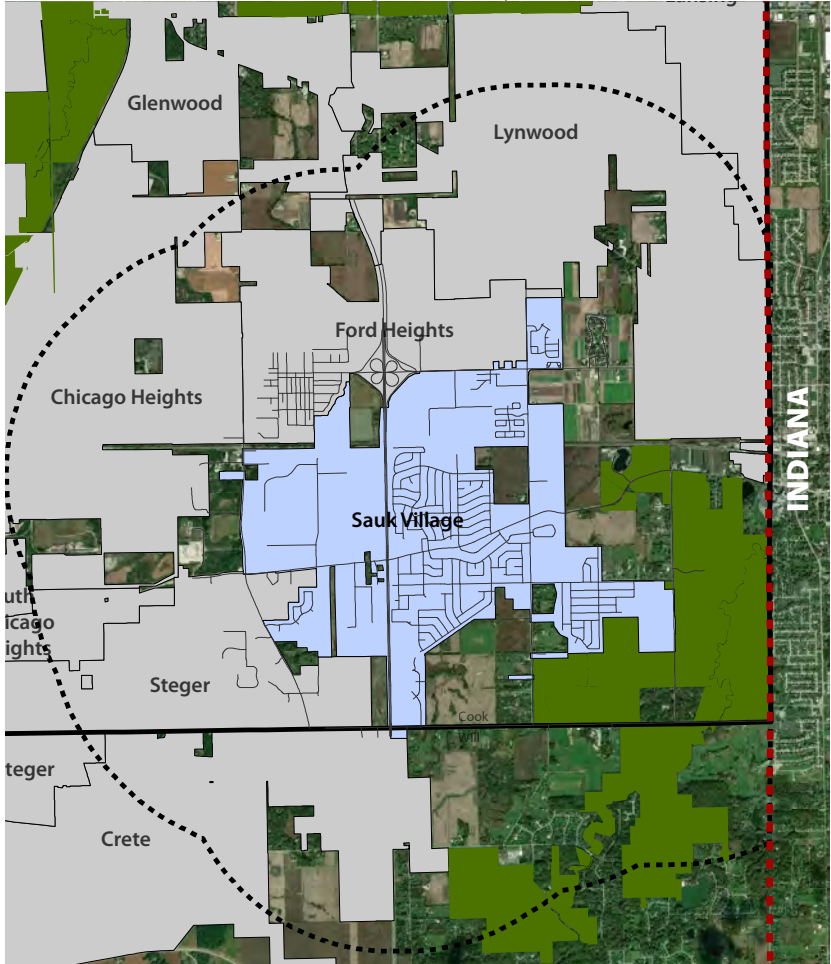
Consider annexations if the proposed and/or existing uses can support new development and the cost of public services.

Annexation is a tool that can be used for the logical extension of Village services. Any additional annexations should be tested to be fiscally sound. The Village should require fiscal impact studies for any new development that requires infrastructure investments, public services or public incentives. The Village can create a fiscal calculator that provides a tool for the Village to use to plan for newly developing areas, proposed annexations or large new developments within the Village that require public investments.



Underdeveloped land should be planned for appropriate new uses and designed with best management practices (BMPs) to manage stormwater and preserve natural resources.

FIGURE 4.8: 1.5 Mile Planning Boundary



LEGEND

- Village Boundary
- Surrounding Municipalities
- Unincorporated
- 1.5-Mile Planning Jurisdiction

GOAL

L2: Meet Demand for Specific Land Uses Including Residential, Commercial, Industrial, Open Space and Community Facilities

PROJECT

L2.1

Expand the range of housing available to meet demand for new and renovated housing.

PROJECT

L2.2

Upgrade infrastructure to attract industrial users and employers to industrial parks and along key sites on Sauk Trail and Torrence Avenue.

PROJECT

L2.3

Attract and retain small businesses for retail and commercial development along Sauk Trail and Torrence Avenue.

PROJECT

L2.4

Strategically improve open space areas to protect groundwater and increase accessibility to sports and recreation.

