

# WELCOME!



Community Revitalization Master Plan

## ENVISION ELK GROVE COMMUNITY REVITALIZATION MASTER PLAN

# PUBLIC OPEN HOUSE

Share your thoughts on Potential Redevelopment Sites and Corridor Enhancements

### Please Sign in and then...

1. Grab a pen, post-it notes, and dots
2. Visit the Stations to learn about the components of Envision Elk Grove. Please ask the Project Team any questions you may have
3. Use post-it notes to leave quick comments
4. Use the dots to provide feedback
5. Use the comment forms to provide more detailed comments

The draft ENVISION ELK GROVE materials are available to view on the project website:

[ENVISIONELKGROVE.COM/DOCUMENTS](http://ENVISIONELKGROVE.COM/DOCUMENTS)

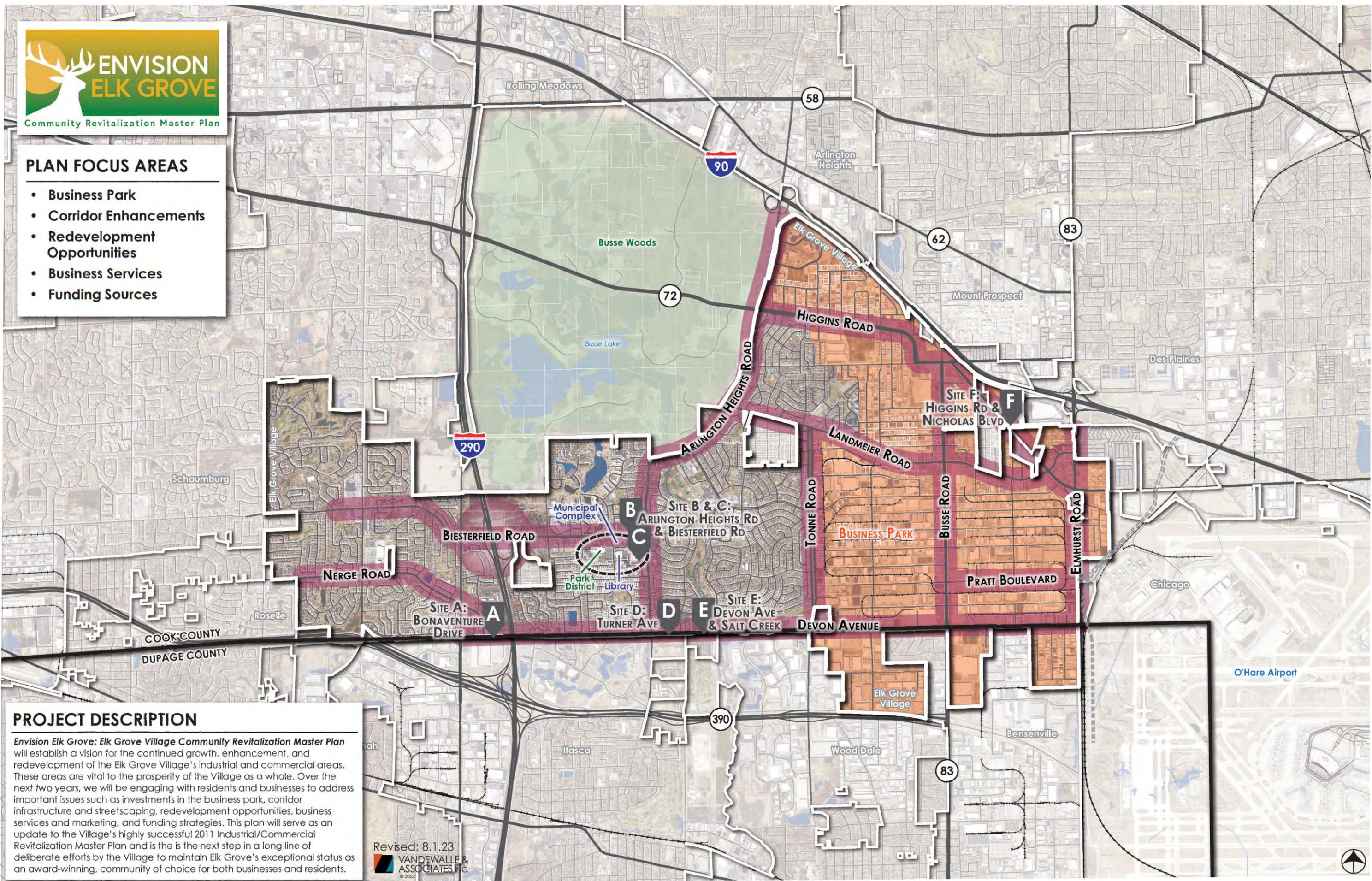
PROJECT WEBSITE





**PLAN FOCUS AREAS**

- Business Park
- Corridor Enhancements
- Redevelopment Opportunities
- Business Services
- Funding Sources



**PROJECT DESCRIPTION**

*Envision Elk Grove: Elk Grove Village Community Revitalization Master Plan* will establish a vision for the continued growth, enhancement, and redevelopment of the Elk Grove Village's industrial and commercial areas. These areas are vital to the prosperity of the Village as a whole. Over the next two years, we will be engaging with residents and businesses to address important issues such as investments in the business park, corridor infrastructure and streetscaping, redevelopment opportunities, business services and marketing, and funding strategies. This plan will serve as an update to the Village's highly successful 2011 Industrial/Commercial Revitalization Master Plan and is the next 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.

Revised: 8.1.23  
 VANDEWALLE & ASSOCIATES, INC.  
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## WHAT IS A VISION?

The redevelopment sites included in ENVISION ELK GROVE represent a VISION of what these sites could be like in the future. They are intended to convey development ideas and goals, rather than highly specific development plans. These ideas are conveyed in the objectives for long-term planning identified for each site.

A VISION is an aspiration of what a community desires to achieve over time. It is not a plan or an end state. It is a direction meant to influence decision-making over the coming years to improve sites in need of improvement, and to do so in a manner that meets known community needs and supports other community goals.

## THE IMAGES PRESENTED TODAY ARE NOT FINAL DEVELOPMENT PLANS

Rather, the images reflect one or more ways that the overall vision and development objectives could be achieved. The ultimate locations, types, sizes, and designs of public and private improvements will undoubtedly be different than those shown in the illustrations but will generally follow the guidance provided in the development objectives identified for each site.

Further, the timing and extent of any changes to particular properties will be determined by the individual property owners, not the Village, as the vision does not compel action on the part of any individual or property owner.

## Site A. Bonaventure Drive



### LONG-TERM PLANNING OBJECTIVES

- Incorporate a mix of uses:
  - Mixed-use or commercial at the corner of Nerge Road and Devon Avenue
  - Up to 5 stories of residential to the north (multi-family/senior-friendly)
  - Opportunity for uses to the east that would benefit from Interstate visibility (i.e., hotel), 6+ stories
- Improve visual connection with commercial development on the west side of Nerge Road and improve traffic safety by realigning site access across from existing drive on the west side of Nerge Road
- Provide pedestrian connections at Devon Avenue to connect to commercial uses on the west side of Nerge Road
- Connect to future multi-use paths along Devon Avenue and Nerge Road
- Encourage development that capitalizes on visibility from I-290 and upgrades the site's overall appearance as viewed from the roadway

Please use the POST-IT NOTES to share any Long-Term Planning Objectives you would change or any you would add.



