



## **Community & Business Park Survey Results Analysis**

### **Community Survey**

To gather general perceptions from residents on the Village and its future growth, a postcard containing a link to an online survey was mailed to Village residents and promoted throughout the community in May and June of 2023. The online survey was available for residents for more than three weeks. The survey included questions to gather basic demographic data, information on local perceptions and attitudes on existing conditions in Elk Grove, and opinions on how the community should grow in the future. A total of 1,191 people completed the survey, representing a response rate for over 3% of the Village's total population. Findings from the survey are listed below.

#### **Demographic Results**

- Over 98% of respondents indicated that they are residents of the Village of Elk Grove.
- Almost 94% of all respondents owned their home, with just under 6% indicated that they rent their home or apartment. According to the 2017-2021 American Community Survey, the Village's ratio of owners to renters is 75% owner-occupied to 25% renter-occupied, indicating that renters were underrepresented in survey results.
- Nearly 75% of all respondents have lived in Elk Grove Village for at least 10 years, and 60% of respondents have lived in the community for more than 20 years.
- Nearly 66% of respondents were 50 years of age or older, with people in the age range between 30 – 49 comprising another 28% of respondents. Only 4% of respondents indicated that they were under 30 years old.
- The survey was completed by 58 people (4.89% of respondents) who indicated that they also own a business within the Village of Elk Grove, with nearly 96% of respondents indicating that they do not own a business within the Village.
- Approximately 18% of all respondents indicated that they work within the Village. Nearly 11% of respondents indicated that they work elsewhere in DuPage County, 37% reported that they work elsewhere in Cook County, and just over 11% work remotely. Of the 367 people (36% of respondents) who answered, "none of the above," the majority of respondents indicated that they worked in Lake County. Within this group, 3% of respondents indicated that they are retired.

#### **Community Survey Key Findings**

Respondents were given the opportunity to pick their top three most important reasons for living in Elk Grove Village from a list of 16 options. Each option was given a weighted score based on whether it was chosen as the respondents' first, second, or third most important reason for living in the Village. A weighted average rank was calculated to determine what were viewed by all respondents as the most important qualities of Elk Grove Village, with weighted average ranks closer to the value of 1 having a higher importance, and qualities with weighted averages closer to the value of 5 having lower importance to participants.

Overall, the top five qualities of the community that residents found to be the most important reasons for living in Elk Grove were the quality of schools, low taxes and affordability of living, the availability of housing, low crime and feelings of safety, and access to quality healthcare services.

**What are the 3 most important reasons you or your family choose to live in Elk Grove Village? Please rank your top 3 choices.**

	First Choice		Second Choice		Third Choice		Total	Weighted Rank
Low Taxes/Affordability	54.79%	263	30.83%	148	14.37%	69	480	1.6
Good Schools	56.73%	198	25.50%	89	17.77%	62	349	1.61
Available House, Apartment, or Condo	53.11%	111	28.23%	59	18.66%	39	209	1.66
Low Crime/Safety	51.90%	164	28.48%	90	19.62%	62	316	1.68
Quality Homes and Neighborhoods	50.33%	152	27.48%	83	22.19%	67	302	1.72
Near Relatives and Friends	49.48%	189	25.13%	96	25.39%	97	382	1.76
Small Town Atmosphere	50.20%	125	22.09%	55	27.71%	69	249	1.78
Access to Quality Healthcare	44.15%	83	31.91%	60	23.94%	45	188	1.8
Self-Contained, Full-Service City	43.85%	82	31.02%	58	25.13%	47	187	1.81
Near Job	41.70%	103	25.51%	63	32.79%	81	247	1.91
Close to Recreation Opportunities	35.93%	60	34.13%	57	29.94%	50	167	1.94
Convenient Access to Highways	38.03%	108	27.11%	77	34.86%	99	284	1.97
Close to Retail and Entertainment Options	34.94%	58	29.52%	49	35.54%	59	166	2.01
Other (specify)	42.00%	21	14.00%	7	44.00%	22	50	2.02
Close to O'Hare International Airport	32.07%	59	28.80%	53	39.13%	72	184	2.07
Close to Busse Woods	22.87%	43	31.38%	59	45.74%	86	188	2.23
Close to Chicago	22.91%	41	27.93%	50	49.16%	88	179	2.26

*Other Responses: Grew up in the Village (8), community character (5), school district quality (6), Park District facilities & amenities (8), central location and access to expressways (5),*

Most survey respondents felt that the Village adequately accommodates safe bicycle and pedestrian access to destinations throughout the community. Just over 75% of respondents indicated that they felt that the Village is walkable and safe for pedestrians, and 73% described Elk Grove as a community that is bikeable and safe for cyclists. However, many respondents who provided specific feedback associated with issues related to walking and bicycling identified several common themes:

- Lack of safe and/or dedicated bicycle and pedestrian infrastructure or traffic calming treatments on Devon Avenue, Biesterfield Road, Meacham Road, and Arlington Heights Road, especially at the intersections of Biesterfield Road/Arlington Heights Road and Devon Avenue/Arlington Heights Road (76 responses)
- Concerns about reckless driving on various Village streets making walking and bicycling more dangerous and less accessible (48 responses)
- Need for more bicycle and pedestrian network connections to strengthen the interconnectedness of the transportation network across the community (38 responses)

- Perception of discontinuity and unwalkable distances between most residential neighborhoods and commercial areas with entertainment and services, with the exception of some of the neighborhoods near Biesterfield Road (25 responses)
- Complaints of parked cars often blocking sidewalks, obstructing pedestrian use (14 responses)
- Lack of investment in infrastructure for pedestrians and bicyclists on the west side of the community (11 responses)

Respondents were also asked to weigh in on whether they feel that the community has an adequate supply of several types of housing formats. Survey participants were asked to rank whether they believe the Village's housing stock has enough single-family, townhouse style, apartment, condominium, senior, and subsidized housing options. Choosing from a series of response categories, the results illustrate where survey respondents saw insufficiencies in the existing housing supply. See figure below.

Responses clearly indicate that survey participants believe there to be a significant lack of senior housing options within Elk Grove Village, along with 9.55% to 11.37% of respondents who believe there is an insufficient supply of townhomes, single-family homes, 3+ bedroom apartments, or below market rate housing options. Over 53% of respondents believe there is a good supply of single-family dwelling units, and approximately 36% of respondents believe the Village has an appropriate supply of townhomes and 1- & 2-bedroom apartments.

<p><b>Currently, the Village's housing stock includes roughly 59% single family homes, 13% townhomes, and 28% apartments and condos. Which of the following statements best reflects your opinion about the availability of housing in Elk Grove Village? Please select Good Supply, Fair Supply, Not Enough, or No Opinion for each housing type.</b></p>				
	Good Supply	Fair Supply	Not Enough	No Opinion
Single Family Homes	53.07%	25.91%	11.26%	9.76%
Townhomes	36.14%	29.89%	11.37%	22.61%
Apartments, 1 & 2 Bedroom	36.64%	18.70%	4.83%	39.82%
Family Apartments, 3+ Bedroom	22.77%	12.85%	9.67%	54.71%
Condominiums	33.08%	23.12%	7.54%	36.27%
Senior Housing	16.43%	20.35%	28.95%	34.26%
Below Market Rate (Subsidized) Housing	21.66%	7.26%	9.55%	61.53%

Respondents were asked to identify issues for each of the 11 corridors under evaluation as part of Envision Elk Grove. The top identified issues along each corridor include:

- Higgins Road
  - Feels unsafe to cross street as a pedestrian (67%)
  - Dangerous intersections (67%)
  - Quality of road infrastructure (55%)
- Landmeier Road
  - Lack of desirable destinations (51%)
  - Lack of streetscaping/greenery (49%)

- Flooding and drainage (48%)
- Biesterfield Road
  - Pedestrian and bicycle connections to destinations/accessibility (63%)
  - Traffic safety (speed, traffic enforcement, etc.) (60%)
  - Lack of public art (57%)
- Nerge Road
  - Lack of public art (47%)
  - Pedestrian and bicycle connections to destinations/accessibility (46%)
  - Lack of desirable destinations (45%)
- Pratt Boulevard
  - Aging commercial buildings (38%)
  - Lack of desirable destinations (38%)
  - Highway access (26%)
- Devon Avenue
  - Sidewalks and pedestrian paths quality (60%)
  - Pedestrian and bicycle connections to destinations/accessibility (58%)
  - Lack of streetscaping/greenery (57%)
- Arlington Heights Road
  - Feels unsafe to cross street as a pedestrian (60%)
  - Pedestrian and bicycle connections to destinations/accessibility (58%)
  - Traffic safety (speed, traffic enforcement, etc.) (57%)
- Tonne Road
  - Flooding and drainage (53%)
  - Lack of desirable destinations (50%)
  - Lack of public art (49%)
- Busse Road
  - Dangerous intersections (48%)
  - Feels unsafe to cross street as a pedestrian (48%)
  - Age of commercial buildings (47%)
- Elmhurst Road
  - Age of commercial buildings (44%)
  - Quality of road infrastructure (42%)
  - Feels unsafe to cross street as a pedestrian (38%)

