

VILLAGE OF ARLINGTON HEIGHTS COMPREHENSIVE PLAN

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2015

Prepared by the Village of Arlington Heights
Department of Planning and Community Development

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2015 Comprehensive Plan

Prepared by the Department of Planning and Community
Development



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499
(847) 253-2340

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Introduction

Chapter Contents: Housing and Population, Economic Development, Recreation and Education, Traffic Circulation, Land Use, What is a Comprehensive Plan?, Implementation, Citizen Participation, Goal Setting

Background

Since its incorporation in 1887, the Village of Arlington Heights has grown into one of the largest suburbs in the metropolitan area. 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, 1991 and 1997. This Plan, which was prepared, reviewed, discussed by the public, and recommended by the Plan Commission to the Village Board in 2015, should guide the citizens, Village leaders, developers, and other interested parties through the next 10 to 15 years. 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.



Downtown: Then and Now



Village of Arlington Heights Gateway Sign

Chapter Contents:

-  **Housing and Population**
-  **Economic Development**
-  **Recreation, Leisure and Education**
-  **Traffic Circulation**
-  **Land Use**

Introduction

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. Since then the Village's population has stabilized reaching 76,031 in 2000 with a modest decrease in 2010 to 75,101. This decrease was mostly attributable to an increase in vacancies due to foreclosures from the 'great recession' which began in 2007. The population of Arlington Heights is estimated to reach 86,059 persons by 2040 (source: Chicago Metropolitan Agency for Planning 'GOTO 2040' Regional Plan). This increase in population, if realized, would likely be the result of more dense housing in designated redevelopment areas. In addition annexation of unincorporated residential areas would add to the population. The median age of the Village population has continued to increase from 36.7 in 1990 to 42.7 in 2010, which reflects a regional and national trend.

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, and 32,795 in 2010 primarily due to town home, condominium and apartment building construction. In 2014 total housing units is estimated at 33,150, due to new multi-family development and in-fill single family development. This trend of in-fill redevelopment, higher density redevelopment, and possible annexation of adjacent residential areas could increase the housing units to 35,500 by 2040 (CMAP GO TO 2040 estimate).



Downtown Arlington Heights

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 region. 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.)



Moderate to high density multi-family construction has led to growth in Arlington Heights' population in recent years.



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. Approximately 70% of Village property tax revenue is derived from residential uses and 30% 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 localeconomy. 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.



30% of property tax revenue is from non-residential uses.



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 716 acres of parks and golf courses in the Village. The Arlington Heights Park District has on several occasions won national awards 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 expanded in 1995 from 76,000 square feet to 132,000 square feet. The Library has more than 350,000 items in its collection and a circulation over 2.66 million items. There are over 100 personal computers with internet access and software available to the public.

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.



Arlington Heights Memorial Library

Introduction

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, 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 and Transportation Policy Plan, approved in 2012.



Interchange at Arlington Heights Road and the Northwest



Village of Arlington Heights Thoroughfare Map

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.



Downtown Train Station and Village Green

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
Streets	200	19.1
TOTAL	10,464	100

Introduction

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. Downtown Master Plan
3. Consolidated Plan; Housing
4. Bicycle and Pedestrian Policy Plan
5. STAR Line Master Plan
6. Hickory Kensington Area Plan
7. Thoroughfare and Transportation Policy 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.

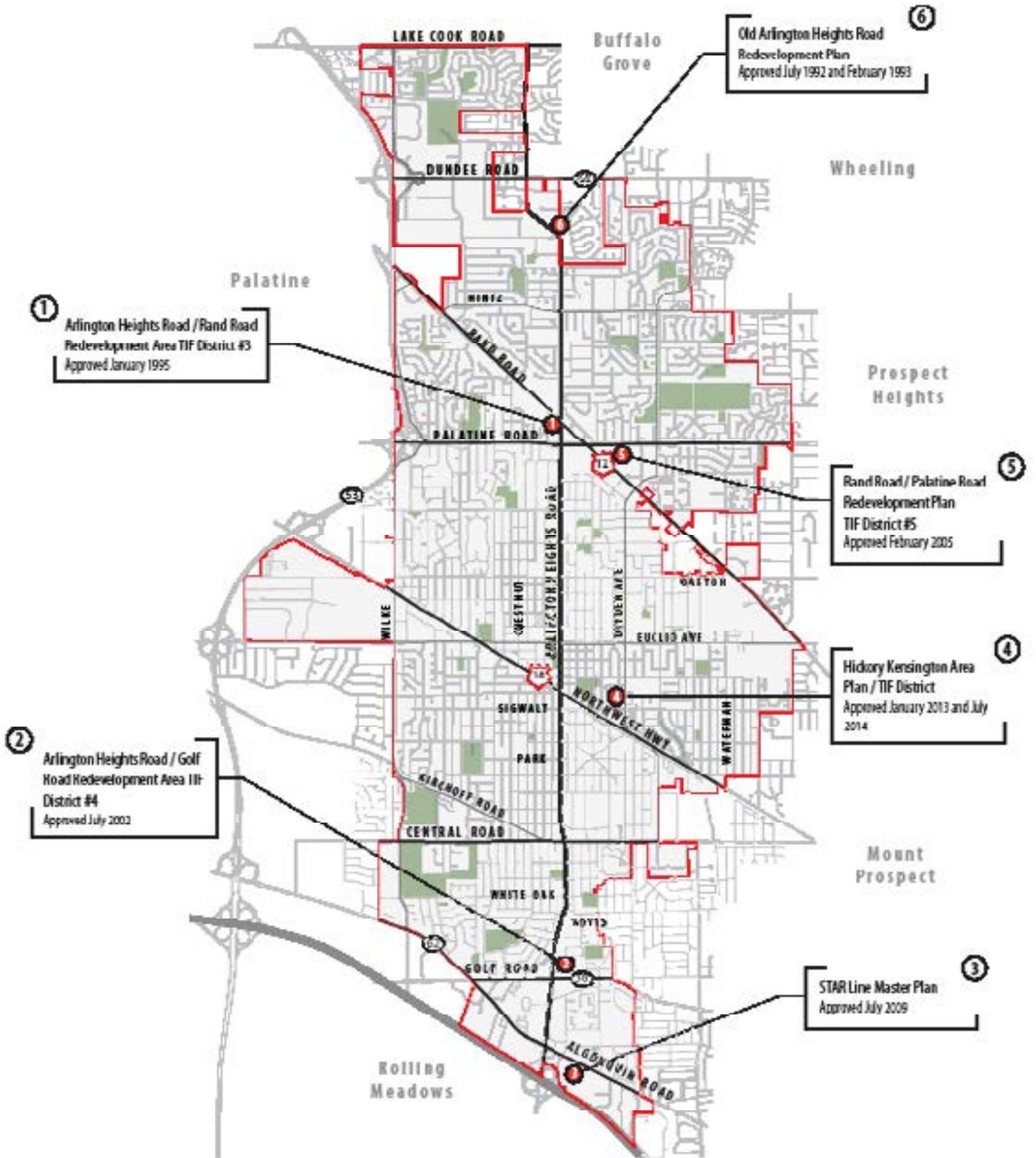
Annexation studies analyze the social and economic issues related to annexing areas designated on the Comprehensive Plan map as potential annexation areas. This version of the Comprehensive Plan includes a new section on Corridors which describe each corridor and past efforts to improve each area.



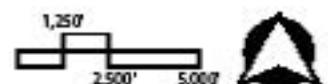
Illustration from STARLine Master Plan



Bird's-eye rendering of Hickory Kensington Area Plan



Comprehensive Planning Program 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 the Appendix.

Thoroughfare and Transportation Policy Plan

The Arlington Heights Thoroughfare and Transportation 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. The Plan was updated in October, 2012.

Downtown Master Plan

The Downtown Master Plan (originally approved in 1986) 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 Downtown. In 2006, the Plan was updated to reflect upon accomplishments in redeveloping the Downtown and to evaluate what future improvements are needed over the next 15 years.

