

# ELK GROVE VILLAGE

## Community Revitalization Master Plan

REDEVELOPMENT SITES



EXISTING CONDITIONS - 11.1.2023







# ELK GROVE VILLAGE

## Community Revitalization Master Plan

# REDEVELOPMENT SITES

### ACKNOWLEDGMENTS

#### Village Board

Craig B. Johnson, Mayor  
Joseph D. Bush, Village Trustee  
Jeffrey C. Franke, Village Trustee  
Kathryn A. Jarosch, Village Trustee  
Tammy K. Miller, Village Trustee  
Christine K. Prochno, Village Trustee  
Stephen F. Schmidt, Village Trustee

#### Envision Elk Grove Steering Committee

Stephen F. Schmidt, Chair, BLF Committee, Village Trustee  
Tammy K. Miller, BLF Committee, Village Trustee  
Kathryn A. Jarosch, BLF Committee, Village Trustee  
John Glass, Plan Commission Chair  
Matthew Roan, Village Manager  
Maggie Jablonski, Deputy Village Manager  
Jared Polony, Director of Community Development  
Colby Basham, Director of Public Works

#### Village Staff

Matthew Roan, Village Manager  
Maggie Jablonski, Deputy Village Manager  
Caroline Gabiga, Assistant Village Manager  
Jared Polony, Director of Community Development  
Ron Raphael, Deputy Director of Community Development  
Colby Basham, Director of Public Works  
Ken Jay, Deputy Director of Public Works  
Bryan Gripppo, Deputy Director of Public Works  
Sue Dees, Director of Business Development & Marketing

#### Consultant Team

Vandewalle & Associates, Inc., Lead Consultant  
Engineering Resource Associates, Inc., Sub-Consultant  
Gary R. Weber Associates, Inc., Sub-Consultant  
Opportunity Alliance, LLC, Sub-Consultant

### TABLE OF CONTENTS

**Introduction** ..... 1

**Site A: Bonaventure Drive** ..... 4

**Site B & C: Arlington Heights Road & Biesterfield Road** ..... 8

**Site D: Turner Avenue** ..... 12

**Site E: Devon Avenue & Salt Creek**..... 16

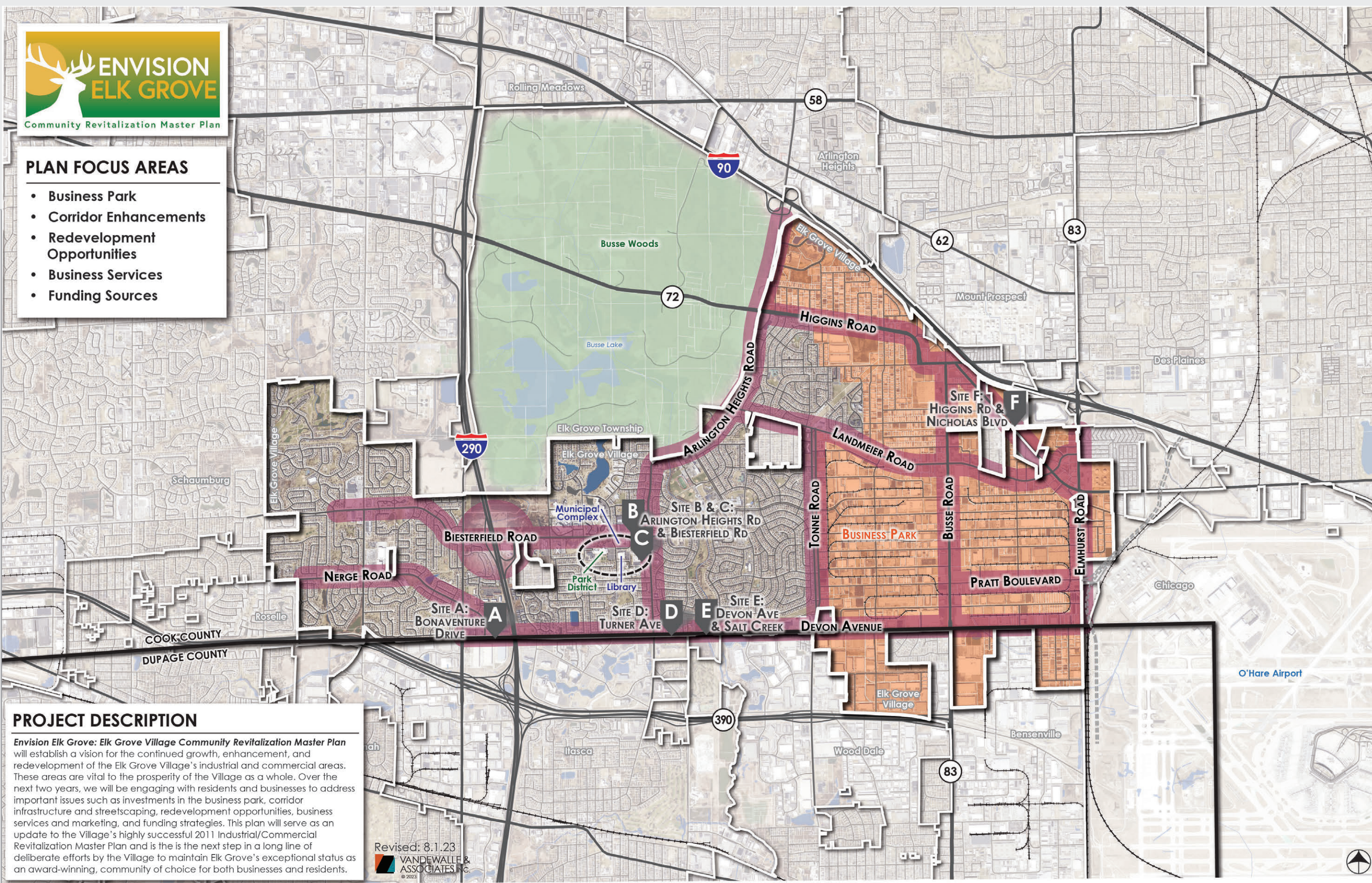
**Site F: Higgins Road & Nicholas Boulevard** .....20





## 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.





# INTRODUCTION

This document covers several sites that the Village identified as having redevelopment potential over the next five to 20+ years. This document is organized by redevelopment site and it addresses Existing Conditions, Alternatives, Preferred Concepts, and Implementation and Funding for each site.

## Existing Conditions

The Existing Conditions section summarizes existing conditions on each redevelopment site, addressing aspects such as configuration, building and improvement conditions, access, surrounding uses, and environmental constraints.

A data table provides property address, acreage, zoning, and assessed value information for each site. The section also includes an initial assessment of the redevelopment potential of each site. Parcels that could be redeveloped in the future are identified as "redevelopment targets." This section lays the groundwork for the development of alternatives, which are discussed in the next chapter of the plan.



"REDEVELOPMENT" MEANS RENOVATING OR REPLACING WHAT CURRENTLY EXISTS ON A SITE WITH NEW BUILDINGS, STRUCTURES, ETC. "INFILL DEVELOPMENT" MEANS THE DEVELOPMENT OF EMPTY LOTS OR MINIMALLY DEVELOPED PROPERTY.

## Redevelopment, Growth, and Change

As more people want to live, work, visit, and invest in Elk Grove Village, market forces will put pressure on certain areas of the community to grow or change. Because Elk Grove Village is surrounded by other communities, it cannot grow by simply expanding its boundaries. Future growth or change will come only with infill or redevelopment.

In order to overcome the high costs of redevelopment, redevelopment often results in more development on the site than there was before. Sometimes redevelopment includes a mix of both housing and business/commercial within a single building or site (i.e., mixed-use development). The Village endeavors to carefully guide redevelopment projects to minimize impacts to existing development and residents. In many cases, a redevelopment project

could support other Village goals. For example, it could involve removal of poorly maintained properties, cleaning up old industrial sites, creating local jobs, providing more local shopping and dining options, housing community organizations or services, incorporating sustainable design, or providing new housing options not currently available in the Village.