**What are the primary issues or concerns you see with the following corridors (Higgins Road, Landmeier Road, Biesterfield Road, Nerge Road, and Pratt Boulevard). Select your top 3 answers for each corridor.**

	Higgins Road	Landmeier Road	Biesterfield Road	Nerge Road	Pratt Boulevard	Total
Quality of road infrastructure	<b>55%</b>	45%	41%	42%	22%	<b>472</b>
Traffic safety (speed, traffic enforcement, etc.)	51%	38%	<b>60%</b>	37%	14%	<b>490</b>
Pedestrian and bicycle connections to destinations/accessibility	46%	36%	<b>63%</b>	<b>46%</b>	12%	442
Sidewalks and pedestrian paths quality	49%	41%	51%	42%	14%	412
Feels unsafe to cross street as a pedestrian	<b>67%</b>	31%	45%	41%	10%	<b>496</b>
Dangerous intersections	<b>67%</b>	26%	45%	35%	9%	449
Lack of streetscaping/greenery	44%	<b>49%</b>	24%	44%	25%	408
Flooding and drainage	33%	<b>48%</b>	<b>57%</b>	35%	23%	163
Lack of public art	47%	44%	<b>57%</b>	<b>47%</b>	21%	276
Lack of desirable destinations	38%	<b>51%</b>	37%	<b>45%</b>	<b>28%</b>	380
Aging commercial buildings	54%	45%	26%	30%	<b>38%</b>	427
Highway access	35%	29%	51%	33%	<b>26%</b>	185
Other	37%	37%	48%	26%	<b>26%</b>	54

*Other Responses: Aging, underutilized, and/or chronically vacant commercial storefronts along corridors (10 responses), need for corridor streetscaping improvements (6 responses), increased ADA accessibility (3 responses), need for expanded public transit options (3 responses), need for safety improvements on Biesterfield Road (2 responses)*

**What are the primary issues or concerns you see with the following corridors (Devon Avenue, Arlington Heights Road, Tonne Road, Busse Road, and Elmhurst Road). Select your top 3 answers for each corridor.**

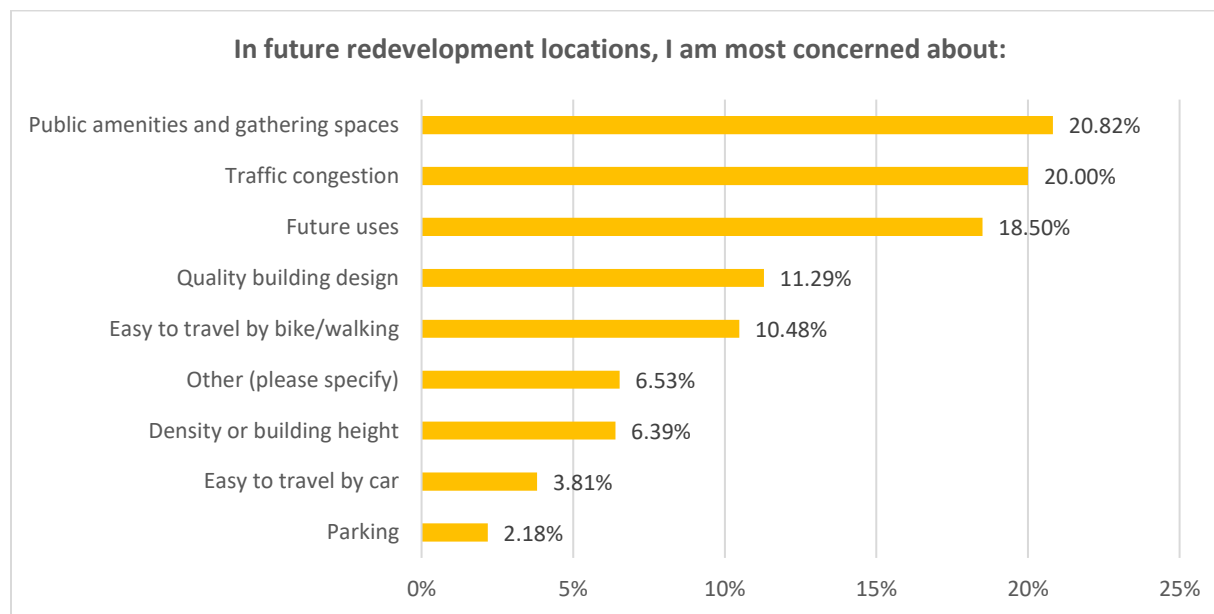
	Devon Avenue	Arlington Heights Road	Tonne Road	Busse Road	Elmhurst Road	Total
Quality of road infrastructure	51%	41%	37%	<b>46%</b>	<b>42%</b>	<b>417</b>
Traffic safety (speed, traffic enforcement, etc.)	48%	<b>57%</b>	39%	<b>46%</b>	34%	<b>444</b>
Pedestrian and bicycle connections to destinations/accessibility	<b>58%</b>	<b>58%</b>	36%	40%	28%	380
Sidewalks and pedestrian paths quality	<b>60%</b>	42%	43%	36%	25%	375
Feels unsafe to cross street as a pedestrian	50%	<b>60%</b>	25%	<b>48%</b>	<b>38%</b>	<b>435</b>
Dangerous intersections	43%	52%	24%	<b>48%</b>	37%	360
Lack of streetscaping/greenery	<b>57%</b>	29%	33%	40%	<b>38%</b>	313
Flooding and drainage	54%	34%	<b>53%</b>	22%	16%	192
Lack of public art	55%	54%	<b>49%</b>	41%	32%	242
Lack of desirable destinations	<b>57%</b>	41%	<b>50%</b>	34%	37%	313
Aging commercial buildings	40%	26%	48%	<b>47%</b>	<b>44%</b>	334
Highway access	51%	29%	38%	38%	35%	156
Other	42%	45%	48%	39%	33%	33

*Other Responses: Need for safety improvements on listed road (3 responses), need for corridor streetscaping improvements (3 responses), need for expanded public transit options (2 responses), aging, underutilized, and/or chronically vacant commercial storefronts along corridors (2 responses), reckless driving (1 responses)*

Across each of the six redevelopment sites, respondents reported several overarching issues to be addressed by future investment. The top three priority issues at each redevelopment site location in the table above can be found in **bold text**. Common issues reported by survey respondents included aged storefronts and dated building architectural styles, as well as the amount of retail vacancies in many of the sites. At both Elk Crossing (Site B) and the Elk Grove Town Center (Site C), respondents indicated that there is significantly more paved parking space than required at these sites, which indicates the potential for siting additional investment in these locations. The Devon Avenue & Salt Creek Site (Site E) is indicated to experience significant drainage and flooding problems, as well as a lack of recreational opportunities and barriers to access of the site from other locations within the Village. At Site F at Higgins Road and Nicholas Boulevard, barriers to accessibility were identified as a key issue, while an identified lack of personal service oriented commercial uses, lack of recreation opportunities, lack of green space, and aging retail storefronts all signify the need for reinvestment at this location.

