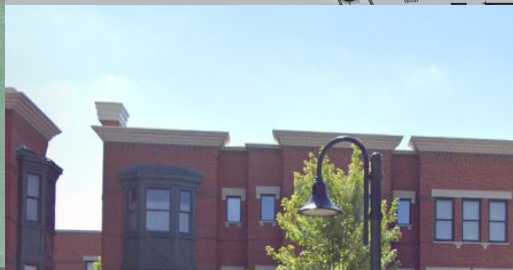
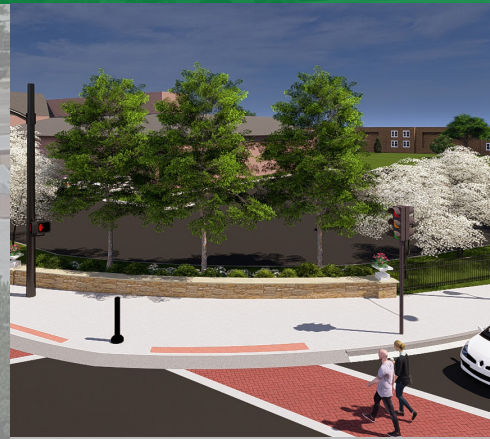
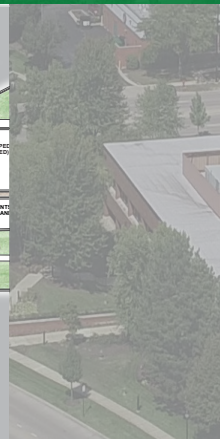
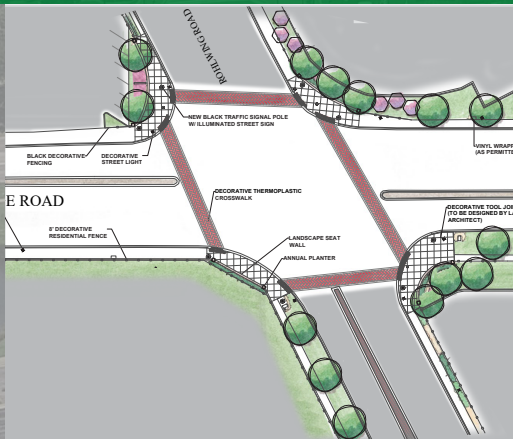
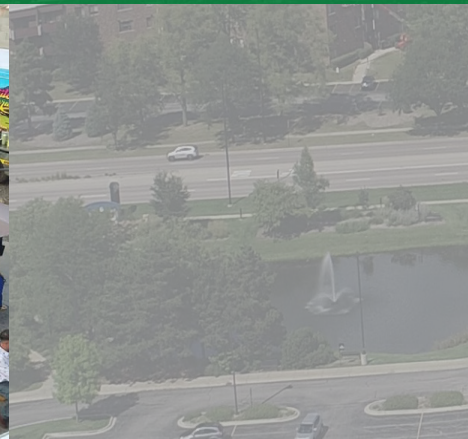


ELK GROVE VILLAGE

Community Revitalization Master Plan



APRIL 8, 2025





ENVISION ELK GROVE:

Community Revitalization Master Plan

PLAN OVERVIEW

ACKNOWLEDGMENTS

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Jeffrey C. Franke, Village Trustee
Kathryn A. Jarosch, Village Trustee
Tammy K. Miller, Village Trustee
Christine K. Prochno, Village Trustee
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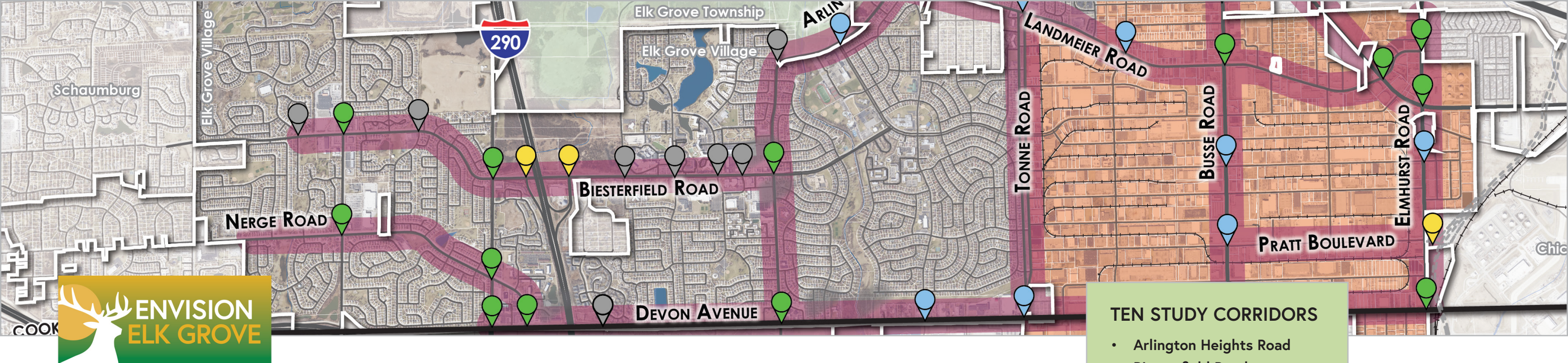
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INTRODUCTION

Envision Elk Grove is a community revitalization master plan that establishes a vision for the continued growth and enhancement of the Village's industrial and commercial areas. This plan is an update to the Village's highly successful Industrial/Commercial Revitalization Master Plan adopted in 2011. *Envision Elk Grove* addresses important issues such as investments in corridor infrastructure and streetscaping and conceptual ideas for potential future redevelopment opportunities to keep Elk Grove a premiere community of choice in Chicagoland and the Midwest. This plan is one step in a long line of deliberate efforts by the Village to maintain Elk Grove's exceptional status as an award-winning, community of choice for both businesses and residents. The main components of *Envision Elk Grove* are described below.

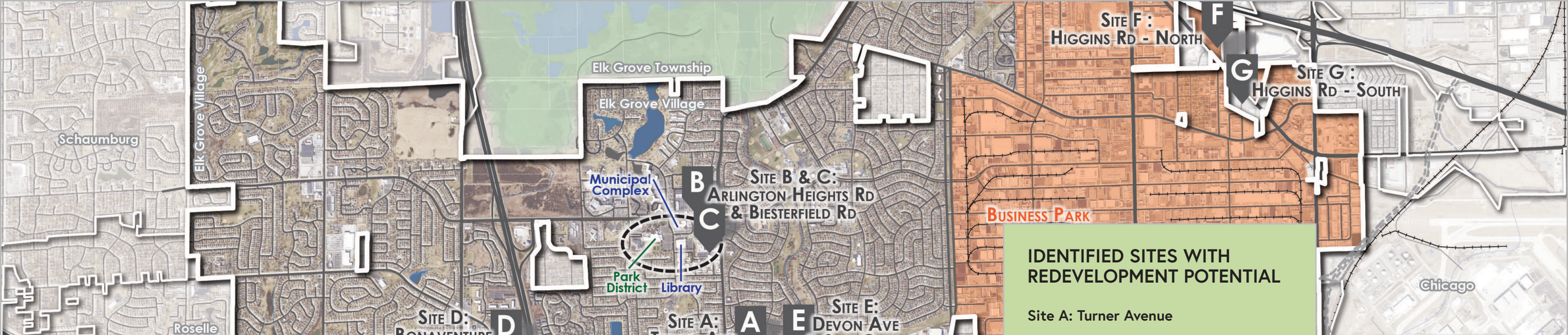
Corridor Design Preferences

Corridor Design Preferences includes the Village's desired aesthetic design preferences for ten primary corridors and major intersections. These recommendations are focused on features that make corridors more attractive and functional for Elk Grove residents. This document presents community-wide recommendations, including enhancements to major intersections, Village gateways, bus shelters, and the screening of utilities and overhead wires. The recommendations are tailored to the specific nature of each corridor – whether residential, commercial/office, or industrial – and are further customized to unique characteristics such as parkway widths and the presence of medians. Color renderings of corridor segments and 3D color renderings show how the preferred design concepts would look and

feel and illustrate their potential to transform Village corridors. A materials palette presents selections of streetscape, site furnishings, and landscape materials that will create a consistent and coherent visual language along the corridors. A section on implementation outlines prioritization criteria to make the most impactful use of limited funds and outlines an approach to implementing a unified residential corridor fencing program. In sum, this document lays the groundwork for the Village to create cohesive, long-term enhancements across all ten corridors.