The type of development recommended in this plan has a direct relationship with the financial health of the Village. Through conversations about the redevelopment sites that occurred during this planning process, it became evident that there is a wide range of future uses and development that the community would like to see. Some of these would generate more tax base for the community while others would generate very little. Some of the

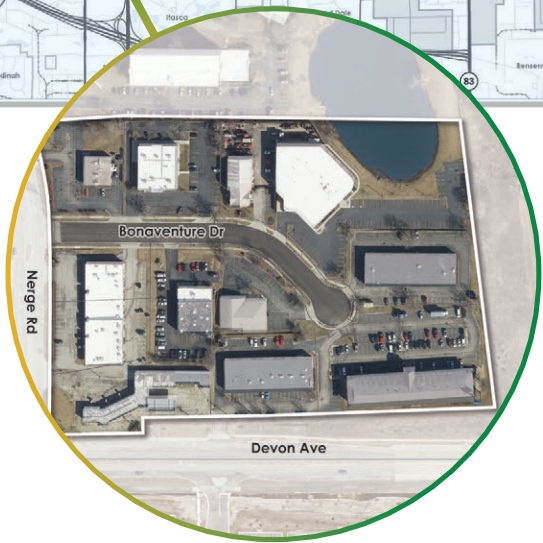
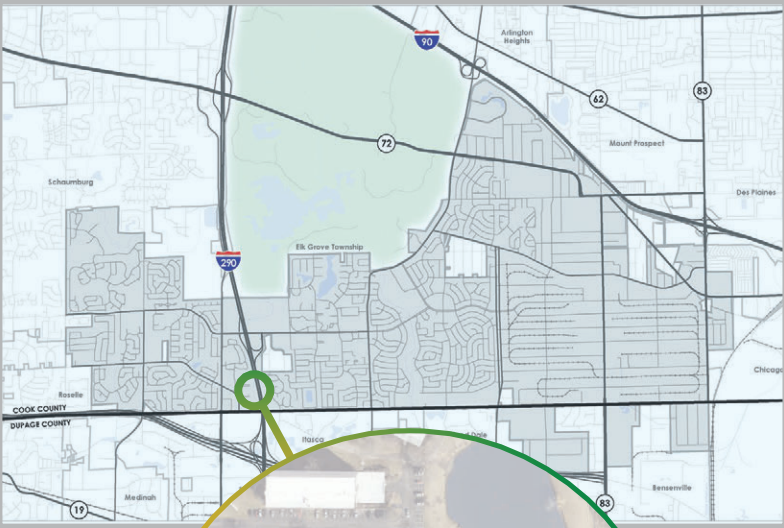
community wants and needs, such as upgraded utilities, come with very little taxable benefit, but they are essential to the operation of the Village; others come with very little taxable benefit but provide less tangible but equally important quality of life benefits, such as green space, landscaping, and community gathering spaces.

This plan emphasizes that in general, higher-density, mixed-use development that prioritizes housing, businesses, and efficient use of land are examples of development that can pay for itself now and into the future through increased tax base. In the absence of new tax base and development, the Village must look to existing taxpayers to cover the costs of important community investments.



THIS PAGE INTENTIONALLY BLANK





## Overview: Existing Conditions

Redevelopment Site A, located on the southwest side of the Village, includes 11 commercial parcels centered on Bonaventure Drive. The site is home to a mix of retail, office, dining, and lodging land uses. A highly visible, closed carwash with frontage on Devon Avenue is ready for immediate redevelopment. While most buildings are fully occupied and in good physical condition, the majority are more than 30 years old and are outdated. Assessed improvement values generally are equal to or less than the land value, which is a sign of underdevelopment or lack of investment in the site. In addition, most sites are characterized by large amounts of impervious surface, primarily disconnected vehicle circulation areas, and surface parking.



ID NO.	ADDRESS	ACRES	ZONING	% IMP VALUE OF TOTAL*
1	1081 NERGE RD	0.76	B-2	45.4%
2	1050 BONAVENTURE DR	0.92	B-2	40.8%
3	1040 BONAVENTURE DR	0.64	B-2	59.4%
4	1020 BONAVENTURE DR	2.14	B-2	57.3%
5	1002 BONAVENTURE DR	0.97	B-2	67.8%
6	1000 W DEVON AVE	1.72	B-3	69.8%
7A	1020 W DEVON AVE	0.88	B-3	
7B	1022 W DEVON AVE	0.88	B-3	54.1%
7C	1024 W DEVON AVE	0.88	B-3	54.1%
7D	1026 W DEVON AVE	0.88	B-3	54.1%
7E	1028 W DEVON AVE	0.88	B-3	54.1%
7F	1030 W DEVON AVE	0.88	B-3	54.1%
7H	1032 W DEVON AVE	0.88	B-3	54.1%
7I	1034 W DEVON AVE	0.88	B-3	54.1%
7J	1036 W DEVON AVE	0.88	B-3	54.1%
8	1021 BONAVENTURE DR	0.59	B-3	61.3%
9	1191 NERGE RD	0.99	B-3	20.0%
10	1051 BONAVENTURE DR	0.74	B-3	39.7%
11	1129 NERGE RD	0.65	B-3	23.5%
12	1101 NERGE RD	0.55	B-3	27.8%
TOTAL		18.60		

\*Assessed value of building/improvements as percent of total assessed value (land + building/Improvement)

### SURROUNDING LAND USES

- **North** – Willow Crossing Apartments (5-story) and stormwater pond
- **West** – Commercial, hotel, event center, and restaurants west of Nerge Road
- **South** – Industrial warehouse and distribution on south side of Devon Avenue
- **East** – Interstate 290

### REDEVELOPMENT POTENTIAL

- Parcel 1 could remain in its current use, though improvements and maintenance are encouraged where needed.
- Parcel 2 could be redeveloped in the future, but has barriers to short-term redevelopment as it has recently been upgraded, with many usable years left.
- Parcels 3 - 12 are redevelopment targets, which could be redeveloped in the future.

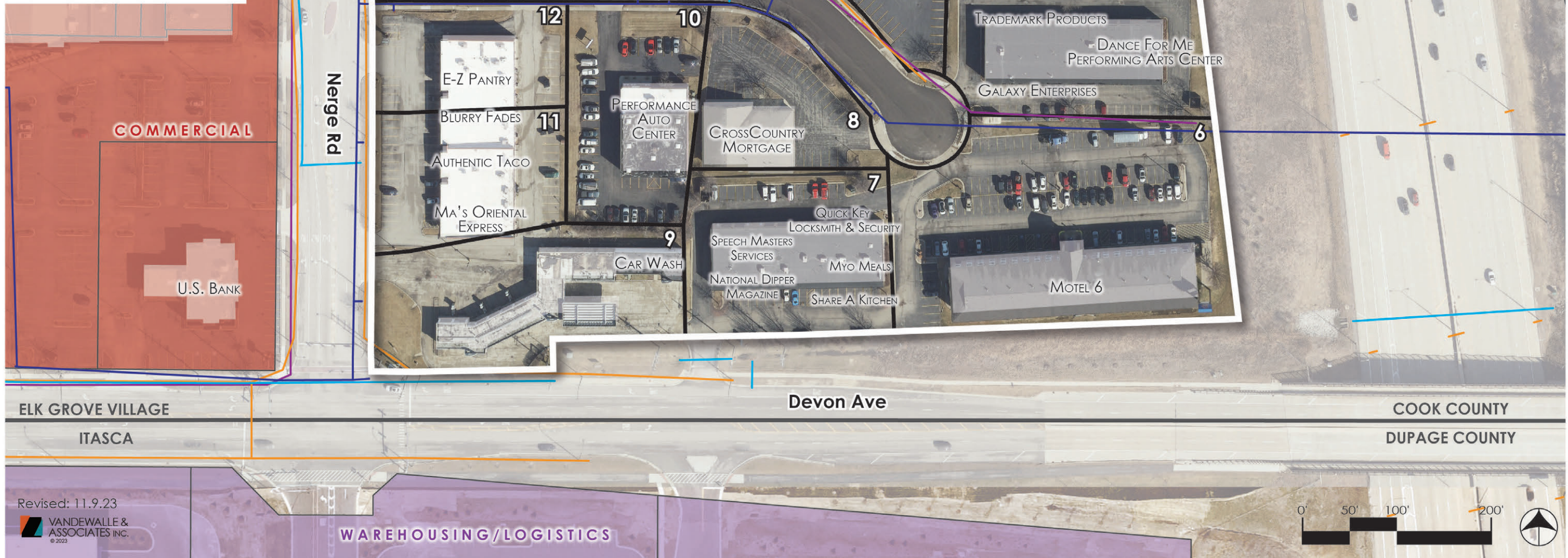
### STREET AND UTILITY ACCESS

- Three existing vehicular access points on Nerge Road.
- One existing vehicular access point on Devon Avenue.
- Eleven existing vehicular access points on Bonaventure Drive.
- A water main runs under Bonaventure Drive; could be relocated to facilitate site assembly for redevelopment, but would need to connect through the site. This water main is a critical piece of infrastructure as it serves as the Village's emergency connection between the east and west pressure zones.
- Sanitary sewer and underground electric lines that run along the north side of Bonaventure Drive serving the site could be relocated or abandoned to facilitate redevelopment.
- Storm sewer from Bonaventure Drive to stormwater pond could be relocated or abandoned to facilitate redevelopment.



**SITE A: BONAVENTURE DRIVE**  
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





# Challenges and Opportunities

## MARKET OPPORTUNITIES

- I-290 provides commercial market visibility, but no direct access, for consumer products companies.
- Potential residential opportunity adjacent to existing apartments to the north.
- High traffic volumes on Nerge Road and Devon Avenue provide commercial market opportunities.
- Potential for residential or mixed-use development (residential and commercial) on northern portion of the site, due to proximity to existing residential areas and relative distance from Nerge Road and Devon Avenue traffic.