In your opinion, what are the primary issues or concerns with the following redevelopment sites, select your top 3 answers for each location.						
	Site A. Bonaventure Drive	Site B. Elk Crossing	Site C. Elk Grove Town Center	Site D. Turner Avenue	Site E. Devon Avenue & Salt Creek	Site F. Higgins Road & Nicholas Boulevard
Aging Retail, Storefronts, and/or Office Buildings	<b>46%</b>	43%	42%	<b>59%</b>	16%	<b>28%</b>
Dated Design/Architecture	<b>40%</b>	41%	36%	<b>59%</b>	17%	26%
Vacant Retail, Storefronts, and/or Office Space	33%	<b>66%</b>	<b>66%</b>	<b>49%</b>	13%	18 %
Lack of retail and entertainment	30%	51%	<b>66%</b>	32%	24%	25%
Lack of personal services (hair salons, dry cleaners, dental/medical clinics, etc.)	32%	40%	44%	35%	31%	<b>28%</b>
Lack of landscaping/beautification	<b>41%</b>	37%	39%	47%	30%	33%
Stormwater and drainage problems	20%	17%	17%	19%	<b>73%</b>	17%
Parking areas are too large	14%	<b>56%</b>	<b>70%</b>	13%	10%	12%
Lack of green space	35%	<b>49%</b>	51%	37%	15%	<b>28%</b>
Lack of gathering space	28%	48%	45%	36%	32%	20%
Lack of recreation opportunities	25%	44%	46%	30%	<b>39%</b>	<b>28%</b>
Difficult to travel to	35%	18%	18%	25%	<b>42%</b>	<b>44%</b>
Other	35%	35%	35%	21%	34%	18%

A common theme throughout many survey responses described a lack of destinations for activity within the community for pedestrians, bicyclists, and Village residents in general. This issue is also underscored in that the issue most identified as a concern for respondents when it comes to the future redevelopment of key Village sites is the need for more public amenities and gathering spaces (21%). Supporting another key finding of survey results, the second largest concern for redevelopment is addressing traffic congestion (20%). The uses within redevelopment sites and quality of building design were two additional concerns that received significant respondent support.



*Other Responses: Need for more recreation and entertainment options (9 responses), integration of sustainability features into redevelopment (3 responses), encouraging mixed-use buildings in redevelopment (2 responses), affordable housing development (2 responses), improving the community's aesthetics and image (1 responses), pursue development that attracts young people and families (1 responses)*

Respondents were asked to pick the top three community amenities that Elk Grove Village needs. Each option was given a weighted score based on whether it was chosen as the respondents' first, second, or third most important choice. A weighted average was calculated to determine what were viewed by all respondents as the most important community amenities desired, with weighted averages closer to the value of 1 having a higher importance, and qualities with weighted averages closer to the value of 3 having lower importance to participants.

The development of neighborhood-scale commercial and retail uses, such as bars, restaurants, bakeries, coffee shops, and boutique/specialty retail were the most-sought amenities among survey respondents, with a weighted average of 1.44. Respondents also indicated the desire for expanded bicycle and pedestrian facilities to help increase the viability of these transportation options throughout the Village.



Which of the following types of community amenities are currently needed in the Village to better serve Elk Grove Village residents. Please rank your top 3 choices								
	First Choice		Second Choice		Third Choice		Total	Weighted Rank
Bicycle and pedestrian facilities along roadways	36.34%	149	29.27%	120	34.39%	141	410	1.98
Neighborhood scale commercial and retail (bakeries, coffee shops, boutiques, personal services, etc.)	67.06%	450	22.06%	148	10.88%	73	671	1.44
Public art, sculptures, interactive features, murals, etc.	8.47%	20	44.07%	104	47.46%	112	236	2.39
Gathering spaces for general public	12.28%	55	52.68%	236	35.04%	157	448	2.23
Gathering spaces for specific groups (youth, seniors, etc.)	18.18%	56	31.49%	97	50.32%	155	308	2.32
Other	42.62%	26	8.20%	5	49.18%	30	61	2.07

*Other Responses: More local entertainment options (37 responses), more accessible business services (6 responses), accessible public transportation (5 responses), improvements and investment on the west side of the Village (3 responses), make improvements to existing parks and trails (3 responses), native plantings and sustainability (2 responses), more amenities for seniors (1 response), public art (1 response), affordable housing development (1 response)*

## **Business Park Survey**

To gather general perceptions from Business Park stakeholders on the Village and its future growth, a postcard containing a link to an online survey was mailed to Business Park businesses and promoted in May and June of 2023. The online survey was available for Business Park stakeholders to provide input for more than three weeks. The survey included questions to gather basic profiles of who the respondents are, information about their company, factors impacting their decision to locate in Elk Grove, and perspectives on local government and physical infrastructure in the Business Park. A total of 41 people completed the survey. Findings from the survey are listed below.

### **Profile of Respondents:**

- Over 40% of respondents indicated that they are residents of the Village of Elk Grove. Almost 30% indicated that they live elsewhere in Cook County, and an additional 27% indicated that they live elsewhere in Illinois.
- Approximately 81.5% of respondents listed the Village of Elk Grove as their primary place of employment.
- When asked about their general position in the company they are affiliated with, 45% of respondents indicated they own the company. For the rest of the listed positions, 12.5% are operations managers, 8.75% of respondents are C-suite executives, 7.5% are supervisors, 2.5% are facilities managers, 2.5% work in human resources, and 2.5% are leasing agents. An additional 18.75% of respondents indicated "Other".
- Over 52% of respondents operate a business on property they own. 39% of respondents operate a business on property they lease. 8.5% stated that they own property in the Business Park and lease it to others but do not operate a business in the Village.

### **Business Survey Key Findings**

Next, respondents were asked a series of questions about their business. Each business was asked what industry sector they are associated with using the North American Industry Classification System (NAICS) category. NAICS is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. The four largest industry concentrations were manufacturing (36%) Finance, Insurance, and Real Estate (12.2%), Wholesale Trade (9.7%), and Transportation and Warehousing (7.3%). The Business Park is a hub of small business, with half of responding businesses (50%) employing less than 10 people on site, and 60% of responding businesses are part of a corporation with fewer than 50 worldwide employees. Lastly, responding businesses in the Business Park are primarily focused on domestic markets. Almost 74% of respondents stated that they did not import components or export products, and over 88% of respondents do not pay tariffs as part of their business.

Which of the following best describes your business sector?		
Answer Choices	Responses	
Manufacturing (NAICS Sector 31-33)	36.59%	15
Finance, Insurance, and Real Estate (NAICS Sector 52-53)	12.20%	5
Wholesale Trade (NAICS Sector 42)	9.76%	4
Transportation and Warehousing (NAICS Sector 48-49)	7.32%	3
Construction (NAICS Sector 23)	4.88%	2
Retail Trade (NAICS Sector 44-45)	4.88%	2
Professional, Scientific, and Technical Services (NAICS Sector 54)	4.88%	2
Health Care and Social Assistance (NAICS Sector 62)	4.88%	2
Accommodation and Food Services (NAICS Sector 72)	4.88%	2
Management of Companies and Enterprises (NAICS Sector 55)	2.44%	1
Utilities (NAICS Sector 22)	0.00%	0
Information (NAICS Sector 51)	0.00%	0
Administrative and Support and Waste Management and Remediation (NAICS Sector 56)	0.00%	0
Arts, Entertainment, and Recreation (NAICS Sector 71)	0.00%	0
Other (NAICS Sector)	7.32%	3

*Other responses: Packaging distribution, Commercial photography services, Catering and food service*

How many full-time equivalent employees do you have on-site?		
Answer Choices	Responses	
<10	50%	21
11-25	11.9%	5
26-50	7.14%	3
51-100	19.05%	8
101-250	9.52%	4
251-500	0%	0
>500	2.38%	1

How many employees worldwide does your company have?		
Answer Choices	Responses	
<50	60%	24
51-100	15%	6
101-500	12.5%	5
501-1,000	5%	2
1,001-5,000	2.5%	1
5,001-10,000	0%	0
>10,000	5%	2

Next, respondents were asked a series of questions asking about the factors that impact their decision to stay in the Elk Grove Business Park and what factors they are considering with potential future moves. A large portion of respondents, 83%, have their company/corporate headquarters located in Elk Grove Village. At least 70% of responding businesses have been in their current Elk Grove location for 11+ years, while only 12.5% of responding businesses have been in their current location for less than five years. The origin of the business was somewhat evenly split between Elk Grove and elsewhere in Cook County. 25% of businesses originated in their current Elk Grove location and an additional 27.5% of businesses operated elsewhere in Elk Grove prior to moving to their current location. 35% originated from elsewhere in Cook County. No respondents cited a previous location anywhere outside of Illinois.

Proximity to interstate highways (56.1%), customers (53.6%), and suppliers (31.7%) are the top reasons responding businesses chose to locate in the Elk Grove Business Park. Availability of property/building (31.7%) and workforce (29.27%) were also important factors for making the choice to locate in Elk Grove.

