



1997 Comprehensive Plan

*Prepared by the Department of Planning and
Community Development May 1997*

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Introduction

Since its incorporation in 1887, the Village of Arlington Heights has grown into the largest Cook County suburb and the fifth largest suburb in the metropolitan area. One hundred ten years later the Village has reached the “maturation” stage in its development growth and, therefore, faces new challenges and opportunities. Redevelopment of the Village’s commercial, manufacturing, and residential areas has become the predominant issue when planning for the future of the Village.

Historically, planning dates back to 1836 when the unincorporated Village of Dunton, which later became Arlington Heights, was first platted by Asa Dunton. In 1927, the first zoning ordinance was adopted by the Village Board. Comprehensive Plans have been produced by the Village in 1960, 1969, 1977, 1984, 1988 and 1991. This Plan, which was prepared, reviewed, discussed by the public, and recommended by the Plan Commission to the Village Board in 1997, should guide the citizens, Village leaders, developers, and other interested parties through the next several years as we move into the 21st Century. The Comprehensive Plan and the planning process cause the community to look ahead, peer into the future and anticipate what Arlington Heights will be like in the years ahead.

Housing and Population

The Village experienced tremendous growth in the 1950’s and 1960’s when the population grew from 8,727 in 1950 to 64,884 in 1970. Growth slowed in the 1970’s, increasing to 66,116 in 1980, however the Village experienced another growth spurt in the 1980’s as the population reached 75,460 in 1990. Over the last six years, the Village has grown modestly to an estimated 77,365 in 1996. The population of Arlington Heights is estimated to stabilize at 80,400 persons by 2020. Population characteristics (median age: 36.7 years old; median income: \$70,652; median education: 13.0 years) are expected to exhibit only relative change in the future.

Household characteristics have changed significantly over the past 25 years. The emergence of non-traditional households and life styles and the decrease in family size, as well as the aging of the population, have been the most significant changes. Total housing units have increased from 23,189 in 1980 to 30,428 in 1990, primarily due to town home, condominium and apartment building construction. Currently, total housing units is estimated at 31,255, due to in-fill single family home development and town house development. This trend of in-fill redevelopment, higher density central business district redevelopment, and annexation of adjacent residential areas is expected to increase the housing units to 32,600 by 2020.

The growth in new households and area employment opportunities will continue to exert demand for housing in Arlington Heights and keep the median home price (\$209,000) well above the norm. While the traditional single family residence will continue to be the preferred housing choice in Arlington Heights in the future, alternative housing options will become more available in the community in response to changing life styles and household characteristics. Additional information and observations about the Village’s housing and population characteristics can be found in the Housing and Population section. (The Comprehensive Plan and all of the reports referred to in the Plan may be reviewed at the Arlington Heights Memorial Library and are available from the Village Planning and Community Development Department.)

Economic Development

The Village of Arlington Heights economy is a prosperous, balanced and mature economy, having grown above the national averages for more than 20 years. The prosperity of the economy is reflected by the Village’s per capita income, household expenditures, home values and low vacancy rates for commercial and manufacturing uses. 50% of Village property tax revenue is derived from non-residential uses—which includes over 3.2 million square feet of retail, 4.2 million square feet of office, and over 3.0 million square feet of manufacturing space. However, there are very few vacant land parcels remaining to be developed, therefore the Village must now focus on maintaining the existing balance within its economy by encouraging redevelopment.

The Arlington Heights economy remains both diverse and dynamic, drawing from the region’s vast labor pool, superior transportation systems and access to world-class research and educational institutions. We can anticipate that current trends in technology, labor and global economies will continue to shape our local economy. Non-traditional work arrangements will play an increasing role in the economy. Important features which Arlington Heights will need to prepare for are concentrations of service oriented (office) workers, work at home arrangements, and the need for state of the art telecommunications infrastructure. Additional information and observations about the Arlington Heights economy can be found in the Economic Development section.

Recreation, Leisure and Education

The availability of recreation and cultural opportunities contribute to the quality of life in Arlington Heights. The diverse nature of the parks, gardens, and other recreation amenities across the Village enable community residents to enjoy a wide variety of passive and active recreation pursuits. There are more than 670 acres of parks and golf courses in the Village and the inventory is growing each year. In 1995, the Arlington Heights Park District won for the second time a national award for excellence.

The Arlington Heights Memorial Library is a recognized leader in its field for the innovations and breadth of library services it offers community residents. The Library was recently expanded in 1995 and has more than 450,000 items in its collection, 1,500 newspaper and magazine subscriptions, and a circulation over 1.36 million items.

The local school system is a perennial top performer in the state and is complemented by the curriculum and services available at Roosevelt University, William Rainey Harper Community College, Northern Illinois University and other institutions of higher learning in the metropolitan area. Additional information and observations about the recreational and cultural opportunities in Arlington Heights can be found in the Recreation section.

Traffic Circulation

Mobility is essential to the long-term economic and social development of the Village. The layout and arrangement of transportation systems affect the pattern of land development in the Village and the ease, safety, and convenience with which people travel. The proximity of O’Hare International Airport, the accessibility to two adjacent expressways with the recently completed full interchange at Arlington Heights Road and the Northwest Tollway, convenient commuter rail service at two Metra stations and bus service, regular freight rail service, and the efficiency of the transportation system are likely to continue their influence on development in the Village in the future. Additional information and observations about the Arlington Heights circulation systems can be found in the Thoroughfare Policy Plan.

Land Use

Land development in Arlington Heights has reached maturation as vacant land for manufacturing, commercial and residential uses has declined to less than 50 acres. Given this current growth stage, Arlington Heights has and will continue to focus on redevelopment of underdeveloped property. Several shopping centers in the Village have either redeveloped or are in the process of redeveloping to meet current market standards in the retail industry. In-fill redevelopment of residential areas and replacement of older homes with new, larger homes has become more prevalent. Mixed land use development, which is particularly attractive because it is more functional, efficient, and can mitigate most land use conflicts, will continue as land becomes a premium commodity in the Village. Below is a table which approximates the current Comprehensive Plan land use distribution.

Land Use Distribution

Land Use Designation	Acres	Percent
Single Family Detached	4,525	43.2
Single Family Attached	55	0.5
Moderate Density Multi Family	670	6.4
High Density Multi Family	29	0.3
Commercial	505	4.9
Offices Only	225	2.2
Research, Development, Manufacturing, Warehousing	590	5.7
Institutional	285	2.7
Mixed Use	398	3.8
Parks	803	7.6
Schools	190	1.8
Government	89	0.9
Open Space	100	1.0
Streets	2,000	19.1
TOTAL	10,464	100.0

What is a Comprehensive Plan?

A Comprehensive Plan is a public document which establishes an overall strategy to guide the growth and development of the community. It is a policy statement aimed at the unified and coordinated physical and social development of Arlington Heights. The Comprehensive Plan consists of the Comprehensive Plan Map which indicates proposed land uses in the community, and the text of the Comprehensive Plan, including Goals and Policies. Background material explaining the rationale for the Comprehensive Plan can be found in the following documents:

1. Comprehensive Planning Program
2. Central Business District Master Plan
3. Consolidated Plan
4. Bicycle Policy Plan
5. Neighborhood Statistics
6. Thoroughfare Plan

Comprehensive Planning Program

The Comprehensive Planning Program was initiated and approved by the Village Board of Trustees on March 4 and April 1, 1991. The program objective is to develop long range plans for specified redevelopment, corridor and annexation areas. These studies will address the future development of vacant and/or underdeveloped land in selected areas throughout the Village in order to ensure proper development within these areas. Redevelopment studies address issues such as land use, access, consolidation of parcels, proper utilization of land, parking lot interconnects, etc. for specific sites. Corridor studies address many of the same issues, but with a broader scope than the more site specific redevelopment areas. Characteristics of a commercial corridor include: developed in a linear fashion along major routes; residential areas directly abutting with little or no screening; business developed incrementally with little relationship or connection to each other; and, showing signs of age, deterioration, poor maintenance, vacant buildings, among others. Annexation studies analyze the social and economic issues related to annexing areas designated on the Comprehensive Plan map as potential annexation areas. Maps of the redevelopment and corridor study areas are contained on the back of the Comprehensive Plan Future Land Use Map.

Implementation

To be effective the Comprehensive Plan must be utilized. The Plan's purpose is to give guidance and direction in the process of development of the Village. The policies within the Plan should be constantly referred to by citizens and decision makers when weighing the assortment of development issues facing the Village.

The formulation and enforcement of zoning and subdivision regulations and a capital improvement program is the principal means by which the village implements the objectives of the Comprehensive Plan.

Zoning Ordinance: Chapter 28 of the Municipal Code is adopted to promote and protect the health, safety, and general welfare of the people of Arlington Heights by regulating the use of land and buildings in the Village.

Subdivision Control Regulations: Chapter 29 of the Municipal Code governs the design and layout of subdivisions and the requirements for subdivision of land in Arlington Heights. The subdivision regulations are intended to provide for sound comprehensive development of the Village's infrastructure.