## CONSTRAINTS

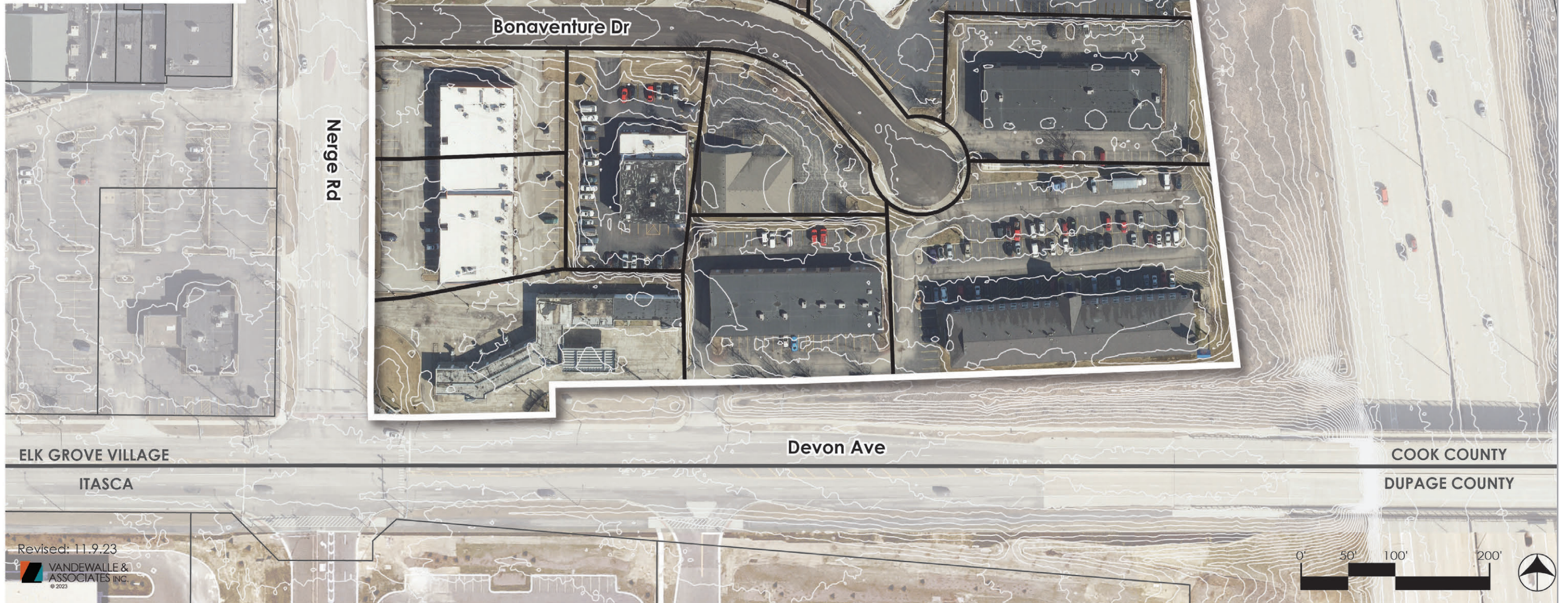
- Diverse ownership pattern creates difficulty in assembling larger sites to meet today's commercial needs and requirements.
- No interchange access at I-290.
- Light industrial uses to the south.
- Any redevelopment project would require an environmental assessment to understand the potential need for environmental remediation.



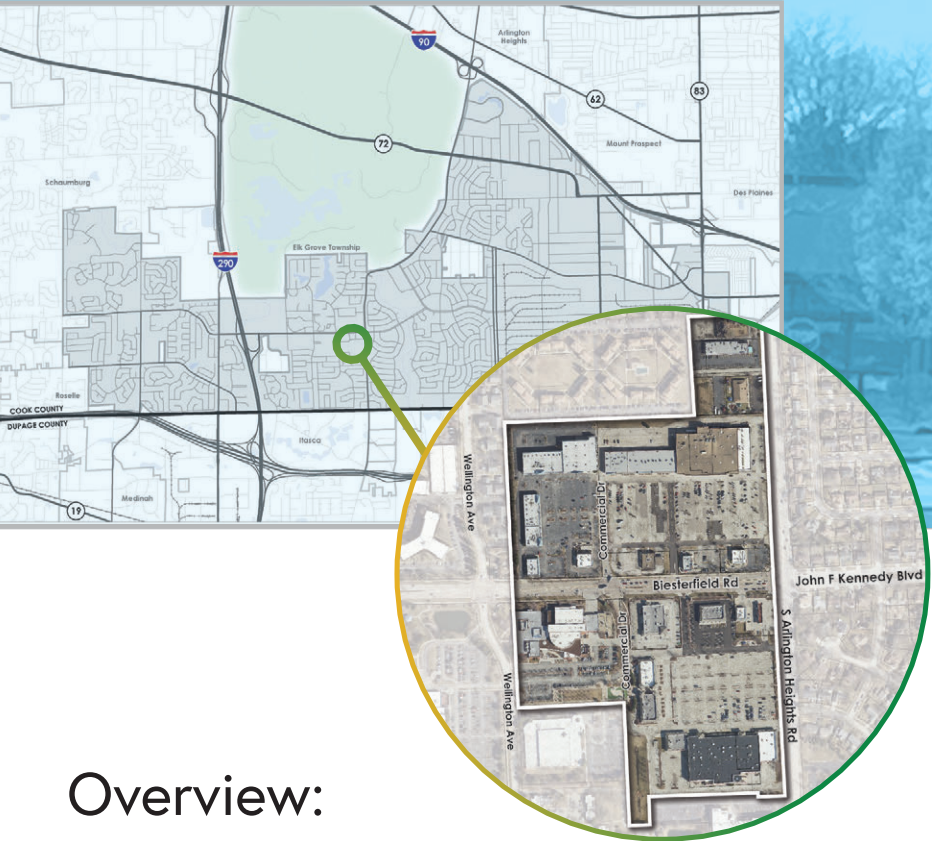
## SITE A: BONAVENTURE DRIVE

Environmental Constraints

-  REDEVELOPMENT AREA
-  ELK GROVE MUNICIPAL BOUNDARY
-  PARCELS
-  PARCELS ON SITE
-  1' CONTOURS
-  500 YEAR FLOODPLAIN
-  WATER







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

## Overview: Existing Land Use

As the planning process evolved, the Village determined that it would be preferable to combine Site B: Elk Crossing and Site C: Elk Grove Town Center into a single redevelopment site for analysis. Both sites include older commercial areas that present potential to establish a new Village gathering place near the existing civic heart of the community at the intersection of Biesterfield Road and Arlington Heights Road.

**North Side.** North of Biesterfield Road, the site is characterized by several large shopping centers and expansive parking areas. The site includes four large multi-tenant buildings in a strip center format facing a large central parking lot and five freestanding "outlot" buildings oriented to Biesterfield Road. The multi-tenant building containing Jewel also has smaller tenant spaces oriented to Arlington Heights Road. Smaller format retail buildings fronting Arlington Heights Road are located on the north side of the site. The site is home to a mix of uses, including retail, banks, personal services, casual dining, and childcare.

Commercial buildings generally are in good physical condition, but have a dated appearance. Some buildings have assessed values that are only slightly higher than the land values. One of the larger retail spaces has had a long-standing vacancy. Parking and vehicle circulation comprise over three-quarters of the total land area with limited landscaping along street frontages and scattered landscaped islands in the over-sized parking areas.

**South Side.** This portion of the site south of Biesterfield Road and west of Commercial Drive includes the Charles J. Zettek Municipal Complex, Police Department, Fire Department, and Clock Tower Plaza. This area is an important civic hub and is expected to continue to host large outdoor events. East of Commercial Drive, the site includes three commercial outlot buildings with frontage on Biesterfield Road. Elk Grove Town Center, a large shopping center, is located at the south end of the site. It includes a large multi-tenant building in a strip center format, containing a mix of retail and services uses, including a fitness center and a physical therapy business. On the west side of the retail area, there are two smaller multi-tenant buildings centered on a wide pedestrian plaza that runs north-south along the front of the two buildings. This plaza also runs east-west, providing a pedestrian connection to the Municipal Complex, Elk Grove Village Public Library, and Clock Tower Plaza located immediately to the west.

The multi-tenant buildings on the site are well maintained. Buildings within the Elk Grove Town Center shopping center generally have matching architecture, light fixtures, and landscaping. The brick façades remain in good condition, and, overall, the architecture is more attractive than that of many other multi-tenant buildings in the Village. Similar to development across Biesterfield Road, the retail area is dominated by pavement, parking, and driving lanes, but somewhat softened by landscaping in and around paved areas. The pedestrian plaza on the west side of the commercial area also enhances the overall environment, featuring quality pavers, pedestrian-scale light poles, and landscaped planters.