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.

Introduction

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Goals and Policies

Chapter Contents General Planning, Land Use, Housing and Population, Economic Development, Recreation and Open Space, Municipal Services, Energy Efficiency and Conservation, Thoroughfare and Transportation, Downtown Master Plan

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.

Chapter Contents:

	General Planning		Municipal Services
	Land Use		Energy Efficiency and Conservation
	Housing and Population		Thoroughfare and Transportation
	Economic Development		Downtown Master Plan
	Recreation and Open Space		

Goals and Policies



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 heritage of Arlington Heights.
6. To exercise due regard for the goals of neighboring communities and other governmental units in planning activities.
7. To focus on Village wide business development.
8. To develop effective transportation planning.
9. To promote affordable housing for various income levels and housing types.
10. To maintain and improve Village infrastructure.
11. To promote and encourage sustainable based policies and services.
12. 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.
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 techniques which contribute to the architectural interest of its environs either as an accent or a counter point.
 - 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 communicate with 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.

Goals and Policies



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 only if beneficial to the Village as a whole.
- 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 concepts in proper locations consistent with the Village's Land Use Map.
- 2 Intensive developments should be limited to the downtown 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, or in conjunction with an approved redevelopment plan.
- 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 Determination of redevelopment sites should be based upon the Village Comprehensive Planning Program.
- 6 Protect distinct functional areas from intrusion and encroachment of incompatible uses.
- 7 Revitalize declining areas through rehabilitation, redevelopment, and In-fill strategies as appropriate.

Goals and Policies



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 consistent with 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 Downtown to improve its economic viability.



Population and Housing Policies

- | | |
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| <ol style="list-style-type: none"> 1 To construct a necessary amount of single-family detached and attached single-family houses, and multi-family housing to meet market demands while maintaining 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. 4 To utilize Federal, State, and local programs to assist in the development of affordable housing while retaining Village controls pursuant to the Village's affordable housing tool kit for homeownership and rental units. 5 To construct smaller housing units necessary to maintain smaller households in the community. 6 To provide a wide variety of housing for young, elderly, disabled and single households, including rental housing. | <ol style="list-style-type: none"> 7 To enforce Village codes and regulations in order to prevent housing deterioration and, when appropriate, to utilize State, Federal, or local assistance programs. 8 To preserve and renovate housing of historic or aesthetic value and upgrade and renovate public improvements and facilities in Village neighborhoods. 9 To designate future redevelopment sites and proceed with necessary steps leading to redevelopment of selected sites pursuant to the Comprehensive Planning Program. 10 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 downtown through rehabilitation and redevelopment of targeted properties pursuant to the Downtown Master Plan and provide assistance to parties interested in the rehabilitation and redevelopment of the Downtown.
- 6 To realize the full development 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.



Arlington Racecourse

Goals and Policies



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 continue to enhance and maintain the Village web site which highlights Arlington Heights' unique advantages for business to attract investors, developers and business owners.
- 5 To encourage rehabilitation and redevelopment of the Downtown 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.
- 4 To make provision to acquire future recreational land.
- 5 To encourage additional new types of parks and recreational facilities such as linear parks, vest-pocket playgrounds, neighborhood squares, pedestrian and bicycle paths.
- 6 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.



Downtown Arts Fair

Goals and Policies

Municipal Services 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.



Village of Arlington Heights Public Works

Municipal Services 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.



Arlington Heights Fire Station No. 1

Goals and Policies



Energy Efficiency and Conservation Goals

1. To link transportation and land use in order to enhance transit options for residents and the labor force.
2. To promote and encourage energy efficiency for residential and commercial buildings.
3. Encourage the use of renewable energy and resources such as solar, wind, geothermal, and bio fuels.
4. Continue to promote and encourage both residents and businesses to reduce waste and increase recycling.
5. To optimize tree planting and protection of existing trees for maximum carbon reduction and to water conservation measures.
6. Keep abreast of new policies and research regarding energy efficiency and provide support for local, state, and Federal efforts to promote energy conservation measures.
7. Educate and Promote using Public Relations to encourage energy conservation and support for the Village Energy Efficiency Conservation Strategy.



Thoroughfare and Transportation Goals

- 1 To promote the adequacy, efficiency, convenience, aesthetics and safety of traffic and transportation.
- 2 To promote and coordinate transportation systems, including public transportation, through co operation with other involved agencies and other communities, when such improvements benefit the Village.
- 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 character of and quality of life in the Village is not adversely affected by future traffic and transportation improvements.
- 8 Encourage public participation in planning thoroughfare network improvements.
- 9 Review traffic calming measures in residential areas.

Thoroughfare and Transportation Policies

- 1 To schedule, plan, and construct necessary physical improvements including widening, turning bays and other appropriate improvements 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 the appearance of signalization and other elements related to traffic and transportation.
- 6 To explore and implement alternate modes of local transportation such as minibuses, tramway, monorail, van and carpooling, and establish locations for parking facilities.
- 7 To examine all proposed traffic and transportation improvement projects from the aspect of impact on local housing, neighborhoods, business and industry.



Village of Arlington Heights Train Station

Goals and Policies



Downtown Master Plan

“

Vision:

A Downtown that is recognized as the business, cultural and entertainment heart of Arlington Heights – offering a thriving business climate, a sense of community and residential pride and is viewed as a desired destination for all residents of the Northwest suburbs.

”



Downtown Master Plan Objectives

1. Promote diversity and concentration of use in the downtown core.
2. Create a quality pedestrian environment.
3. Strengthen downtown's residential base by encouraging additional residential development.
4. Create a unique identity and positive image.
5. Promote quality development through design review.
6. Emphasize public / private partnerships in implementation.
7. Emphasize early action and tangible results.
8. Facilitate growth and development of selected areas including guidelines for redevelopment.
9. Develop retail strategy to attract and retain quality commercial businesses.
10. Evaluate and recommend funding options for long term infrastructure needs, redevelopment, special events and marketing.
11. Develop a marketing plan and strategy, including a communication plan, for downtown.



Bird's-eye view of Downtown Arlington Heights

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 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.

Goals and Policies

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. Also, the map identifies existing and future thoroughfares in Arlington Heights illustrating their relationship to the use of land across the Village. The map is updated annually and included as an insert as part of this document.

Housing and Population

Chapter Contents Purpose, Population Characteristics, Household Characteristics, Housing Characteristics, Summary, Growth of Municipal Limits

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 multi-family 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 or renting. Many wish to remain in the Village, therefore creating the high demand for multi-family housing. At the same time, new families are moving into the homes sold by the older population, thus creating an increase in elementary school enrollments. Although the 'Great Recession' from 2007 to 2012 negatively impacted housing values, the Village has seen a recent increase in values with the economic recovery. Housing ownership nationally has declined as more persons rent apartments, which has increased demand for rental apartments in the country and Village as well.

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 Single Family Rehabilitation Program and the Affordable Housing Trust Fund will help low and moderate income persons live and maintain their 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.