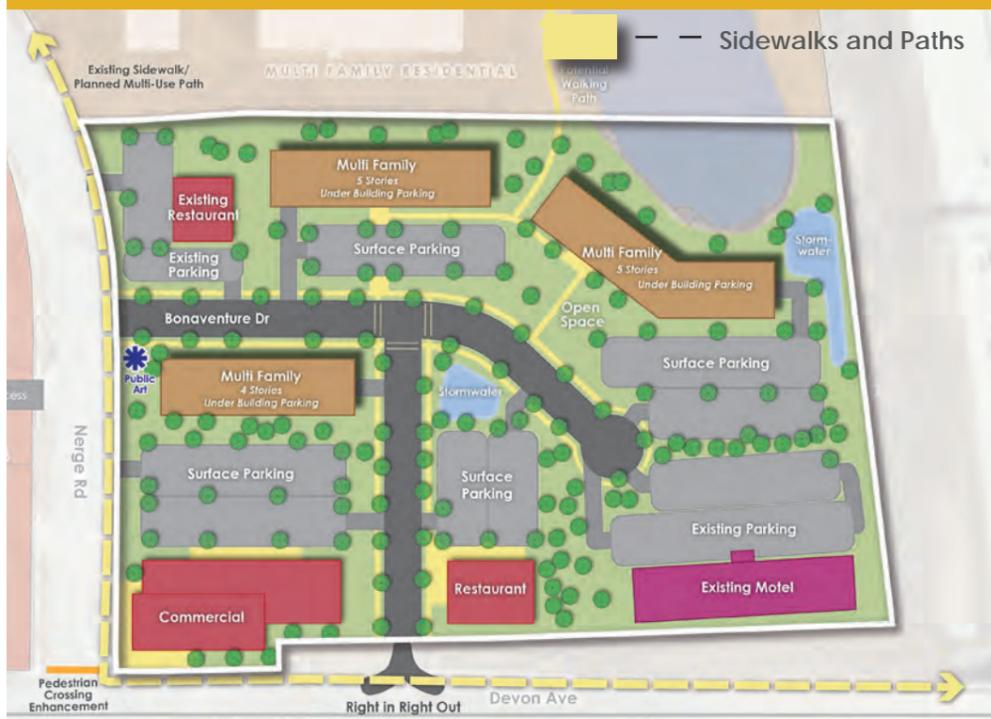
# Site A: Long-Term Planning Development Elements

Use a DOT STICKER to indicate your level of support for the following Site A long-term planning development elements, with 1 indicating No Support and 5 indicating Strong Support

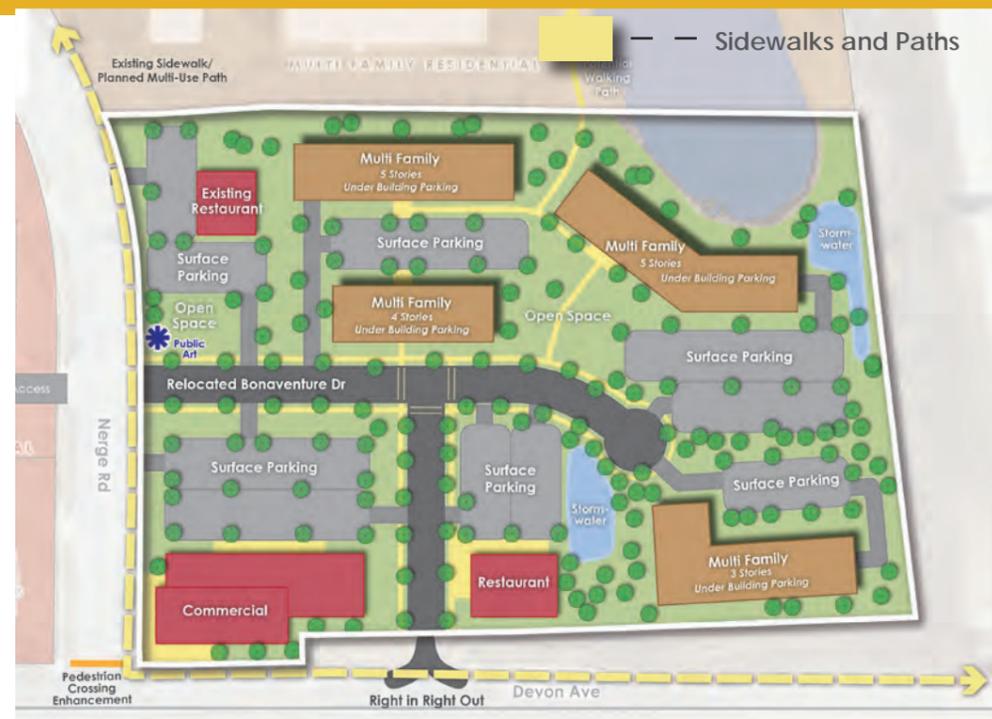
Development Element	1 - No Support	2	3	4	5 - Strong Support
Relocation of Bonaventure Drive (Alternatives 2 and 3)					
New Driveway at Devon Ave (Alternatives 1 and 2)					
Multifamily Residential					
Restaurant along Devon Ave (Alternatives 1 and 2)					
Commercial and Multifamily Development with structured parking (Alternative 3 Only)					
Hotel (Alternative 3 Only)					
Existing Motel (Alternative 1 Only)					
Sidewalks and Paths					
Public Art on Nerge Road					
Open Space / Green Space (Alternatives 1 and 2)					

# Site A: Alternatives for Long-Term Planning

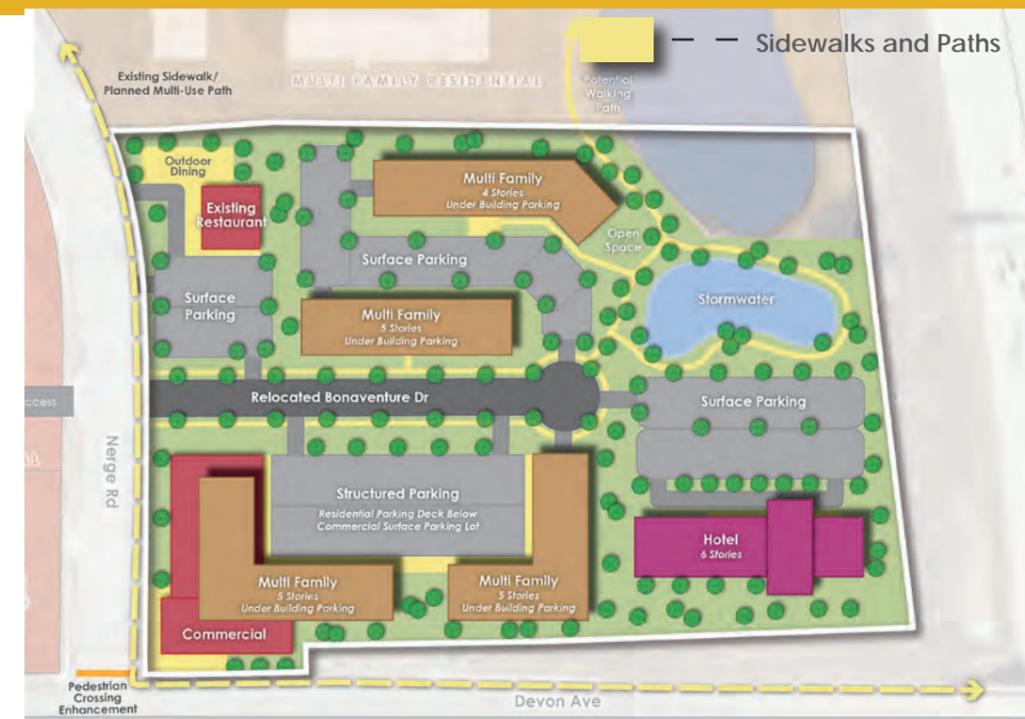
Use one DOT STICKER to indicate which Site A Alternative you support the most  
(Place only 1 DOT STICKER on this board)