ID NO.	ADDRESS	ACRES	ZONING	% IMP VALUE OF TOTAL*
1	750 S ARLINGTON HEIGHTS RD	1.01	B-2	N/A
2	770 S ARLINGTON HEIGHTS RD	0.24	B-2	1.2%
3	770 S ARLINGTON HEIGHTS RD	0.90	B-2	50.4%
4	780 BOARDWALK ST	0.17	B-2	N/A
5	790 S ARLINGTON HEIGHTS RD	0.41	B-2	0.9%
6	785 S ARLINGTON HEIGHTS RD	0.43	A-2	N/A
7	800 S ARLINGTON HEIGHTS RD	0.80	B-3	47.0%
8	20 BIESTERFIELD RD	1.40	B-2	88.8%
9	52 BIESTERFIELD RD	11.30	B-2;B-3	51.7%
10	10 BIESTERFIELD RD	0.66	B-2	79.7%
11	50 BIESTERFIELD RD	0.55	B-2;B-3	81.0%
12	70 BIESTERFIELD RD	0.89	B-3	71.0%
13	100 BIESTERFIELD RD	7.92	B-2;B-3	67.1%
14	900 S ARLINGTON HEIGHTS RD	0.93	B-3	74.4%
15	1000 ELK GROVE TOWN CTR	12.78	B-5	8.4%
16	[NONE]	0.46	[NONE]	90.7%
17	980 ELK GROVE TOWN CTR	1.61	B-5	87.3%
18	930 ELK GROVE TOWN CTR	1.43	B-5	60.3%
19	770 S ARLINGTON HEIGHTS RD	0.22	B-5	N/A
20	1001 WELLINGTON AVE	6.14	O-T	N/A
TOTAL		50.27		

\*Assessed value of building/improvements as percent of total assessed value (land + building/Improvement)

TABLE 2: SITE B & C EXISTING CONDITIONS DATA

## SURROUNDING LAND USES

- **North** – Boardwalk Condominiums (three-story), single-family residential
- **West** – Six four-unit rental residential buildings, Veterans Memorial Park, Jack A Claes Pavilion, Pirates Cove
- **South** – Elk Grove Village Public Library, Village Grove Apartments (independent senior living), movie theater
- **East** – Church, single-family residential

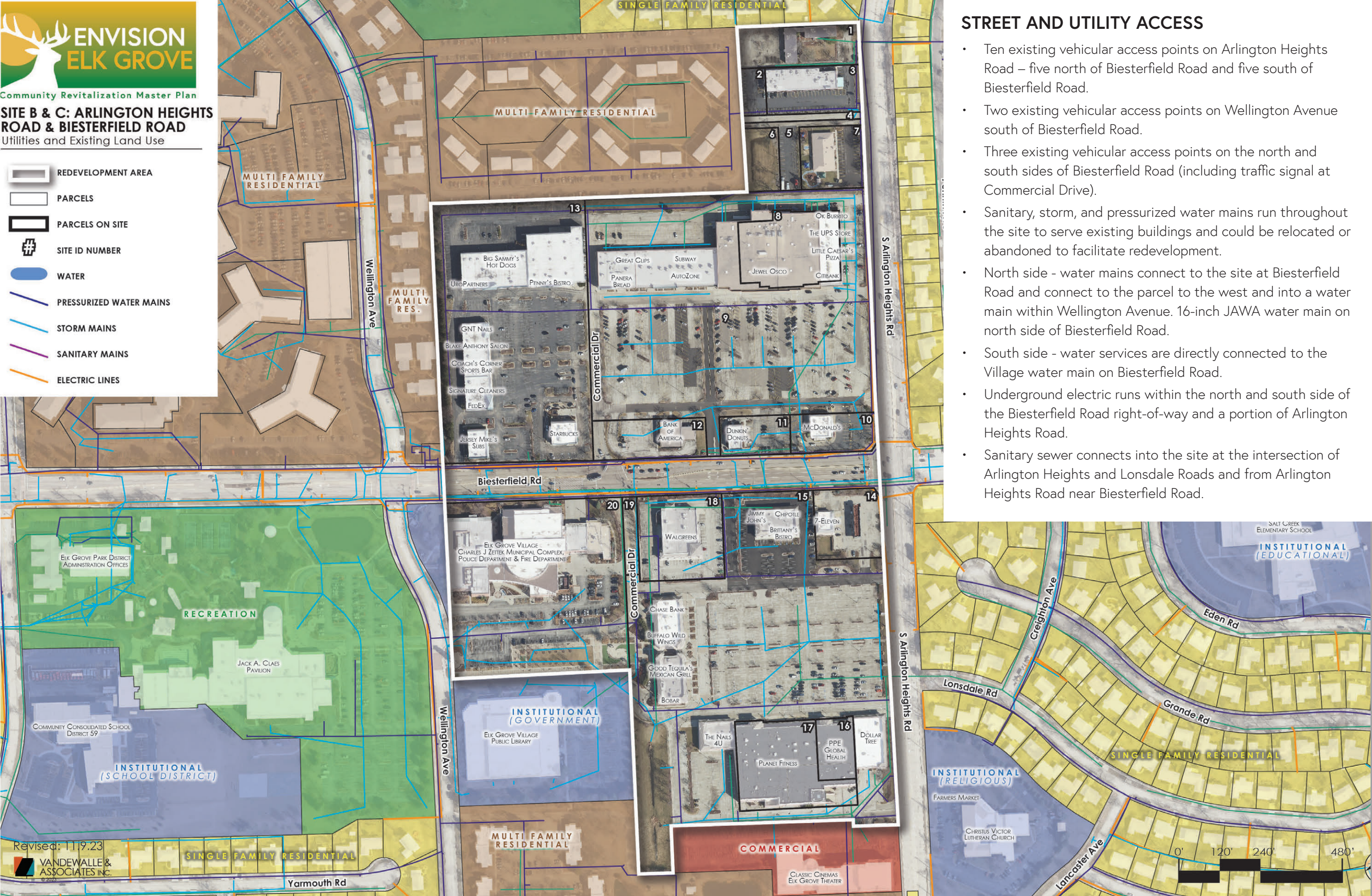




Community Revitalization Master Plan

**SITE B & C: ARLINGTON HEIGHTS ROAD & BIESTERFIELD ROAD**  
Utilities and Existing Land Use

- REDEVELOPMENT AREA
- PARCELS
- PARCELS ON SITE
- SITE ID NUMBER
- WATER
- PRESSURIZED WATER MAINS
- STORM MAINS
- SANITARY MAINS
- ELECTRIC LINES



**STREET AND UTILITY ACCESS**

- Ten existing vehicular access points on Arlington Heights Road – five north of Biesterfield Road and five south of Biesterfield Road.
- Two existing vehicular access points on Wellington Avenue south of Biesterfield Road.
- Three existing vehicular access points on the north and south sides of Biesterfield Road (including traffic signal at Commercial Drive).
- Sanitary, storm, and pressurized water mains run throughout the site to serve existing buildings and could be relocated or abandoned to facilitate redevelopment.
- North side - water mains connect to the site at Biesterfield Road and connect to the parcel to the west and into a water main within Wellington Avenue. 16-inch JAWA water main on north side of Biesterfield Road.
- South side - water services are directly connected to the Village water main on Biesterfield Road.
- Underground electric runs within the north and south side of the Biesterfield Road right-of-way and a portion of Arlington Heights Road.
- Sanitary sewer connects into the site at the intersection of Arlington Heights and Lonsdale Roads and from Arlington Heights Road near Biesterfield Road.



## Challenges and Opportunities

### MARKET OPPORTUNITIES

- Village-central location at the western intersection of Arlington Heights and Biesterfield Roads presents a market opportunity for a mix of uses, including retail, commercial, residential, hospitality, civic, and employment.
- Potential to create a new Village identity in a central location through development of a large parcel of land.
- Opportunity to increase market for residential by establishing a "Village Center" / community hub.
- Opportunity to connect new uses to the civic campus (Library, Parks District, Municipal Complex, etc.).
- Opportunity to increase market for residential by creating walkable places oriented to pedestrians and by creating strong pedestrian crossings across Biesterfield Road and across Arlington Heights Road.
- Opportunity to increase market potential for mixed-use by connecting development on both sides of Biesterfield Road with safe and appealing pedestrian crossings and creating visual and physical connectivity to Clock Tower Plaza to the west.

### CONSTRAINTS

- Multiple owners make site assembly and integration difficult.
- Need to balance civic and events needs with needs of businesses and new uses.
- Need to preserve Boardwalk Condominiums' access to Arlington Heights Road.
- The configuration of the westernmost building on parcel 19 limits the ability to provide a strong open space/pedestrian connection to the civic space to the west.
- Existing buildings along Biesterfield Road limit visibility into the site and may impact retail marketability.
- Potential covenants on the site from past retail tenants or owners may limit redevelopment potential.
- Any redevelopment project would require an environmental assessment to understand the potential need for environmental remediation.