Chapter Contents:

	Population Characteristics
	Household Characteristics
	Housing Characteristics
	Growth of Village Municipal Limits

Housing and Population

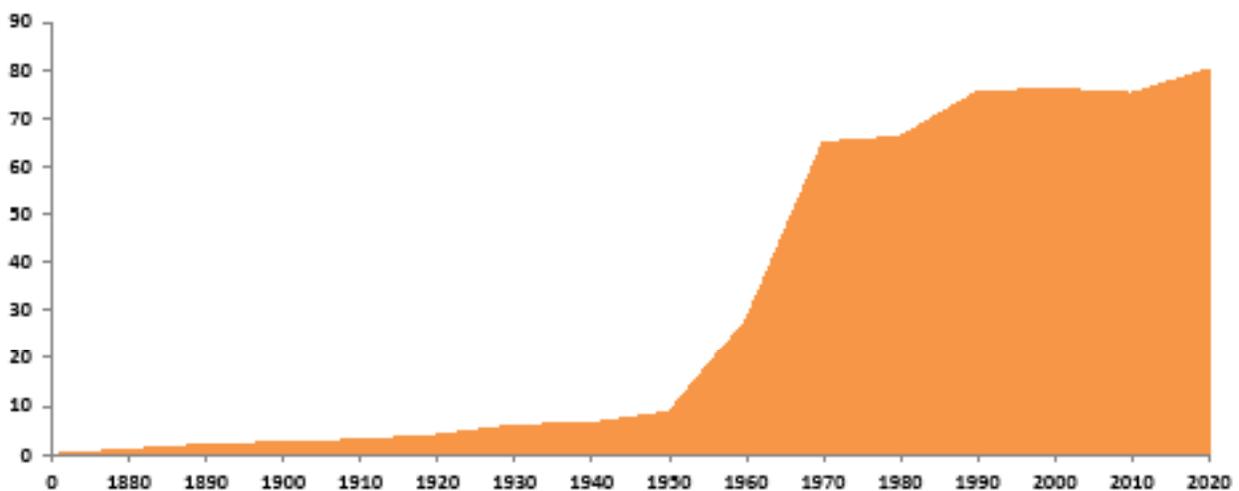
Purpose

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. The population peaked in 2000 at 76,031 as it slightly declined in 2010 to 75,101. This decrease was mostly attributable to an increase in vacancies due to foreclosures from the 'great recession' which began in 2007. As vacancies decline and new housing is built, the population of Arlington Heights is estimated to reach 86,059 persons by 2040 (source: Chicago Metropolitan Agency for Planning 'GOTO 2040' Regional Plan). This increase in population, if realized, would likely be the result of more dense housing in designated redevelopment areas. In addition annexation of unincorporated residential areas would add to the population. The median age of the Village population has continued to increase from 36.7 in 1990 to 42.7 in 2010, which reflects a regional and national trend.

Figure 1. Population Growth from 1880 to 2020



Housing and Population

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, 36.7 in 1990 and 42.7 in 2010. This trend reflects the nation as a whole and is expected to continue. Figure 2 below delineates the Village population by age group for 1990, 2000 and 2010. The increase in the median age of the population can be attributed to the large number of “baby-boomers”. 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, 12% in 1990, 16% in 2000 and 17% in 2010.

Another factor contributing to the number of 65+ persons was the development of two large senior housing complexes - Luther Village and the Moorings, during the 1980’s and 90’s. Although the population is aging, the Village has still experienced waves of new families with children, therefore creating recent increases in elementary school aged children.

Racial Composition

Minority population has continued to increase in the Village to 12% in 2010, up from 3% in 1980 and 7% in 1990.

Figure 3. Village Population by Race - 2014

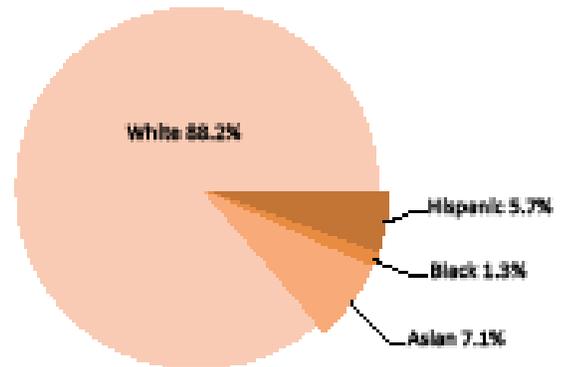
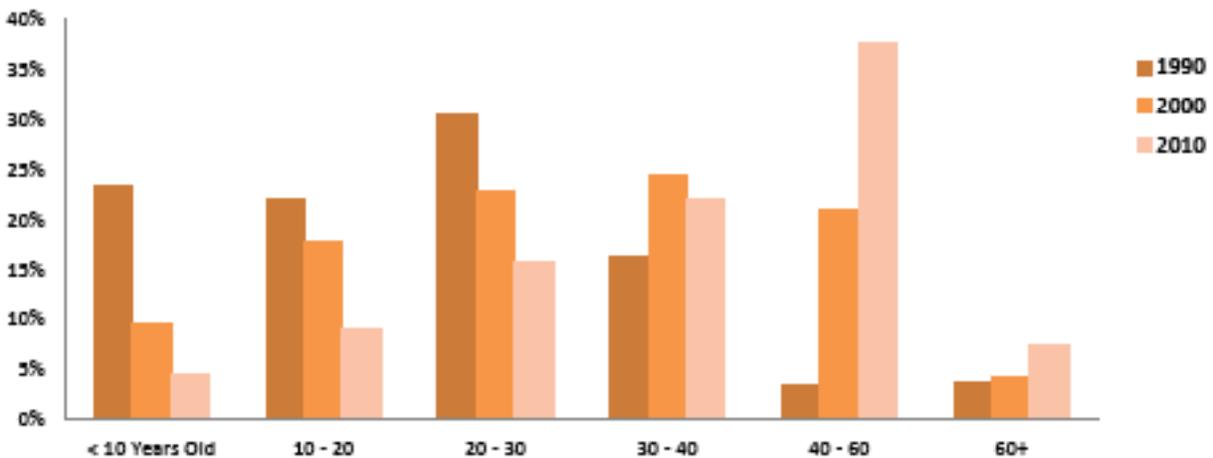


Figure 2. Age Distribution of Village Population - 1990, 2000, 2010



Housing and Population



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 2010 the number of households was 30,919. 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

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

Number of Households

YEAR	1990	2000	2010	Percent Change 1990-2010
Village of Arlington Heights	28,810	30,763	30,919	7.3%
Cook County	1,879,488	1,974,181	1,966,356	4.6%

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. Average household size is depicted in Figure 5 below.

Figure 5. Average Household Size - 1990, 2000, 2010

YEAR	1990	2000	2010
Persons per Household	2.61	2.60	2.55

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, 24% in 1990, and 30% in 2010.

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 2,367 units have been built. Most of the additional housing stock since 1980 has resulted from town house, condominium, apartment, and senior housing developments. Since 1990 most of the new development has been in the downtown. Figure 6 below indicates the number of housing units in the Village since 1950. Housing units are projected to reach 34,102 by 2040.

Figure 6. Total Housing Units Since 1950

Year	Total Number of Housing Units
1950	2,255
1960	7,223
1970	16,511
1980	23,189
1990	30,428
2000	31,725
2010	32,795

Housing Characteristics

Almost 51% of the housing in Arlington Heights was constructed prior to 1970, therefore 49% of the housing stock is less than 45 years old. Only 22% of the housing stock was constructed prior to 1960. Figure 7 below depicts the age of housing in the Village.

Figure 7. Age of Housing Stock - 2010

Age	Number	Percentage
0 - 10	1,529	4.7%
10 - 20	2,979	9.1%
20 - 30	5,104	15.6%
30 - 40	7,288	22.2%
40 - 60	12,387	37.8%
60+	2,450	7.5%

Housing and Population

Type of Housing

There is a variety of housing types in the Village, which has grown even more varied since 1985 with downtown development. Single family homes consisted of 65% of the housing types in 1985 decreasing to 59% in 1990. Currently in 2015, single family homes consist of approximately 57% of the housing types. This figure is expected to slightly decrease if more multi-family residential is constructed. Rental units comprised 24% of the total units in 2010, compared to 26% in 1980.