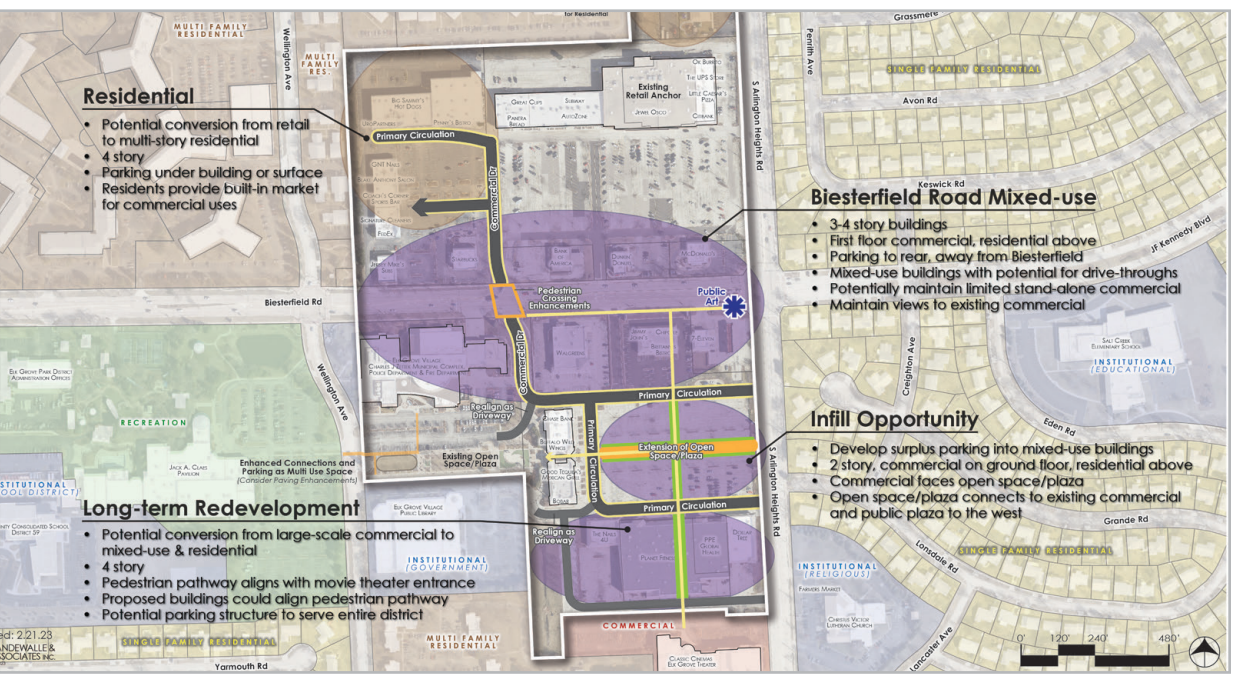
Biesterfield Road Segment - Design Illustration



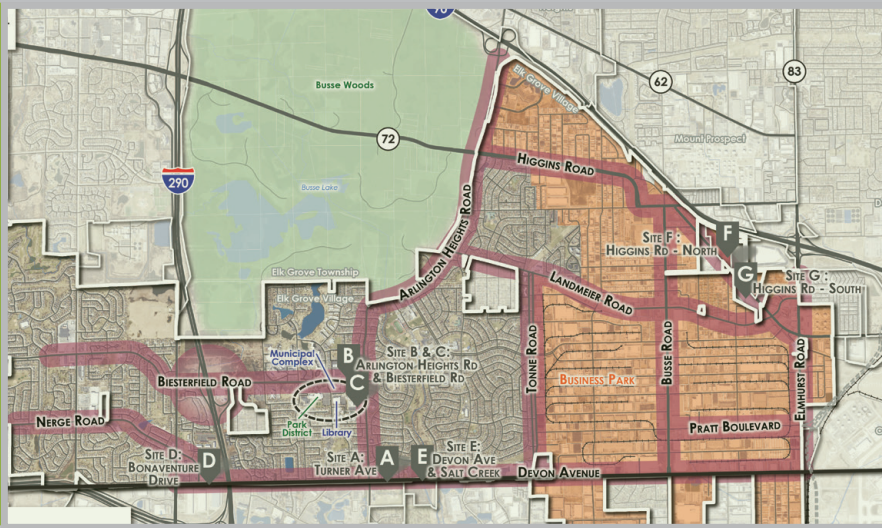
- IDENTIFIED SITES WITH REDEVELOPMENT POTENTIAL**
- Site A: Turner Avenue
 - Site B & C: Arlington Heights Road & Biesterfield Road
 - Site D: Bonaventure Drive
 - Site E: Devon Avenue & Salt Creek
 - Site F: Higgins Road - North
 - Site G: Higgins Road - South