Capital Improvement Program: The Capital Improvement Program (CIP) is the financial plan for implementing public improvements such as new fire stations, street improvements and major equipment purchases needed to meet the demands of growth and development in the Village. The CIP schedules capital improvements over a period of time, usually five years, based upon some measure of present and projected need, allowing the Village Board to plan ahead for future expenditures and to set priorities.

Companion documents, including but not limited to redevelopment plans, may from time to time be amended or adopted by the Village Board to reinforce and support the goals and policies of the Comprehensive Plan. The companion documents generally focus on a specific area of concern and devote more resources toward developing detailed recommendations for improvement or development than can be expected from the Comprehensive Plan.

Official Map: The Official Map identifies present and future public facilities and improvements such as parks and schools, fire stations, other municipal uses, thoroughfares and bikeways in the Village. As a planning tool, the Official Map allows the Village to identify areas where future public improvements are needed, thus allowing the Village to budget time and/or money to develop, improve or acquire the resources needed to provide the improvement or facility. The Official Map can be found in Appendix B.

Thoroughfare Policy Plan: The Arlington Heights Thoroughfare Policy Plan sets forth policies and recommendations addressing all aspects of development and maintenance of the Village thoroughfare network. It provides decision makers with direction and guidance when considering issues affecting the thoroughfare network.

Central Business District Master Plan: The Central Business District Master Plan is a planning tool setting forth recommendations for improving downtown's public environment and to enhance the downtown's business climate. It is the central feature of a strategy to promote diversity and concentration of uses in the central business district.

Citizen Participation

The Comprehensive Plan and its companion documents are statements of the community's desires and aspirations resulting from public input. Citizen participation is initiated early in the planning process to allow opportunity for suggestions for improvement or change. Public input after the Plan is adopted is equally important because it provides Village officials and staff with the feedback needed to determine whether decisions have been

made consistent with the Plan's goals and policies, or whether aspects of the Plan need to be improved or changed to reflect changing community needs and attitudes.

Goal Setting

The planning process is a series of steps which include goal setting, data collection, analysis of problems and opportunities, plan formulation, implementation and evaluation. Of these steps, goal setting is certainly one of the most basic and important steps. It is in this stage that citizens, local officials, and planners try to provide answers to the most fundamental questions. What vision do we hold for the future quality of life in the Village? What decisions shall we make to help meet the challenges of the present and of the future?

The Comprehensive Plan can be an effective instrument to guide the future only if it is based upon carefully formulated goals and policies. Goals represent the general aim and direction of the Plan. Policies are courses or methods of action selected, in the light of existing trends and future needs, to guide future decisions in pursuit of goals.

Goals and Policies

The goals and policies that follow establish the basis for continuity of the decision making process. They become the basis for the direction of all other plans and documents relating to the Comprehensive Plan. Together the goals and policies and the Comprehensive Plan Map comprise the Arlington Heights Comprehensive Plan.

General Planning Goals

1. To maintain a self-sustaining community where people may reside, pursue education, earn a living, shop, and enjoy their leisure time.
2. To preserve and enhance nature and the existing environment.
3. To permit the utilization of the full potential, talents, capabilities, and productivity of all residents, regardless of race, origin, color, religion, income, sex, age, or education.
4. To create a flexible plan which will reflect changing conditions.
5. To preserve physical resources of historic value which exemplify the cultural, political, economic or social heritage of Arlington Heights.
6. To exercise due regard for the goals of neighboring communities and other governmental units in planning activities.
7. To take into consideration the impact that increases in property taxes have on all residents, and particularly, on certain valued segments of the community such as senior citizens and young families.
8. To improve the overall quality of life.

General Planning Policies

1. To provide adequate facilities, improvements, and institutions to adequately support all basic activities of present and future residents. Foster economic growth through necessary governmental actions. Initiate Village and private business partnerships to create new developments. Future ordinances, regulations, and procedures should encourage the orderly growth.
2. All developments should respect and take advantage of land and natural features.
3. The Planning and Economic Development Programs should stimulate citizen and business interest and participation in community planning and development processes.
4. To review and periodically update the entire Comprehensive Plan.
5. Whenever specific land areas and/or existing structures come under review for general planning progress, or in conjunction with a specific land use petition, consideration should be given to identify, for possible preservation purposes, land areas or buildings that meet any of the following criteria:
 - A. Structures that exhibit a high quality of architectural design reminiscent of the past.
 - B. Structures that exhibit unusual or distinctive design, or construction technique which contribute to the architectural interest of its environs either as an accent or a counterpoint.
 - C. Land areas that have long provided an established or familiar visual presence in Arlington Heights by virtue of: a unique location; distinctive physical characteristics; or, historical association.
6. To analyze existing boundary agreements and plans of adjoining communities when considering projects that could affect these communities.
7. To provide a broad spectrum of recreational, educational, social, cultural, and entertainment opportunities to improve the quality of life.

Land Use Goals

1. To ensure that the general land use pattern and relationships of all land uses remain or become acceptable to the present and future community.

2. The remaining limited amount of undeveloped land shall be utilized in a manner which benefits the community.
3. The intensity of development should be related to the location and availability of transportation facilities.
4. Incompatible zoning should be avoided.
5. Only well planned commercial and industrial developments should be built.
6. Remaining unincorporated land, adjoining or within the Village, should be annexed.
7. Future growth should be accommodated and encouraged through a redevelopment program in selected priority areas as defined in the Comprehensive Planning Program.

Land Use Policies

1. To require quality planning in new developments utilizing advanced land planning and development concepts. Encourage mixed land use concept in proper locations.
2. Intensive developments should be limited to the Central Area, in areas where there is adequate access to public transportation and those areas which are adjacent to controlled access intersections and/or major intersections.
3. The rezoning of land should be considered only where such rezoning is supported by detailed studies.
4. Encouragement should be given to commercial and industrial developments which have safe access, respect nearby land uses, do not landlock nearby land parcels, and which can provide adequate screening and landscaping.
5. Negotiations should be conducted with the owners of unincorporated land to actively bring their parcels into the Village.
6. Research the possibility of selected redevelopment. Determination of selection of redevelopment sites should be based upon proper studies like “opportunity corridors,” detailed building conditions and economic studies.
7. Protect distinct functional areas from intrusion and encroachment of incompatible uses.
8. Revitalize declining areas through rehabilitation, redevelopment, and In-fill strategies as appropriate.

Population and Housing Goals

1. To preserve the basic single-family character of the Village.
2. To preserve and protect existing and future residential neighborhoods in the Village.
3. To encourage construction of necessary housing to meet present and future residential needs within the confines of Population & Housing Goals #1 and #2.
4. To encourage a wide variety of housing alternatives by type, size, and price range.
5. To maintain and improve property values.
6. To maintain the social and economic viability of neighborhoods.
7. To utilize good housing redevelopment concepts in areas where rehabilitation of existing housing is not practical.
8. To encourage the development of an adequate residential population base in and around the Central Business District to improve its economic viability.

Population and Housing Policies

1. To construct a necessary amount of single-family detached and attached single-family houses, monitor construction of other housing types to maintain a proper housing balance.
2. To protect present and future residential areas from encroachment by other less desirable land uses or improvements that could diminish quality of life or property values.
3. To prepare and maintain results of demographic and housing studies to assist in planning future developments. To utilize Federal, State, and local programs to assist in the development of affordable housing while retaining Village controls. To construct smaller housing units necessary to maintain smaller households in the community.
4. To provide a wide variety of housing for young, elderly, disabled and single households.
5. To enforce Village codes and regulations in order to prevent housing deterioration and, when appropriate, to utilize State, Federal, or local assistance programs.
6. To preserve and renovate housing of historic or aesthetic value and upgrade and renovate public improvements and facilities in Village neighborhoods.
7. To designate future redevelopment sites and proceed with necessary steps leading to redevelopment of selected sites.
8. To prepare realistic plans for the areas in and around downtown with all necessary safeguards for fine residential and historical properties.

Economic Development Goals

1. To promote balanced economic growth through imaginative planning leading to a strong, vital local economy.
2. To work closely with local businesses to promote their growth and expansion and prevent the loss of existing establishments.
3. To facilitate redevelopment and modernization of mature business and industrial areas of the Village.
4. To attract new business enterprises by taking full advantage of Arlington Heights' location in the transportation "hub" of the Midwest, as well as its labor market, business climate, educational facilities and governmental resources.
5. To improve the Central Business District (CBD) through aggressive rehabilitation and redevelopment of targeted properties and provide assistance to parties interested in the rehabilitation and redevelopment of the CBD.
6. To realize the full redevelopment potential of Arlington International Race Course.
7. To attract educational facilities and promote development of educational programs to maintain the well trained labor market of Arlington Heights and meet the training and retraining needs of tomorrow's technology driven firms.
8. To effectively balance population, housing and economic growth with reasonable and effective environmental safeguards to enhance the established quality of life in the Village.