Community Revitalization Master Plan

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

Environmental Constraints

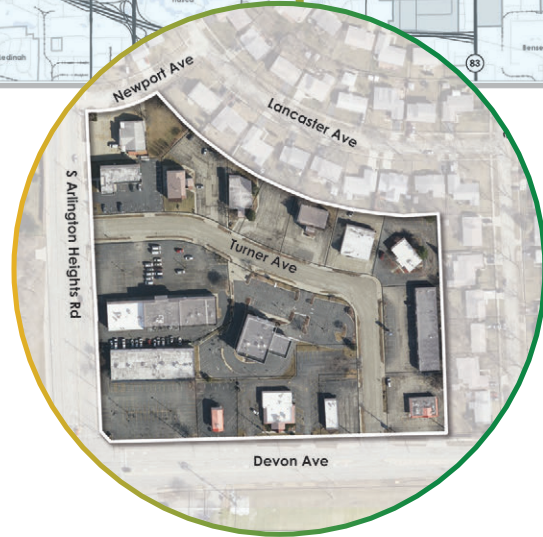
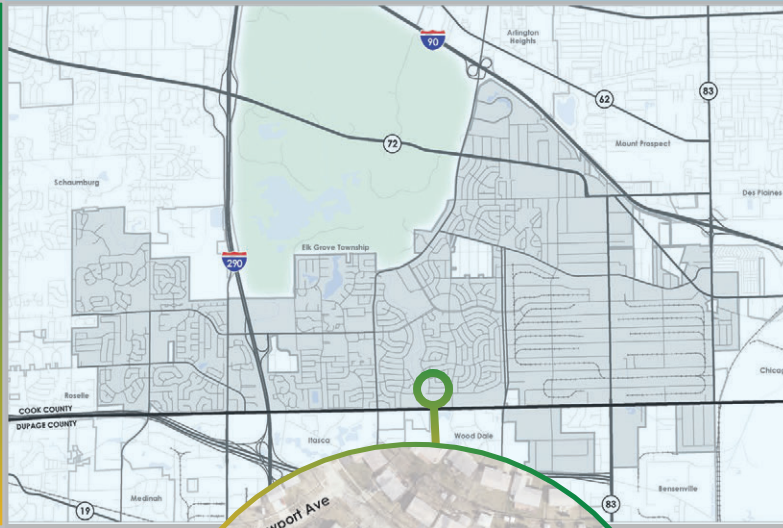
- REDEVELOPMENT AREA
- PARCELS
- PARCELS ON SITE
- 1' CONTOURS
- WATER



Revised: 11/19/23

VANDEWALLE & ASSOCIATES INC.





# SITE D: TURNER AVENUE

## Overview: Existing Land Use

Redevelopment Site D includes 17 commercial parcels at the corner of Devon Avenue and Arlington Heights Road, centered on Turner Avenue. The site is home to a mix of retail, office, service, and dining land uses.

Architectural styles vary widely within Site D. Most buildings are in good or fair physical condition, but some are quite outdated in appearance, with many buildings likely dating back to the 1960s or 1970s. The large office building in the center of the site is entirely vacant, and many of the surrounding buildings appear to have several vacancies. In addition, the assessed values of most buildings are about equal to the land values. This site is dominated by large amounts of impervious surface, primarily disconnected vehicle circulation areas, and surface parking. The corner of Devon Avenue and Arlington Heights Road is entirely parking; while convenient for shoppers, this layout misses the economic opportunity of this highly visible corner.

## SURROUNDING LAND USES

- **North** – Single-family neighborhood
- **West** – Church
- **South** – Gas station and Community Athletic Fields
- **East** – Single-family neighborhood

## REDEVELOPMENT POTENTIAL

- Redevelopment Targets: Parcels 1 – 17

## STREET AND UTILITY ACCESS

- Seven existing vehicular access points off Devon Avenue.
- Four existing vehicular access points off Arlington Heights Road.
- One existing vehicular access point off Newport Avenue.
- Thirteen existing vehicular access points off Turner Avenue.
- Water, storm sewer, sanitary sewer, and underground electrical are located within the Turner Avenue right-of-way and can be reconfigured or abandoned as the utilities only serve the site.


ID NO.	ADDRESS	ACRES	ZONING	% IMP VALUE OF TOTAL *
1	1301 S ARLINGTON HEIGHTS RD	0.29	B-2	54.1%
2	1301 S ARLINGTON HEIGHTS RD	0.20	B-2	0.0%
3	1325 S ARLINGTON HEIGHTS RD	0.38	B-2	31.6%
4	50 TURNER AVE	0.47	B-2	44.1%
5	60 TURNER AVE	0.16	B-2	70.6%
6	60 TURNER AVE	0.24	B-2	3.5%
7	70 TURNER AVE	0.27	B-2	55.2%
8	90 TURNER AVE	0.29	B-2	65.6%
9	100 TURNER AVE	0.42	B-2	36.9%
10	110 TURNER AVE	0.29	B-2; R-3	67.3%
11	90 E DEVON AVE	0.50	B-2	64.7%
12	80 E DEVON AVE	0.36	B-2	40.8%
13	66 E DEVON AVE	0.23	B-2	54.3%
14	20 E DEVON AVE	0.24	B-2	39.4%
15	75 TURNER AVE	1.10	B-2	56.8%
16	10 E DEVON AVE	0.92	B-3	62.6%
17	11 TURNER AVE	1.26	B-2	34.3%
TOTAL		7.98		

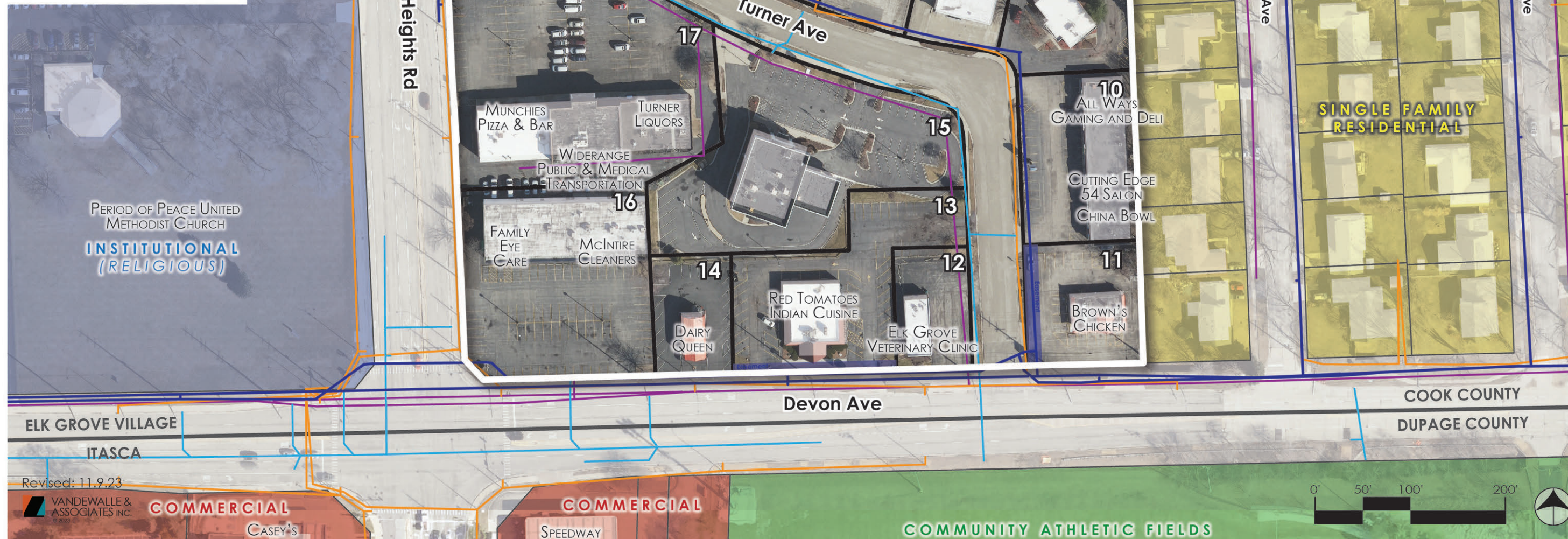
\*Assessed value of building/improvements as percent of total assessed value (land + building/Improvement)

TABLE 3: SITE D EXISTING CONDITIONS DATA



**SITE D: TURNER AVENUE**  
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



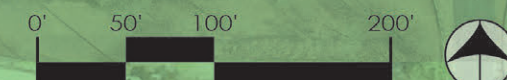
Revised: 11.9.23

VANDEWALLE & ASSOCIATES INC.  
© 2023

**COMMERCIAL**  
CASEY'S

**COMMERCIAL**  
SPEEDWAY

**COMMUNITY ATHLETIC FIELDS**







# Challenges and Opportunities



## MARKET OPPORTUNITIES

- Commercial opportunity at the corner of Arlington Heights Road and Devon Avenue.
- Horizontal mixed-use (commercial and residential side-by-side) and/or vertical (residential over commercial).
- Suitability for garden-style apartments, small-scale multi-family, and townhomes.
- Sites with lower improvement values relative to total value may present early redevelopment opportunities.
- Enhanced pedestrian connections across Devon Avenue to northeastern entrance to Community Athletic Fields and onward to Salt Creek would make site more attractive for residential development.