Identifying Redevelopment Potential

Identifying Redevelopment Potential includes concept plans and alternatives for six sites in the Village with aging commercial, aging industrial uses, or undeveloped lands with redevelopment potential. This document analyzes existing conditions and identifies potential market opportunities and challenges to redevelopment for each site. The Village also has identified development objectives for each site that should be met in that site's potential future redevelopment. The development objectives are intended to clearly articulate the Village's goals to prospective developers, residents, and other stakeholders and to guide potential future redevelopment. The document also includes high-level conceptual ideas for each redevelopment site, as examples of possible futures that align with the Village's stated development objectives. The concept plans are intended to convey development ideas and goals rather than highly specific development plans. In some cases, several different concepts are provided, showing a range of potential future development possibilities. Together, the concept plans in this document present a vision to guide future decision making and to shape potential future development if opportunities become available.



Arlington Heights Road & Biesterfield Road - Concept Alternative



PLANNING PROCESS

Envision Elk Grove is the result of efforts by the Village's Steering Committee, Village Board, staff, and the active participation of community members and other stakeholders. The collaborative process shaped the plan's recommendations and designs and fostered a shared commitment to the future of Elk Grove Village. The two-year planning process occurred over four phases.

Data Gathering & Existing Conditions

The planning process began with a review of existing conditions starting in February of 2023. Kickoff meetings with the Envision Elk Grove Steering Committee and Village Staff took place on April 14, 2023, followed by a thorough tour of the community by the consultant team. The project then moved into an extensive upfront public input phase, which included:

- Creation of Envision Elk Grove website
- Two business-focused pop-up events – April and June 2023
- Community Survey – May-June 2023
- Interactive Map Survey – May-June 2023
- Business Park Survey – May-June 2023
- Three Stakeholder Focus Groups – June 2023

Following the upfront public input events, the Village staff and consultants reviewed and documented existing conditions and further refined the scope of the project. The consultant team developed reports summarizing and analyzing the Village's existing Business Services offerings, and they prepared a report documenting existing conditions and opportunities in the Elk Grove Village Business Park. On September 13, 2023, the Steering Committee reviewed draft materials and discussed initial ideas for design options for corridors and redevelopment sites.

Concept Development

Village staff and consultants began to develop concepts for enhancements to the Village's corridors, exploring various options for residential, commercial/office, and industrial corridors and intersections. The consultant team also drafted initial "development objectives" for sites with redevelopment potential as well as initial redevelopment concepts. These were improved and refined through multiple iterations. On January 25, 2024, the Steering Committee reviewed the draft concepts and provided input. The consultant team presented the work in progress at a meeting of the Village Board Committee of the Whole on February 13, 2024.

A public open house was held on April 11, 2024. This well-attended event provided an opportunity for residents to view the draft concepts for corridors and sites with potential for future redevelopment, provide input, and ask questions about Envision Elk Grove.

Concept Finalization

Following the Open House, the project shifted into the concept finalization phase. During this phase, the consultant team refined the various design ideas. On June 13, 2024, the Steering Committee reviewed public input from the open house, refined draft concepts, and provided further direction. Village staff and the consultant team worked together closely to arrive at final drafts for all materials that reflected input from the public and the Steering Committee. On December 4, 2024, the Steering Committee reviewed the Corridor Design Preferences and provided further direction on the draft document.

Adoption

The Village Board adopted this document on April 8, 2025.