Economic Development Policies

1. To undertake necessary research and planning to create information systems and implement programs which promote balanced economic growth.
2. To assist businesses in transition by maintaining access to resources and available space to facilitate relocations and expansions.
3. To assist owners of outdated or deteriorated business facilities with facility renovation and modernization.
4. To implement a permanent public information program which highlights Arlington Heights' unique advantages for business to attract investors, developers and business owners.
5. To encourage rehabilitation and redevelopment of the Central Business District through improved public facilities and additional financial assistance when appropriate.
6. In cooperation with ownership at the Arlington International Race Course, prepare bold plans and promote practical development of corporate office structures, retail, hotel, convention, exhibition, entertainment, sports and high density living in the race course area.
7. To assist local educational institutions and work force training organizations and access industrial training programs to provide vital advanced technology training.
8. To monitor existing business and industrial establishments and comprehensively screen all new development to mitigate any potential detrimental effects on the community.

Recreation and Open Space Goals

1. To protect the environment and provide adequate resources for active and passive recreation.
2. To explore new concepts in recreational facilities.
3. To fully implement water detention and recreational facilities.

Recreation and Open Space Policies

1. To make provisions to acquire future recreational land.
2. To encourage additional new types of parks and recreational facilities such as linear parks, vest-pocket playgrounds, neighborhood squares, pedestrian and bicycle paths.
3. To fully develop present undeveloped park land according to potential needs of residents while utilizing existing facilities by means of expanding recreational, educational, vocational, and cultural programs.

Service, Facilities, and Systems Goals

1. To provide adequate municipal services and facilities in developing areas and improve them where necessary in the existing Village area.
2. To improve the economy and efficiency of municipal services and facilities.
3. To promote the cooperation of all concerned governmental agencies in planning, development, and operation of services and facilities.

Service, Facilities, and Systems Policies

1. To plan, in advance, for land acquisition for municipal services and facilities for future development areas.

2. To establish priority systems, corresponding to budgetary resources utilizing new technology to improve municipal services and facilities.
3. To economize expenditures, streamline the operation through joint operations. Merge Village operations with other units of government if such action will bring improvements and savings.

Circulation, Traffic and Transportation Goals

1. To promote the adequacy efficiency, and safety of traffic and transportation.
2. To promote and coordinate transportation systems through cooperation with other involved agencies and other communities.
3. To minimize conflict between vehicular and pedestrian traffic.
4. To provide for bicycle traffic, preferably separated from vehicular traffic.
5. To improve the aesthetics of existing traffic facilities.
6. To minimize the need for the operation of individual vehicles within the Village.
7. To ensure that the quality of life in the Village is not adversely affected by future traffic and transportation improvements.

Circulation, Traffic and Transportation Policies

1. To schedule, plan, and construct necessary physical improvements including widenings, turning lanes, and bays and grade separations if appropriate before serious problems develop.
2. To establish close cooperation with adjoining communities and other agencies for traffic and transportation planning and implementation.
3. To construct safe pedestrian walkways separate from automotive traffic.
4. To establish safe bicycle path systems away from motorized traffic where the volume of bicycle traffic through cooperation with other agencies (i.e., Park District, Commonwealth Edison, and bicycle clubs) will justify such investments.
5. To landscape, where possible, arterial roadways; screen parking areas; improve street graphics; and improve the appearance of signalization and other elements related to traffic and transportation.
6. To explore and implement alternate modes of local transportation such as minibus, tramway, monorail, van and car pooling, and establish locations for parking facilities.
7. To examine all proposed traffic and transportation improvement projects from the aspect of impact on local housing, neighborhood business and industry.

Central Business District Master Plan Objectives

1. To promote diversity and concentration of use in the downtown core.
2. To create a quality pedestrian environment.
3. To strengthen downtown's residential function.
4. To create a unique image and identity.
5. To promote quality development through design review.
6. To emphasize public/private partnership in implementation.
7. To emphasize early action and tangible results.

Comprehensive Planning Program Goals and Objectives

Annexation Studies Goal: To determine the viability of annexing remaining unincorporated areas adjacent to the Village as designated on the Comprehensive Plan.

Objective 1 Analyze and assess the fiscal impacts of annexation for both the village and affected property owners.

Objective 2 Identify all issues, fiscal, social and otherwise, that pertain to the particular area being studied.

Corridor Plans Goal: To improve upon existing conditions which detract from the overall functioning of the corridor.

Objective 1 Develop a strong and positive image and appearance which establishes a unified image and sense of place which reinforces and supports commercial and economic activities along the corridor.

Objective 2 Create a system of on- and off-street parking facilities which adequately serve the needs of commercial uses within the corridor in a safe and functional manner.

Objective 3 Promote a safe and effective traffic circulation system which adequately accommodates the varied types of traffic movement utilizing the corridor.

Objective 4 That development activities within the corridor be compatible with adjacent non-residential and residential uses.

Redevelopment Plans Goal: To assure that the future development of blighted, vacant and/or underdeveloped land in selected areas throughout the Village is properly developed.

Objective 1 To limit the effects of piecemeal development by encouraging unified, cohesive development.

Objective 2 To limit the impacts of non-residential uses on adjacent residential uses by providing adequate buffering and screening.

Objective 3 To promote and enhance the economic vitality of each redevelopment area.

The Comprehensive Plan Map

The use of land greatly affects the quality of life in Arlington Heights. The Comprehensive Plan Map illustrates desired land uses and their location throughout the Village. The Comprehensive Plan Map also identifies existing and future thoroughfares in Arlington Heights and illustrates their relationship to the use of land across the Village.

Housing and Population

Over the past 25 years, the Village's population has undergone several changes. The population has grown older, household size has declined, and more non-traditional households are being formed. All these changes have had an impact on the housing demand in the Village, such as the demand for condominiums and senior housing. Many "empty nesters" are looking to downsize their housing needs by selling their homes and purchasing smaller and easier to maintain condominiums. Many wish to remain in the Village, therefore creating the high demand for condominiums. At the same time, new families are moving into the homes sold by the older population, thus creating an increase in elementary school enrollments. The demand for housing and the quality of life and housing in the Village has driven up the value of homes in Arlington Heights to a point where the median home price in 1996 was \$209,000.

As the Village continues to mature, maintenance of the existing housing stock will be one of the primary concerns. Encouraging preservation and renovation of existing housing and enforcement of property maintenance codes are the primary ways to preserve neighborhood character and property values. Housing programs for low and moderate income persons to facilitate home improvements will also contribute to maintenance of the housing stock. The Village has also begun to see the replacement of older homes with new, larger homes as available land for new homes decreases.

The affordability of housing in the Village is another concern as the value of homes continues to increase as well as average rents in the Village. Programs such as the First Time Home buyers program will help low and moderate income persons buy homes in Arlington Heights. More detail on the Village's housing policy and affordable housing can be referenced in the Consolidated Plan.

The quality of life in Arlington Heights is the community's greatest asset and it is reinforced by the quality of housing and the character of the Village's neighborhoods. Preserving the character of the Village, maintaining and improving neighborhood property values, and providing a wide variety of housing opportunities in the community the primary issues facing the Village.

Purpose

The purpose of this section is to provide Village policy and decision makers with information to aid their decision-making process. This section provides a detailed profile of the population and housing characteristics of the Village. Also, needs or areas of concern are identified which may require the Village's attention or intervention in order to maintain and improve the housing inventory and opportunities for housing in the Village. The goals and policies of the Comprehensive Plan directly result from the data included in this section.

Population Characteristics

The Village experienced tremendous growth in the 1950's and 1960's when the population grew from 8,727 in 1950 to 64,884 in 1970. Growth slowed in the 1970's, increasing to 66,116 in 1980, however the Village experienced another growth spurt in the 1980's as the population reached 75,460 in 1990. Over the last six years, the Village has grown modestly to an estimated 77,365 in 1996. The population of Arlington Heights is projected to increase to 80,400 by 2020.

