



2019 Community Development  
Survey Review

Presented to

Village of Spring Grove Board of Trustees

# Methodology

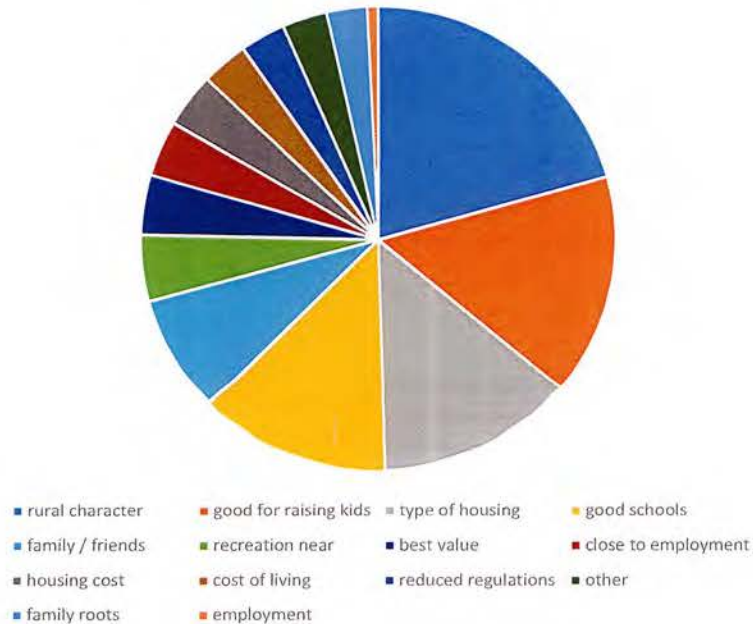
- Public survey available to residents receiving SG Village News email and on our website.
- 550 participants (505 respondents live in Spring Grove, 45 in surrounding neighborhoods).
- 6 Prioritization questions and 4 Demographic Questions.
- Responses to Prioritization questions were assigned value based on priority. EX: Priority one response received 4 points, priority two response received 3 points etc.
- Point value for each response was totaled to determine most preferred to least preferred for each question.

## Methodology

- Comments accompanying each question were analyzed and are summarized in this presentation.
- All comments and responses are included in your copy of the complete survey.

# Question 1 – Why did you choose Spring Grove?

Reasons for Moving to Village Q-1

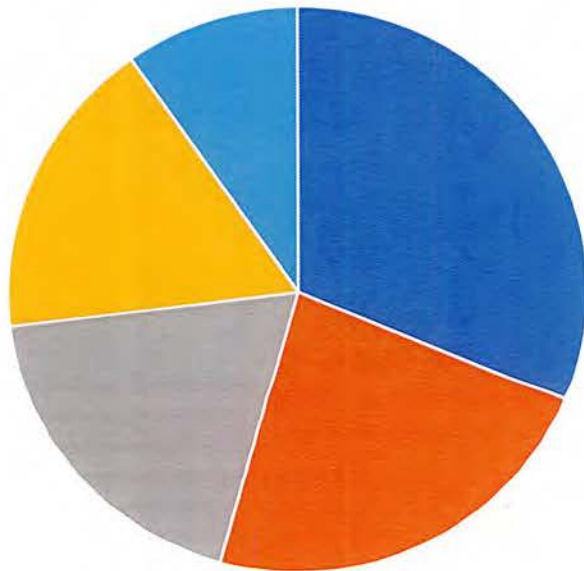


## Comment Summary:

- Overwhelming desire for larger lot size and rural quiet feel.
- Proximity to recreation and low crime were also significant responses, but well short of lot size and rural setting.

## Question 2 – Rank Land Use Development considerations in order of preference for you

Land Use Development Considerations Q2



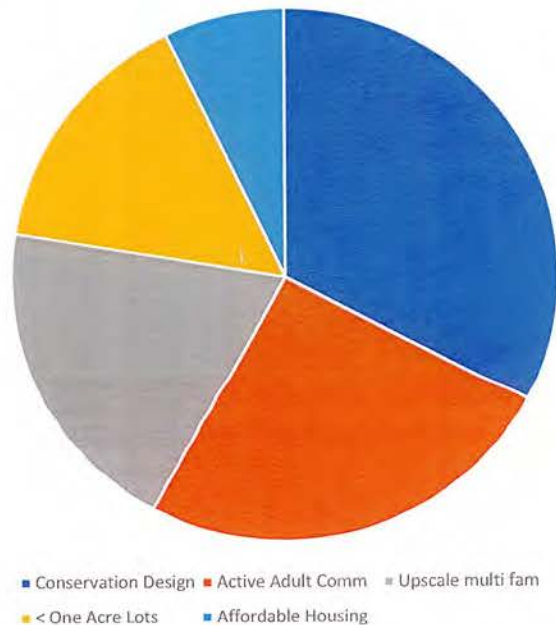
■ Preserve Character ■ Parks and Rec ■ Residential Dev ■ Commercial Dev ■ Transportation