PROJECT L2.1

Expand the range of housing available to meet demand for new and renovated housing.

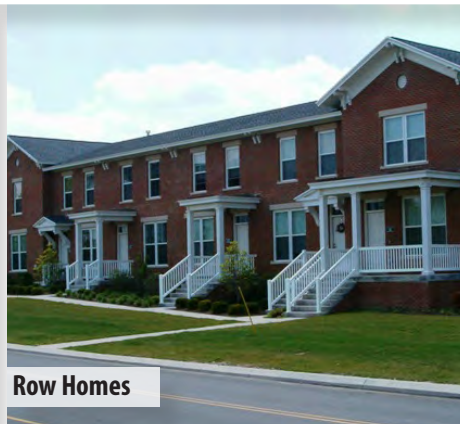
Availability of a variety of housing options is another key area of importance to Sauk Village. New residential communities are significant in facilitating growth and attracting a strong employment base. However, as residential development and redevelopment occurs, it's important to understand the existing demographics and market demands in Sauk Village. It is also important that the Village has guidelines in place to ensure that new residential development is high-quality, well-planned, and will age in a manner that will increase value over time.

Near-term tasks include inventorying vacant residential land, identifying vacant and abandoned buildings, and working with homeowners, contractors and developers to make strategic investments in housing development. As the market stabilizes in response to neighborhood improvements, the Village can work with developers on infill development on vacant lots. Current demand in the south suburban area includes small lot single-family homes or townhomes that are walkable, have adequate private and public open space and offer higher value and return to prospective buyers.

EXPAND THE RANGE OF HOUSING



Single-Family



Row Homes



Multi-Family

PROJECT L2.2

Upgrade infrastructure to attract industrial users and employers to industrial parks and along key sites on Sauk Trail and Torrence Avenue.

Sauk Village’s industrial parks provide an ideal location for accommodating a wide range of industrial land uses. The Village should continue to work with Cook County to identify opportunities for rail, road and stormwater improvements to build-out the LogistiCenter. In addition, the Village can provide direction on specific design development potential for remaining industrial sites and pursue grants and investments that will support needed infrastructure improvements.



Sauke Point and LogistiCenter are the largest industrial parks in Sauk Village.

PROJECT L2.3

Attract and retain small businesses for retail and commercial development along Sauk Trail and Torrence Avenue.

With the limited amount of retail and commercial uses throughout the community, the Village should pursue development along Sauk Trail and Torrence Avenue. As retail has shifted into the importance of an experience over online shopping, creating a Town Center on Sauk Trail can provide the setting to attract restaurants, retail and community facilities. The Village should work with commercial properties along Sauk Trail between IL-394 and Torrence Avenue on ways to improve signage, facades and landscaping to create a more attractive environment for retail customers from Sauk Village and the surrounding area. (See projects O2.1, CF2.1)



Existing intersection of Sauk Trail and Torrence Avenue.



Attractive commercial centers could consist of outdoor seating and outdoor cafes.

ENVISIONING A NEW TOWN CENTER

FIGURE 4.9: Town Center Site Plan Concept



A new Town Center is envisioned for Sauk Trail and Jeffrey Avenue, just east of IL-394. The Town Center could include new restaurants along Sauk Trail, a new Village Green Park in the center of the site, a post office and offices facing the Village Green and new fire station along Jeffrey Avenue (see CF2.1).



PROJECT L2.4

Strategically improve open space areas to protect groundwater and increase accessibility to sports and recreation.

Preserving open space can provide a wide range of environmental, community and fiscal benefits. The Village should prioritize open space areas to strengthen the community cohesion, improve quality of life for Sauk Village residents and increase property value throughout the community. (See Goal O2)



Unique landscapes in the Village should be preserved to enhance natural resources, groundwater recharge and green infrastructure.



Repurpose vacant or underutilized property to provide open space and promote recreational activities such as soccer fields.