What are the primary reasons you chose to locate in Elk Grove Business Park? (check all that apply)		
Answer Choices	Responses	
Proximity to interstate highways	56.10%	23
Proximity to customers	53.66%	22
Proximity to suppliers	31.71%	13
Availability of property/building	31.71%	13
Availability of workforce	29.27%	12
Proximity to O'Hare International Airport	26.83%	11
Cost of property/building	19.51%	8
Quality of Village services (business services, ease of permitting and Village processes, emergency services)	19.51%	8
Proximity to other company operations of my company	12.20%	5
Access and availability to utilities (water, fiber, electric/power capacity)	12.20%	5
Don't know/someone else made the decision	4.88%	2
Village/County financial assistance	2.44%	1
Other (please specify)	12.20%	5

*Other Responses: At-home small retail business looking for affordable brick & mortar retail space within village limits, Proximity to my home, Company acquired operated in current location, We are in Elk Grove Village proper not the Business Park, Close to home.*

Businesses were then asked if they planned to relocate within the next five years, and if so, which factors would contribute to their relocation. Over 41% of businesses do not plan to move. For those that were considering a move, the two primary reasons were the cost of taxes and needing a larger or more efficient building, and the cost of labor. Reasons that were not a significant contributing factor to businesses moving include consolidation of operations, cost of utilities, needing a smaller building, lack of available workforce, and needing better proximity to customers or suppliers.

If you plan to relocate or are considering it in the next five years, what are the primary reasons? (check all that apply)		
Answer Choices	Responses	
We do not plan to relocate	41.46%	17
Cost of taxes and fees	31.71%	13
Need a larger building/property	29.27%	12
Need a more up to date/efficient building	17.07%	7
Cost of labor	12.20%	5
Consolidation of company operations	4.88%	2
Cost of utilities	4.88%	2
Need a smaller building/property	2.44%	1
Lack of available workforce	2.44%	1
Need better proximity to customers or suppliers	0.00%	0
Other (please specify)	4.88%	2

*Other Responses: Environmental concerns, Illinois is too liberal*

When asked about business investment decisions in the last ten years, 70% of responding businesses reported making significant investments in their current building that did not enlarge the footprint. These investments are likely due to the aging building stock in the Business Park. Over 70% of businesses surveyed reported being in buildings that are 35+ years old and an additional 24% are in buildings that are 21-35 years old. Businesses are also growing, with 45% of surveyed businesses reporting significant investments in machinery and 45% that have increased the number of employees on site. Encouragingly, only one business reported decreasing employees in the past ten years.

In the last ten years, we have: (check all that apply)		
Answer Choices	Responses	
Made significant improvements/investments to our current building/property but not enlarged	70.00%	28
Made significant improvements/investments in our machinery/equipment	45.00%	18
Increased the number of employees	45.00%	18
Moved to our current location	35.00%	14
Started a new line of products/services	30.00%	12
Physically expanded on our current site	15.00%	6

Merged with/been bought by another company	12.50%	5
Decreased the number of employees	2.50%	1
None of the above	12.50%	5

Respondents were asked to rank the advantages of being in Elk Grove Village. Each option was given a weighted score based on whether it was chosen as the respondents' first, second, or third most important reason for locating in the Village. A weighted average was calculated to determine what were viewed by all respondents as the most important qualities of Elk Grove Village, with weighted averages closer to the value of 1 having a higher importance, and qualities with weighted averages closer to the value of 5 having lower importance to participants.

The top two important factors were proximity to interstate highways (1.71) and proximity to suppliers/customers (1.67). Focus group interviews pointed to problems with utility reliability on site, and that was reflected in this poll with that category getting among the lowest weighted average score (2.44).

What do you see as the three primary advantages of being in Elk Grove Village?								
	First Choice		Second Choice		Third Choice		Total	Weighted Average
Proximity to suppliers or customers	59.26%	16	14.81%	4	25.93%	7	27	1.67
Proximity to interstate highways	39.29%	11	50.00%	14	10.71%	3	28	1.71
Functionality of building and property	21.43%	3	64.29%	9	14.29%	2	14	1.93
Proximity to other company operations	50.00%	2	0.00%	0	50.00%	2	4	2
Finances/Taxes/Fees	50.00%	1	0.00%	0	50.00%	1	2	2
Proximity to O'Hare International Airport	30.00%	3	30.00%	3	40.00%	4	10	2.1
Quality of Village services (business services, customer services, ease of permitting and Village processes, emergency services)	27.27%	3	9.09%	1	63.64%	7	11	2.36
Quality of infrastructure and utilities	0.00%	0	55.56%	5	44.44%	4	9	2.44
Availability of workforce	11.76%	2	29.41%	5	58.82%	10	17	2.47
Proximity to suppliers or customers	59.26%	16	14.81%	4	25.93%	7	27	1.67

*Other Response: Needed building close to my home*

Similarly, Respondents were next asked to rank the disadvantages of being in Elk Grove Village. Each option was given a weighted score based on whether it was chosen as the respondents' first, second, or third most important reason for locating in the Village. A weighted average was calculated to determine what were viewed by all respondents as the most important qualities of Elk Grove Village, with weighted averages closer to the value of 1 having a higher importance, and qualities with weighted averages closer to the value of 5 having lower importance to

The top three disadvantages identified from the survey were taxes and fees (1.38), cost of building lease (2.13), and village regulations (2.35). Reflecting other results, the poor functionality of the building was seen as a strong disadvantage (2.44). Tolls (3.18), truck maneuverability (3.44), and distances to other company operations (3.5) ranked among the least important factors.

What do you see as the four primary disadvantages of being in Elk Grove Village?										
	First Choice		Second Choice		Third Choice		Fourth Choice		Total	Weighted Average
Taxes and fees	72.41%	21	17.24%	5	10.34%	3	0.00%	0	29	1.38
Cost of building lease	26.67%	4	40.00%	6	26.67%	4	6.67%	1	15	2.13
Village regulations	17.65%	3	47.06%	8	17.65%	3	17.65%	3	17	2.35
Poor functionality of building and property	11.11%	1	55.56%	5	11.11%	1	22.22%	2	9	2.44
Traffic congestion	6.67%	1	33.33%	5	46.67%	7	13.33%	2	15	2.67
Cost of workforce	25.00%	3	16.67%	2	25.00%	3	33.33%	4	12	2.67
Cost of utilities	8.33%	1	33.33%	4	41.67%	5	16.67%	2	12	2.67
Lack of parking	0.00%	0	40.00%	2	40.00%	2	20.00%	1	5	2.8
Lack of workforce	25.00%	2	12.50%	1	12.50%	1	50.00%	4	8	2.88
Cost of tolls	18.18%	2	0.00%	0	27.27%	3	54.55%	6	11	3.18
Truck maneuverability	11.11%	1	0.00%	0	22.22%	2	66.67%	6	9	3.44
Distance to other company operations	0.00%	0	0.00%	0	50.00%	1	50.00%	1	2	3.5
Other	0.00%	0	0.00%	0	50.00%	1	50.00%	1	2	3.5
Distance to suppliers or customers	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0	5

*Other Response: Age of building*

Respondents were split on how they feel about the economy, as it relates to their business, in the next five years. Over 36% were confident in growth, 29% expect stagnation, and 12% expect decline. When asked about decisions they expect to make over the next five years, over 47% of respondents plan to maintain their facilities and operations as they are. Over 33% plan to increase the number of employees and more than 23% plan to make significant investments in machinery/equipment. Only one business reported planning to decrease the number of employees. When asked about the largest challenges in the next five years, the top responses were the cost of raw materials (1.45), the overall cost of labor (1.79), and lack of qualified workforce (1.96). Capital availability was not a major concern for businesses (3).

In the next five years, we plan to: (check all that apply)		
Answer Choices	Responses	
Mostly maintain our facilities and operations as they are	47.62%	20
Increase the number of employees	33.33%	14
Make significant improvements/investments in our machinery/equipment	23.81%	10
Relocate/close/sell	21.43%	9
Make significant improvements/investments to our current building/property but not enlarge the footprint	19.05%	8
Start a new line of products/services	14.29%	6
Physically expand on our current site	7.14%	3
Decrease the number of employees	2.38%	1
None of the above	2.38%	1

Please identify up to three challenges your business is facing or anticipating in the next 5-10 years: (select up to 3 options)								
	First Challenge		Second Challenge		Third Challenge		Total	Weighted Average
Cost of raw materials	72.73%	8	9.09%	1	18.18%	2	11	1.45
Cost of labor	25.00%	6	70.83%	17	4.17%	1	24	1.79
Lack of qualified workforce	44.00%	11	16.00%	4	40.00%	10	25	1.96
Technology investments	25.00%	2	50.00%	4	25.00%	2	8	2
Supply chain inefficiencies	28.57%	2	42.86%	3	28.57%	2	7	2
Building/location constraints	40.00%	2	20.00%	1	40.00%	2	5	2
Increased foreign competition	33.33%	1	33.33%	1	33.33%	1	3	2
Government regulation	36.36%	4	18.18%	2	45.45%	5	11	2.09
Increased domestic competition	25.00%	1	25.00%	1	50.00%	2	4	2.25
Capital costs	12.50%	1	25.00%	2	62.50%	5	8	2.5
Capital availability	0.00%	0	0.00%	0	100.00%	3	3	3
Cost of raw materials	72.73%	8	9.09%	1	18.18%	2	11	1.45

*Other Responses: Taxes, Skilled work force*



A little over half of respondents (55%) have worked with Elk Grove Village staff or officials to assist with their business. Over 48% of respondents ranked their interactions with Elk Grove Village staff as “Excellent”. An additional 26% ranked it as “Satisfactory”. Only 3% ranked it as “Poor”. The top interactions with Elk Grove Village business services were the permit and inspections processes, the Made in Elk Grove Manufacturing Expo, EGV BizHub, and general business development assistance. None of the businesses reported using ElkGroveSites.com & site selection assistance from the city. When asked about top government resources outside of Elk Grove that have been utilized, the top responses were federal tax credits (38.9%), state grants (33.3%), and federal low interest loans (27.8%).