Value of Housing

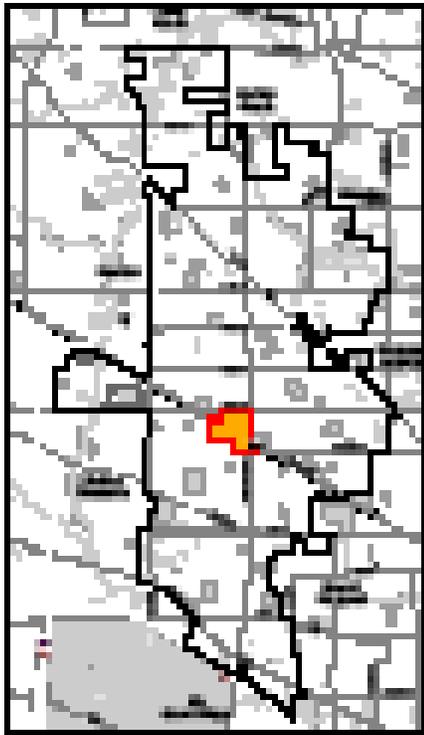
The median home value in 1990 was \$171,798, rising to \$222,900 in 2000. This includes single family homes, duplexes, town homes and condominiums. In 2012 the median value was \$286,100. Median rents have risen from \$692 in 1990 to \$1,103 in 2012. Median rents are expected to continue to increase as higher end rental developments are constructed. The Village's affordable housing policy includes the provision of affordable units based on a percentage of total units being proposed.



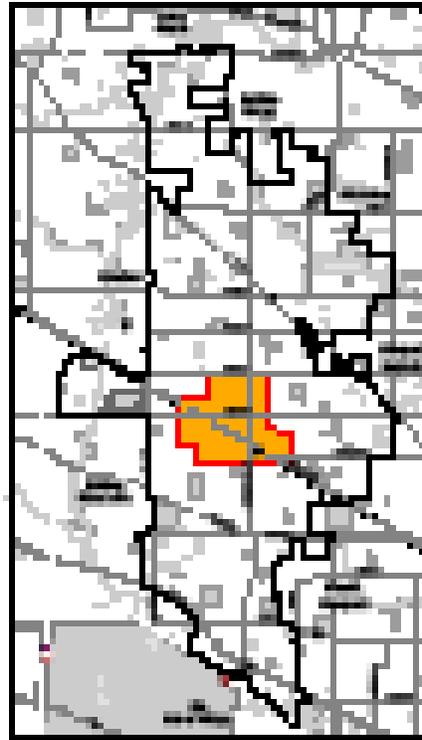
Summary

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, a five year plan which outlines the housing needs and priorities of the Village. In addition, the Village in 2013 collaborated with neighboring municipalities on a housing study for the sub-region. This study "Homes for a Changing Region" provides insight into the Village's current and future housing needs and affordability.

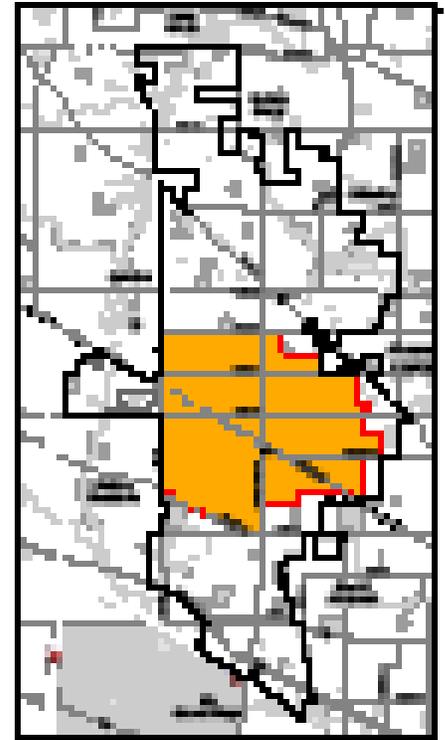
Growth of Village Municipal Limits - 1920 to Present



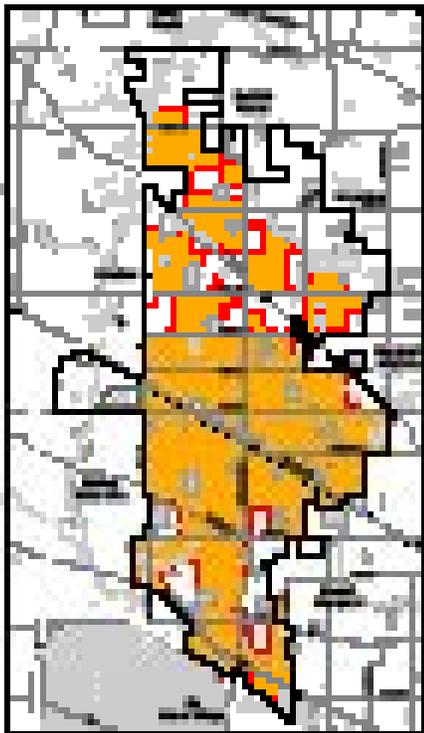
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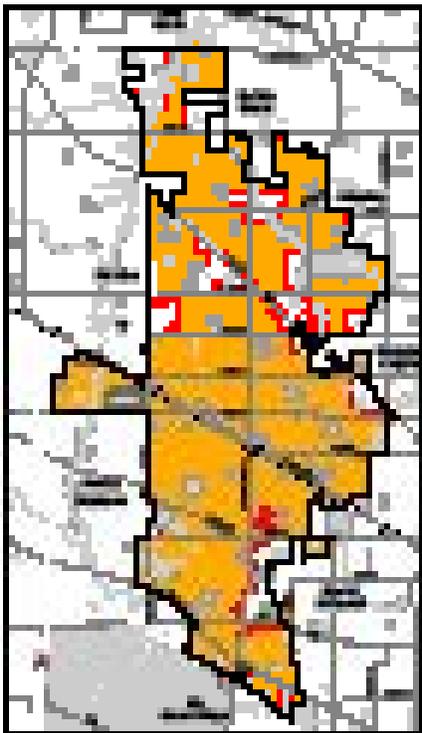
1970