GOAL

L3: Promote Reuse, Rehabilitation and Redevelopment of Existing Land Uses

PROJECT

L3.1

Identify businesses for vacant and underutilized commercial buildings and land.

PROJECT

L3.2

Work with partners including land banks, to acquire and market vacant residential and commercial properties.

PROJECT

L3.3

Develop a matching grant program to improve commercial and residential facades and landscaping.

PROJECT L3.1

Identify businesses for vacant and underutilized commercial buildings and land.

In order to encourage new businesses and revitalize commercial buildings and land, Sauk Village should focus on redevelopment areas, such as major intersections and areas with high volumes of people and traffic. Key target markets are restaurants and business services (fitness, financial services, insurance, salons, etc.) that can be attracted to the Village and reduce the needs for residents to leave Sauk Village.

PROJECT L3.2

Work with partners including land banks, to acquire and market vacant residential and commercial properties.

Vacant properties present many complex challenges for Sauk Village when it comes to community revitalization. A few vacant or underutilized properties can generate a decline in the surrounding uses. If managed appropriately, the revitalization of vacant and underutilized lots can present ideal opportunities for economic growth and stability in the Village. Sauk Village should work with the South Suburban Land Bank Authority and Cook County Land Bank Authority to target specific areas in the Village with higher levels of vacancy and abandonment to remove vacant homes and bring the properties back into productive use as residential or commercial opportunities.



Home repair and maintenance were frequently mentioned as a high priority for the Village by residents who participated in the community engagement efforts of the planning process.

PROJECT L3.3

Develop a matching grant program to improve commercial facades and landscaping.

The revitalization of a neglected commercial or residential area often begins with improvements to a single building or storefront. Simple changes such as new paint or awning can stimulate similar improvements in neighboring buildings.

To pursue this revitalization strategy, Sauk Village could create a facade improvement program that provides a matching grant (or loan) and tax incentive for improvements to commercial and residential exteriors.



Small facade improvements can create a more inviting commercial environment.



Maintenance of single-family homes can be encouraged through partnerships with non-profit organizations and referring homeowners to home repair programs.

GOAL

L4: Promote Strong and Cohesive Neighborhoods

PROJECT

L4.1

Maintain and reuse vacant land for new purposes, from side yards to community gardens to landscaped areas to improve neighborhood beautification.

PROJECT

L4.2

To attract reinvestment partnerships with neighborhoods to improve public safety through neighborhood watch, events and recreational activities.

PROJECT L4.1

Maintain and reuse vacant land for new purposes, from side yards to community gardens to landscaped areas to improve neighborhood beautification.

Effective reuse of vacant land is critical to realizing the long-term goal of attracting a wide range of businesses and residents. The Village should support reuse activity on vacant lots by encouraging small scale resident led maintenance efforts in various locations of the community and working with the South Suburban Land Bank Authority and Cook County Land Bank Authority to stabilize lots in residential areas by providing a side yard and open space program. The program can allow the sale of properties to responsible owners that agree to maintain the properties. As the market improves in the Village, these lots can be developed for new homes in the future.

PROJECT L4.2

To attract reinvestment partnerships with neighborhoods to improve public safety through neighborhood watch, events and recreational activities.

Residents are often the first to spot problems in their neighborhoods, which makes them the best to carry out possible solutions. Sauk Village residents should work with the Village to create neighborhood watch programs or small community groups to improve public safety around the community. These small community groups can improve the area by getting involved and interacting with each other through block parties and small gatherings. A neighborhood revitalization approach with leaders from each area can help spur on confidence in the market and improve home values over time. One way to do this is to match resident leaders with getting involved in the clean-up and fix-up of neighborhood parks, by providing assistance in raising grants and resources to improve the parks and open spaces that are prevalent throughout the Village.



Sauk Village residents participate in the Corn and Dog Roast at the Albert Welch Veterans Memorial Park.



CHAPTER 5

Housing

Most people identify most with the community in which they live, which is why housing is an integral part of the future of Sauk Village. Residents move to Sauk Village due to its “small town” character and to be close to family and friends. While there are some concerns about housing issues, this chapter lays out goals and strategies to stabilize and improve Sauk Village’s housing market.

