

Public Input Summary

9.1.2023

Community Survey and Business Park Surveys

To gather general perceptions from residents on the Village and its future growth, the Village conducted an online survey, which was promoted through numerous avenues. A postcard containing a link to the online survey was mailed to Village residents and businesses, and information on the survey was sent via email to the Village's business development contact list, included in the Village's monthly print newsletter, and promoted throughout the community in May and June of 2023. The online survey was open between May 16 and June 12, 2023.

The Community Survey included questions to gather basic demographic data, information on local perceptions of existing conditions in Elk Grove Village, and opinions on how the community should grow in the future. A total of 1,191 people completed the survey, representing a response rate of over 3% of the Village's total population. Below are the key takeaways from the survey.

Community Survey

- When asked to rank the most important reasons for living in Elk Grove, the top three choices (by weighted average) were: low taxes and affordability of living (1.6), the quality of schools (1.61), and the availability of housing (1.66). The bottom three were: being close to Chicago (2.26), close to Busse Woods (2.23), and close to O'Hare (2.07).
- 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, respondents that left specific feedback about issues related to walking and bicycling had the perception that there is a need for additional bicycle and pedestrian infrastructure improvements or traffic calming treatments on Devon Avenue, Biesterfield Road, Meacham Road, and Arlington Heights Road, especially at the intersections of Biesterfield Road/Arlington Heights Rd and Devon Avenue/Arlington Heights Road (76 responses) and concerns about reckless driving on Village streets (48 responses)
- When asked about the Village's current housing stock, most respondents noted that there is a "Good or Fair Supply" of single-family homes (79%). Besides single-family homes, large percentages of respondents reported there is a "Good or Fair Supply" of Townhomes (66%), Condominiums (56%), and 1&2 Bedroom Apartments (55%). A smaller percentage of respondents indicated that they believe there are adequate amounts of 3+ Bedroom Apartments (34%), Below Market Rate (Subsidized) Housing (29%), and Senior

Housing (37%). Ultimately, perceptions of respondents indicate that most survey participants believe there is a need for more of most types of housing formats within the community.

- 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 as the issue most identified as a concern for respondents when it comes to the future redevelopment of key Village sites, as the need for more public amenities and gathering spaces is the largest identified concern amongst respondents (21%). The second largest concern for redevelopment is addressing traffic congestion (20%).
- The most sought-after community amenity (by weighted average) is neighborhood-scale commercial and retail uses (1.44). The next most-sought amenity is bicycle and pedestrian facilities along roadways (1.98).

The Business Park 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 82 people completed the business park stakeholder survey. Below are the key takeaways from the survey.

Business Park Survey

- The top industries of respondents in the Business Park are Manufacturing (37%), Finance, Insurance, & Real Estate (12%), Wholesale Trade (10%), and Transportation & Warehousing (7%).
- 50% of responding companies employ less than 10 employees on-site, and 79% have less than 50 employees on-site.
- 83% of respondents 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 businesses have been in their current location for less than five years.
- 25% of responding 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, and no respondents cited a previous location anywhere outside of Illinois.
- 70% of respondents made significant improvements/investments to their current building/ property in the last 10 years
- Proximity to highways (56%), customers (54%), and suppliers (32%) are the top three reasons respondents reported for locating in the Business Park.
- The most cited disadvantages of Elk Grove (by weighted average) include taxes and fees (1.38), the cost of their building lease (2.13), and Village regulations (2.35).

- In the next five years, 48% of responding businesses plan to mostly maintain their facilities and operations as they are, 33% plan to increase the number of employees, and 24% plan to make significant improvements/investments in their machinery and equipment.
- The largest anticipated challenges facing businesses in the next 5-10 years (by weighted average) are cost of raw materials (1.45), cost of labor (1.79), and lack of qualified workforce (1.96).
- 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 (78%), the Made in Elk Grove Manufacturing Expo (53%), EGV BizHub (31%), and general business development assistance (31%). None of the responding businesses reported using ElkGroveSites.com & site selection assistance from the city.
- The most requested ways for the Village to better serve their needs included helping reduce the costs of doing business (utilities, taxes, regulations, etc.) (73%), advocating for more business-friendly legislation and programs at the county and state level (39%), assistance in attracting workforce (32%), and working with area schools to create workforce/talent pipeline programs (32%)
- 66% of respondents believe the storm drains work effectively in removing stormwater. 45% believe they need some improvements, and 9% believe they need significant improvements.

Interactive Map Survey

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

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 Avenue 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 Avenue 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

Most comments related to the Business Park were focused on improving the aesthetics and walkability. The top concerns included old buildings, unfavorable pedestrian experience, and a lack of green spaces. A few additional comments focused on specific businesses.

Corridors

- 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 near hospital
 - 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
- Devon Avenue
 - Pedestrian crossing concern at Rohlwing Road intersection, Berkshire Lane intersection, Somerset Lane intersection, and between Community Athletic Fields and Turner Avenue redevelopment site
 - Need to complete sidewalk between neighborhood to west and new commercial development to the east at Devon Avenue and Salt Creek redevelopment site
- Arlington Heights Road
 - Entrance to Busse Woods requested 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

- Suggestion to work with ComEd and build a bike/walking path the length of their right-of-way connecting Udall Park, Technology Park, etc. to Wood Dale
- Traffic cameras for speeders
- Needs landscaping near Lunt Avenue intersection
- No comments
- Elmhurst Road
 - Aesthetic concerns at intersection with Touhy Ave
- Higgins Road, Busse Road, and Pratt Boulevard
 - No comments about these corridors

Stakeholder Focus Groups

On June 6, 2023, Elk Grove Village hosted three Focus Group meetings with community stakeholders. Over 24 people participated in these meetings, which took place in-person at the municipal building. Stakeholders were grouped into the following topic areas: Real Estate and Enterprise, Community Organizations, and Business Park Business Owners & Tenants. The following key takeaways were recorded from each focus group:

Real Estate and Enterprise:

- 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, but residential density is required to support desired businesses.
- Increasing density is how the Village is going to be able to grow.

Community Organizations:

- 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.
- 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 a dog park, another grocery store, more community gathering spaces.
- Overall, a very positive impression of the community, amenity, and services.

Business Park Business Owners & Tenants:

- 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 and responsive services.
- Tenants of the Business Park need strong, consistent utility access, including water and electricity, but currently experience semi-frequent outages.
- Local businesses are impacted by national economic trends, including recession uncertainty, workforce shortages, workplace/remote work changes.