

Redevelopment Sites FAQ

1. Are these redevelopment plans going to occur exactly as they are shown in the drawing?

No. 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, they 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.

2. What is an “objective for long-term planning”?

For each site, the Village has identified objectives that should be reflected in the long-term plan for future development. These objectives are based on existing site conditions, market potential, public input, and other Village goals. The concept alternatives are intended to meet the objectives for long-term planning, although the degree to which they do so may vary.

3. What is a “Concept Alternative”?

A concept (sometimes called a conceptual plan) is an illustration of possible future development. For some of the redevelopment sites, multiple concept alternatives are provided that present different options that could be considered. The concept alternatives are intended to meet the objectives for long-term planning described in the previous question. Together, the concept alternatives present a vision to guide future decision making and to shape future development as opportunities become available.

4. What is the timeline for redevelopment? Is the Village going to implement this right now?

These plans are intended to provide long-term planning guidance, so that if and when an opportunity arises to redevelop one of these sites the Village has a feasible vision that meets the needs and desires of the community. For context, similar planning was done in the Village’s 2011 Industrial and Commercial Revitalization (ICRC) Master Plan Update, and some of those visions are only now coming to fruition, while some never moved forward due to lack of opportunity or changes in conditions.

For some redevelopment sites, changes will be driven by private property owners and by market conditions. This is especially true for Site A (Bonaventure Drive), Site B & C (Arlington Heights Road and

Biesterfield Road), Site D (Turner Avenue), and Site F (Industrial – Higgins Road & Nicholas). The *Envision Elk Grove* planning process may inspire property owners to partner with the Village to implement the vision.

Site B & C (Arlington Heights Road and Biesterfield Road) is expected to be very long-term in its implementation. For this reason, the Concept Alternative for that site is more conceptual than the others.

Site E (Devon Avenue & Salt Creek) will depend on a potential partnership with the Elk Grove Park District, who owns the Community Athletic Fields. Site F (Recreation – Higgins Road & Nicholas) will depend on a potential partnership with the current owner, the Metropolitan Water Reclamation District of Greater Chicago (MWRD). Both of these sites also will depend on the availability of funding, and these sites could be funded by a combination of Village resources, contributions from partner organizations, and grants.

5. How much is this going to cost?

Realizing the vision will require both a financial investment and an investment in effort. To achieve the vision, the Village must assist in leading the effort, working alongside private property owners, developers, and businesses. However, it is important to distinguish the investments made in these sites from other expenditures or costs. While expenditures are one-time on goods or services, *investments generate returns to the Village and its residents* that are many times greater than the initial cost. These returns can be measured in both dollars and improvements to quality of life. Funding may come from a variety of Village and non-Village sources.

6. Why are many of the sites more intensely developed in the Concept Alternatives than they are today? Why can't they be less intensely developed? Why not a park?

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.

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 has become 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 tax base. Some community “wants and needs” such as upgraded utilities come with very little taxable benefit, but they are essential to the operation of the Village. Other community “wants and needs” come with very little taxable benefit, but provide less tangible yet equally important quality-of-life benefits such as green space, landscaping, and community gathering spaces.

Several of the Concept Alternatives emphasize higher-density, mixed-use development that prioritizes housing, businesses, and efficient use of land. These are types of development that can pay for themselves now and into the future through increased tax base.

7. Is there enough parking?

The Village has not prepared detailed parking counts, as these drawings are very conceptual. Just as with any development in the community, the Village will ensure that adequate parking is provided as part of the regular course of zoning and permit approvals. Some Concept Alternatives include structured parking to minimize the need for large surface parking lots.

1. Are these corridor plans going to occur exactly as they are shown in the drawings?

No. The *Envision Elk Grove Corridor Design Options* document presents “typical” design layouts for corridor improvements. These will be adapted to the unique on-the-ground conditions. Final design will be done for each location to address specific site conditions, including actual dimensions, slopes, land use, existing improvements, aboveground and underground utilities, etc.

2. What is the timeline for these corridor improvements? Is the Village going to implement this right now?

These plans are intended to provide a consistent vision for major corridors in the Village. There is no immediate timeframe for implementation, but the final document will be used to guide future improvements. A variety of factors will influence the timing and location of corridor improvements, including the timing of planned roadway work and availability of funds.

3. How much is this going to cost?

The *Corridor Design Options* document presents estimates of relative costs of improvements, symbolized by green dollar signs on a scale of one to five, with five green dollar signs being the highest cost. Actual costs are expected to vary significantly throughout the corridors and will depend on several factors, including final selected corridor preferences, how the Village elects to apply and prioritize design options, the period over which improvements are implemented, and specific field conditions identified during final design. At this stage of the process, comments relating to cost are most useful when expressed in terms of support/no support of design elements and sharing input on priority items.

4. How does the Village propose to construct and maintain a common-style fence along residential sections of the corridors?

Many property owners have installed screening fences where their backyard abuts a public street. This is seen on Arlington Heights Road, Biesterfield Road, Devon Avenue, and several other corridors. These fences vary in material, color, and style so that there is little consistency as one drives down the corridor. The Village is exploring options for unifying the look of these backyard fences. A common-style eight-foot-tall fence could be located along the public right-of-way line (i.e., rear property line) in areas where private backyard fences currently exist. If implemented, the common-style fence would be built, owned, and maintained by the Village. The specifics concerning how the new fence would integrate with existing fencing are still being explored, and the public is encouraged to share input on the subject. One concept contemplates coordinating with property owners to remove existing rear fencing along the corridor and construct fence extensions as part of the installation of the new common-style fence.

1. What public input has gone into this process? What other inputs drove the development of the alternatives?

The upfront public input phase included:

- Creation of Envision Elk Grove website – EnvisionElkGrove.com
- Two business-focused pop-up events – April & 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

Public input gathered in this phase directly influenced the development of the materials on display tonight. Detailed findings and a summary of public input gathered to-date are found on EnvisionElkGrove.com

In addition to public input, these materials were also influenced by market feasibility, environmental constraints, existing and planned utilities, State/County regulations, anticipated costs, Village goals, input from the Envision Elk Grove Steering Committee, input from Village staff, and input from other Village officials.

2. What happens to the input I give? What's the next step?

Your input will inform the next phase of the planning process. The input will be compiled, summarized, and posted on EnvisionElkGrove.com. The next phase of the project is the Concepts Finalization and Prioritization phase. In this phase, the Village will refine the concepts, and in some cases, a preferred option may be identified.