**Alternative 1 - Least Change**



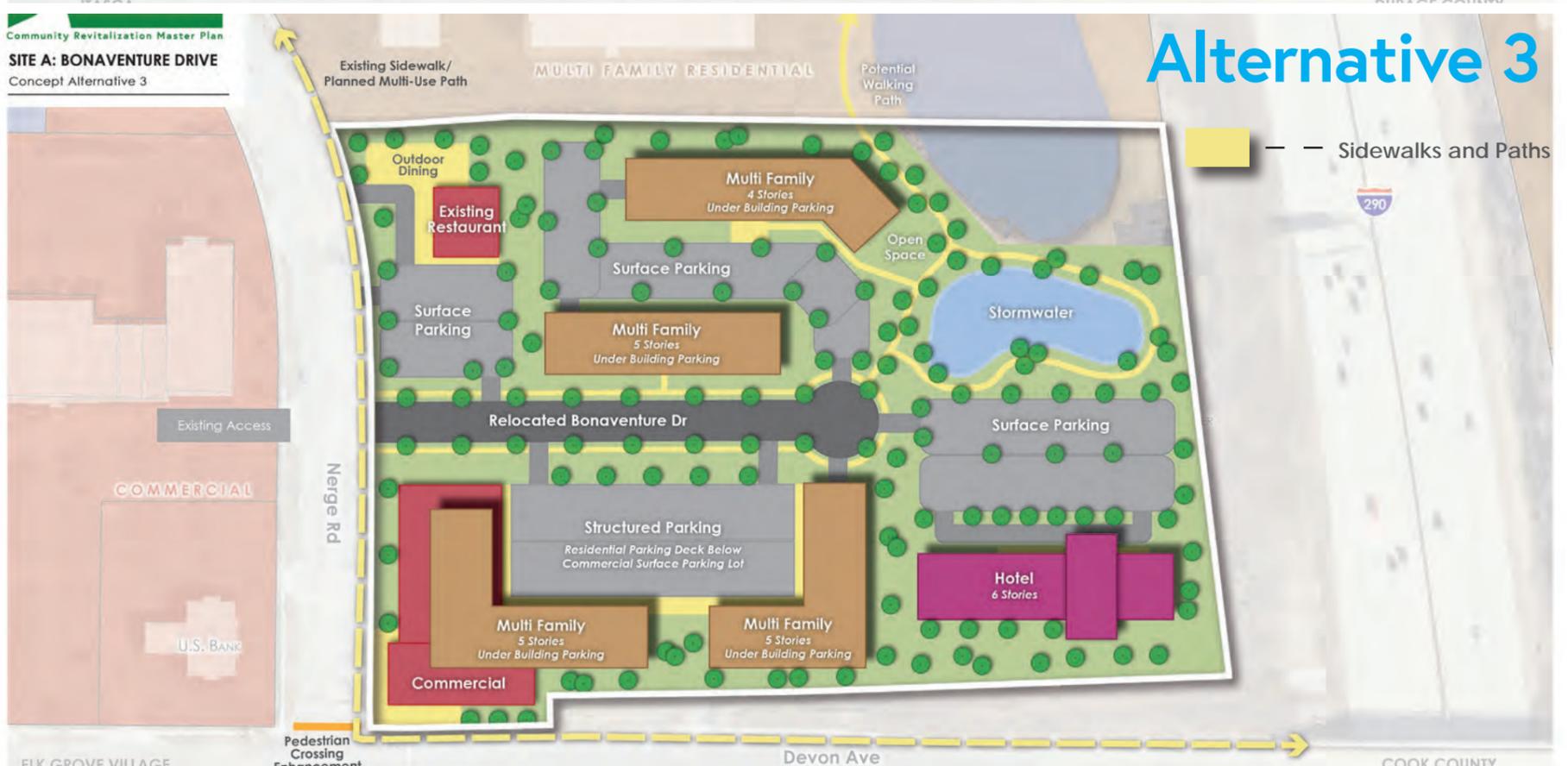
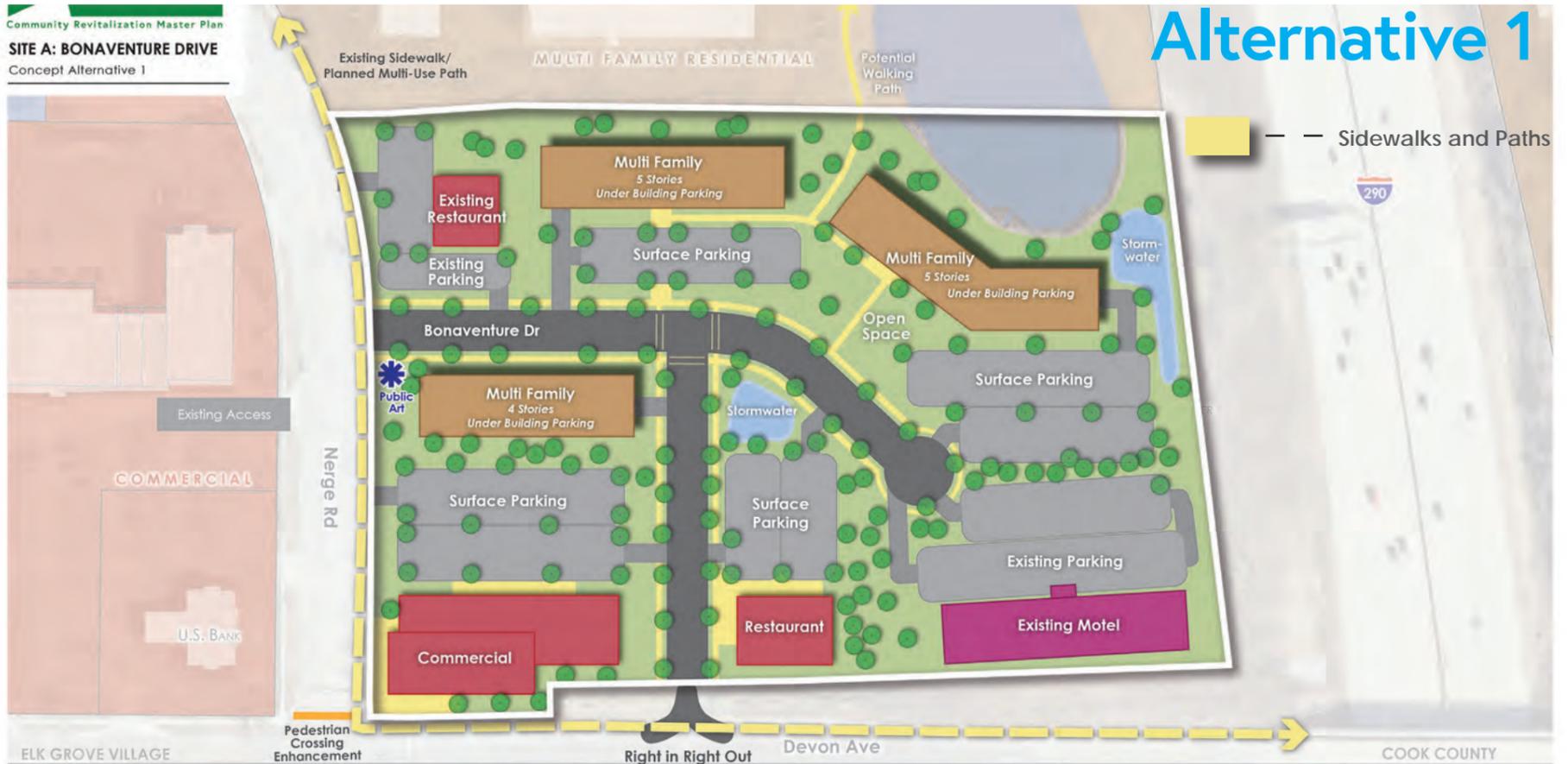
**Alternative 2 - Middle Ground**



**Alternative 3 - Most Change**

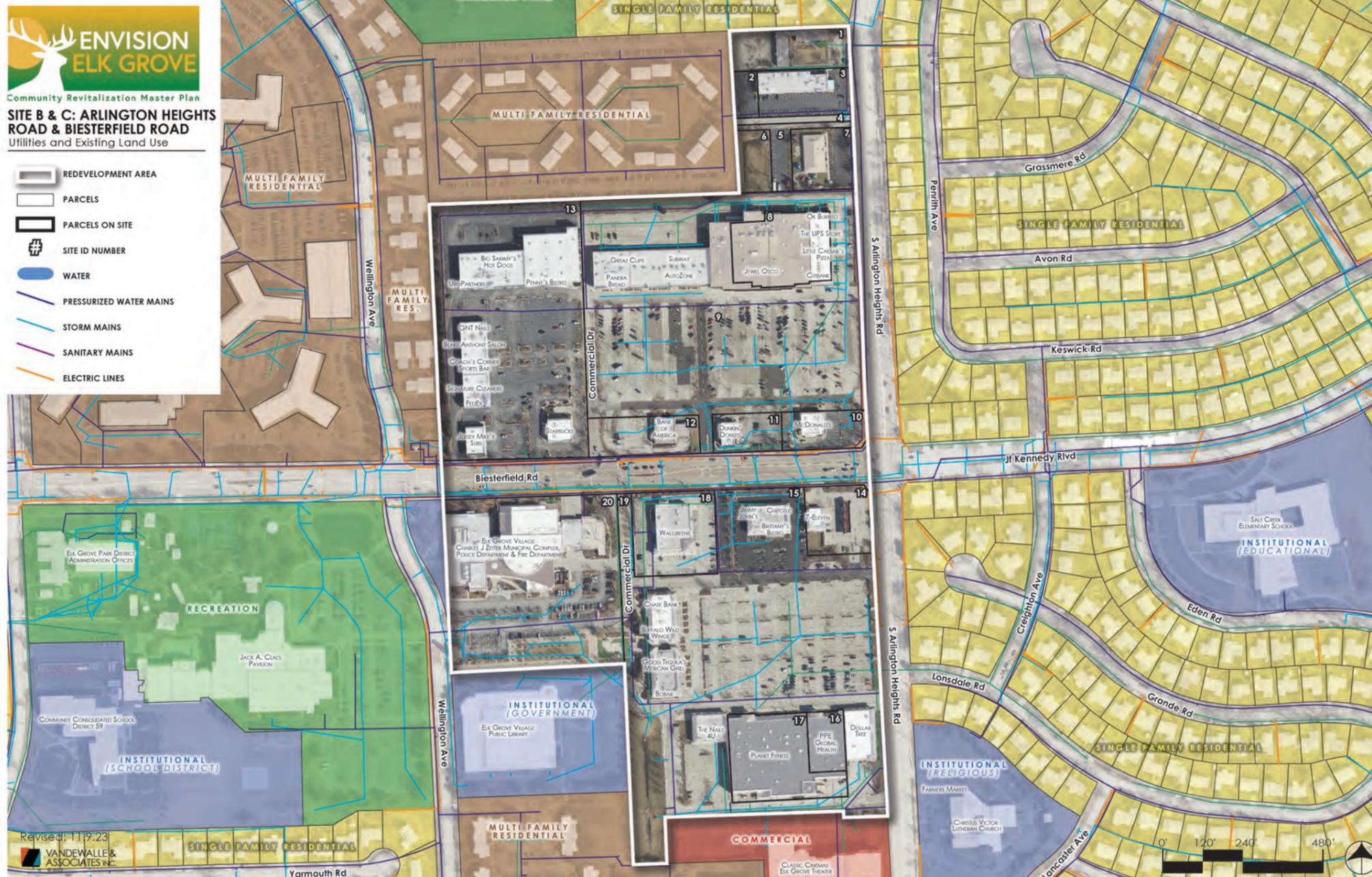
# Alternative Concepts for Long-Term Planning