VISION

To ensure an adequate supply of ownership and rental housing that is safe, healthy, affordable and well-maintained.

FINDINGS

HOUSING FINDING # 1

Sauk Village is a collection of primarily residential neighborhoods with a range of housing types.

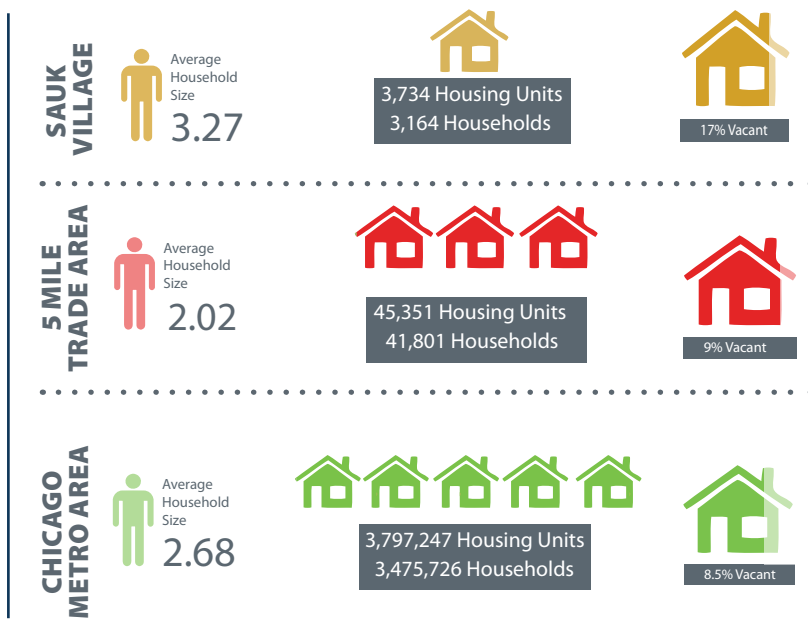
Sauk Village has approximately 3,700 housing units. About 55% of all units are owner-occupied, 30% rental and 17% are vacant. Average household size is 3.27 compared with 2.68 for the region, meaning more households are families with children than the average for the region. With larger homes and space for backyards and open space, the Village is a family-oriented community, although there are all types of households in the community.

FIGURE 5.1: Housing Types

Housing type by owner/renter in	Sauk Village		CMAP Region	
	Owner-occupied	Renter-occupied	Owner-occupied	Renter-occupied
Single-family	57%	24%	48%	5%
Townhome	1%	1%	6%	1%
Multi-family	0%	8%	12%	28%
Mobile home	8%	1%	1%	0%

FIGURE 5.2: Housing Characteristics

Source: Esri, US Census



There are a wide variety of housing types in Sauk Village.

FINDINGS

HOUSING FINDING # 2
 Housing vacancy and low resale prices are a concern to residents.