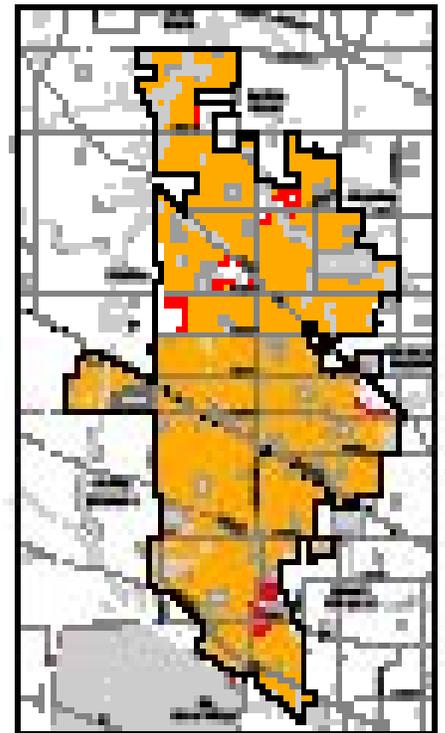
1980



1990

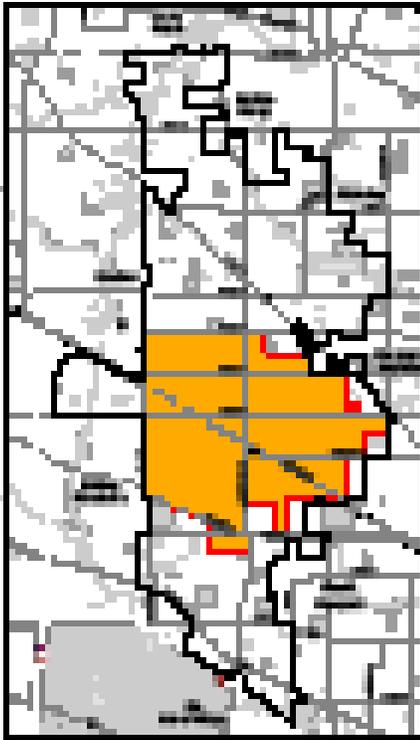


2000

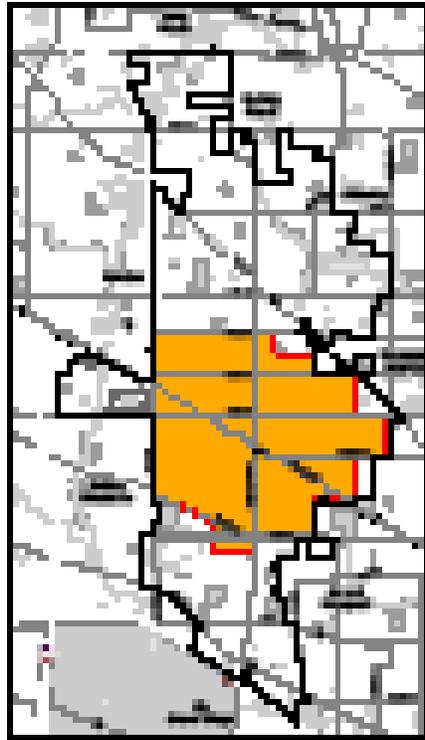


2010

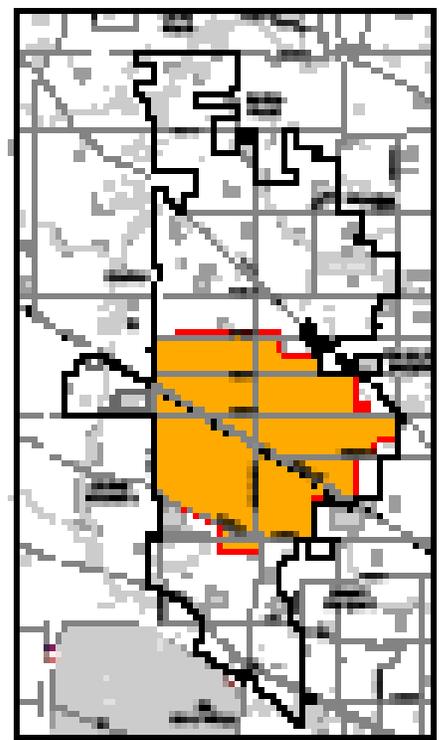
Housing and Population



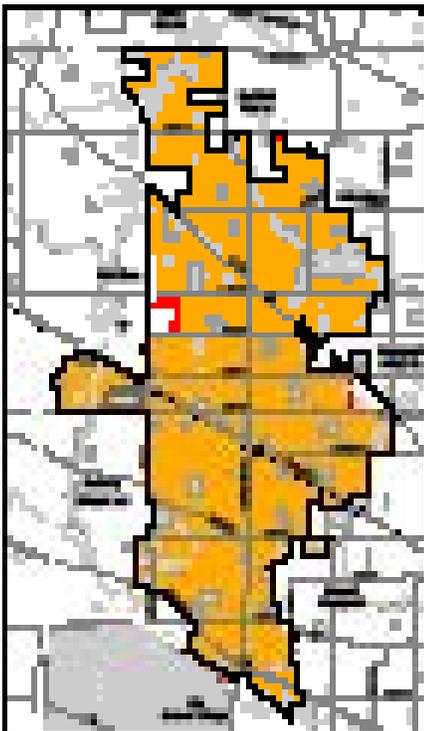
1930



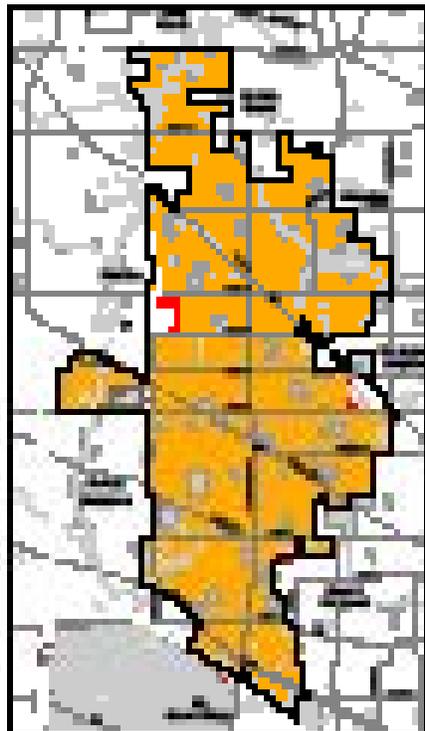
1940



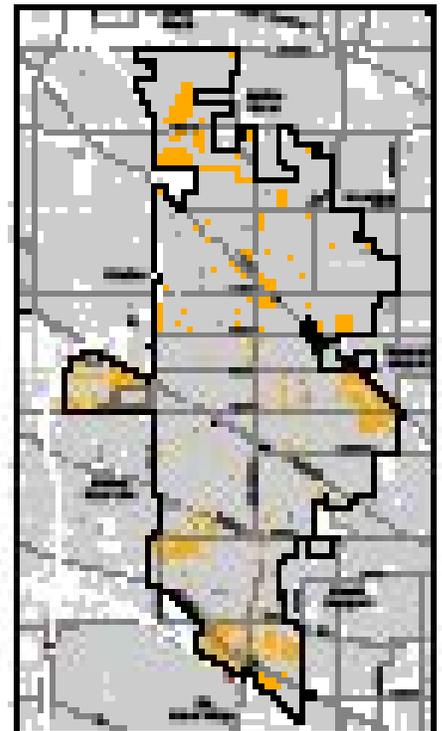
1950



1960



1970



2015

Economic Development

Chapter Contents: Purpose, Market Setting, Market Characteristics, Economic Indicators, Areas of Focus

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.

Chapter Contents:



The Market Setting



Economic Indicators



Areas of Focus

Economic Development

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 AT & T.

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, as well as Robert Morris University in Arlington Heights.

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.

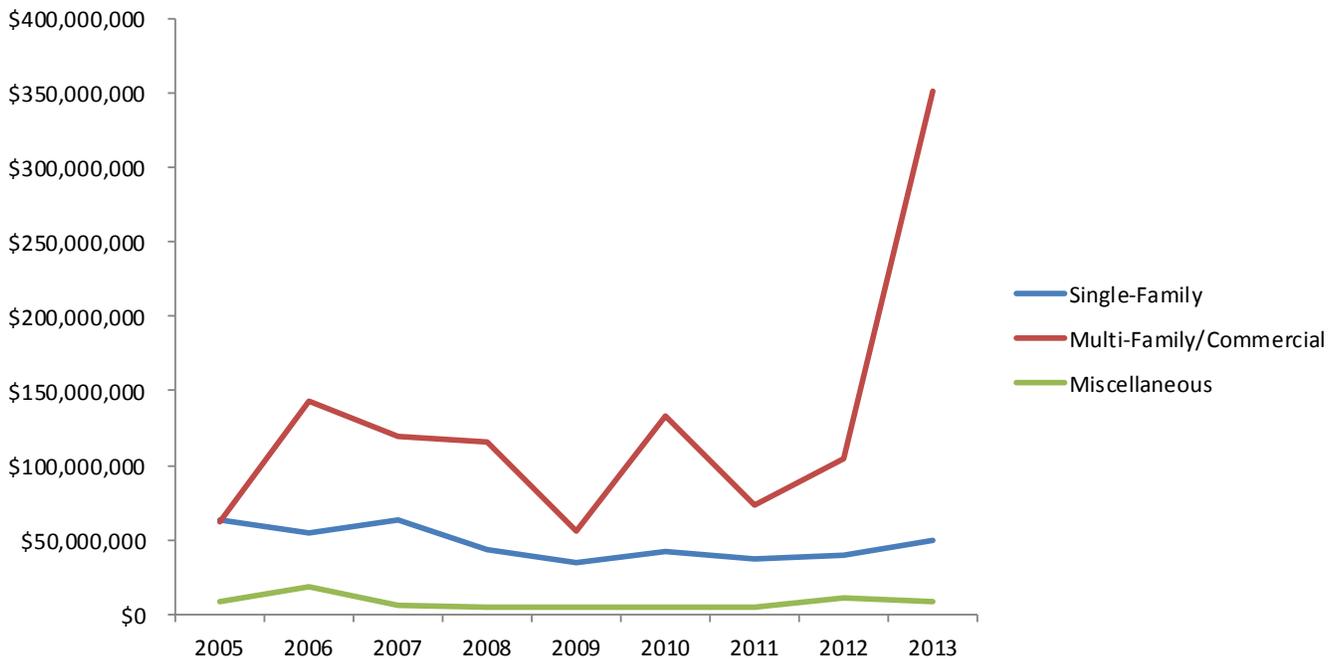
Economic Indicators

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.