## Site A. Bonaventure Drive



# Existing Conditions + Long-Term Planning Objectives

## Site B & C. Arlington Heights Road & Biesterfield Road



### LONG-TERM PLANNING OBJECTIVES

- Create a walkable village center with a mix of uses, creating a community identity
  - Residential or mixed-use buildings – 3-5 stories
- Improve pedestrian connections and safety
- Connect site to existing civic campus (municipal, library, park, school district)
- Extend Clock Tower Plaza/Village Green through the site and enhance community gathering space
- Organize future development around new internal streets
- Maintain solar access and avoid a "canyon" effect with tall buildings along public streets
- Tie north and south sides of the site together
- Anticipate phased redevelopment as property becomes available

Please use the POST-IT NOTES to share any Long-Term Planning Objectives you would change or any you would add.



# Site B & C: Long-Term Planning Development Elements

Use a DOT STICKER to indicate your level of support for the following Site B & C long-term planning development elements, with 1 indicating No Support and 5 indicating Strong Support

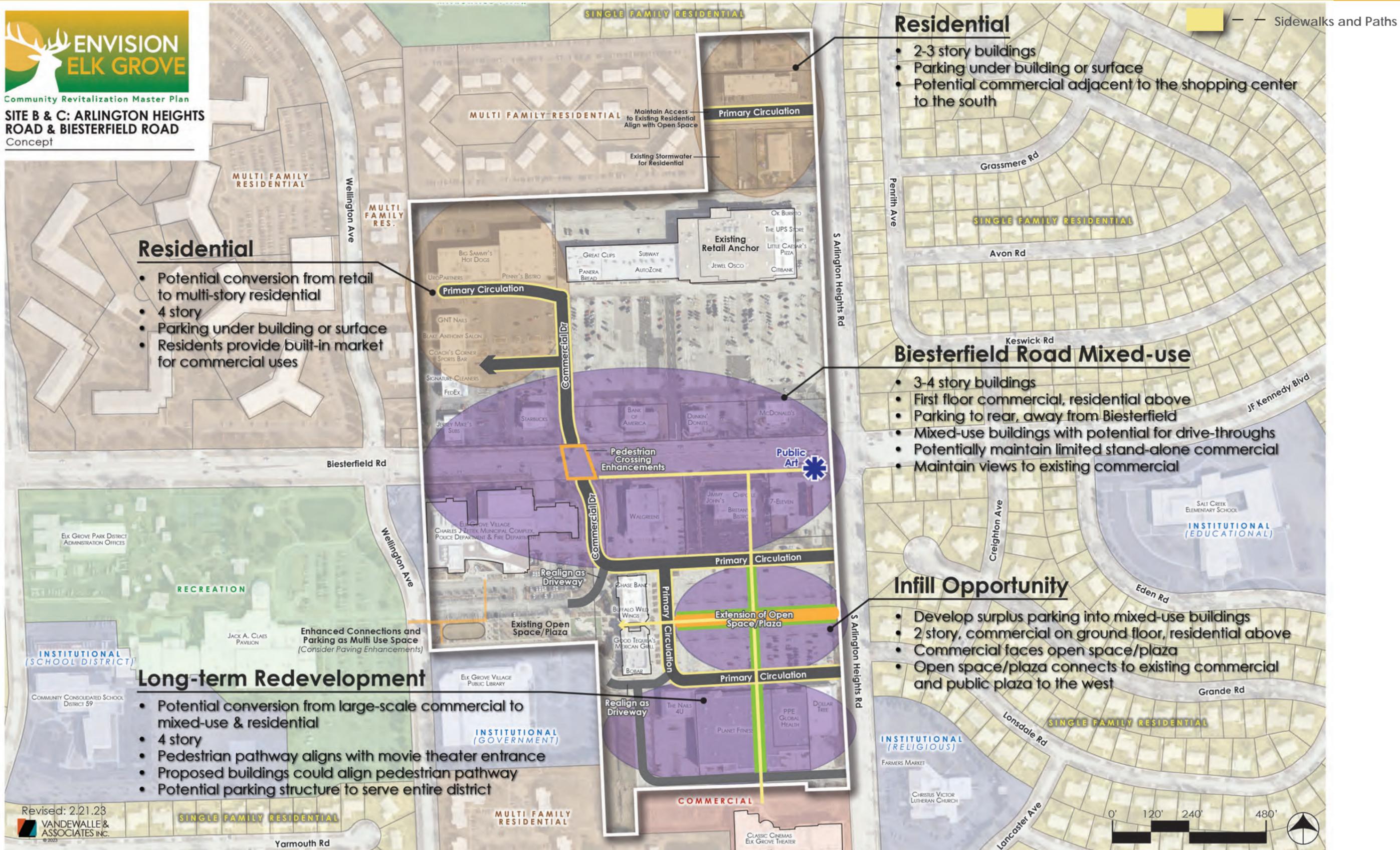
Development Element	1 - No Support	2	3	4	5 - Strong Support
Long-term Redevelopment Area: Conversion of Retail/Commercial to Mixed Use/Residential					
Infill Opportunity Area: New Mixed-use Buildings					
Infill Opportunity Area: Extension Of Open Space/Plaza					
Biesterfield Road Mixed-use Area: New Mixed-use Buildings					
Residential Areas: Replace Commercial with Multi-family Residential					
Pedestrian Crossing Enhancements at Biesterfield Road					
New Interior Streets ("Primary Circulation")					
Sidewalks and Paths					
Public Art on Biesterfield Road					

# Alternative Concepts for Long-Term Planning

## Site B & C. Arlington Heights Road & Biesterfield Road



### SITE B & C: ARLINGTON HEIGHTS ROAD & BIESTERFIELD ROAD Concept



- REDEVELOPMENT AREA
- ELK GROVE MUNICIPAL BOUNDARY
- PARCELS
- PARCELS ON SITE
- SITE ID NUMBER
- WATER
- WATER MAINS
- STORM MAINS
- SANITARY MAINS
- ELECTRIC LINES



### LONG-TERM PLANNING OBJECTIVES

- Incorporate a mix of uses
  - Limited amount of commercial at the southwest corner of site
  - Residential or mixed-use building up to 5 stories at corner
- Locate higher-density residential and greater building heights along Devon Ave
- Transition density & height downward toward existing single-family neighborhood
- Promote homeownership opportunities by encouraging small-scale multi-family formats that are appealing for homeownership
- Create pedestrian-friendly areas between the buildings and the street
- Position residential uses close to Devon Ave to capitalize on views of Community Athletic Fields
- Improve pedestrian safety and crossings at Devon Ave and enhance pedestrian connections to the Community Athletic Fields and to Salt Creek
- Install gateway features on both sides of Arlington Heights Rd north of Devon Ave
- Retain fence and buffering adjacent to existing residential neighborhood

Please use the POST-IT NOTES to share any Long-Term Planning Objectives you would change or any you would add.