### Comment Summary

- Support for development of commercial and retail as strategy to keep taxes in check.
- Don't lose the rural feel.
- Significant interest in services for senior residents and a park district.
- Retail district like Richmond or Long Grove mentioned by some.

## Question 3 – Rank Residential Development considerations according to your preference

Residential Development Considerations Q-3

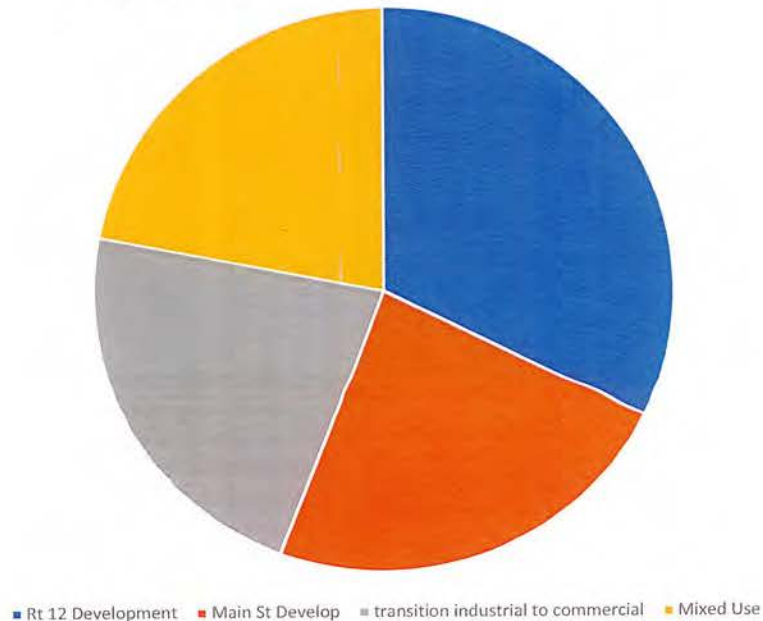


### Comment Summary

- Overwhelmingly #1 comment related to maintaining 1 acre lot minimum.
- Support for 55+ / Active adult community.
- Comments in favor or against multi family were split.
- All comments re: Low income housing were against. \*
- (\* Question was actually about affordable housing – not low income)

## Question 4 – Rank Commercial Development considerations according to your preference

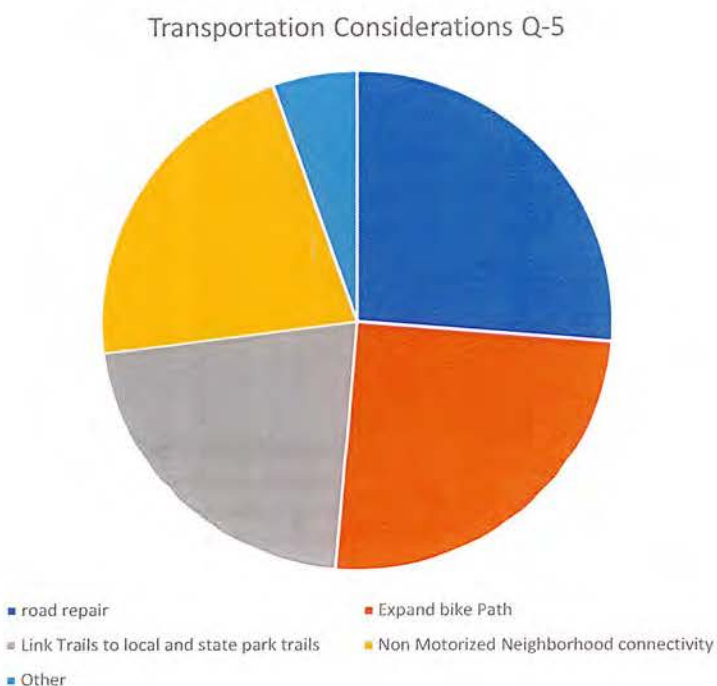
Commercial Development Considerations Q-4



### Comment Summary

- Biggest trend supported downtown / Main Street entertainment and shopping area.
- Rt 12 was second although several comments mentioned Rt 12 being first impression and the desire to clean up appearance wise.
- Filling up existing properties along RT 12 was preferred before building new.
- Overall, any developments should be “charming” and not big box. This was stated in several different ways by many respondents.