## CONSTRAINTS

- Presence of adjacent single-family neighborhoods may limit the potential density and height of future development.
- High amount of traffic along Arlington Heights Road and Devon Avenue could likely limit first-floor residential opportunities adjacent to street.
- Site is bisected by Turner Avenue, which may need reconfiguration or potential vacation of right-of-way to maximize redevelopment opportunities.
- Municipal boundaries may complicate improvements to pedestrian connections across Devon Avenue.



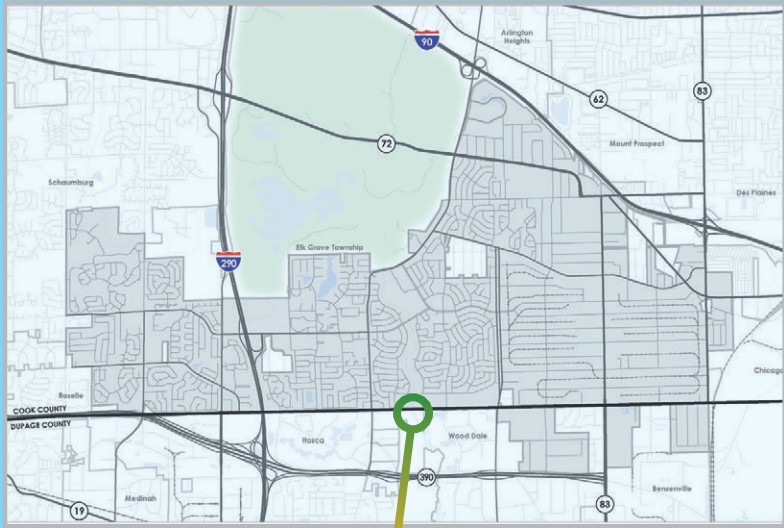
## SITE D: TURNER AVENUE

Environmental Constraints

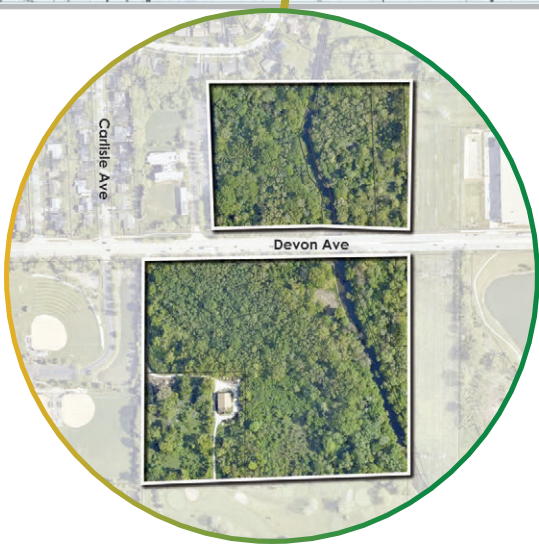
-  REDEVELOPMENT AREA
-  ELK GROVE MUNICIPAL BOUNDARY
-  PARCELS
-  PARCELS ON SITE
-  1' CONTOURS
-  100 YEAR FLOODPLAIN
-  500 YEAR FLOODPLAIN
-  WATER
-  WETLANDS







# SITE E: DEVON AVENUE & SALT CREEK



## Overview: Existing Land Use

Site E includes a largely undeveloped natural area traversed by Salt Creek. The site includes two areas on either side of Devon Avenue. The portion of the site north of Devon Avenue includes five parcels in Cook County, which are privately owned. The portion of the site south of Devon Avenue includes four parcels in DuPage County; this area is unincorporated and is outside of the Village limits. Parcels 7 and 8 are owned by the DuPage County Forest Preserve. Parcel 9 contains the maintenance building for the Salt Creek Golf Club in Wood Dale; the golf club is immediately to the south of Site E.

The site is almost entirely constrained by 500- and 100-year floodplains. Wetlands are present along the banks of Salt Creek. These environmental constraints greatly limit the site's development potential.

### SURROUNDING LAND USES

- **North** – Single-family neighborhoods and undeveloped floodplain
- **West** – Church, single-family neighborhood, and Community Athletic Fields
- **South** – Golf course
- **East** – Overhead power lines, industrial development, wetland, and stormwater pond

### REDEVELOPMENT POTENTIAL

- Parcels 1-9 have minimal redevelopment potential and are best suited for open space preservation.

### STREET AND UTILITY ACCESS

- Devon Avenue bridge over Salt Creek is eligible for replacement based on the most recent structural evaluation.
- No existing vehicular or pedestrian access points from public rights-of-way.
- No pedestrian or connection between the north and south sides.
- Sidewalks on Devon Avenue are narrow, immediately adjacent to the vehicle travel lanes, and separated from the site by guardrails.
- Village water main on north side of Devon Avenue runs under Salt Creek.
- Overhead power lines immediately to the east.







ID NO.	ADDRESS	ACRES	ZONING	% IMP VALUE OF TOTAL*
1	132 E DEVON AVE	5.86	R-3	0.0%
2	NONE – SALT CREEK	0.55	R-3	N/A
3	136 E DEVON AVE	3.11	R-3	0.0%
4	136 E DEVON AVE	1.93	R-3	0.0%
5	136 E DEVON AVE	0.27	R-3	0.0%
6	WOOD DALE IL 60190	022		0.0%
7	1118 STONEHAM BENSENVILLE IL 60106	2.01		
8	DEVON AVE WOOD DALE IL 60191	16.37		
9	DEVON AVE WOOD DALE IL 60191	4.39		
TOTAL		34.71		

\*Assessed value of building/improvements as percent of total assessed value (land + building/Improvement)

TABLE 4: SITE E EXISTING CONDITIONS DATA



**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.



Revised: 11.9.23  
VANDEWALLE &  
ASSOCIATES INC.  
© 2023



# Challenges and Opportunities

## RECREATION OPPORTUNITIES

- Floodplains and wetlands preclude development but support natural resource preservation.
- Established wooded area provides opportunity for passive public recreation use.
- Potential to connect to existing or future trail network and surrounding recreation uses such as Community Athletic Fields to the south and possibly Burbank Park to the north.
- Bridge replacement over Devon Avenue should include pedestrian underpass along the Salt Creek.

## CONSTRAINTS

- Salt Creek and Devon Avenue divide the site, limiting usable area even for recreation.
- Wetlands and 100-year floodplain limit the types of improvements that could be constructed.
- Municipal boundaries may complicate improvements to pedestrian connections across/under Devon Avenue.