# Site D: Long-Term Planning Development Elements

Use a DOT STICKER to indicate your level of support for the following Site D long-term planning development elements, with 1 indicating No Support and 5 indicating Strong Support

Please use the Post-It notes to share any comments you have regarding Site D and its Alternatives

Development Element	1 - No Support	2	3	4	5 - Strong Support
Stand Alone Commercial Development (Alternative 1)					
Stand Alone Multi Family Development (Alternative 1)					
Connected Commercial and Multi-Family (Alternative 2)					
Duplexes (Alternative 1 only)					
Townhomes					
Open Space Areas (Alternative 1)					
Sidewalks and Paths					
Pedestrian Crossing Enhancements at Devon Avenue					
Gateway Features on Arlington Heights Road					

# Site D: Alternatives for Long-Term Planning

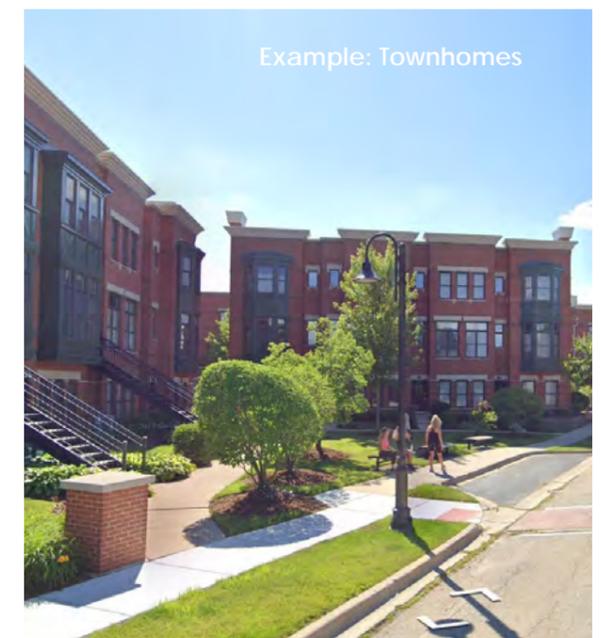
Use one DOT STICKER to indicate which Site D Alternative you support the most  
(Place only 1 DOT STICKER on this board)



**Alternative 1 - Less Development**



**Alternative 2 - Middle Ground**



See SITE E ALTERNATIVE CONCEPTS FOR LONG-TERM PLANNING board for concepts on Potential Pedestrian Bridge and Proposed Future Sidepath along Devon Avenue

# Existing Conditions + Long-Term Planning Objectives

## Site E. Devon Avenue & Salt Creek

### SITE E: DEVON AVE & SALT CREEK Utilities and Existing Land Use

-  REDEVELOPMENT AREA
-  ELK GROVE MUNICIPAL BOUNDARY
-  PARCELS
-  PARCELS ON SITE
-  SITE ID NUMBER
-  WATER
-  WATER MAINS
-  STORM MAINS
-  SANITARY MAINS
-  ELECTRIC LINES

Note: Some data sources are limited to within Village boundary.



### LONG-TERM PLANNING OBJECTIVES

- Provide pedestrian access into the site and along Salt Creek
- Anticipate a phased redevelopment approach based on timing of Devon Ave replacement
- Provide a grade-separated pedestrian pathway under a reconfigured Devon Ave or over Devon Ave with a pedestrian bridge
- Connect to existing Community Athletic Fields parking lot to the west
- Connect to existing and planned trail network
- Include potential future trail connections, including a new trail along Salt Creek to the north
- Incorporate passive recreation projects (kayak, fishing, trails, accessibility, etc.) that can be phased and potentially grant-funded

Please use the POST-IT NOTES to share any Long-Term Planning Objectives you would change or any you would add.



# Site E: Long-Term Planning Development Elements

Use a DOT STICKER to indicate your level of support for the following Site E long-term planning development elements, with 1 indicating No Support and 5 indicating Strong Support

Please use the Post-It notes to share any comments you have regarding Site E and its Alternatives

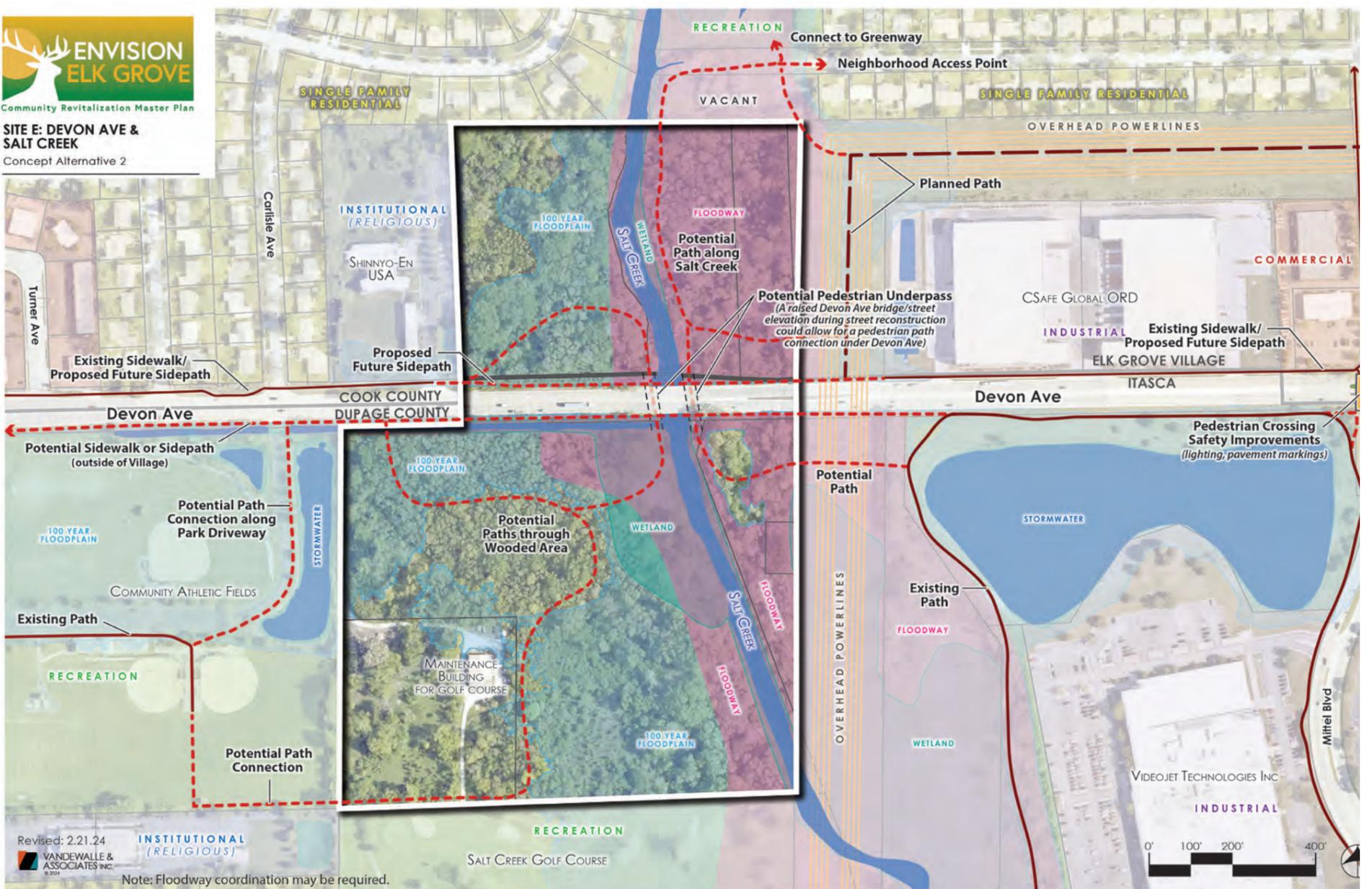
Development Element	1 - No Support	2	3	4	5 - Strong Support
Pedestrian Underpass at Devon Ave near Salt Creek (Alternative 2)					
Pedestrian Bridge over Devon Ave near Arlington Heights Rd (Alternative 1)					
Sidepaths along Devon Ave and new paths to Community Athletic Fields					
Additional Paths South of Devon Ave near Salt Creek (Alternative 2)					