<b>Please identify the Elk Grove Village business services that you have used/participated in: (check all that apply)</b>		
<b>Answer Choices</b>	<b>Responses</b>	
Elk Grove Village permit and inspections processes	78.13%	25
Made in Elk Grove Manufacturing Expo	53.13%	17
EGV BizHub	31.25%	10
General business development assistance and referrals to other business resources	31.25%	10
Shop Elk Grove	21.88%	7
Strictly Business Podcast	21.88%	7
Business Ambassador visit	18.75%	6
Zoning approval	18.75%	6
Business Block Party e-newsletter	12.50%	4
ElkGroveSites.com & Site Selection Assistance	0.00%	0
Other (please specify)	0.00%	0

<b>Please identify the business services provided by other units of government for your Elk Grove Village location: (check all that apply)</b>		
<b>Answer Choices</b>	<b>Responses</b>	
Federal tax credits	38.89%	7
State grants	33.33%	6
Federal low interest loans	27.78%	5
State tax credits	16.67%	3
Federal grants	16.67%	3
State low interest loans	11.11%	2
Other (please specify)	16.67%	3

*Other Responses: toll funded work and state grants, PPP*

Businesses that have not worked with Elk Grove Village staff generally do so simply because it is not necessary (58%). However, an additional 36% noted that they are unaware of the assistance/services the village offers, indicating that there is a need to promote these programs to increase awareness. When asked what the Village could do to better serve their needs, 73% stated a desire for help reducing the costs

of doing business. Other top desires include advocating for more business-friendly legislation (39%), assisting in attracting workforce (31.7%), and working with area schools to create workforce/talent pipeline programs (31.7%). Additional suggestions for services not listed on the table below that respondents felt were missing include more police in the industrial area on weekend nights and a liaison for new businesses to help navigate the permitting and regulations process.

<b>How can the Village better serve your needs? (check all that apply)</b>		
<b>Answer Choices</b>	<b>Responses</b>	
Help reduce the costs of doing business (utilities, taxes, regulations, etc.)	73.17%	30
Advocate for more business-friendly legislation and programs at the county and state level	39.02%	16
Assist in attracting workforce	31.71%	13
Work with area schools to create workforce/talent pipeline programs	31.71%	13
Improve Village infrastructure (streets, drainage, water, sewer)	29.27%	12
Provide more amenities for employees and customers (shopping, restaurants, hotels, pedestrian paths)	24.39%	10
Create more forums to connect to other businesses/potential customers	24.39%	10
Provide financial assistance for expansion and improvements	17.07%	7
Assist in improving private utility services (electric, gas, telecommunications)	17.07%	7
Assist in connecting me to federal and state business assistance programs	12.20%	5
Assist in training workforce	9.76%	4
Help find the space or capacity to expand my business	9.76%	4
Provide strategic coaching or consulting on growing my business	9.76%	4
Assist in improving rail service	2.44%	1
Other (please specify)	0.00%	0

*Other Responses: Increase police presence in the Industrial Park on weekend nights, streamline and simplify the permitting and regulatory process*

Respondents were asked a series of questions about infrastructure in the Business Park. The first set of these questions focused on rail spurs. Only 17% of respondents stated that they directly adjoin a rail spur. Of those respondents, only one business indicated using a rail service daily, and one additional respondent indicated using the rail service a few times a year. The remainder either never used the rail spur or do not adjoin a rail spur property. When other respondents were asked if they would use rail service if it were available, 100% indicated that they have no use for rail service. When asked about alternatives to the rail, responses were too low to draw a clear conclusion.

<b>If your property adjoins a rail spur that you don't use, what would be a better use of the spur property?</b>		
<b>Answer Choices</b>	<b>Responses</b>	
N/A, My property does not adjoin a rail spur	78.26%	18
A paved alley for trucks and loading/unloading	0.00%	0
A paved pedestrian/bicycle path for use by area employees	8.70%	2
Improved drainage/stormwater management	4.35%	1
Space for expansion	4.35%	1
Leaving it as is	4.35%	1

Lastly, respondents were asked about stormwater management. Only 15% of respondents have experienced flooding in their buildings in the past three years. 53% of respondents do not adjoin a drainage ditch. 19% responded that they maintain a drainage ditch next to their property and 28% indicated they do not maintain the drainage ditch next to their property.

More than 65% of respondents stated that the drainage ditches in the Business Park are effective at removing stormwater. However, 23% indicated a need for improvement in functionality, and 20% noted a need to improve their appearance. Only 8.5% indicated that they are not working effectively and need significant improvement.

<b>Overall, the drainage ditches in the Business Park appear to: (check all that apply)</b>		
<b>Answer Choices</b>	<b>Responses</b>	
Work effectively in removing stormwater	65.71%	23
Need improvement to their functionality	22.86%	8
Need improvement to their appearance/maintenance	20.00%	7
Not work effectively in removing stormwater/need significant improvement in functionality	8.57%	3

Responses were split on whether to add a walking path alongside a drainage ditch. The most common answer was “I do not adjoin a drainage ditch and have no opinion about adding walking paths alongside them.” Of the respondents that adjoin a drainage ditch, 28% would not be comfortable with adding a walking path, and 15% would be comfortable with adding it.

<b>If your property adjoins a drainage ditch:</b>		
<b>Answer Choices</b>	<b>Responses</b>	
I would be comfortable with adding a walking path alongside of it	15.63%	5
I would not be comfortable adding a walking path alongside it	28.13%	9
I do not adjoin a drainage ditch but would support walking paths alongside them	21.88%	7
I do not adjoin a drainage ditch but would not support walking paths alongside them	3.13%	1
I do not adjoin a drainage ditch and have no opinion about adding walking paths alongside them	31.25%	10



## Interactive Map Comment Summary

### Introduction

Between May 16 and June 12, 2023, Elk Grove Village hosted an online map-based survey, which was promoted in conjunction with the Community Survey and Business Park Survey. The purpose was to gather input on specific geographic locations in the Village, focusing on corridors, potential redevelopment sites, and the Elk Grove Business Park. Participants had the ability to add map features and comments with additional thoughts and ideas. The following features were available to be mapped:

- Aging/outdated building
- Vacant/underused build
- Needs landscaping
- Stormwater/drainage issue
- Important destinations
- Important to preserve
- Needs green space
- Intersection safety concern
- Pedestrian safety concern
- Bicycle safety concern
- Miscellaneous

[Link to Interactive Map](#)

In total, participants added 271 unique features to the interactive map. Below is a summary of the map features and comments.

### Redevelopment Sites

- A. Bonaventure Drive
  - 11 comments noting buildings in southern section of site are aging/outdated
  - One request for landscaping at corner of Devon and Nerge
- B. Elk Crossing
  - 23 comments that buildings on the north side of site are underutilized and aging. Some comments express displeasure at gaming and smoking establishments located in the buildings.
  - Parking lots to the north of the site have three comments supporting removing it and using the space for something besides parking.
  - Building on west side of the site has 4 comments saying it is old and underutilized.
  - Parking lot area in the center has 4 comments that support converting portions of it to green space
  - South side of the site has 6 comments noting it is not safe to cross Biesterfield road
- C. Elk Grove Town Center
  - 16 comments on the large building on site that note it is aging and/or underutilized. Many suggest breaking it up into smaller pieces and inviting more small local businesses to create more of a town center feel.