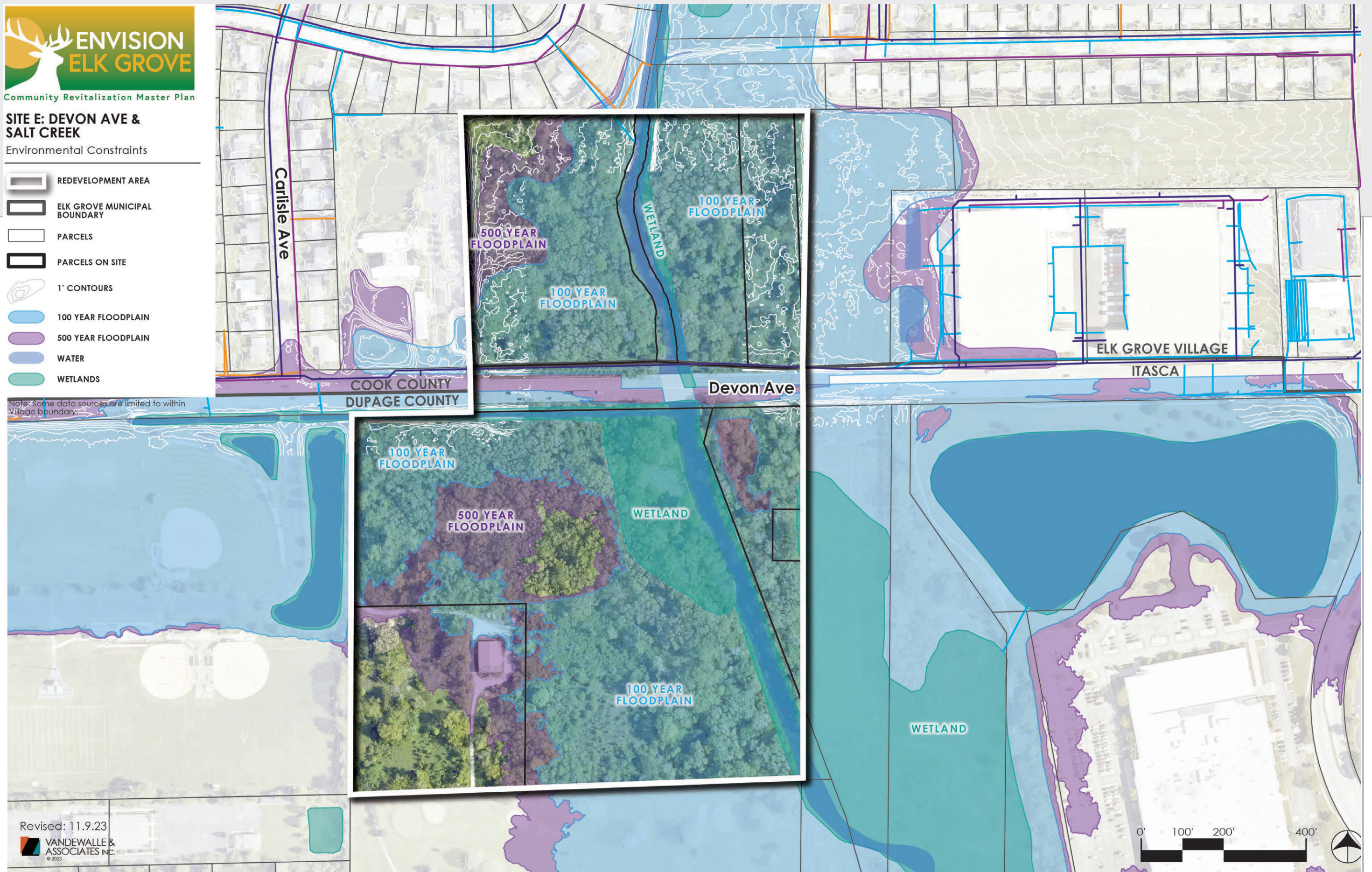


**SITE E: DEVON AVE &  
SALT CREEK**

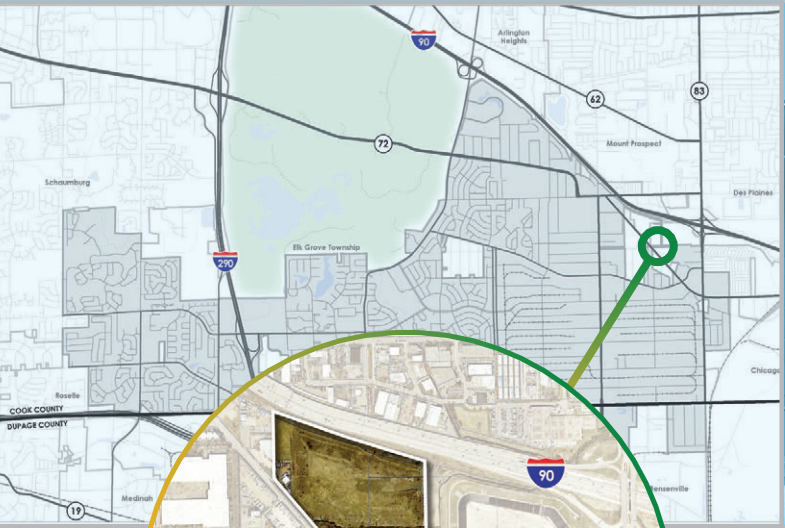
Environmental Constraints

-  REDEVELOPMENT AREA
-  ELK GROVE MUNICIPAL BOUNDARY
-  PARCELS
-  PARCELS ON SITE
-  1' CONTOURS
-  100 YEAR FLOODPLAIN
-  500 YEAR FLOODPLAIN
-  WATER
-  WETLANDS

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







# SITE F: HIGGINS ROAD & NICHOLAS BOULEVARD

South of Higgins Road, parcels 20-27 are home to various trucking and truck repair companies. This area is characterized by industrial buildings and extensive semi-trailer parking on asphalt surfaces. Chain-link fences enclose the site, but do not screen the truck parking from Higgins Road. Parcel 9 north of Higgins Road is home to similar uses. Parcel 5 is a paved access road to the south end of Parcel 4 and the large stormwater pond.

North of the intersection of Higgins and Landmeier Roads, Parcels 11-14 are commercial in use. A multi-tenant retail building is located at the corner of Higgins and Landmeier Roads. The building contains a car rental business, but most other spaces there are vacant and for lease. The building to the north (parcel 13), formerly the emissions testing center, is also vacant and for lease. To the west, Elk Grove Office Plaza (parcel 12) is a 1960s-era office building with space for lease and a large parking lot; both are currently underutilized. South of Higgins Road, parcels 15-19 include a vacant auto repair and tire shop and a large undeveloped parcel. The degree of vacancy here may indicate a challenging market for commercial and potential for redevelopment and change of use. Parcels 15-19 are within Village limits and under the same ownership; these could present an early redevelopment opportunity.

## Overview: Existing Land Use

Site F includes lands on the northeast side of the Village, generally north and east of the intersection of Nicholas Boulevard and Higgins Road. The site is surrounded by and partially within the Elk Grove Village Business Park. Most of this site's land area is unincorporated and not part of Elk Grove Village.










The northern portion of this site is adjacent to I-90. Parcels 1-4 currently contain large amounts of fill, which resulted from the development of a large Metropolitan Water Reclamation District of Greater Chicago (MWRD) stormwater facility located on the Elmhurst Road and I-90 interchange immediately to the east. Additional fill is located on parcels 6-8 to the south. Due to the large amount of fill, these sites are generally not suitable for development. These areas are owned by MWRD and are in an unimproved, overgrown state.

ID NO.	ADDRESS	ACRES	ZONING	% IMP VALUE OF TOTAL
1	2200 E HIGGINS RD	1.08		9.1%
2	2110 E HIGGINS RD	22.13		N/A
3	2550 E HIGGINS RD	3.31	I-1	N/A
4	2550 E HIGGINS RD	33.07		N/A
5	2400 LANDMEIER RD	2.38	I-1	0.0%
6	2400 E HIGGINS RD	0.60		N/A
7	2400 E HIGGINS RD	0.35		0.0%
8	2400 E HIGGINS RD	13.86		N/A
9	2300 E HIGGINS RD	2.79		52.1%
10	2451 LANDMEIER RD	0.26		0.2%
11	2300 E HIGGINS RD	0.39	I-2	2.0%
12	2300 E HIGGINS RD	2.04	I-2	35.1%
13	2450 LANDMEIER RD	1.78	B-3	16.0%
14	2400 LANDMEIER RD	1.95	B-3	44.6%
15	2627 E HIGGINS RD	0.10	I-1	53.0%
16	2627 E HIGGINS RD	0.10	I-1	54.4%
17	2627 E HIGGINS RD	0.13	I-1	48.6%
18	2627 E HIGGINS RD	0.12	I-1	48.2%
19	2325 E HIGGINS RD	1.88	B-3	0.0%
20	2545 E LANDMEIER RD	1.59	I-1	50.1%
21	2545 E HIGGINS RD	1.49	I-1	0.0%
22	2513 E HIGGINS RD	4.35		49.7%
23	2513 E HIGGINS RD	3.20		30.6%
24	2513 E HIGGINS RD	1.34	I-1	28.3%
25	2415 E HIGGINS RD	1.60	I-1	0.9%
26	2415 E HIGGINS RD	1.10		59.6%
27	2401 E HIGGINS RD	1.89	I-1	46.9%
TOTAL		104.89		
*Assessed value of building/improvements as percent of total assessed value (land + building/Improvement)				