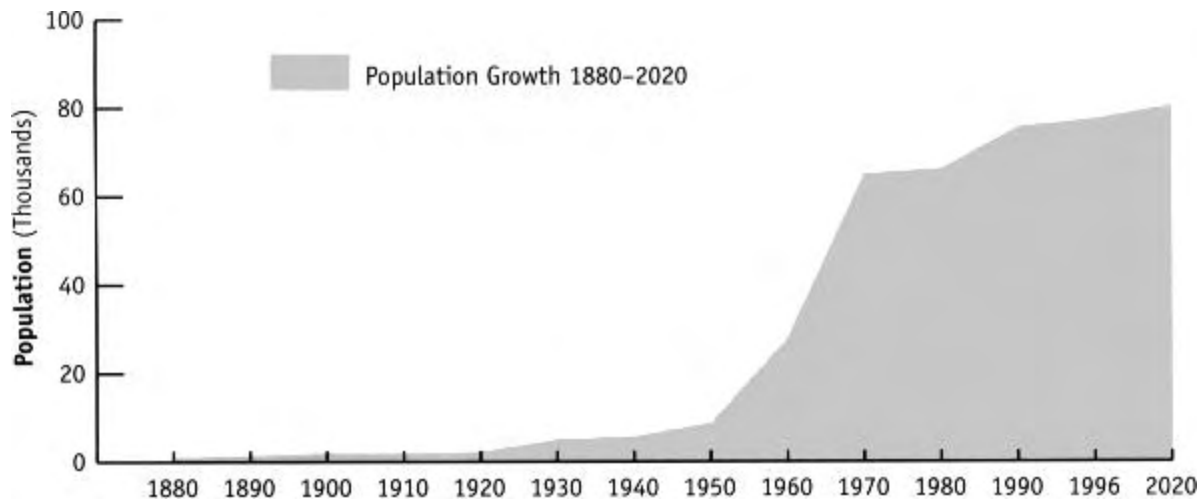


Figure 1. Population Growth from 1880 to 2020

Age of Population

In addition to the growth of the population, the median age in the Village has increased from 25.8 in 1970 to 32.2 in 1980 and 36.7 in 1990. This trend reflects the nation as a whole and is expected to continue into the next century. Figure 2 below delineates the Village population by age group for 1970, 1980 and 1990. As depicted in the graph, the increase in the median age of the population can be attributed to the large number of “baby-boomers” which are included in the 25 to 44 and 45 to 64 year old age groups. In addition, people are living longer, therefore the 65+ age group has continued to increase from 4% of the total population in 1970 to 8% in 1980 and 12% in 1990.

Another factor contributing to the number of 65+ persons is the development of two large senior housing complexes - Luther Village and the Moorings. The increase in the 0 to 4 year old population from 5% in 1980 to 7% in 1990 can be attributed to the large number of “baby-boomers” who had children in the late 1980’s - thus producing an increase in elementary school enrollment which is being realized in the 1990’s.

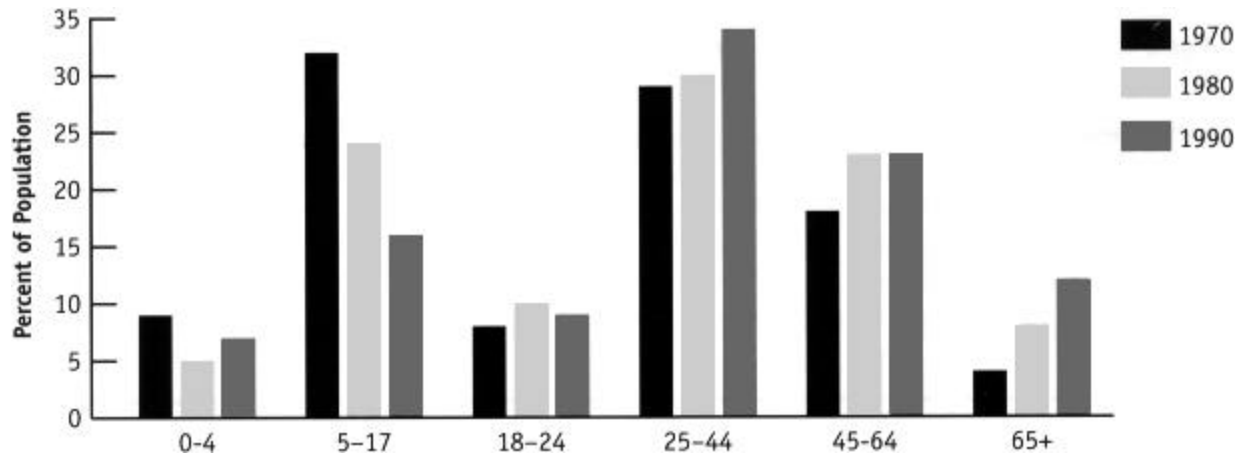


Figure 2. Age Distribution of Village Population - 1970, 1980, 1990.

The aging of the population will become even more significant as the “baby-boomer” generation reaches retirement age over the next 25 years, with implications on housing and the local and national economy as well.

Racial Composition

Minority population has continued to increase in the Village to 7% in 1990, up from 3% in 1980 and 1% in 1970. No appreciable change in racial distribution is anticipated in the future.

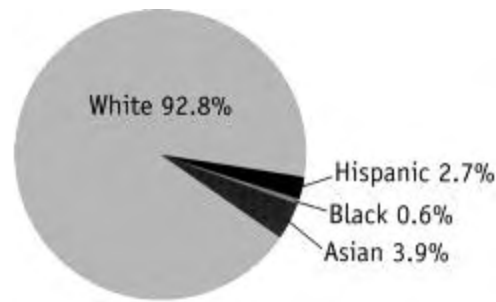


Figure 3. Village Population by Race - 1990

Household Characteristics

The number of households in the Village of Arlington Heights increased dramatically since 1980. In 1980, there were 22,218 households. By 1990, the number increased by 29% to 28,810. In 1996 the number of households is estimated at 29,649, and is estimated to reach 32,633 by 20203. Households are occupied housing units, therefore these numbers differ from the total number of housing units. Figure 4 below compares housing growth in Arlington Heights to Cook County.

Number of Households				
Year	1970	1980	1990	Percent Change 1980-90
Village of Arlington Heights	17,804	22,180	28,810	29.9%
Cook County	1,766,035	1,879,117	1,879,488	0.2%

Figure 4. Household Characteristics - Village of Arlington Heights and Cook County

The number of households has been increasing nationally as a result of a variety of factors including the increasing number of one person households, more working women, increased divorce rates, lower marriage rates, decreased birth rates, and a growing number of elderly persons. Although the number of households has been increasing, the average size of households has continued to decrease due to the factors listed above. This trend is expected to continue into the next century. Average household size is depicted in Figure 5 below.

Year	1970	1980	1990
Persons per Household	3.64	2.93	2.61

Figure 5. Average Household Size - 1970, 1980, 1990

As mentioned above, various factors have led to the decline in household size. In 1970, single person households comprised 9% of all households, compared to 18% in 1980. In 1990, this figure continued to increase to 24%.

The growing number of empty nesters and couples delaying child birth has resulted in an increase in households with no children under the age of 18. In 1970 the number of households without children under 18 was 33%, increasing to 45% in 1980 and 55% in 1990.

The number of households headed by an individual 65 years of age and older doubled between 1970 and 1980 from 1,323 to 2,643. In 1990, this figure increased to 3,818, and is expected to increase to over 4,200 in 2000.

Housing Characteristics

The total number of housing units in the Village increased significantly from 1980 to 1990 as 7,239 units were constructed, an increase of 32%. Since 1990, an additional 887 units have been built. Most of the additional housing stock since 1980 has resulted from town house, condominium, apartment, and senior housing developments. Figure 6 below indicates the number of housing units in the Village since 1950.

Year	Total Number of Housing Units
1950	2,255
1960	7,223
1970	16,511
1980	23,189
1990	30,428
1996	31,255 (estimated)

Figure 6. Total Housing Units Since 1950.

Age of Housing

Almost 53% of the housing in Arlington Heights was constructed prior to 1970, therefore 47% of the housing stock is less than 26 years old. Only 23% of the housing stock was constructed prior to 1960. Figure 7 below depicts the age of housing in the Village.

Age (years)	Number	Percentage
0–6	887	2.8%
7–16	7,239	23.2%
17–26	6,678	21.4%
27–36	9,288	29.7%
37–46	4,968	15.9%
47+	2,255	7.2%

Figure 7. Age of Housing Stock - 1996

Type of Housing

There is a variety of housing types in the Village, which has grown even more varied since 1985. Single family homes consisted of 65% of the housing types in 1985 decreasing to 59% in 1990. Currently, single family homes consist of approximately 58% of the housing types. This figure is expected to stabilize at approximately 56% by 2020. Rental units comprised 27% of the total units in 1990, compared to 26% in 1980.

Value of Housing

The value of housing since 1980 has increased dramatically as the median home value increased from \$98,040 in 1980 to \$125,843 in 1985, increasing to \$171,798 in 1990. This includes single family homes, duplexes, town homes and condominiums. In 1996, the median price for single family homes sold was \$209,102, compared to \$185,786 in 1990. Median rents have risen from \$347 in 1980 to \$692 in 1990.

Summary

Given the increases in job growth in not only the Village but the Northwest suburbs as well, coupled with the fact that the Village will not experience significant growth in the total number of housing units, it is expected that housing values and rents will continue to rise into the next century. Housing affordability, maintenance of the housing stock, and meeting the demand for differing housing types in the future pose the greatest challenges to the Village. Detailed information on the Village’s policy towards housing related issues is provided in the Consolidated Plan - 1995, a five year plan which outlines the housing needs and priorities of the Village.

Growth of Village Municipal Limits - 1920 to Present

Economic Development

The local economy is dynamic, always changing. It draws its strength from the region’s vast labor pool, capital and natural resources, superior transportation network and education and research facilities. There is great diversity in the local economy, essential to its strength and versatility. Yet, it is inextricably bound to the gyrations of the national- and global- economy.