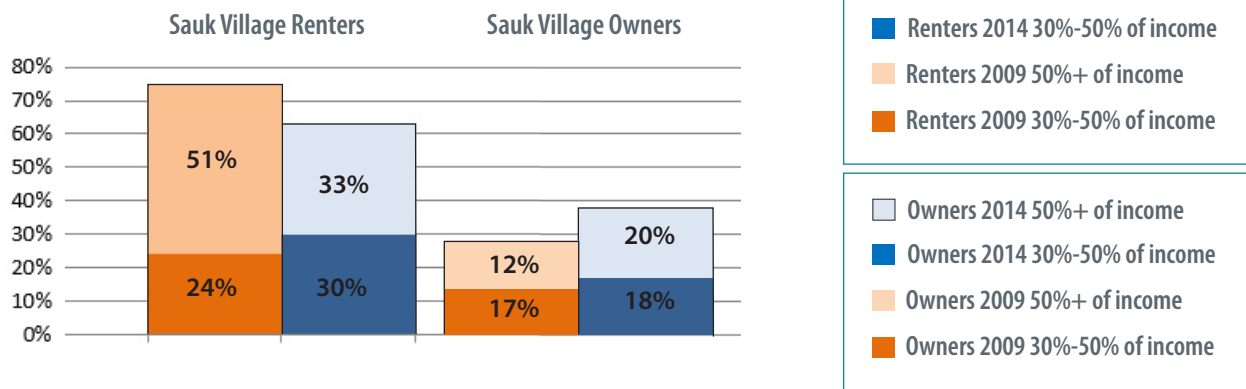
Housing vacancy is a significant issue for residents. Housing prices have not fully recovered from the 2008 Recession. Homes for sale had an average listing price of \$76,733 as of June 1, 2018, but many homes are selling for lower levels. The soft market has made it a challenge to sell homes and recoup investments made in housing. Strategies that encourage property maintenance and improved marketing of the housing stock will be needed to bolster the housing market.

HOUSING FINDING # 3
 While both renters and owners are Cost Burdened, renters disproportionately face higher greater cost burdens when compared to owners.



In 2014, approximately 38% of homeowners were cost burdened, meaning they spent more than 30% of their income on housing. However, renters in Sauk Village disproportionately face greater cost burdens than owners. Sixty-three percent of renters spend more than 30% of their income on housing. In fact, a full one-third of renters spend more than half of their income on housing. This suggests that strategies to assist renters to become homeowners could make housing more stable for many households.

FIGURE 5.3: Percent of Cost Burdened Households



Source: CMAP Homes for a Changing Region Toolkit and American Community Survey 2005-2009 and 2010-14

GOAL

H1: Stabilize Residential Neighborhoods

PROJECT

H1.1

Support creation of block associations of homeowners to improve communications, public safety and family-friendly neighborhoods.

PROJECT

H1.2

Invest in neighborhood improvements such as a new bikeway on 223rd St, improved parks and open spaces.

PROJECT

H1.3

Improve street lighting, crosswalks and add sidewalks where needed.

PROJECT H1.1

Support creation of block associations of homeowners to improve communications, public safety and family-friendly neighborhoods.

Families move to Sauk Village for the quality-of-life provided by the community – larger homes, backyards and tree-lined streets – while being close to jobs and economic development. One of the best ways to reverse the decline of housing values is to rebuild confidence in the market. That means fostering the spirit of the community by getting residents out through picnics, gatherings, events, community gardens and by enhancing public safety. Through block or neighborhood associations, the Village can build a network of community leaders to work with on a variety of issues – from neighborhood cleanups to block watches to planting flowers.

PROJECT H1.2

Invest in neighborhood improvements such as a new bikeway on 223rd St, improved parks and open spaces.

Many of the projects identified in the Open Space and Recreation chapter are prime opportunities to make neighborhood investments that can spotlight areas and bolster property values. A new bikeway on 223rd Street will take advantage of a current underutilized median to create a safe and pleasant greenway from Cornell Avenue near IL-394 all the way to the Plum Creek Forest Preserve. The Village should seek grants and program a capital plan to improve all of the neighborhood parks over the next several years. Finally, stormwater improvements such as draining and adding green infrastructure along the Lincoln-Lansing Ditch will stabilize the residential homes in the surrounding neighborhood south of Sauk Trail.



Community gardens promote social interaction and can provide educational benefits for kids in the neighborhood.

PROJECT H1.3

Improve street lighting, crosswalks and add sidewalks where needed.

While the Transportation chapter outlines the major areas along Sauk Trail and Torrence Avenue that need improved pedestrian environments, a plan should also be developed to add capital improvements in residential areas. A community outreach process should be developed to involve residents in developing neighborhood plans that may include adding crosswalks, gardens, new lighting and other safety improvements, based on the needs of each area. Tenets of Crime Prevention Through Environmental Design (CPTED) should guide these efforts, including: a clear sense of property ownership, visible entries to homes and businesses, “eyes on the street” via porches and line of sight, proper lighting and well-maintained grounds and buildings.