- 3 comments indicating pedestrian safety issues with crossing Arlington Heights Road.
- 10 comments on the large parking lot indicating support for green space, a few new buildings, and removing excess parking.
- D. Turner Avenue
  - 9 comments about aging/outdated buildings, 5 comments about vacant/underused buildings, 5 comments about needing green space/landscaping, 2 comments related to parking lots that are either unused or dangerous, and 1 comment to preserve the dairy queen. Two additional comments noted safety concerns with pedestrians walking across Devon Ave to the sports fields across the street.
- E. Devon Avenue & Salt Creek
  - Responses here focused on preserving it as open space. One comment asked to make Salt Creek clean enough to play in and others noted openness to this turning into a park with either walking trails or a disc golf course.
  - One comment noted that the sidewalk on Devon Ave is incomplete and should connect the neighborhood to the west with commercial development to the east.
- F. Higgins & Nicholas
  - Two respondents noted that it was important to preserve the northern end of the site near Higgins Creek as an open space.
  - The southernmost portion of the site had 6 comments noting old and vacant buildings. One comment noted that they have sat vacant since 2019 and that the city should incentivize small businesses to move there.

## **Business Park**

Almost all comments in the business park area were focused on improving the aesthetics and walkability. Top complaints included old buildings, bad pedestrian experience, and lack of green spaces. A few additional comments focused on specific businesses.

## **Corridors**

- Higgins Road
  - No comments about the corridor
- Landmeier Road
  - No entrance into Busse Woods, crossing concerns with Arlington Heights Road and wildwood, and a few comments about needing to upgrade the appearance and connect to rest of the city
- Biesterfield Road
  - Comment that there is an accident weekly at the intersection with Leicester Road (where the hospital is).
  - Need to better connect at Elk Grove Town Center intersection
  - Arlington Heights road “light is too slow”
- Nerge Road
  - Pedestrian crossing concern at Grisson Trail intersection
  - Comments supporting landscaping medians
- Pratt Boulevard

- No comments
- I-390 Interchange
- Devon Avenue
  - Pedestrian crossing concern at Rohlwing Road intersection
  - Pedestrian crossing concern at Berksire Lane intersection
  - Pedestrian crossing concern at Somerset Lane intersection
  - Pedestrian crossing concern between athletic fields and Turner Ave redevelopment site
  - Need to complete sidewalk between neighborhood to west and new commercial development to the east at Devon Ave and Salt Creek redevelopment site
- Arlington Heights Road
  - Entrance to Busse woods at Landmeier Road intersection
  - No lights for safe crossing at Edgeware Road intersection
  - Eld Grove Blvd intersection: pedestrian concern and cars don't stop for red lights when turning right
  - Pedestrian crossing concern at Boardwalk place intersection.
  - Pedestrian crossing concern at unnamed intersection on the north side of the mall
  - Light too slow at Biesterfield Road intersection
  - Pedestrian crossing concern at Elk Grove Town Center
- Tonne Road
  - Would be great to work with ComEd and build a bike/walking path the length of their right-of-way connecting Udall Park, tech park, etc. to Wood Dale
  - Traffic cameras for speeders
  - Needs landscaping near Lunt Ave intersection
- Busse Road
  - No comments
- Elmhurst Road
  - Aesthetic concerns at intersection with Touhy Ave



## **Real Estate and Enterprise**

### **Stakeholder Focus Group**

**June 6, 2023 - 2:30pm**

## **Conversation Summary & Notes**

### **Introduction:**

On June 6, 2023, Elk Grove Village hosted a series of Focus Group Interview Sessions with community stakeholders. Approximately 14 people participated in the Real Estate and Enterprise focus group, which took place in-person at the municipal building. The following key takeaways and detailed responses were recorded during the focus group session.

### **Key Takeaways:**

- The industrial market is strong, and there is more demand for space than the Village can accommodate.
- Elk Grove Village has a strong reputation in the region and is a community of choice for residents and businesses.
- Elk Grove Village can be an expensive place for smaller, newer businesses, but is ideal if you need access to O'Hare or the interstate.
- The market for office and large-format retail is challenging. Proximity to other commercial centers limits the commercial opportunity in the Village. Successful restaurants in Elk Grove Village are sustained by residents, not visitors or Business Park employees.
- Elk Crossing and Elk Grove Town Center have potential for a mixed use development to serve as a downtown, which the Village currently lacks.
- Increasing density is how the Village is going to be able to grow.

### **1. From a real estate/development perspective, what would you say are the most exciting things to happen in Elk Grove Village in the last 5 years?**

- a. There are a lot of growth opportunities; seeing a lot of growth and new things are happening in the Village
- b. The new Tech Park is a positive development
- c. Changes to the zoning in Northwest point will spur new development
- d. New ComEd substation is a big investment
- e. COVID has brought changes in the market, seeing more warehouses and logistics opportunities

- f. Village building and engineering departments are proactive and good to work with
- 2. What are the biggest advantages or disadvantages to locating in Elk Grove Village?**  
**What do your clients say?**
  - a. Locations is one of the most important things
  - b. Pride in the Village and a strong community image – it is a great place to be
  - c. Elk Grove market is so tight
    - i. Very low vacancy in the industrial market – there is more interest than market/brokers are able to accommodate
  - d. Challenges in getting materials has impacts on businesses
  - e. Keeping up with county taxes and inconsistency in assessments
  - f. Sometimes with 6b incentives the Village is asking for a lot and it requires a high ROI to make it work
    - i. Some businesses are skipping the 6b process because of the upfront costs

## **Market & Outlook**

- 3. What is the current image or reputation of Elk Grove Village in the region?**
  - a. Industrial:
    - i. Elk Grove is well experienced in industrial development, buildings, and business relationships
      - 1. You don't see that in other communities where there is resistance to industrial
    - ii. Helps that there is a separation between the industrial and residential areas, limits conflicts
    - iii. Businesses want to locate here to have the Elk Grove Business Park in their address – that really means something
  - b. Residential:
    - i. Elk Grove Village is viewed as a financially sound municipality – which is appealing to prospective residents
    - ii. Many interested homebuyers want to be near the airport and have the ability to commute in the region – transportation/infrastructure access is important
    - iii. Community could use a real downtown, there is not a central community hub that people are looking for – they might choose Arlington Heights or a similar place instead
    - iv. Industrial development is separated but it is growing and expanding – some residents might perceive it to be encroaching on the residential
    - v. Elk Grove Village has good schools, good community – it is a community of choice
  - c. Elk Grove is very responsive to client questions – which helps the brokers
    - i. The Village has a very business friendly climate



- 4. What trends are you seeing in the real estate market in Elk Grove Village? How strong are the markets in Elk Grove?**
- a. Office: vacancy in suburban market is 30% especially in buildings prior to 2000
    - i. Should and are reducing inventory – tearing down older buildings, converting to other uses, etc.
    - ii. Not a lot of residential for sale – could reduce the office stock and use for multi-family
    - iii. Some communities are reluctant to reduce office stock
  - b. Industrial market is good – needs to be separated from the commercial and retail markets when thinking about trends, etc.
    - i. EGV has an advantage for office to be near industrial
  - c. Retail and small commercial
    - i. The necessities are here, but maybe not the nicest stuff
    - ii. Retail projects that are successful right now:
      - 1. Built like its own neighborhood – more appealing than going into big box stock
      - 2. The better stuff is being built new – not really repurposing
- 5. What are clients' needs for utility infrastructure, gas, electricity, rail – are there high levels of demand that need high capacity?**
- a. Looking for ComEd expansion for electricity demands
    - i. Data center that was interested, but power would take 3 years and they pulled the project
  - b. Trailer parking and truck traffic is most critical – not a lot of requests for/interest in rail
    - i. Businesses need more efficient truck traffic flow in the Business Park and elsewhere in the Village
- 6. Is there interest in a Foreign Trade Zone? Would that open opportunities?**
- i. Occasionally it's a dealbreaker – mostly it's an added benefit
- 7. Elk Grove has been told it will never be a commercial destination given what already exists in Arlington Heights and Schaumburg. Is that true? If not, what types of commercial development or businesses would work well in the Village?**
- a. Don't go for in for big box, not really going to transform into commercial corridors
  - b. With the number of daytime employees – more restaurants, lunch options, etc.
  - c. Proximity to other commercial centers limit the opportunity for Elk Grove Village
    - i. The population in Elk Grove Village are willing to go to other communities for businesses they are looking for, etc. Village boundaries are not as important as general proximity.
  - d. The successful restaurants in Elk Grove Village are sustained by residents; not by attracting outsiders
    - i. Residents are loyal to local restaurants and businesses

- e. In the Business Park, employees bring in food – don't go far for lunch etc.
    - i. Could be an opportunity
- 8. How would you describe the ability to access capital today? Do you see current trends with capital, interest rates, etc. impacting businesses' plans or interest in seeking additional capital?**
  - a. Interest rates are going up, which is making it harder for smaller businesses to locate/grow
  - b. Smaller buildings are more/too expensive to build, but that is what is needed for smaller/newer businesses.