The characteristics of the Arlington Heights market make it attractive to investors and entrepreneurs, and influence the employment, service and shopping opportunities available in Arlington Heights. Availability of jobs and retail business in the Village eventually increase the desirability of our neighborhoods. Economic growth invariably affects the local government’s ability to provide essential services to residents and businesses. The

emerging trends in commerce and industry and changing employment and shopping habits in the Village are responses to more sophisticated needs and desires of the consumer, business and industry. Increased mobility of the population has expanded the market area and labor pool for the area's retailers and employers. Competition for community investment has extended beyond neighboring communities to reach national and international markets.

To ensure that opportunities for continued development of the Arlington Heights economy exist in the future the Village should pay careful attention to the changing characteristics of the market, producers and retailers in the Village, actively work to retain existing business and industry, and maintain and improve community assets, the transportation network, and its telecommunications infrastructure.

Purpose

The purpose of this section is to provide Village policy and decision makers with information to aid their decision-making process. This section provides a detailed profile of the local economy, past and present, and identifies areas of concern requiring the Village's attention or intervention in order to strengthen and improve the local economy. This section is intended to provide input into the formulation of the goals and policies of the Comprehensive Plan.

The Market Setting

The Arlington Heights economy is not isolated nor self-sufficient. At one time Arlington Heights' businesses competed within a small geographic area for trade, labor and capital. Gradually, industry and commerce in Arlington Heights grew to depend on the region for its resources. The growing number of foreign companies establishing operations in the Northwest suburbs is testimony to the global expansion of trade in all sectors of commerce and industry today.

The local economy benefits from the wealth of resources in the region. The local road network provides convenient access to all points in the metropolitan area. The adjacent interstate system places the Arlington Heights' market area within a day's drive of over one-third of the U.S. population. The Union Pacific railroad provides timely transportation for commuter and freight traffic. The hundreds of daily domestic and international flights at O'Hare International Airport enable the Arlington Heights market to reach all points of the globe.

Arlington Heights is located in the third largest metropolitan area, behind New York and Los Angeles. Chicagoland trails only New York in the number of Fortune 500 companies headquartered here, which include high tech firms such as Motorola and Ameritech. Over the past 10 years, the regional economy has remade itself with Chicagoland leading the way with 80,000 jobs shifting from manufacturing to services, and another 35,000 from traditional warehousing and distribution business to the telecommunications and transportation industries. In addition, income growth in the area is expected to outpace the nation's over the next five years⁴.

The quality of life in Arlington Heights is enriched by the recreation, cultural, and entertainment opportunities which abound in Arlington Heights and the region. World-class museums, theater, opera and dance are located in Chicago and venues for all types of popular entertainment and sports are found across the region.

The region is host to several universities and numerous research facilities. Major universities such as Northwestern University, University of Chicago, University of Illinois at Chicago, DePaul University, Loyola University and Illinois Institute of Technology are developing partnerships with local business and industry to improve the region's economy. Many of the State's major universities, including Northern Illinois University, have begun to establish satellite campus facilities in the suburbs to work more closely with government, business and industry. Convenient campus locations such as Roosevelt University in Schaumburg and Harper Community College in Palatine allow residents to continue their education and improve work skills.

The curriculum and research conducted by academia in the region supports related activities at a variety of private and government research facilities in the region. This research helps industry develop new and improved processes and products for application in business and industry and expands the base of knowledge from which to build the future.

Market Characteristics

The decreasing rate of population growth in the Village and shifts in the age distribution of the population have implications on future housing, retail and employment in Arlington Heights. The Village population is aging and this trend is expected to continue well into the next century. The aging population is largely attributed to the aging of the large number of "baby-boomers", and the fact that people are living longer. This trend is important to advertisers, retailers and employers because it represents a growing pool of labor and disposable income in the Arlington Heights market.

Economic Indicators

The Arlington Heights economy is greater than the sum of its parts. Examination of key economic indicators can provide only a snapshot of each segment of the economy but is useful in revealing the characteristics of the local economy.

Construction Activity

Construction activity has a direct and indirect economic benefit to the local economy in terms of jobs created and dollars spent in the Village. The Village benefitted greatly in the building boom years in the 1950's and 1960's, and to a lesser degree the mid to late 1980's. However, as the Village matures, less land will be available for development, therefore redevelopment has become and will continue to be very important to the Village's economy.

Employment

Local employment is usually viewed from the perspective of the work force and labor force. The work force may be defined as the number of persons employed in Arlington Heights regardless of their place of residence. The labor force is defined as those persons 16 years of age or older residing in Arlington Heights regardless of their place of employment.

Work Force

From 1979 to 1990, the number of jobs in the Village grew by 159% from 18,248 to 47,305, while during the same time period, job growth in Northwest suburban Cook County was 60%. Much of the job growth during this period was in wholesale, retail, service and financial industries. Since 1990, the Village job growth rate has fluctuated, rising almost 5% in 1992 but declining by 13% in 1992 due to the national economy's recession. Steady growth has been realized between 1992 and 1995 as job growth totaled 14.7% over those four years. Of the 6,318 jobs created since 1992, 5,277, or 84%, were manufacturing jobs. In contrast, much of the job growth in the 1980's was due to non-manufacturing jobs. The Northeastern Illinois Planning Commission has estimated that the work force in Arlington Heights will increase to 67,397 by 2020, an increase of 37% from 1995 levels.

Figure 11. Employment Change in Arlington Heights Work Force by Industry

Labor Force

Unemployment in Arlington Heights has historically been 3% to 4% below that of the nation as a whole, State and County. The primary reason for this is due to the high level of education attained by its residents. 46% of Arlington Heights residents over the age of 25 have attained at least an undergraduate degree from a college or university; over 12% have attained graduate degrees. Since 1986, the Village unemployment rate has averaged 3.7%.

Figure 12. Unemployment Rate – 1986 to 1996

While industry in Arlington Heights has undergone significant changes from 1970 to 1990, the composition of the labor force have undergone minor changes. Labor force employment changed slightly by industry (Figure 13) and by occupation (Figure 14) from 1970 to 1990. The labor force apparently adapted quickly to the changes occurring in industry because it is highly skilled, well educated and experienced.

Other interesting observations on the labor force include: approximately 1,500 persons worked at home in 1990, compared with 560 in 1980 and 331 in 1970; the average commute time in 1980 was 23.1 minutes, rising to 27.9 minutes in 1990.

Income Characteristics

In 1980, the median household income in the Village was \$30,205. By 1990, this figure had risen to \$51,331, an increase of 70%. In 1995, this figure is estimated at \$53,131, and is projected to increase to \$58,668 by the year 2000. By comparison, the median household income for Cook County in 1990 was \$32,673 and for Lake County it was \$46,047.

Per capita income rose at an even greater rate, from \$12,854 in 1980 to \$22,864 in 1990 for an increase of 78%. Approximately 26% of the households in Arlington Heights have an income of \$50,000 to \$74,999, with another 26% making over \$75,000. In Cook County, the per capita income for 1990 was \$15,679 and in Lake County \$21,765.

Retail Sales

Retail sales activity occurs across Arlington Heights in 38 shopping centers totaling almost 3.3 million square feet. The largest concentration of retail square footage is in the Rand Road/ Arlington Heights Road/Palatine Road area. This area comprises 1.3 million square feet of retail space, which is 39% of the Village total. The Village experienced a commercial boom in retail space during the 1980's, when 1.8 million square feet was built. Since 1990, the Village has gained 142,000 square feet of retail space. Appendix A lists all 38 shopping centers, the year built and the square feet of each center.

The competition among Arlington Heights merchants for consumers is made all the more keen by competition from establishments in adjacent communities. The transportation network encourages consumer mobility and

requires creative marketing and promotion on the part of merchants to capture available consumer dollars. Woodfield and Randhurst malls are magnets for primary and secondary retail activity and their market areas overlap Arlington Heights.

The development of specialized retail sales outlets and merchandising techniques like theme and off-price centers provide new expanded shopping opportunities for Arlington Heights consumers. The growing popularity of off-price retailing and other retailing concepts will affect consumer shopping habits and the nature of competition among established businesses in Arlington Heights. Market segmentation is becoming more sophisticated. It is likely that the Village will see more rapid creation and demise of businesses in the future as retailers attempt to market products to increasingly specialized target markets within the Village.

Retail sales in Arlington Heights have increased from \$341.6 million in 1980 to \$816.2 million in 1995, an increase of 138% (Figure 15). Retail sales peaked in 1989 at \$949.2 million, but decreased to \$780.7 million in 1993 due to a recession in 1991-92. From 1990 to 1995, furniture store sales increased 25%, the most of any category.

Market Share of Retail Sales

The Village's share of retail sales, based upon sales tax receipt data, of 10 surrounding communities is 14%, second only to Schaumburg in Northwest Cook County. Figure 16 presents market shares by retail category for the 10 communities.