Sidewalks, proper lighting, and a clear sense of ownership of open space could make this photo of residential development in another community feel more secure.



Residents discussed areas in which investment is needed in the Village.

GOAL

H2: Rebuild the housing market

PROJECT

H2.1

Acquire and demolish vacant and abandoned homes, focusing on specific target areas to revive the housing market.

PROJECT

H2.2

Establish programs for minor repair of homes.

PROJECT

H2.3

Recruit homebuilders and small developers to rehab homes and bring them back to market.

PROJECT H2.1

Acquire and demolish vacant and abandoned homes, focusing on specific target areas to revive the housing market.

A concerted effort is needed to address vacant and abandoned homes in the Village. A partnership with the South Suburban Land Bank and Cook County Land Bank should focus on targeted areas with higher levels of vacant homes. Currently, vacant homes are spread throughout the older neighborhoods of the Village on both sides of Sauk Trail. These need to be addressed as quickly as possible to stabilize blocks and prevent further decline. The land banks can acquire those properties which have gone through tax foreclosure and either put them back on the market to be rehabbed or demolish the homes and sell the land for a very low cost to nearby property owners to be used as side yards or open space. Over time, as the housing market returns, homes could be built on the lots if they meet current zoning standards.

PROJECT H2.2

Establish programs for minor repair of homes.

One of the most important elements of the housing market is to encourage property owners to maintain their properties. A “carrots and sticks” approach of creating a matching program for property owners to conduct home repairs such as improvements to roofs, windows, increased energy-efficiency, the addition of accessibility ramps, etc. can help encourage owners to invest in their properties. Meanwhile code enforcement should be stepped up to make sure all properties are safe and meet codes.

PROJECT H2.3

Recruit homebuilders and small developers to rehab homes and bring them back to market.

Sauk Village and surrounding communities are home to many contractors and tradespeople. The Village should work with community colleges, unions or workforce training programs to provide training for residents to become rehab experts and small developers. By partnering with land banks, properties that are still in stable condition can be rehabbed and earn a profit for small developers, while still providing homes that are affordable to families that would like to live in Sauk Village.



Home repair programs are critical tools to preserve and maintain existing housing.

GOAL

H3: Promote homeownership

PROJECT

H3.1

Support existing homeowners to prevent foreclosure through financial counseling and access to homeownership programs and credit repair.

.....
PROJECT

H3.2

Develop relationships with banks and lenders to support new homeowners through down payment assistance and lending products.

.....
PROJECT

H3.3

Market Sauk Village through developing relationships with Realtors, promoting local events, and producing marketing materials.

PROJECT H3.1

Support existing homeowners to prevent foreclosure through financial counseling and access to homeownership programs and credit repair.

One of the most important elements of a housing strategy is to connect residents with resources to prevent foreclosure or lack of maintenance in homes due to financial crises. Due to the nature of today’s economy, many homeowners are stretched to the brink. A medical incident, car accident or other unforeseen expense may put homeowners in jeopardy of foreclosure or losing their home. Financial counseling is critical for these homeowners to get on track, communicate with their bank and stabilize their credit. The Village can partner with housing counseling organizations to make sure these resources are available to all homeowners that need assistance.



Financial counseling can help homeowners stay in their homes and foster housing stability in Sauk Village.

PROJECT H3.2

Develop relationships with banks and lenders to support new homeowners through down payment assistance and lending products.

Most major banks and lenders have targeted mortgage products, but many people do not know how to access them or whether they would qualify for the programs. Furthermore, prospective buyers need assistance in making sure the products are fair and all costs are transparent. The Village should work with housing counseling agencies to connect prospective homebuyers to quality mortgage products that are affordable and equitable to all buyers.



Access to interest mortgages can help households to become Sauk Village homeowners.

PROJECT H3.3

Market Sauk Village through developing relationships with Realtors, promoting local events, and producing marketing materials.