Figure 8. Value of New Construction - 2005 to 2013 (Note: not adjusted for CPI)

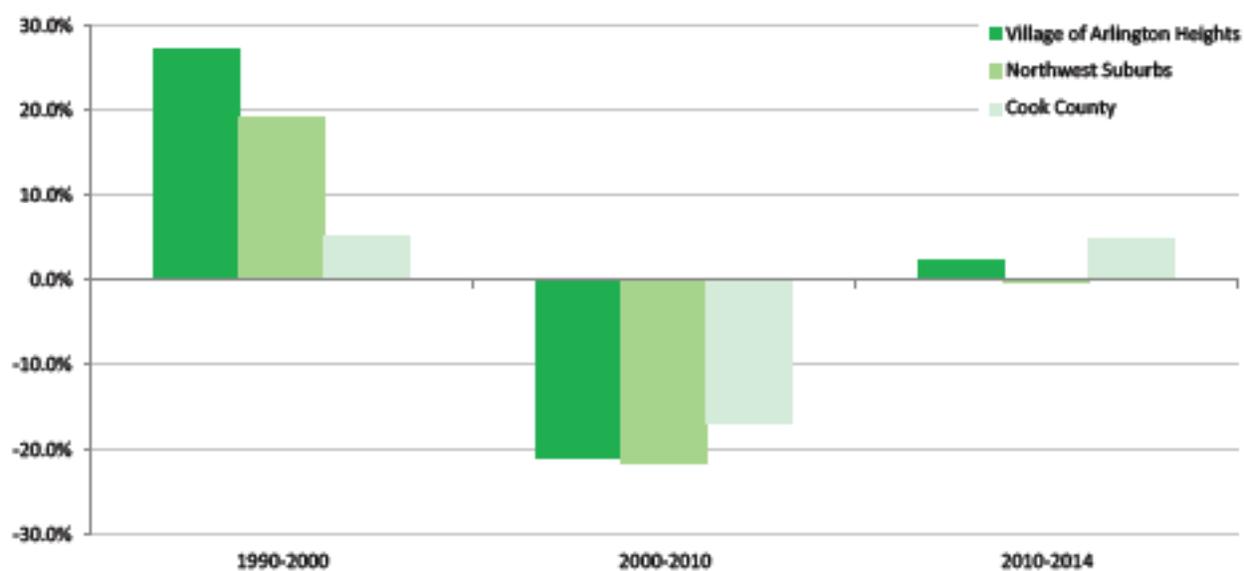


Economic Development

💰 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.

Figure 9. Employment Change



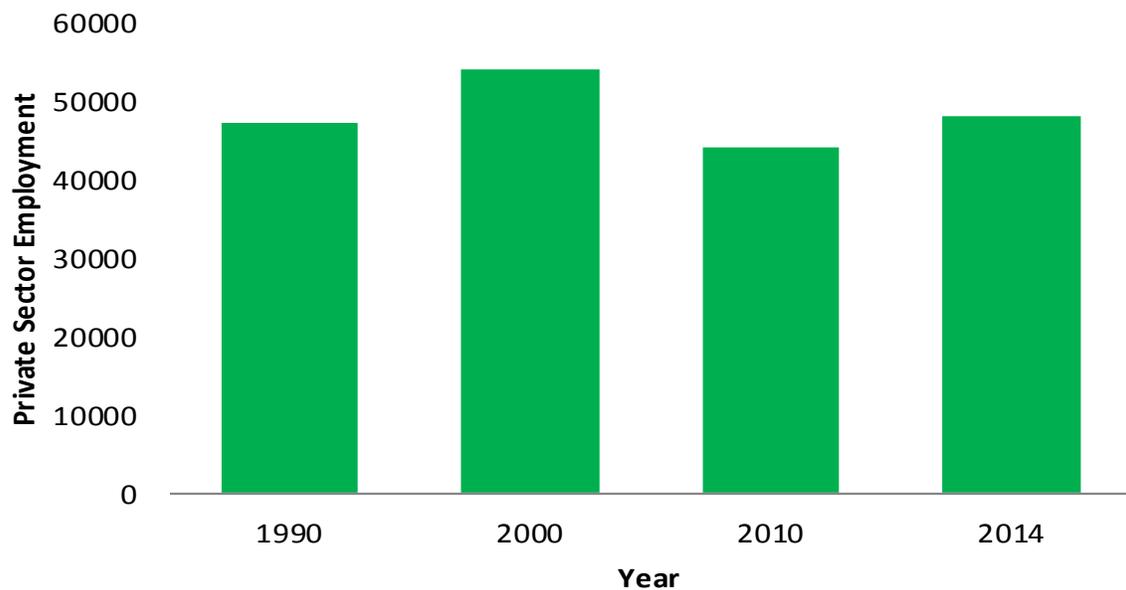
One North Arlington

Economic Development

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, peaking in 2000 at 53,982 jobs. During the decade plus from 2000 to 2011, the workforce declined to 44,007. Preliminary data suggests jobs will increase to 48,028 in 2014.

Figure 10. Arlington Heights Work Force



Northwest Community Hospital

Economic Development



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. 52% of Arlington Heights residents over the age of 25 have attained at least an undergraduate degree from a college or university; over 20% have attained graduate degrees. Over the past 30 years the Village unemployment rate has averaged around 4%. The unemployment rate increased to around 8% during the 'Great Recession' but since has dropped closer to the average for the Village.