Community	Total Sales	General Merch.	Food	Eating & Drinking	Apparel	Furniture	Lumber & Hardware	Drugs & Misc.
Arlington Heights	14%	10%	18%	17%	11%	24%	13%	13%
Mount Prospect	9%	16%	8%	9%	12%	11%	9%	8%
Prospect Heights	1%	0%	7%	3%	2%	1%	1%	1%
Palatine	6%	2%	11%	8%	2%	4%	13%	5%
Rolling Meadows	4%	4%	8%	9%	4%	0%	4%	5%
Schaumburg	35%	45%	15%	27%	62%	36%	17%	31%
Elk Grove Village	12%	10%	8%	7%	1%	9%	26%	14%
Wheeling	5%	9%	2%	8%	0%	5%	12%	3%
Hoffman Estates	6%	1%	9%	7%	1%	7%	4%	3%
Buffalo Grove	7%	3%	14%	6%	5%	4%	2%	17%

Figure 16. Market Shares by Community and Retail Category - 1995

Market penetration represents a community's share of retail sales in contrast to the trade area's resident generated retail sales potential. For other communities the size of Arlington Heights with a downtown shopping district, community shopping centers, and numerous strip shopping centers, market penetration is usually between 5% and 10%. Communities with a major mall and surrounding power centers typically command higher market penetration levels of between 14% and 15% of total expenditures within the trade area. The market penetration of the Village of Arlington Heights in relation to its trade area was approximately 30%.

Per Capita Retail Expenditures

In 1992 the per capita retail expenditure for Arlington Heights was \$15,699, compared to \$6,138 in 1982.

Areas of Concern

Economic Diversity

The economy of Arlington Heights is a delicate interaction of labor, capital and community resources. Maintaining diversity and variety in the Arlington Heights economy provides two results: a strong economy resilient

to periods of boom and bust and a stable tax base. Diversity helps to make the economy less susceptible to the business cycles peculiar to every business and industry. Variety fosters a more competitive environment and benefits all the participants in the Arlington Heights economy.

The local economy directly affects the ability and means with which government services are provided to the residents and businesses of Arlington Heights. Revenue used to pay for government services comes from a variety of sources but the major revenue sources are sales tax (34%), property tax (18%), licenses and fees/fines (15%), and state income tax (14%). Changes in the local economy affect these resources and the ability of the Village government to maintain present service levels. For example, with more than 41% of the retail sales in Arlington Heights going towards the purchase of durable goods (autos, furniture, appliances, home improvement materials) the local economy and Village sales tax revenues can suffer during national recessions as occurred in 1991-92.

The Village budget has grown to depend on sales tax revenue to satisfy much of its revenue needs. In 1993, the Village levied a 1/2% home rule sales tax after sales tax revenue declined the previous year. Currently the home rule sales tax accounts for 5% of the operating budget. Sales tax revenue (not including home rule revenue) since 1992 has continued to increase at 3.5% annually as the economy has improved.

The equalized assessed valuation of land in the Village is an important consideration for the Village's bond holders and creditors, and is an indication of the private sector's faith and confidence in the community as a place in which to invest. The equalized assessed value of land in the Village has more than doubled from 1985 to 1995 from \$725 million to \$1.6 billion. From 1992 to 1995, the EAV increased 9%, or 3% annually.

As the amount of vacant land diminishes, the Village can not expect large increases in the EAV as realized in the 1980's. Real growth of the Village's EAV in the future will occur only with dense, mixed-use infill redevelopment in the Village, and with the natural increases in the assessed value. It is unlikely the Village's reliance on these revenue sources can be averted in the future. Greater emphasis on providing diversity and variety in local employment, shopping, housing and investment opportunities will allow the Village's budget to withstand some of the effects caused by the cyclical nature of the economy.

Business Attraction and Retention

The focus of much economic development activity in the region today is attraction of new employment and shopping opportunities. Arlington Heights is fortunate to have in place much of the infrastructure needed to attract investment to the community: roads and utilities, schools and parks, diverse housing, and established government services. Industrial and business attraction efforts are necessary in order to compete in the marketplace with other communities in pursuit of private investment and job creation in the Village. These efforts should not be the only economic development activity undertaken by the Village. Retention of existing business and industry should be of paramount concern. Business retention is important because it encourages existing business and industry to continue to make investments in the community creating more jobs, sales and savings. Retention efforts lack the glamour of business attraction but business retention maintains the diversity vital to a healthy economy. Moreover the odds of successful retention are slightly enhanced because the business is already in the Village, and new opportunities for growth and development may be discovered during the process.

The portfolio of grants, loans and other forms of financial assistance and inducements currently maintained by the Village may be used more often in the future as more businesses turn to the Village for assistance in establishing a new business or expand an existing enterprise in Arlington Heights. There are an array of local, state and federal tools the Village can use to protect and improve its economy such as loan and financing vehicles provided by the Small Business Administration; loans from the Illinois Development Financing Authority; business development and training programs; infrastructure loans from the Department of Commerce and Community Affairs; Cook County property tax abatement; tax increment financing and industrial revenue bonds. Each program has its requisite objectives and criteria for use in determining an applicant's eligibility, suitability, and maximum amount of funding for a given project or activity, but they share the goal of assisting business development in Arlington Heights. The Village should market the programs to the business community in order to create interest and awareness to find prospective recipients for the programs.

Transportation

The economic well being of Arlington Heights relies on an efficient transportation network. Businesses need transportation to provide safe, convenient access to their customers, suppliers and employees. Traffic congestion could become a detriment to economic development in the future in Arlington Heights and the immediate area if mitigating measures are not employed now. Greater use of public transportation, car pooling and staggered work hours are a few inexpensive options. Land use decisions and site design requirements are additional solutions which can have an impact on traffic circulation. In addition, the Illinois Department of Transportation has adopted the Strategic Regional Arterial program, which defines a region wide network of arterial streets to study to improve

circulation. There are five SRA's in the Village: Lake-Cook Road, Rand Road, Palatine Road, Golf Road and Algonquin Road from Golf Road northwesterly.

Maintaining and Improving Community Assets

The Village should be concerned about maintaining and improving the community characteristics and assets which make Arlington Heights a desirable place in which to live, conduct business, and invest. The variety of housing, education and cultural opportunities in the Village and the characteristics of the population and work force have a direct impact on development of the local economy.

Recreation

The availability and variety of recreational opportunities generally contribute to the quality of life in Arlington Heights. The programs and facilities provided by the Park Districts improve human development and the local environment.

The changes occurring in the Village population affect the delivery of recreation services. Demand for recreation opportunities is directly related to the amount of leisure time, income and mobility on the part of the population. The resources with which to provide recreation opportunities are limited: there is only so much land available for parks and recreation demands are varied and growing.

Recreation experiences are available in a variety of settings throughout the Village. The Village and Park Districts have worked hard to provide recreation areas which are compatible with the surrounding area and contribute to the environment.

While the Park Districts are short of their land inventory goal in the Village, the Village has in place the tools and policies to help the Park Districts acquire the additional land needed to achieve their objective. The high standards set by the Village and Park Districts are the community's assurance that recreation opportunities in Arlington Heights will continue to be a community asset.

Purpose

The purpose of this section is to provide Village policy and decision makers with information about the recreation opportunities in the community to aid their decision-making process. This section profiles the response to the public's demand for recreational facilities and programs in the Village and explains the relationship between the Village and Park Districts. Areas of concerns and needs are identified in order to help the Park District's provide the very best leisure time opportunities and experiences in Arlington Heights.

Population Characteristics

Since 1990, the population growth of Arlington Heights has stabilized. Growth over the next 20 years will be minimal, however, the average age of the population will continue to rise as described in the Housing and Population section. The aging of the population has and will continue to have an impact on the Park District programs and facilities. The emphasis of programming will continue to provide a more balanced approach, providing not only youth oriented, but adult and senior oriented programs as well.

Governmental Relationships

The Arlington Heights Park District is responsible for developing and maintaining recreational facilities and administering recreational programs for most of Arlington Heights. However, portions of the Village are served by the Buffalo Grove Park District, Salt Creek Park District, Palatine Park district and the Mount Prospect Park District. Park Districts are independent government bodies governed by an elected Board of Commissioners having the power to levy and collect taxes, issue bonds, and purchase land and services. Unlike the Village government, Park Districts can not regulate the use and development of land in Arlington Heights.

The Village performs an advisory and supportive role, and in some instances a regulatory role, in the park development process. The Village can help the Park Districts achieve their objectives by using its statutory powers to reserve land for future park development, obtain park sites from developers through cash contributions or land dedications, and controlling the type and density of development across the Village. The Village's land use decisions can increase demand for recreation opportunities or alter the Park Districts' tax base. This relationship applies to all the Park Districts which have jurisdiction within Arlington Heights' municipal boundaries.