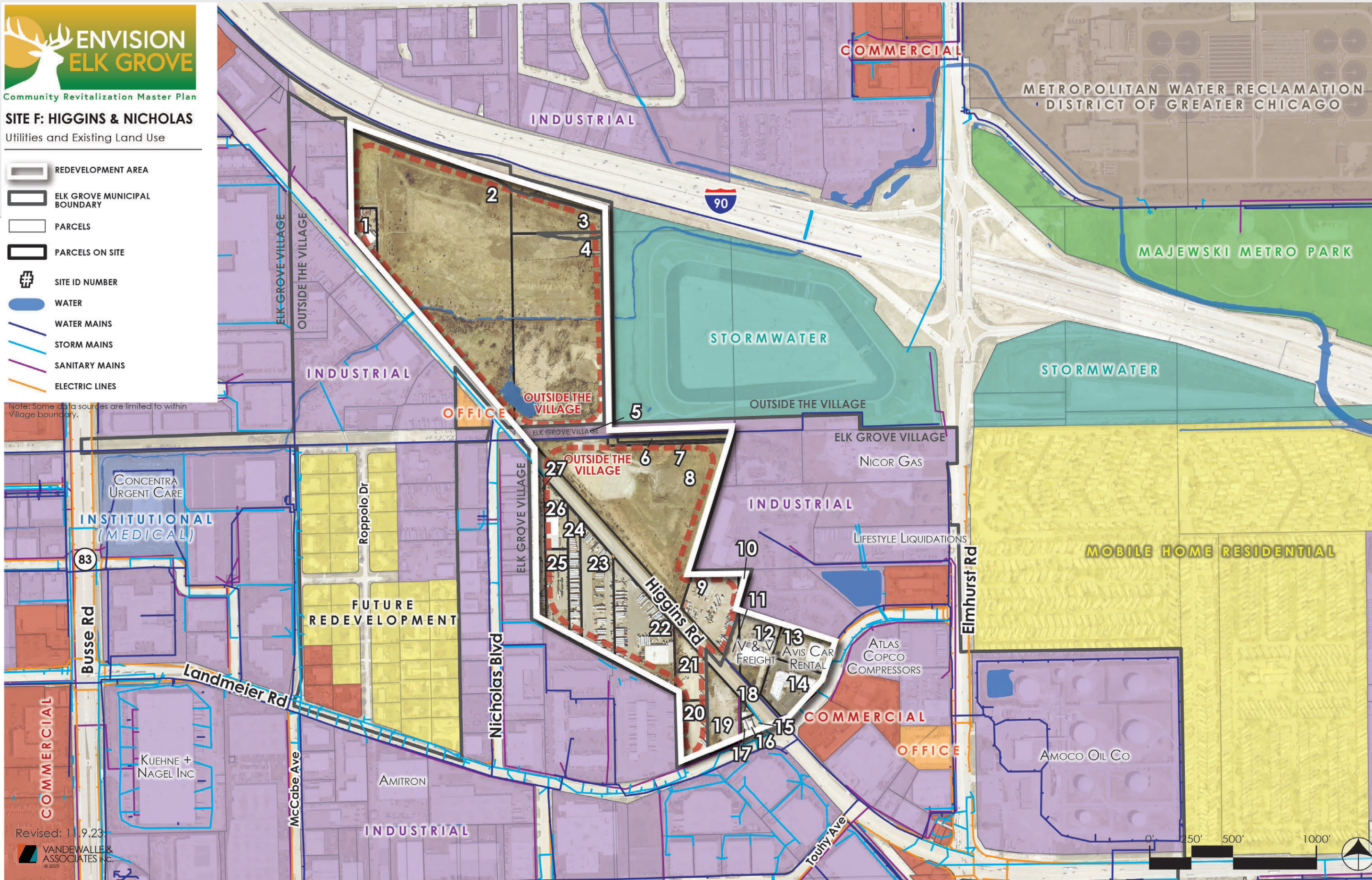
TABLE 5: SITE F EXISTING CONDITIONS DATA



**SITE F: HIGGINS & NICHOLAS**  
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.



Revised: 11.9.23

VANDEWALLE & ASSOCIATES INC.  
© 2023



# Challenges and Opportunities

## SURROUNDING LAND USES

- **North** – I-90, large MWRD stormwater facility, industrial
- **West** – Industrial/Elk Grove Village Business Park
- **South** – Industrial/Elk Grove Village Business Park
- **East** – Hotel and Industrial/Elk Grove Village Business Park

## REDEVELOPMENT POTENTIAL

- Redevelopment Targets: Parcels 9-27
- Parcels 1-8 have minimal redevelopment potential and are best suited for open space preservation

## STREET AND UTILITY ACCESS

- Eight existing vehicular access points on Landmeier Road.
- Thirteen existing vehicular access points on Higgins Road.
- Utilities on the north and south end of the corridor.



## MARKET AND RECREATION OPPORTUNITIES

- Surrounding industrial uses lend the site to additional industrial/business park use and a limited amount of commercial use.
- Undeveloped areas offer passive recreation opportunities with unique views of the Chicago skyline and O'Hare air traffic.
- Increase cohesion between parcels 1-8 and increase connectivity between the northern and southern portions.
- Potential to clean up municipal boundaries through annexation.

## CONSTRAINTS

- Large fill sites cannot be developed.
- Irregularly shaped sites along Higgins Road may limit development opportunities.
- Wetlands on the southern end of parcels 3 and 4 and on the south side of Higgins Road.
- Multiple jurisdictional boundaries may complicate improvements.
- Potential for environmental contamination given existing and past uses. Any redevelopment project would require an environmental assessment to understand the potential need for environmental remediation. Illinois EPA has brownfields information available online.

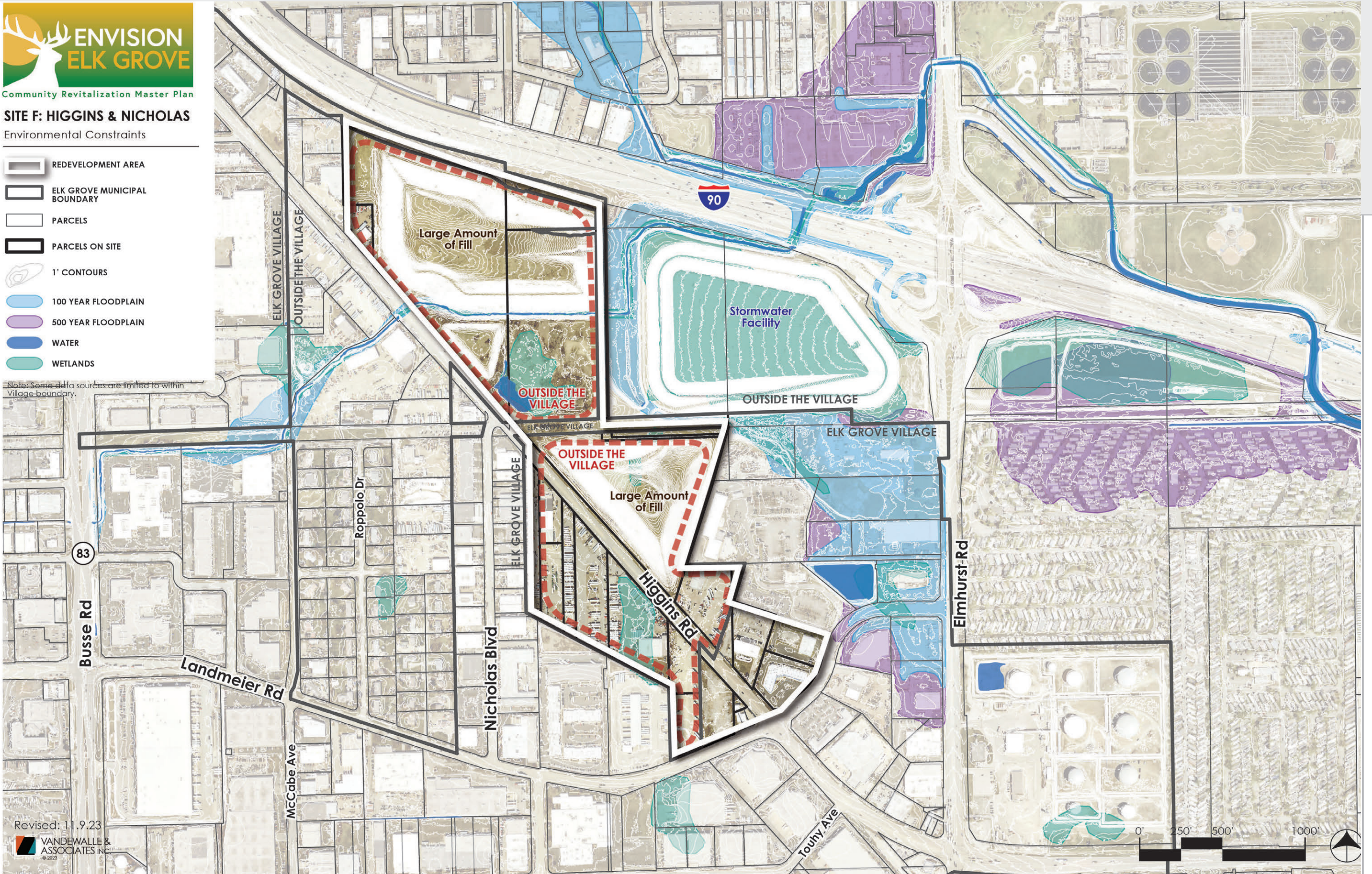


## SITE F: HIGGINS & NICHOLAS

### Environmental Constraints

-  REDEVELOPMENT AREA
-  ELK GROVE MUNICIPAL BOUNDARY
-  PARCELS
-  PARCELS ON SITE
-  1' CONTOURS
-  100 YEAR FLOODPLAIN
-  500 YEAR FLOODPLAIN
-  WATER
-  WETLANDS

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



Revised: 11.9.23

VANDEWALLE &  
ASSOCIATES INC.  
© 2023