The Village can also highlight the strengths of the community and develop relationships with Realtors, brokers and prospective buyers by showcasing the community through local events, information on the Village's web sites and other social media tools. A concerted marketing effort should target the types of buyers who may be interested in settling in Sauk Village including young families, families with older children and empty-nesters. The Village's abundance of housing that is naturally affordable, close to job corridors and access to open space can all be marketed to people who may not otherwise think of looking at homes in Sauk Village.



Sauk Village's annual events bring neighbors together and foster the home feel of the Village.

GOAL

H4: Support Renter Stability and Create Path to Homeownership

PROJECT

H4.1

Create partnerships for homebuyer counseling, credit repair and down payment assistance programs.

PROJECT

H4.2

Educate both renters and landlords of their rights and responsibilities in Sauk Village.

PROJECT

H4.3

Enforce building codes on landlords managing rental housing.

PROJECT

H4.4

Attract high-quality multi-family housing to raise the standards of rental housing in the Village.

PROJECT H4.1

Create partnerships for homebuyer counseling, credit repair and down payment assistance programs.

Renters who already live in Sauk Village are potential future homebuyers. They already know the community, may have children in the schools and likely have friends and have established relationships in the area. With some assistance, many could become future homebuyers. The most common need is financial counseling and credit repair to save up and qualify for a good mortgage. By partnering with housing counseling providers, the Village can help renters become investors, buy a home and settle into the community.

PROJECT H4.2

Educate both renters and landlords of their rights and responsibilities in Sauk Village.

The Village should offer materials and periodic workshops on the rights and responsibilities of both renters and landlords. Leases need to follow state, county and local regulations. Landlords must maintain properties to meet Village codes. Renters need to also uphold their responsibilities and good neighbors. Through education, both parties can enhance the community and avoid conflicts due to lack of understanding of their rights and responsibilities.



Example of well-designed mix of multi-family housing units.

PROJECT H4.3

Enforce building codes on landlords managing rental housing.

Key to strong blocks and vibrant neighborhoods is proper maintenance of properties. Landlords, whether they live in Sauk Village or elsewhere, need to meet Village codes and maintain their properties. Through education and code enforcement, the Village should ensure that all landlords maintain their properties which enhances their value as well as that of surrounding properties.



Enforcement of building codes holds property owners responsible for health and life safety.

PROJECT H4.4

Attract high-quality multi-family housing to raise the standards of rental housing in the Village.

Well-maintained multi-family housing is vital to the health of Sauk Village and serves a critical need at various points of one’s lifecycle. From singles returning from college to young couples and small families to empty-nesters and older adults, multi-family housing – whether for-rent or for-sale - provides a vital need in the housing market. Multi-family housing also builds the demand to support restaurants and local stores by attracting more residents to the community. Proposals for new multi-family housing that conforms to the Future Land Use Map is targeted in areas with good transportation and access to IL-394 and Sauk Trail.



High-quality multi-family housing can attract a variety of residents to Sauk Village.

GOAL

H5: Plan for New Housing in Strategic Areas to Meet Long-Term Demand

PROJECT

H5.1

Plan for new residential developments based on market demand, infrastructure needs, and the fiscal health of planned new development.

PROJECT H5.1

Plan for new residential developments based on market demand, infrastructure needs, and the fiscal health of planned new development.

Sauk Village should plan carefully for new development that is fiscally sound, attractive and expands housing options for the Village. New developments on vacant land should follow the Future Land Use Map. A number of these areas are adjacent to critical natural resources such as groundwater recharge and should be carefully designed with Best Management Practices (BMP). Other areas, such as vacant land on the east side of IL 394 and north of Steger Road should focus on housing products that meet current demand, such as small-lot single-family homes or low-density multi-family housing. In addition, housing tailored to empty-nesters, retirement and senior communities should be considered in areas with appropriate amenities.



Incorporating environmentally sensitive design or Best Management Practices (BMPs) into development projects within Sauk Village is important for the protection of water resources.