Open space administration and development is also provided by the County Forest Districts in Cook County and Lake County. These agencies provide open space and a variety of recreation opportunities on a regional scale. The Districts' Ned Brown Forest Preserve is immediately south of Arlington Heights and other preserves are within a short driving distance.

Intergovernmental cooperation has expanded recreation opportunities for residents in Arlington Heights and adjacent communities. The Arlington Heights Park District has reciprocal agreements with the Mount Prospect Park

District, Buffalo Grove Park District and Rolling Meadows Park District which allow non-residents to use facilities and programs in the other Park Districts subject to certain conditions. These agreements are renewed periodically and permit the participating park district to concentrate on the facilities and programs it can best provide, thus avoiding costly duplication of facilities, programs and administration.

The cooperative spirit of the agencies involved has led to several joint agreements which have provided recreational opportunities such as: Lake Arlington, North School Park, Nichol Knoll Golf Course, Melas Park, and others as well. These relationships benefit the taxpayer by making available new facilities and programs at lower economic and social cost. The local governmental jurisdictions should explore additional applications of this cooperative approach towards providing public recreation opportunities.

Existing Park Inventory

Only the Arlington Heights Park District provides park sites in the Village. The other Park Districts having jurisdiction in Arlington Heights have no facilities located in the Village. Today, the Park District oversees 58 park sites of all sizes and classifications, and over 1500 recreational programs. Among the 689 acres of park land are 6 pools (1 indoor), 2 golf courses, 2 tennis clubs, and numerous other special recreation facilities. The Park District owns 442 acres (64%) and leases 247 acres (36%), primarily from the Village and school districts. In 1983 and again in 1995, the Park District won the National Gold Medal Award for excellence in park and recreation management, becoming the first district in it's class to win the award twice.

Community and neighborhood parks comprise 46% of the land the Arlington Heights Park District manages. Special Use parks such as Arlington Lakes Golf Club comprise almost 32%, with district parks such as Lake Arlington comprise 19%. Figure 19 compares the existing breakdown (1994) of park acreage with the desirable park acreage in 2004.

Parks differ in size, the type of facilities and amenities offered, and the user they are meant to serve. play lots are small sites, usually less than 2 acres, providing recreation opportunities for toddlers and young children within 1/4 to 1/2 mile radius of the park. Neighborhood parks provide recreation opportunities for a larger segment of the population within 1/2 to 1 mile radius of the park. These parks usually include the same features found in play lots, plus areas for active and passive recreation pursuits. Community parks such as Camelot and Pioneer provide swimming pools and field houses in addition to many of the features found in neighborhood parks for the residents living within 1 to 2 miles. District parks are very large parks, usually over 30 acres, with large areas devoted to passive pursuits for the entire community. Lake Arlington, developed in 1991, and Melas Park, jointly developed in 1995-96 by the Arlington Heights Park District, the Mount Prospect Park District and Village of Mount Prospect, are the two district parks serving Arlington Heights. Special Use parks are often single purpose facilities devoted to specialized activities such as golf courses or nature areas. Parkways are linear parks connecting activity areas such as schools, commercial areas, or other parks and are used primarily for walking or bicycling.

A complete inventory of features of each park in the Village is provided in the Park District 1994-1999 Comprehensive Plan available at the Park District administrative offices.

Figure 19. Comparison of Existing Park Acreage with Desirable Park Acreage

Future Park Development

It is the goal of the Arlington Heights Park District to maintain a ratio of 10 acres of park land for every 1,000 persons in the Village. Thus the Park District needs to increase it's land inventory from 689 acres to 810 acres to achieve this goal by the time the population is expected to peak at 81,000. The addition to the present inventory may be new park sites or expansion of existing parks as determined by neighborhood need.

The Village's Comprehensive Plan map designates areas desirable for park development in the Village. The Official Map (see Appendix B) indicates the location and type of existing and future park development in the community. Future park sites are specifically located to decrease an existing or future neighborhood or community wide park deficiency. The deficiency is determined by the present ratio of park land per 1,000 persons within a defined geographic area for a specific park type measured against the appropriate national standard (Figure 20).

Park Site Reservations

The future park sites listed in Figure 21 and identified in Figure 22 are in areas generally experiencing a deficiency in park and recreation opportunities as compared to optimal national standards. The location of the future park sites takes into consideration the location of existing parks and schools, physical features of the landscape, and the neighborhood's land use and recreation needs. Wherever possible existing park or school sites have been recommended for expansion instead of developing a new site in the vicinity. However, areas having unique physical features such as a creek, wooded areas, or hills, are included regardless of the proximity or type of adjacent park since such areas provide special opportunities for park development.

Type of Facility	Service Radius	Population Served	Desirable Acres/ 1000 Population	Present Inventory	Target Inventory
Playlot	1/4 - 1/2 mile	500 - 2,000	0.50	11.4	40.5
Neighborhood Park	1/2- 1 mile	2,000 - 5,000	2.50	187.4	202.5
Community Park	1 - 2 miles	5,000 - 20,000	3.25	130.3	263.3
District Park	Entire Community	Entire Community	1.50	128.0	121.5
Special Use	Entire Community	Entire Community	1.50	218.3	121.5
Connector Parkway	Varies	Varies	0.75	13.8	60.8
	Recommended	Park Acreage	10.00	689.0	810.0

Figure 20. Recommended Standards for Park Areas and Comparison of Existing Park Acreage with Desirable Acreage

Figure 21. Park Site Reservations

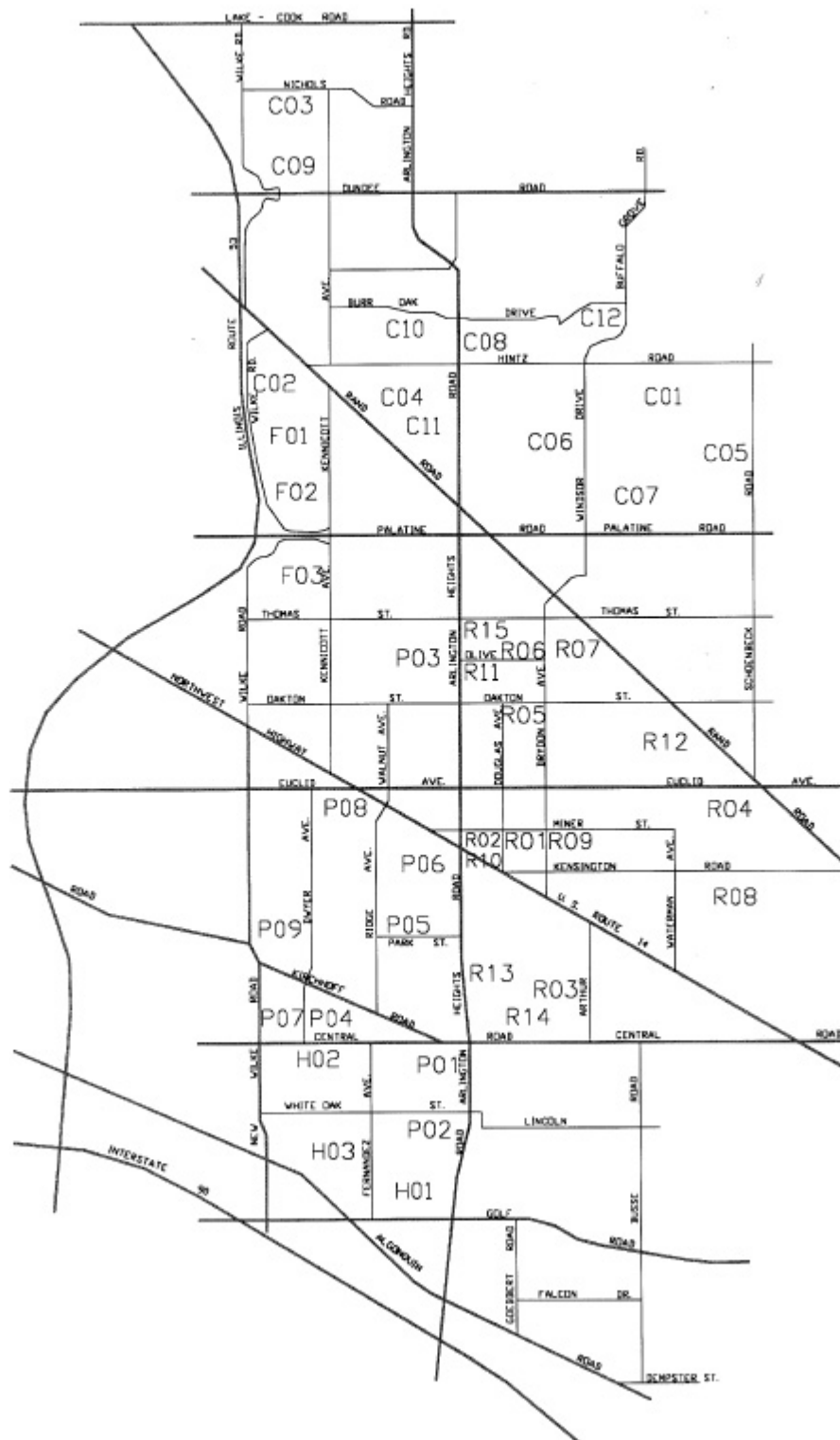
Arlington Heights Park District • Approved by Village Board - June 16, 1997