## Question 5 – Rank Transportation Considerations according to your preference

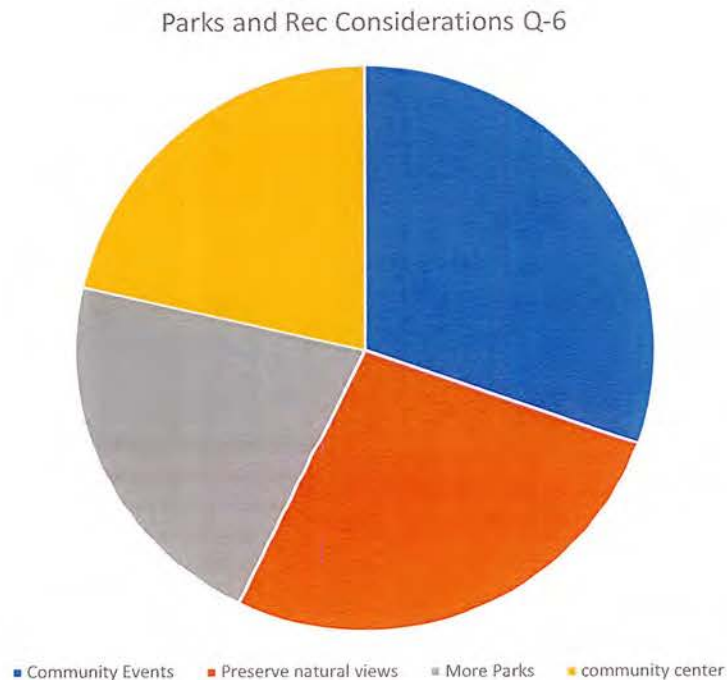


### Comment Summary

- Neighborhood road repair and development of a more robust bike path system TIED in # of favorable comments / requests.
- Bike Path requests trended to downtown from several areas (Richardson Road).
- 10 comments specified PACE service expansion.
- 9 comments requested Metra expansion to SG.
- 8 comments requested Winn Rd / Rt 12 turn lanes.
- Golf cart debate continued. Slight trend in favor.



## Question 6 – Rank Parks and Rec considerations according to preference



### Comment Summary

- Overwhelming trend was a call to improve existing parks. Double the # of comments compared to any other in this section.
- Significant trend requesting additional community events like movie nights, farmers markets, downtown walks etc.
- Nippersink River Walk was requested in several comments.
- Senior / Community centers or programs possibly in conjunction with Lifespring or YMCA.
- Adult events and intramural programs and a park district also got some traction.

# Take Away Analysis....

- We need to respect the desire of residents when it comes to development.
  - Preserve small town feel
  - Maintain one acre density
  - Conservation Design preferred
- Multi Family and Affordable housing sites and active adult communities would be accepted but must be well planned and not take away from rural / small town setting. (North and South borders of town could be possibilities)
- Trends in survey response and comments point to desire to improve current parks.
- Bike Path extension plan should be dusted off.
- There is a great deal of interest in providing “Community Building Events” We should be able to do this without a great deal of expense.

## Take Away Analysis....

- While Commercial development ranked 4<sup>th</sup> in priority, a deeper dive into comments will show people asking for additional services but complaining about taxes. We need to build up Rt 12 commercial in order to provide needed services while keeping taxes in check.
- It may be a good idea to host an education event into how taxes work – maybe in conjunction with presentation of final development plan.
- The number of people who voiced a desire to develop downtown was impressive enough to warrant a review of options.
- People need to know neighborhood road repair is planned.
- The village would benefit from some type of coordinated PR program to keep people updated on how we progress with this plan. “Spring Grove Thrives” idea....

# What Now?

1. Develop Infrastructure along RT 12 Corridor
2. Execute long term solution for water treatment facility
3. Create a “Community Engagement” Committee for development of community building events
4. Explore plan for downtown development – what is possible
5. Initiate a 5-year Parks improvement plan
6. Expand bike path system
7. Publish neighborhood road improvement schedule
8. Engage residential developers re: building options