### Alternative 1

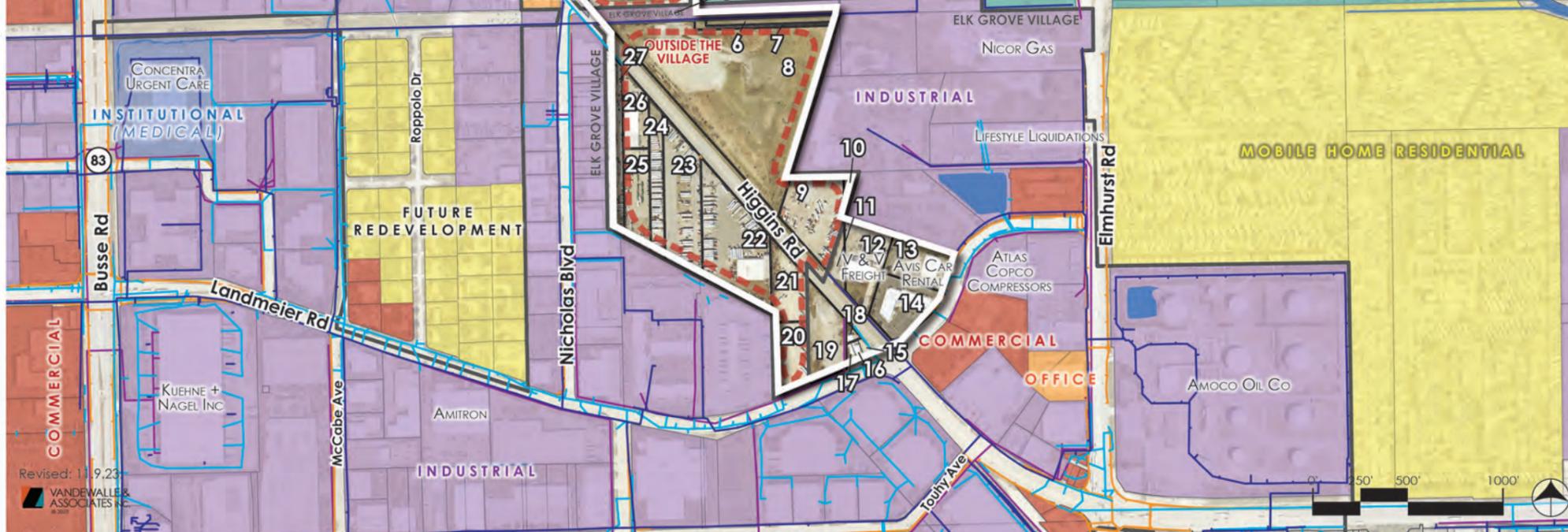


### Alternative 2





Note: Some data sources are limited to within Village boundary.



### LONG-TERM PLANNING OBJECTIVES

- Utilize MWRD lands (Site ID #1 - 8) as a recreation amenity for Village residents
- Activate the MWRD site (Site ID #1 - 8) and focus on uses that will bring people into the space
- Establish the area along Higgins Road as an industrial gateway for the Village
- Incorporate light industrial uses with typical industrial building heights
- Add sidewalk and streetscape improvements along both sides of Higgins Road
- Provide landscaped parkway or berm adjacent to the street and landscaping within industrial sites

Please use the POST-IT NOTES to share any Long-Term Planning Objectives you would change or any you would add.



# Site F: Long-Term Planning Development Elements

Use a DOT STICKER to indicate your level of support for the following Site F long-term planning development elements, with 1 indicating No Support and 5 indicating Strong Support

Development Element	1 - No Support	2	3	4	5 - Strong Support
<b>Industrial Elements - South Side</b>					
Industrial Uses along Higgins Rd					
Enhanced Landscaping					
Streetscaping along Higgins Rd					
<b>Recreation Elements - North Side</b>					
Looped Nature Trails					
Observation Deck & Overlooks					
Disc Golf Course					
Dog Parks					
Sledding Hill					
Food Truck Area					
Playgrounds (Nature Inspired Play & Water Features)					



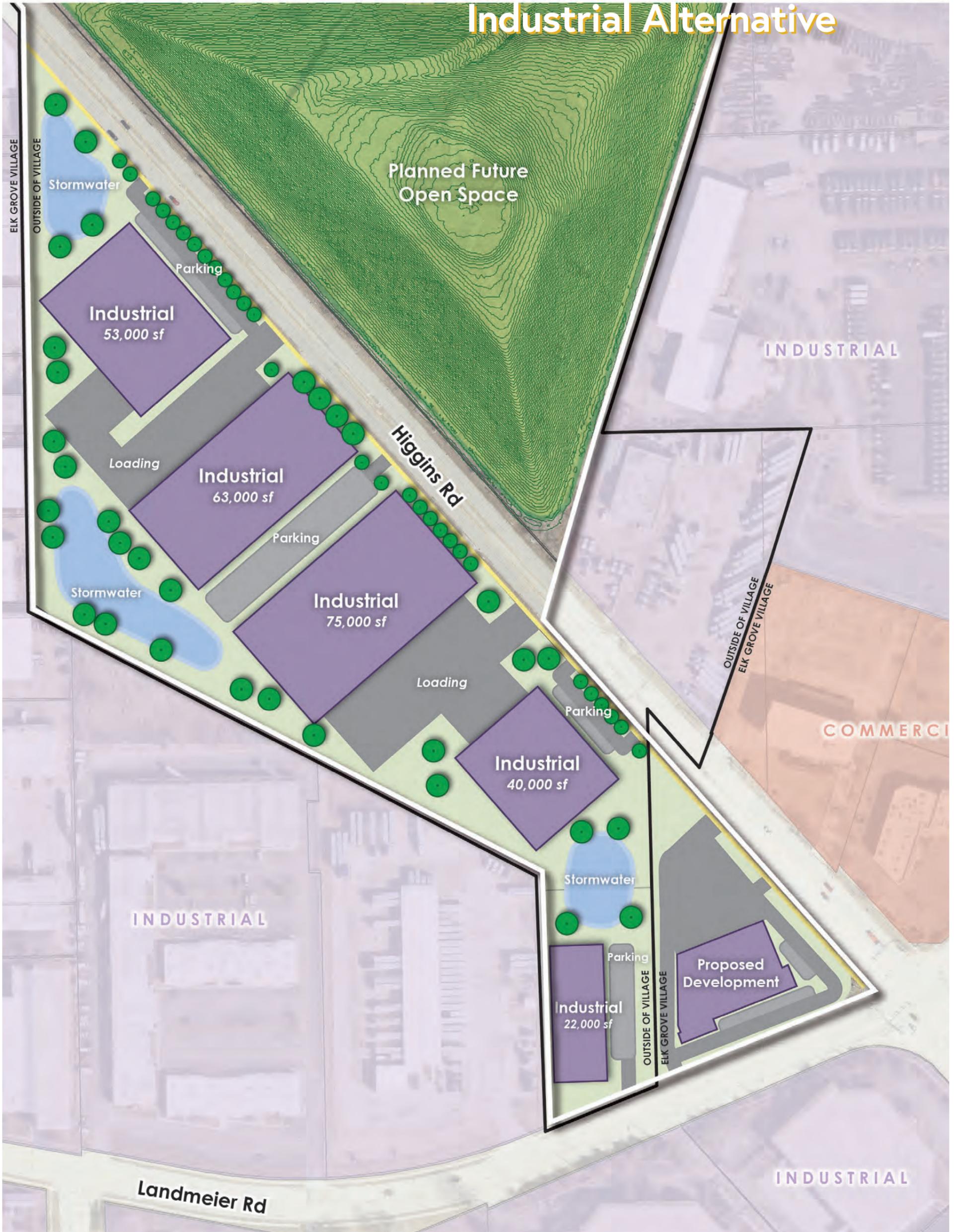


Community Revitalization Master Plan

# Alternative Concepts for Long-Term Planning

## Site F. Higgins Road & Nicholas Boulevard - South Side

### Industrial Alternative



## EXISTING VILLAGE BRANDED SIGN & PLANTER



Village Branded Gateway Signage



Village Branded Planter

## COMMUNITY BRANDING CONCEPTS



Concrete Embedded Metal Logo Example



Updated Bus Shelter with Optional Customizable Decals



Illuminated & Branded Street Name Sign



Public Art / Sculptures

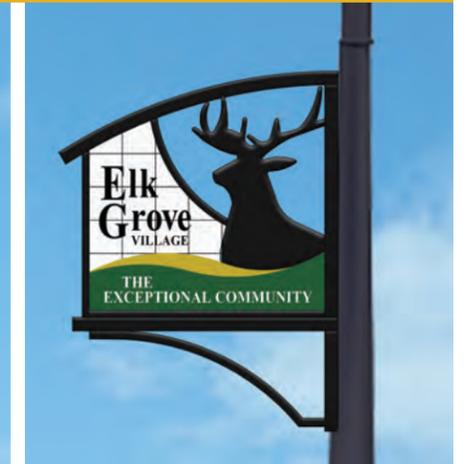


Updated Residential Post Sign (Concept #1 shown)

## UPDATED RESIDENTIAL SIGN CONCEPTS\*



Concept #1



Concept #2



Concept #3



Concept #4



Masonry Mounted Branding Sign (Municipal Facilities)



Existing Masonry Mounted Sign



Updated Residential Post Sign (Concept #1 shown)



Concept #5



Concept #6

**INSTRUCTIONS**  
Use a *DOT STICKER* to indicate your level of support for each item on a scale of 1 to 5, with 1 indicating to *Use These Elements Sparingly*, and 5 indicating to *Use These Elements Village-Wide*.