#	Site Name	Neighborhood	Acres	Address	PIN #
C01	Carousel Park	Camelot	5.8	1901 E. Suffield	03-16-105-006
C02	ComEd Right-of-Way	Camelot	8.5	Various	03-15-400-007
C03	Commerce Point Property	Camelot	3.5	3825 N. Ventura	03-06-108-006
C04	Glenkirk School	Camelot	4	2501 N. Chestnut	03-17-100-015
C05	Insolia- Michalowski Property	Camelot	20	2301 N. Waterman	03-16-202-002/013
C06	Ivy Hill School	Camelot	7	2211 N. Burke	03-17-400-006
C07	Lake Arlington	Camelot	93	2101 N. Windsor	03-16-301-002/03 03-16-400-009
C08	McDonald Creek Property	Camelot	3	406-506 E. Hintz	03-08-303-024/ 025/026/040/049
C09	Nichol Knoll Golf Course	Camelot	56	3800 N. Kennicott	03-06-103-003 03-06-301-001
C10	Poe School	Camelot	5	2800 N. Highland	03-07-401-013
C11	Rand Jr. High School	Camelot	8	2550 N. Arlington Hghts.	03-17-100-017
C12	Riley School	Camelot	7	2905 N. Windsor	03-08-402-004
F01	Greenbrier School	Frontier	8	2330 N. Verde	03-18-112-003
F02	Happiness Park (part)	Frontier	1.7	2206 N. Verde	03-18-302-003
F03	Patton School	Frontier	7	1616 N. Patton	03-19-108-024/035
H01	Juliette Low School	Heritage	5	1530 S. Highland	08-09-400-024/ 028/029/031/056
H02	U.S. Army Reserve Headquarters	Heritage	45	1101 W. Central	08-04-100-010 08-09-101-012
H03	Victory Park	Heritage	1.7	1300 S. Harvard	08-09-315-006
P01	Cypress Park	Pioneer	5	1150 S. Arlington Hghts.	08-09220-005
P02	Dunton School (closed)	Pioneer	8	1220 S. Dunton	08-09-220-002
P03	Festival Park	Pioneer	0.3	300 W. Hawthorne	03-11-230-009
P04	Kirchoff Road Property	Pioneer	4	1701 W. Kirchoff	03-31-301-033 03-31-312-002
P05	Our Lady of the Wayside Church	Pioneer	8	405 S. Ridge	03-31-218-016/ 017/018
P06	South Jr. High School	Pioneer	11	314 S. Highland	03-31-219-001/ 002/004/009/016/ 017/018/019
P07	Sunset Meadows Park (part)	Pioneer	33.3	700 S. Dwyer	03-31-301-032/ 034/037/040/043
P08	U.S. Post Office	Pioneer	5	909 W. Euclid	03-30-400-001
P09	Westgate/ Dwyer School	Pioneer	7	1211 W. Grove	03-31-100-022/043
R01	American Legion Property	Recreation	0.2	121 N. Douglas	03-29-402-002
R02	Belmont Residential Properties	Recreation	0.3	15&17 S. Belmont	03-29-351-001/002

Figure 21. Park Site Reservations *continued*

#	Site Name	Neighborhood	Acres	Address	PIN #
R03	Dryden School	Recreation	5	722 S. Dryden	03-32-409-021
R04	First United Methodist Church	Recreation	10	1903 E. Euclid	03-28-301-008/ 009/011
R05	Greens Park	Recreation	4.2	501 E. Olive	03-20-306-040/ 041/069
R06	Greenslopes Park	Recreation	5	1401 Belmont	03-20-304-009/010
R07	Hickory Meadows Park	Recreation	5	1309 N. Douglas	03-20-417-011
R08	Kensington School	Recreation	5	201 S. Evanston	03-33-218-001
R09	Miner/Windsor School (part)	Recreation	9	1315 E. Miner	03-29-412-012/ 013/014/015/ 016/042
R10	Northwest Highway Property	Recreation	3	500-510 NW Highway	03-29-351-007 03-29-352-002/ 003/004/011/012
R11	Olive School	Recreation	5	303 E. Olive	03-20-306-039/051
R12	Rolling Green Country Club	Recreation	30	750 N. Rand	03-28-101-002
R13	Salas Property	Recreation	1.5	847 S. Beverly	03-32-424-034
R14	Southminster United Presbyterian	Recreation	2	906 E. Central	03-32-409-012/ 014/015/032
R15	Thomas Jr. High School	Recreation	10	303 E. Thomas	03-20-303-006
R16	Windsor Parkway	Recreation	4	100-500 S. Windsor	No PIN

Figure 22. Park Site Reservation Map Land Acquisition



The land needed for future park sites is acquired in a number of fashions. Purchase and donation of property are two of the most common ways for park districts to acquire land. Leasing has become a significant means of providing park sites and programs. Condemnation and conservation easements are other, but less popular, means.

Illinois statutes permit municipalities to designate land in the Village for school, park or other public land on the Village Comprehensive Plan map. This map serves only as a guide with respect to land use decisions and in no way should be construed as a regulatory device. The Village Official Map, however, serves notice to property owners that the Village or Park District may consider acquisition of all or part of the subject property in the future. Should a subdivision plat be approved for property having this designation, the Park District or Village has one year in which to negotiate a sale or land donation or commence condemnation proceedings to acquire the property.

An alternative to the outright purchase of land for park purposes is the Village's land contribution requirement in connection with land subdivision and residential development. In short, the contribution requirement requires residential builders in the Village to contribute land in an amount proportionate to the estimated population of the development, or cash in-lieu of land to the Village, according to a prescribed formula. The contributions are used to acquire or assemble the park sites designated on the Comprehensive Plan map or Official Map. Much of the Arlington Heights Park District's land inventory and physical improvements thereon have been acquired in this manner.

Areas of Concern

Communication between Government Agencies

The unique relationship of the Village and the Park District can lead to lapses in communication, particularly in the area of planning for park development. Regular dialogue between the Village and Park District should be maintained and improved, if necessary, to minimize duplication of effort and to share resources and information.

Land Availability

There is very little undeveloped land available in the Village with which to increase the inventory of park land. Since it is necessary to add land to the inventory to maintain a satisfactory ratio of park land and population it can be assumed that the marginal costs of adding land to the park inventory will increase as the supply of vacant land diminishes.

Land Acquisition Strategy

The problems created by a finite supply and growing demand will require innovative solutions. The Village should encourage the Park District to formulate a strategy to acquire land for future park sites or expansion of existing parks in advance of need to minimize public costs and maximize public benefit. The Village's land contribution requirement is the key to a land acquisition strategy and should be evaluated and improved when necessary.

Appendix A - Historical Development of Shopping Centers in Arlington Heights

Year Built	Shopping Center	Size (Square Feet)
1898	Central Business District	225,700
1955	Westgate Shopping Center	50,000
1957	Arlington Market	159,257
1957	Elms Shopping Center	20,500
pre-1959 (subtotal)		455,457
1967	Pal-Win Plaza	34,934
1968	Northpoint	275,000
1968	All American Plaza	42,500
1968	Unnamed Plaza on Central	11,850
1960-1969 (Sub-Total)		364,284
1971	Central Plaza - Area 1	41,265
1972	Greenbrier Center	17,700
1974	Brandberry Park	30,174
1976	Wilke Commons	6,400
1977	Surrey Ridge	170,000
1978	Arlington Square	142,128
1979	Terramere Plaza	42,000
1970-1979 (Sub-Total)		449,667
1980	Premier on Golf	11,400
1980	Arlington Park Plaza	14,845
1980	Plaza del Grato	40,821
1981	Town & Country Mall	323,539
1982	Central Plaza - Area 2	41,635
1982	Centrum Plaza	18,670
1985	Go-Go Center	33,590
1985	Arlin Golf Plaza	12,043
1985	Ridge Plaza	236,394
1986	Annex of Arlington	154,425
1986	Helena Plaza	6,612
1987	Arlington Heights Promenade	24,404
1987	Arlington Plaza	296,415
1987	Arlington Towne Square	90,800
1987	Huntington Plaza	18,000
1987	International Plaza	162,000
1988	Brook Run Plaza	26,150
1989	Southpoint	270,000
1980-1989 (Sub-Total)		1,781,743
1991	Shiki Plaza	11,000
1991	Yaohan Plaza	60,000
1992	B & B Plaza	7,000
1994	Rand & Dryden Plaza	47,788
1995	Northpoint S.C. (Expansion)	12,000
1995	Westgate S.C. (Demolition & Expansion)	4,000
1990-1995 (Sub-Total)		141,788
Grand Total		3,192,939