Figure 12. Unemployment Rate 1986 - 2014

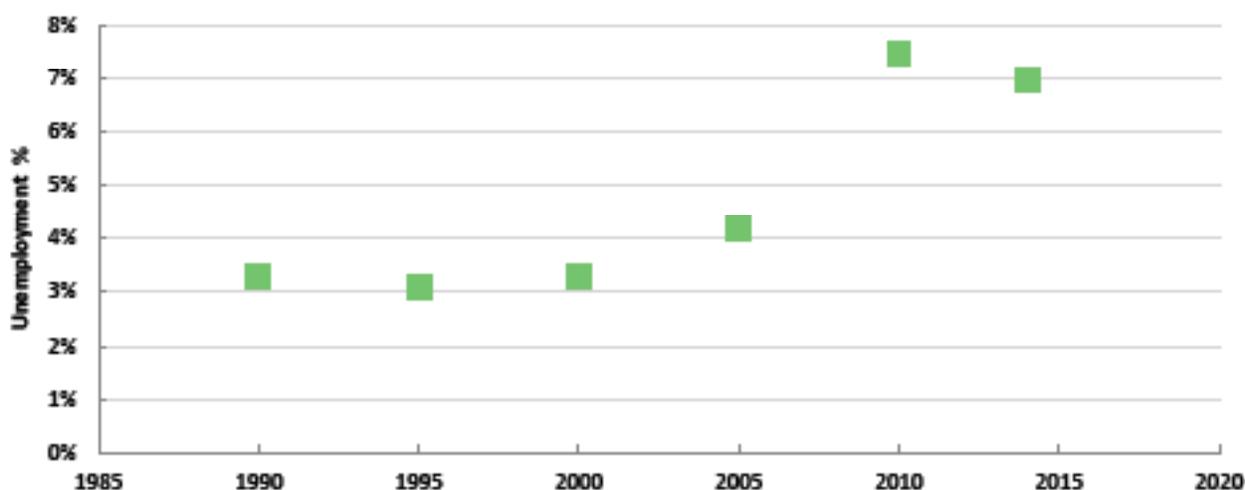


Figure 13. Labor Force Employment by Industry

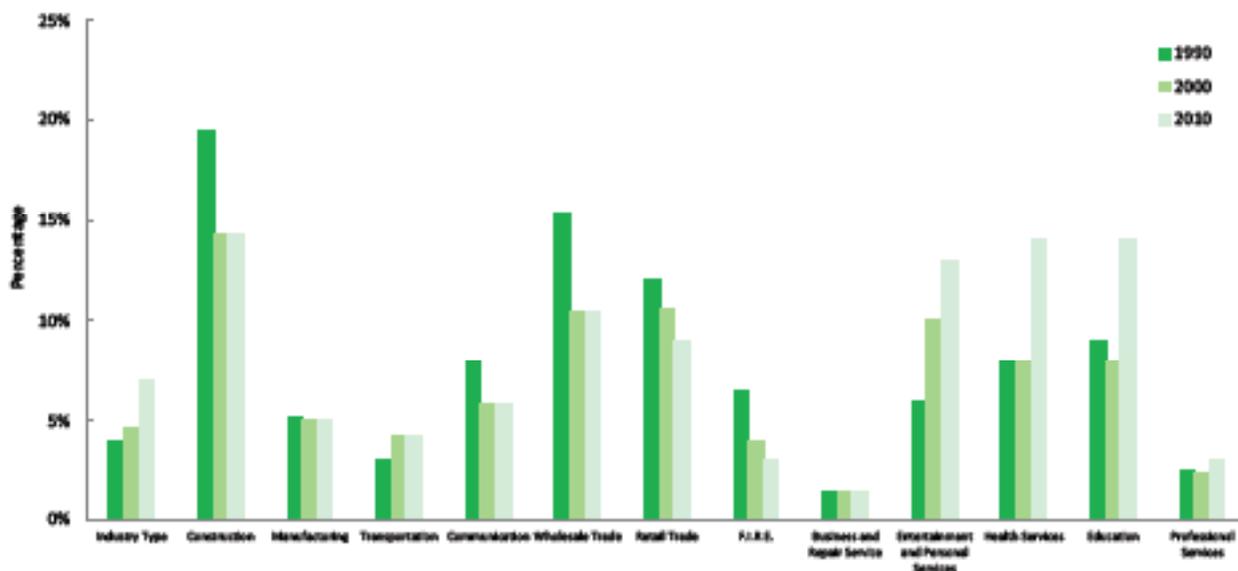
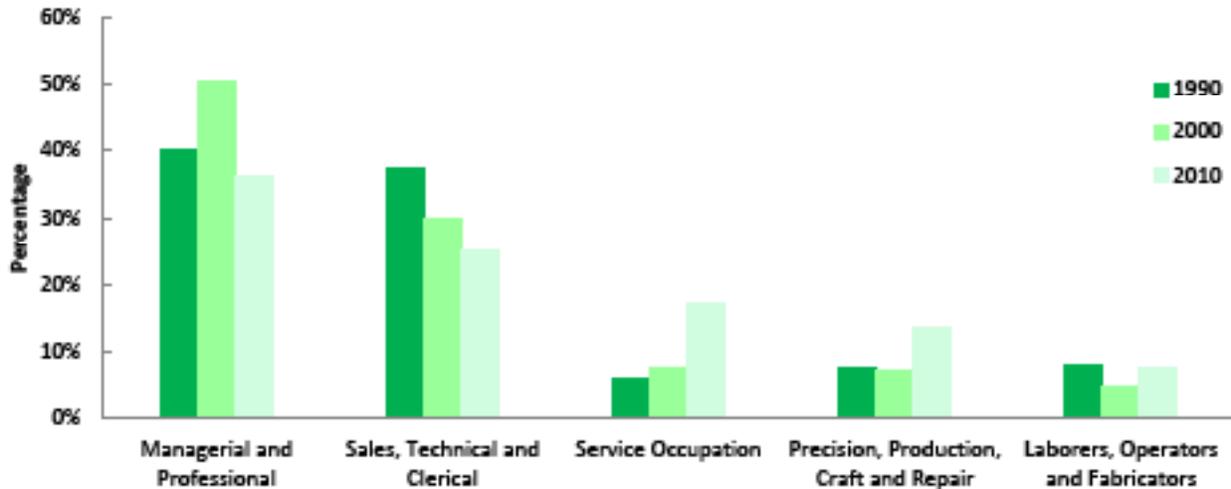


Figure 14. Labor Force Employment by Occupation

Although the Village has experienced significant change in industrial uses, the labor force employment changed slightly by industry (Figure 13) and by occupation (Figure 14) from 1970 to 2015. 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 2,584 (6.7%) worked at home in 2015 compared to about 1,500 persons who worked at home in 1990; the average commute time in 1980 was 23.1 minutes, rising to 27.9 minutes in 1990, increasing to 29.7 in 2015.

Income Characteristics

In 1990, median household income was \$51,331. By 2010 median household income was \$68,613. Total personal income in the Village was \$2.58 billion in 2005 rising to \$3.0 billion in 2014.

Per capita income in 1990 was \$22,864. In 2014 per capita income rose to \$40,277. Approximately 17% of households earned over \$150,000 annually in 2010. Another 17% earned between \$100,000 and \$150,000.

Economic Development

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. 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, Deer Park and Randhurst malls are magnets for primary and secondary retail activity and their market areas overlap Arlington Heights.

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.

The internet is also impacting how people shop. Retail sales in Arlington Heights have increased over the past 20 years to \$1.19 billion in 2014. Due to the "Great Recession", sales decreased to slightly below \$1 billion in 2009, but have since recovered to its highest level.

Figure 15. Retail Sales - 2000 to 2014

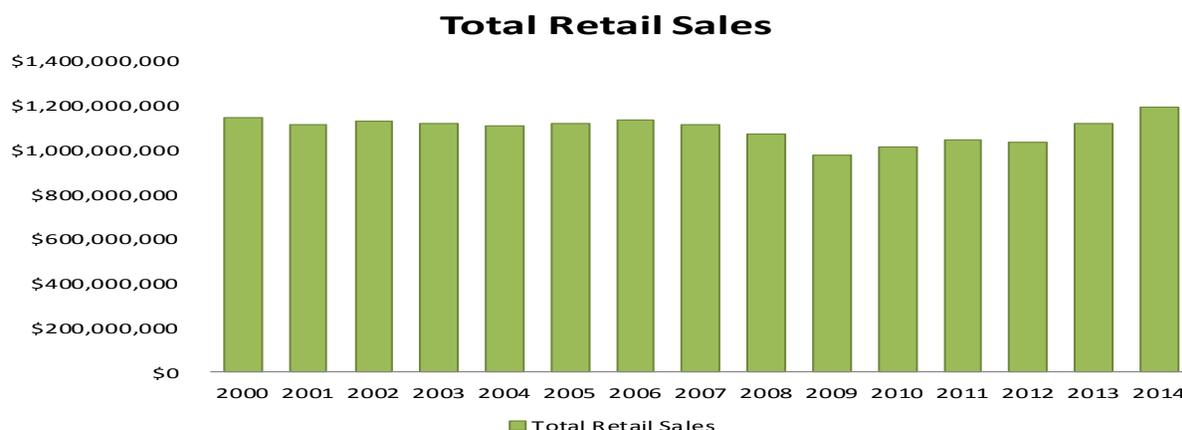


Figure 16A. Village Retail Sales Comparison - 1995/2014

Category (\$ millions)	1995 Sales	1995 Pct.	2014 Sales	2014 Pct.
General Merchandise	\$90.1	9.4%	\$68.5	5.7%
Food	\$149.8	15.5%	\$200.1	16.8%
Drinking/Eating Places	\$90.1	9.4%	\$146.7	12.3%
Apparel	\$33.0	3.4%	\$38.7	3.1%
Furniture/HH/Radio	\$81.8	8.5%	\$87.5	7.3%
Lumber/Bldg/Hardware	\$57.1	5.9%	\$49.2	4.1%
Auto & Filling Stations	\$236.6	24.6%	\$280.3	23.5%
Drugs & Misc[Retail]	\$140.7	14.6%	\$162.2	13.6%
Agriculture & All Others	\$49.8	5.2%	\$136.9	11.5%
Manufacturing	\$33.4	3.5%	\$25.1	2.1%
TOTAL SALES	\$962.0	100.0%	\$1,193.5	100.0%

Market Share of Retail Sales

The Village's share of retail sales, based upon sales tax receipt data, of 10 surrounding communities is 12%, 3rd only to Schaumburg and Mt. Prospect in Northwest Cook County. Figure 16 presents market shares by retail category for the 10 communities.