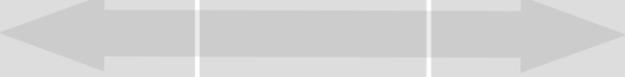
Use Sparingly

Use Village Wide

## Gateway Signage Additions



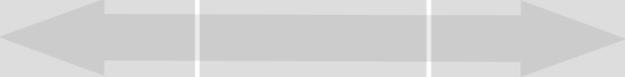
Gateway signage is designed and installed at many entryways to the village. Design options presented for the corridors include additional opportunities to locate new gateways, such as the planned interchange of I-490 and Elmhurst Road.

				
1	2	3	4	5

## Branded Masonry Additions



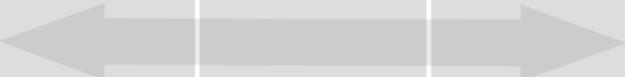
The Village designed and installed decorative Village-branded planters within the medians along Busse Road. Design options for the corridors include expanding the use of branded masonry elements, such as planters, walls, or piers, where space allows and road jurisdictions permit.

				
1	2	3	4	5

## Public Art / Sculptures



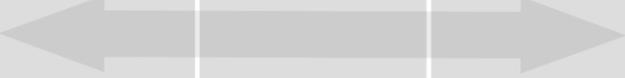
Elk Grove Village began installing public art and sculptures decades ago and continues to include such features throughout the community. Design options for the corridors include building upon the current use of public art and sculptures by incorporating them with new projects going forward.

				
1	2	3	4	5

## Concrete-Embedded Metal Logo



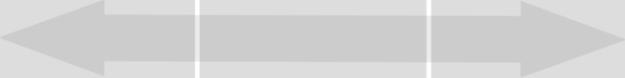
Pictured to the left is an example of a concrete-embedded formed metal, which can be manufactured to display the Village logo. The material is slip-resistant and could be installed in select high-traffic pedestrian and cyclist locations to create a unique impression for passersby.

				
1	2	3	4	5

## Upgraded Bus Shelter



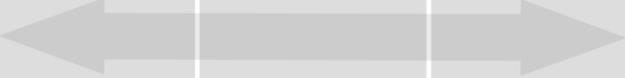
Several bus shelters are located throughout the village, primarily in the industrial park. The shelters are showing their age. Design options for the corridors identify options to upgrade high-ridership locations with a modernized appearance. The shelter can be customized with branding decals.

				
1	2	3	4	5

## Updated Residential Signage



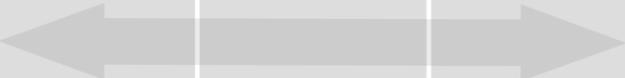
"Residential Neighborhood" signs are installed at several locations in the village. These wooden signs are showing their age. Although not exclusive to the corridors, six alternative designs are presented to update the existing signs. You may indicate your preferred designs on a separate board.

				
1	2	3	4	5

## Illuminated Street Name Signs



Several major intersections in the village utilize Village-branded illuminated street name signs. Design options for the corridors include the application of this treatment as part of the palette of intersection enhancements that complement various streetscape elements.

				
1	2	3	4	5

# Updated Residential Signage

**INSTRUCTIONS**  
Use a *DOT STICKER* to indicate your preferred design choices. Then indicate your preference to include/exclude sign text.

**1st  
Choice**

**2nd  
Choice**

**Option 1**



**Option 2**



**Option 3**



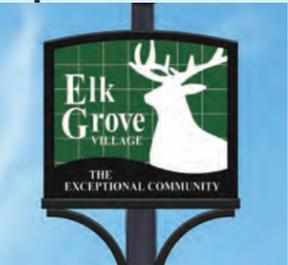
**Option 4**



**Option 5**



**Option 6**



All sign designs can be adapted to include/exclude "The Exceptional Community"

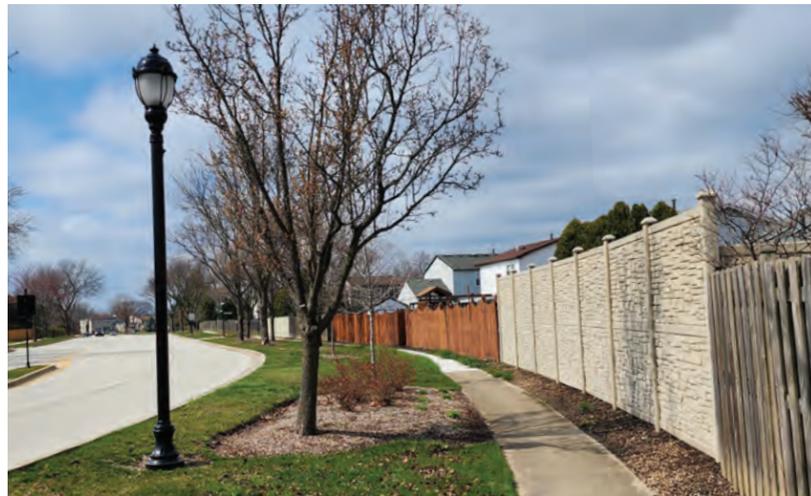
**Include**

**Exclude**

## EXISTING CORRIDOR FENCE EXAMPLES



Example 1 - Arlington Heights Road



Example 2 - Biesterfield Road



Example 3 - Devon Avenue

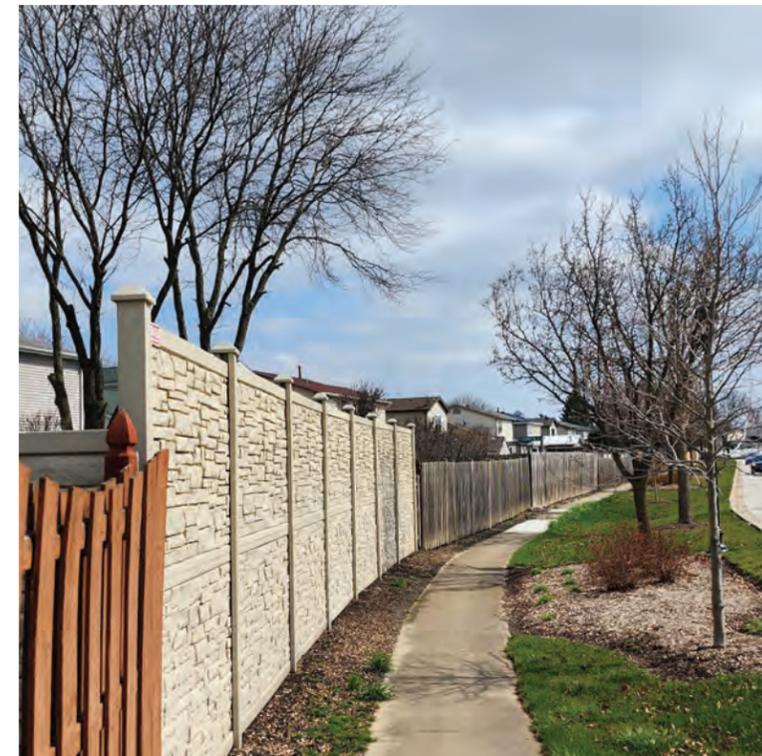
## PROPOSED COMMON-STYLED FENCE CONCEPT



Simulated Stone Fence Product Example



Simulated Stone Fence Example - EGPD Garden Terrace at the Pavilion



Private Residence with Existing Simulated Stone Fence Example - Biesterfield Road

## DECORATIVE FENCE ACCENTS



Black Decorative Fence Example



Key Intersections: Accent with Black Decorative Fence

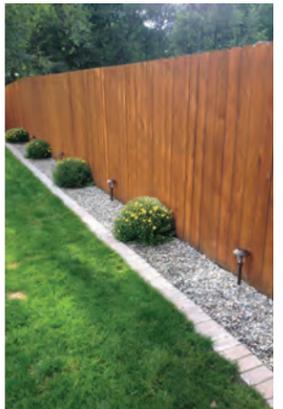
## FENCE LANDSCAPING EXAMPLES



Fence Landscaping Section View



Common-Style Fence



River Rock Stone Groundcover



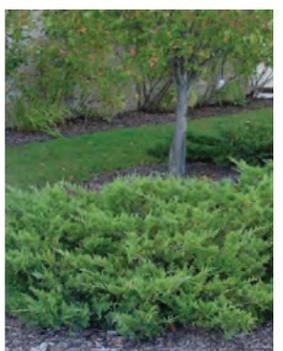
Little Quickfire Hydrangea



Prairie Dropseed



Feather Reed Grass



Kallay's Compact Juniper

# Utilities & Equipment Alternatives

## EXISTING OVERHEAD LINES & POLES



Example - Landmeier Road

## FULL BURIAL OF OVERHEAD LINES



BEFORE: Existing Overhead Lines & Poles- Landmeier Rd.