## **Built Environment**

- 9. For our redevelopment sites, what types of uses or redevelopment would the market be receptive to?**
  - a. Need to find the right programming for each of these sites and think about their location/position in the Village
  - b. **Bonaventure Drive**
    - i. Some strong retail currently but could be a great industrial site
    - ii. Some existing buildings are condo – so lots of owners
      - 1. At least 2 on east side that face 290
    - iii. Don't love this site for housing (Multi-Family developer)
      - 1. It is hard to get to and has a lot of industrial around it, too far off beaten path for residential
  - c. **Elk Grove Town Center & Elk Crossing**
    - i. Could they be combined into a micro-downtown; has mixed use potential
      - 1. There is resident interest in walkable mixed use area
      - 2. Could be an alternative to Schaumburg
    - ii. What kind of retail is viable?
      - 1. Restaurants; brewery – things that serve residents vs. employees
      - 2. Needs additional, more dense residential to support that type of thing
    - iii. There is strong market for residential condos – what is currently in the Village sells fast
    - iv. Development could include apartments, condos, with structured parking
      - 1. Any development would need to be phased, but would need 500 to 700 units total to support desire for new retail/restaurants
    - v. Density is the opportunity for growing in the community
  - d. **Turner Avenue**
    - i. Too many owners – would be very complicated
  - e. **Higgins & Nicolas**
    - i. Could be industrial
    - ii. MWRD property is not for sale – could be passive recreation

1. Starting to look at detention credits; there is a pilot program in Cook County
  - a. Need to be in the same watershed to sell credits to another property in the same watershed
2. Only willing to do ground lease, not sale
3. Industrial development would need long term (50-99 year) lease to be viable

f. **Devon/Salt Creek**

- i. Not really developable because of the floodway
- ii. Could add/move other recreation uses to this area

**10. Are there any issues or concerns with the Business Park?**

- a. There is a need for smaller buildings and the Village has some pockets already; this is an opportunity for the Village as businesses in need of these spaces could be consolidated to other specific pockets, creating incubator/starter buildings and freeing space for other development
  - i. Small buildings are not as profitable to sell or build but they are needed
- b. If you don't need to be as close to O'Hare – taxes are high in the Village/County, but the truck access is really beneficial
  - i. Can be expensive to be in Elk Grove Village for the smaller businesses



## **Community Organizations**

### **Stakeholder Focus Group**

June 6, 2023 – 6:00pm

## **Conversation Summary & Notes**

### **Introduction:**

On June 6, 2023, Elk Grove Village hosted a series of Focus Group Interview Sessions with community stakeholders. Approximately six people participated in the Community Organizations focus group, which took place in-person at the municipal building. The following key takeaways and detailed responses were recorded during the focus group session.

### **Key Takeaways:**

- There is general support for the idea of the Village leading redevelopment of vacant and underutilized areas.
- Strong support for providing housing suitable for all generations, notably to allow seniors to stay in the community as they age.
- Interest in more recreational opportunities for people of all ages, notably middle schoolers, teens, and kids.
- Opportunity to add recreational improvements along Salt Creek and near the Clearmont bridge, such as improved connections to the waterway or a canoe launch.
- Opportunity to enhance Arlington Heights Road and Biesterfield Road as a community gathering hub with a mix of businesses, housing, and play/recreation areas. Opportunity for better connectivity across Biesterfield Road.
- Desire for dog park, another grocery store, more community gathering spaces.
- Overall, very positive impression of the community, amenity, and services.

### **1. From your perspective, what would you say are the most exciting things to happen in Elk Grove Village in the last 5 years? Any disappointments?**

- a. Made in Elk Grove Manufacturing Expo, Makers Wanted Campaign, Elk Grove Cares – all viewed very positively
- b. The development at Arlington and Higgins looks great; we need luxury apartment complexes; people want to live in Elk Grove; people wanted to see the Bowling Alley stay, but they wanted to close;

- i. A representative from the Library suggested a satellite library branch at that location
  - c. Positive impression of the Village acquiring areas in need of improvement and repurposing them.
  - d. Participants would like to see new fast food and drive through options available, which are helpful for young families
  - e. Pedestrian improvements to Arlington Heights Road
  - f. Disappointment: amount of trucking and semis on Ridge Avenue; traffic/safety issue during school pickup and drop off
- 2. What is the image or reputation of Elk Grove Village in the region? For Housing? Education? Parks? Quality of Life?**
- a. Really positive.
  - b. School Districts proposed a reorganization of the elementary school and middle schools, and it was controversial.
  - c. We have a small town feel with a big town budget. 32,000 people but exceptional services; the library and park district are a part of that. Even things as simple as leaf pickup so we don't have to bag our leaves; concert series; etc. It's astounding how many people come from out of state to our events.
  - d. We don't have enough single-level housing available for our seniors. People don't want to move out of the community to find senior-friendly housing. We need new housing construction, even if it is condos with an elevator and garage. Realtors have lists of people waiting for a ranch style home or townhome to become available. People seeking that style of housing have to leave the community.
- 3. What are the primary issues or concerns you see with the corridors? Any hindrance to future development? What improvements are needed?**
- a. It can be hard to get out of the subdivisions by crossing Arlington Heights Road or Biesterfield; long wait time at traffic lights
  - b. The new pedestrian crossing by the funeral home is challenging. No cars will stop for you there. There needs to be a blinking light. (Staff noted Cook County required the installation of the crossing, and discussed safety concerns with installing a blinking light at a mid-block crossing and creating a false perception of safety.)
  - c. We need a bridge over Devon Avenue to the Community Athletic Fields. We don't want kids to have to cross the street there.
  - d. Need more along Salt Creek for the kids to do. Opportunity to add recreational improvements near the Clearmont bridge. People don't know that you can put in a canoe there and you can go all the way to Busse Woods and back.
  - e. Support for more nature-related activities and natural areas. Support for the idea of incorporating more green space into future development.

- 4. As the Village plans for the future of its corridors and future redevelopment sites, what services, types of retail, entertainment, housing do you think should be included?**
- a. Arlington Heights Road and Biesterfield would be an amazing place to redevelop. There's so much we could do in that area. Opportunity for a pedestrian bridge across Biesterfield to connect Elk Crossing (Jewel, Panera) to Elk Grove Town Center and Municipal Complex.
    - i. Suggestion for mixed use development with owner-occupied condos rather than apartments
    - ii. Suggestion for a 55+ condo development (like a Dell Webb community). Smaller units are fine as long as there are elevators and underground parking.
    - iii. Important to have housing options for all generations in the Village. Young families want grandparents nearby.
  - b. Turner Avenue
    - i. Good potential for housing; not ideal for restaurant
    - ii. Apartments plus small grocery such as Trader Joes
  - c. Salt Creek – potential for recreational trail
  - d. Higgins & Nicholas
    - i. There was a suggestion for new recreational opportunities such as a dog park, trails, or natural area on the undeveloped land northeast of Higgins near I-90. Participants did not reach a consensus about whether Village residents would travel to this location for recreation. The site is currently not bikeable or walkable from neighborhoods, so people would have to drive. Some felt that if a desirable recreational facility was available, people would drive here, even though it is distant from many neighborhoods. Participants discussed that people currently drive to dog parks in other towns. Some noted potential to hold events or a concert series there and that people would drive anywhere for a good event where parking available. Others felt that most residents would prefer to go to Busse Woods over a new recreational area northeast of Higgins.
  - e. Suggestion for indoor event space that could accommodate a variety of events such as live theater, performances, or rentable space for meetings. (no specific location identified).
- 5. What do you see as Elk Grove Village's biggest opportunities in the next 10 years?**
- a. Electric vehicle charging stations
  - b. Redevelopment of commercial/retail spaces that are currently vacant and underutilized
  - c. Desire for additional grocery store options
- 6. Is there anything else you would like us to be aware of in this planning process?**
- a. Support for the number and availability of parks

- b. Not a lot for middle schoolers to do in the Village; they could use an activity center/"rec room" type space with supervision, games, but no organized programming. Suggestion to locate in former Sears location. The Library is looking to reconfigure their space to allow for more teen space.
- c. Many residents want a dog park, but no one wants it near their homes and it has been hard to find a good location.
- d. Many residents want a "downtown" or gathering space as in Palatine and Arlington Heights; need mid-scale or upscale dining option; need gathering spaces; play area for kids; boardwalks or appealing places to walk; potential to provide this near Arlington Heights and Biesterfield Roads. Buildings are facing the wrong direction in that area.
- e. When asked whether residents desire downtown enough to support more residential density and development, participants were unsure.
- f. Concern expressed about going "all in" on data centers. What if the industry changes?
- g. One individual noted that the Business Park is a mecca of flooring, tiling, and kitchen remodel companies
- h. Post Office building needs paint, and they need to deliver the mail too!