AFTER: Buried Overhead Lines & Poles- Landmeier Rd.

## RAISE & REPLACE POLES CONCEPT



Fish Creek, WI - Black Fiberglass Pole  
(Pole replacement to utilize ComEd-approved pole style)

## VINYL WRAP PROGRAM - UTILITY BOXES



Example of Vinyl Wrap Installation #1  
City of Des Moines, IA



Example of Vinyl Wrapped Box #2  
City of Lone Tree, CO

## EXISTING UTILITY EQUIPMENT



Existing Utility Pedestal



Existing Utility Box

## ENHANCED UTILITY SCREENING



Landscape Screened Utility Box

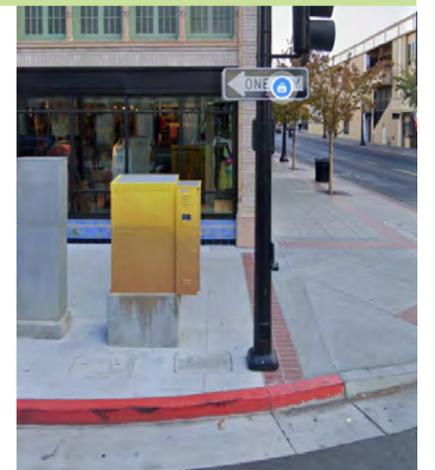


Landscape Screened Utility Box

"Vinyl Wraps are customizable, from the most simple and subdued, to full-color photographic artwork. The Village can define artistic parameters appropriate for their community."



Example of Vinyl Wrapped Box #3  
City of Elgin, IL



Example of Vinyl Wrapped Box #4  
City of Napa, CA



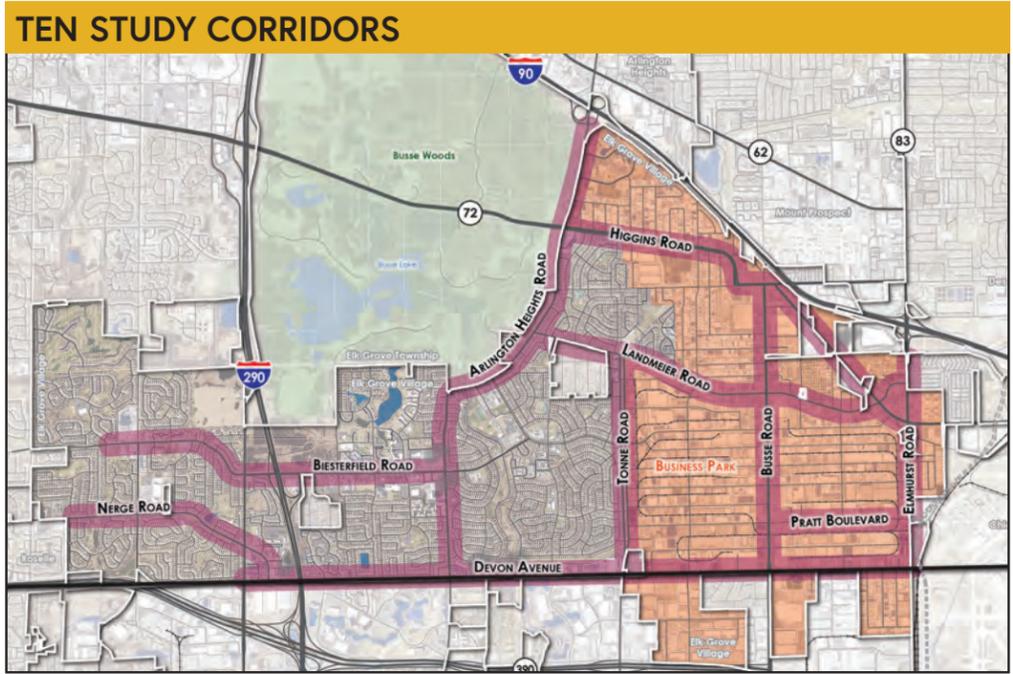
Existing Utility Box



Example of Vinyl Wrapped Box #5  
City of Hidden Meadows, CA

# Streetscape Elements

**LOWER IMAGES**  
Streetscape elements displayed proportionately.



Proposed LED Street Light Head



Existing White LED

Proposed Full Color LED



Optional Banner Accessory

Optional Pedestrian Arm & Lamp

FHWA Breakaway Certified Base



Existing (White) Proposed (Full Color)

Optional Custom Pattern



Existing



Optional Custom Branding on Glazing



**PROPOSED CORRIDOR LIGHTING**

**EXISTING RESIDENTIAL LIGHTING**

**LED LIGHT BOLLARDS**

**PUSH BUTTON PEDESTAL**

**PROPOSED UPDATED BUS SHELTER** (High Ridership Locations)

**TYPICAL MEDIAN PLANTER, WALL, OR PIER**

No  
Support

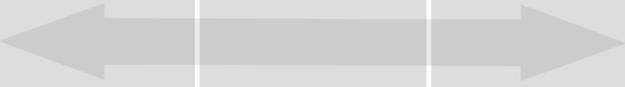
**INSTRUCTIONS**  
Use a DOT STICKER to indicate your level of support for each item on a scale of 1 to 5, with 1 indicating *No Support* and 5 indicating *Strong Support*.

Strong  
Support

## Streetscape Enhancements



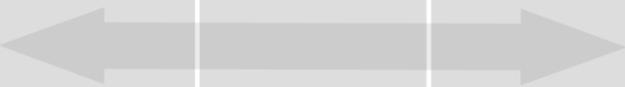
A variety of streetscape enhancements and standards are identified to improve and bring consistency to the Village's corridors. Each element is designed to integrate with the existing character of the Village's residential neighborhoods.

				
1	2	3	4	5

## Common-Style Fencing



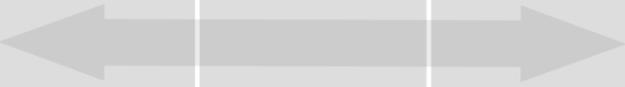
Many residential areas along the corridors have a variety of rear-yard fencing heights, colors, styles, and upkeep. The design options include a concept for the Village to install and maintain a common-style fence along these sections of the corridors to provide a uniform appearance.

				
1	2	3	4	5

## Overhead Line Safety



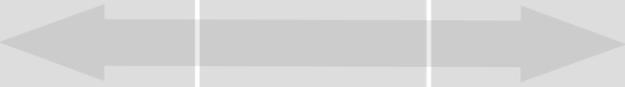
Overhead utility lines exist along sections of the corridors. They are often unsightly and have been knocked down by trucks in some locations, causing significant disruptions. Design Options include full or partial burial of the overhead lines or raising the height of the overhead lines and replacing poles with a ComEd-approved non-wooden pole. The example photo shown is a black fiberglass pole in Fish Creek, WI. Implementation would vary based on physical and financial constraints.

				
1	2	3	4	5

## Utility Box Wrapping



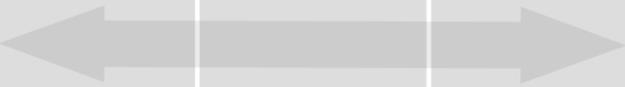
Communities around the country are implementing vinyl wrap programs to improve the appearance of utility boxes. Permission to wrap depends on ownership of the equipment. Wrapping would likely be applied selectively, pursuant Village-approved appearance standards.

				
1	2	3	4	5

## Uplight Accents



Landscape and architectural uplighting can enhance the appearance of foliage and structures in the evening hours, adding a soft and often desirable quality. Design options presented include accent uplighting at village gateways and within landscaped roadway medians.

				
1	2	3	4	5

## Community Branding



The Village is recognized for its implementation of community branding in its many forms. The design options present opportunities to tastefully continue community branding through existing and new methods.

				
1	2	3	4	5