## **Business Park Business Owners & Tenants**

Stakeholder Focus Group

June 6, 2023 - 9:00am

### **Conversation Summary & Notes**

#### **Introduction:**

On June 6, 2023, Elk Grove Village hosted a series of Focus Group Interview Sessions with community stakeholders. Approximately seven people participated in the Business Park Business Owners & Tenants focus group, which took place in-person at the municipal building. The following key takeaways and detailed responses were recorded during the focus group session.

#### **Key Takeaways:**

- Elk Grove's strong location, economic base of solid businesses, and the amalgamation that occurs as a result of the Business Park is a major advantage.
- There is a high demand for space and buildings, but not a lot of existing stock. However, businesses have been able to grow and expand and stay in the Village.
- Elk Grove Village sets the standard in the region for a business-friendly climate and services. The Village provides excellent responsive services.
- Tenants of the Business Park need strong, consistent utility access, including water and electricity, but focus group participants currently experience semi-frequent outages.
- Local businesses are impacted by national economic trends, including recession uncertainty, workforce shortages, workplace/remote work changes.

#### **Business Park**

1. **What are the biggest advantages to locating in the Elk Grove Business Park? What are the primary reasons your business is located here?**
  - a. Location
    - i. The proximity and access to O'Hare, the interstate, downtown Chicago and other suburbs
      1. Clients and business partners are able to fly in and out easily
  - b. Elk Grove Village is a commercial and business hub which is good for businesses and residents
  - c. The concentration of businesses and industries is good for other businesses
    - i. The strong business base provides clients, customers, vendors, and other supportive relationships that help keep all businesses strong



- ii. Able to be in a business that supports other business (signs and promotional products) – specifically chose to locate in Elk Grove Business Park/the Village to be close to these potential customers
- d. Business Park space allows for manufacturing in house/on site
- e. Elk Grove Village is a place that businesses can grow
  - i. The Village sets a standard in the area for business services, their approach and support of businesses, and how they build relationships with business
  - ii. The Business Park is very full, which makes growth difficult, but the Village does everything they can to help
  - iii. Example: business was looking to expand and looked at DuPage County to escape Cook County taxes, but when looking at other communities, their services were not nearly as good as Elk Grove Village's, and they decided to stay. The benefits of reduced county taxes did not outweigh the drop in Village services or support
    - 1. Village worked with them to still expand
- 2. Are there any disadvantages to locating in the Business Park? What would you change if you could?**
  - a. Very low vacancy or room to grow with existing Business Park footprint
    - i. So far, most businesses have been able to find existing building stock to find a location, but it is getting harder to find land or buildings
    - ii. Mostly businesses are able to move into other buildings within the Village when they outgrowing their current building
      - 1. Typically they don't move or look outside of the Village (if they can find the option in the Village)
- 3. What are the biggest challenges facing your business today?**
  - a. Workforce
    - i. Difficult to hire for a variety of positions
      - 1. Catering: have challenges with the summer and part time workers
        - a. Able to retain full time employees but it is hard to find part time employees
          - i. Full Time: 60; Part Time: 100-150
      - 2. HVAC Supply Company: 50 employees
        - a. High retention, but hard to find new hires
        - b. Actively looking for new employees for engineering roles
          - i. Things have changed – remote work in some cases
          - ii. Hires – need to be on site, but there is interest in remote work
      - 3. Sign Company: small family operation with 1099 employees as needed for installation
  - b. Unknown future of workplace – high demand for remote work, but that cannot always be remote – need some workers on site (catering, HVAC)

1. Changes in corporations and corporate culture changes the client base for many of the supporting businesses (catering, business signage, HVAC in commercial/office buildings)
- c. Businesses are investing in technology to make improvements and make things more efficient
  1. More efficient ovens (catering); using AI to outsource certain labor/planning
- 4. What improvements would you like to see in the Elk Grove Business Park?**
  - a. There have been security/theft issues – would like to see cameras at ingress/egress of the Business Park
    - i. Stolen truck, dumped food
    - ii. Catalytic converters stolen when trucks idling
  - b. Infrastructure – Energy Consistency
    - i. Some of it is aging infrastructure, but businesses are growing and have higher technology demands – need consistency in utilities, especially water and electricity
      1. Especially at high demand times – hot weather, etc.
      2. There are big users of utilities in the park, need the supply to meet demand, consistently
    - ii. In the summer – a couple power outages a month
    - iii. When things go wrong like loss of water or electricity – it delays the ability to meet customers’ needs – it’s their reputation on the line
      1. Many are still trying to recover from the pandemic – catering company lost 90% of business in the pandemic
  - c. Parking and Circulation
    - i. Can only park on one side of street, which is to allow for truck maneuvering; street facing docks, etc.
    - ii. Request for more signage on the parking regulations
  - d. Mail Delivery is a Major Problem
    - i. One business indicated they no longer receive Saturday delivery
    - ii. Metered mail is being returned to sender – that costs the business money
- 5. Does your business face transportation or infrastructure issues? (examples: sewer, water, electricity, internet, rail, trucking, etc.)**
  - a. Access to trucking is key – businesses that participated primarily transported goods by truck and did not use rail.
    - i. Use both dedicated trucks and piece meal
    - ii. Primarily shipping to/from US and Mexico
  - b. Utilities (see discussion above)

## **Businesses Services & Funding**

- 6. How would you describe your ability to access capital for your business?**

- a. Having more Village/local resources for economic development and growing business to encourage more lending would be good
    - i. More capital would help businesses to expand, especially when banks are being tight
    - ii. Long-standing businesses have a good track record and relationships, which is appealing to banks, don't have too hard a time accessing capital
      - 1. If the Village has a financial resource, it should be for new businesses that might appear risky to bank because they don't have relationships with banks, etc.
- 7. How would you describe any interactions you have had with the Village?**
- a. Services in the Village are incredible – there is a dedication to make sure the Business Park is working for its tenants
    - i. Including snow plowing, streets, trees etc.
      - 1. There was some disagreement here, some thought the snow plowing could be better
  - b. The Village is very responsive and tries to be as helpful as possible
    - i. Programs like the 6b tax credit
    - ii. Easy to go through processes like permitting and zoning
  - c. Sign: work with permitting a lot – very good to work with; permitting portal is great
- 8. Does your business import components? If so, from where? Do you pay tariffs?**
- a. No participants import
- 9. Does your business use rail services?**
- a. No participants use rail

## **Future**

- 10. What are some goals for your business in the next 5 years? Significant investments? Add new lines of products/services?**
- a. Succession planning for the future
  - b. Recent equipment improvements, so they are good there (Sign Company)
  - c. Not sure about future of office and remote work, but need to make sure clients can get to the business
  - d. Growth comes from relationship building, so have to have the successful business base to have corporate partners, customers, etc.
- 11. Is there anything preventing you from expanding or making other desired investments in your business in the next five years?**
- a. Just the general economy – recession fears, etc.
    - i. HVAC: dependent on the construction industry, which is dependent on interest rates, labor, etc. and the interest/ability to build buildings
    - ii. Can see some businesses/customers hoarding cash and not making investments in buildings, employee celebrations etc.

- iii. Local businesses are impacted by the national economic trends – workforce, workplace, etc. – can't look too far ahead and predict the future right now
  - 1. Trying to ride the wave and keep employees now/if things go down so that they are ready when things swing back up
  - 2. Maintaining cautious optimism – people aren't making big investments, but they're moving forward
- iv. Businesses have already weathered COVID, that was the biggest shock in a lifetime – people feel like they have been through worse, but are trying to ride out current uncertainty
- b. Workforce/Labor
  - i. Turning down business right now because they don't have the staff
- c. Supply chain issues and dealing with other economic dominoes, logistics, etc.