Figure 16 B. Market Shares by Community and Retail Category - 2014

Community	Total Sales	General Merch.	Food	Drinking & Eating	Apparel	Furniture	Lumber & Hardware	Drugs & Misc.
Arlington Heights	12%	8%	20%	14%	9%	18%	11%	10%
Mount Prospect	14%	13%	9%	7%	4%	5%	17%	28%
Prospect Heights	1%	0%	4%	2%	0%	0%	0%	1%
Palatine	9%	10%	15%	7%	1%	2%	12%	7%
Rolling Meadows	3%	11%	3%	5%	0%	2%	0%	2%
Schaumburg	31%	34%	16%	35%	81%	56%	10%	23%
Elk Grove Village	10%	7%	6%	7%	0%	5%	20%	6%
Wheeling	6%	12%	5%	9%	0%	4%	9%	3%
Hoffman Estates	8%	6%	14%	8%	2%	4%	0%	10%
Buffalo Grove	6%	0%	8%	5%	1%	4%	19%	10%

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%.



Retail Stores and Restaurants

Economic Development

Areas of Focus

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 (21%), property tax (40%), and state income tax (9%). 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, and home improvement materials) the local economy and Village sales tax revenues can suffer during national recessions as occurred in 1991-92 and in 2007-2012. Fortunately, the Village has a diverse commercial environment with a healthy mix of retailers, auto dealerships, restaurants, food stores, and hotels.

The Village budget depends heavily on sales tax revenue for its General Fund operating budget. Therefore it is imperative that the Village continue to increase sales taxes through business attraction and redevelopment of underperforming retail areas.

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 historically increased most years, however from 2009 to 2013 there was a large decrease of 33% due to the recession. As the economy continues to improve, the assessed values should start to increase to pre-recession levels.

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.

Figure 17. Revenue Growth for Four Village Revenue Sources

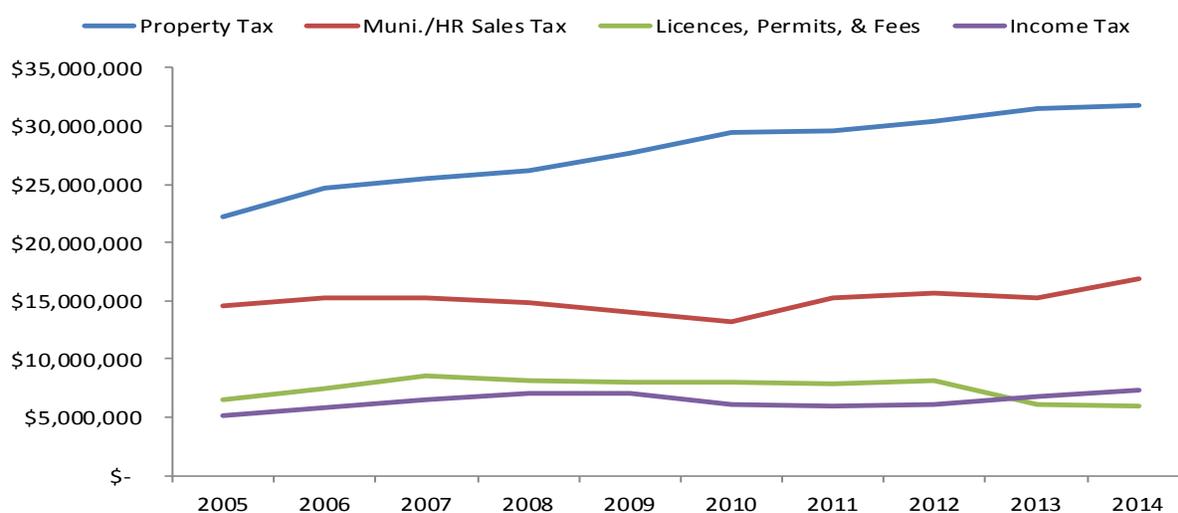
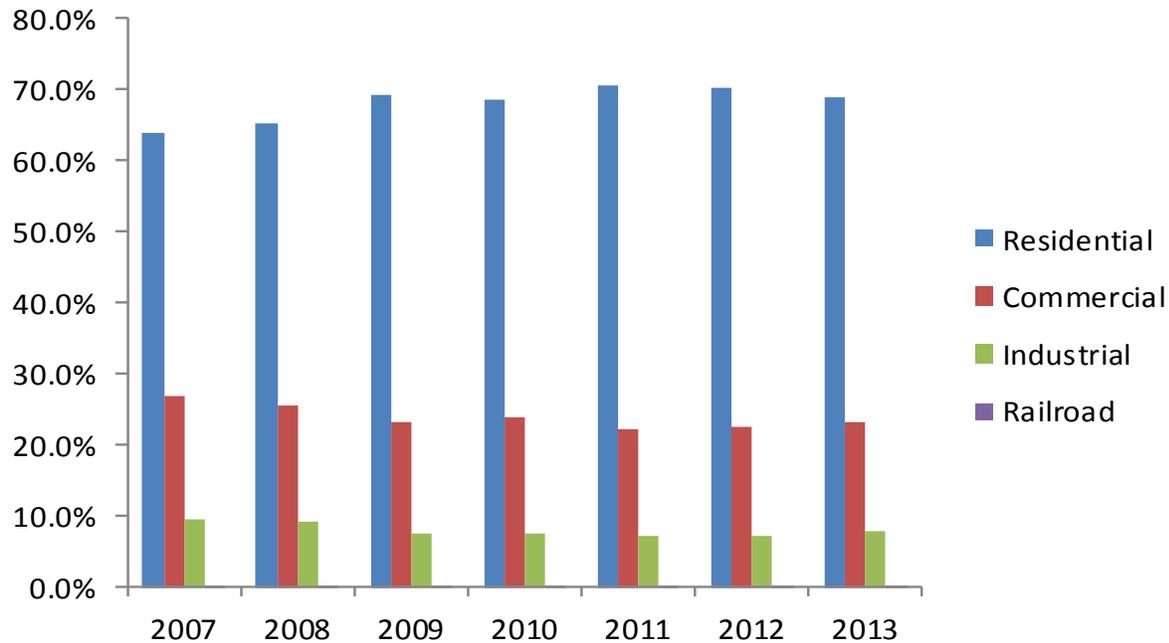


Figure 18. Village Equalized Assessed Valuation - 2007 to 2013

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 and should work towards promoting tools available to the business community including Cook County property tax abatements; 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.

Economic Development

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, carpooling 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. With the expansion of I-90 in 2015-2016, the new four lane cross section will allow for bus rapid transit. Also discussed for the future is the STAR Line, which would include new Metra commuter rail service along I-90 from O'Hare to Hoffman Estates, then south through the far western suburbs to the Naperville area.



Village of Arlington Heights Train Station and Downtown

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.



Metropolis Performing Arts Center

Recreation

Chapter Contents Purpose, Population Characteristics, Governmental Relationships, Existing Park Inventory, Future Park Development, Areas of Concern

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.

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.

Chapter Contents:



Population Characteristics



Governmental Relationships



Existing Park Inventory



Future Park Development



Areas of Concern

Recreation

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.



Sculptural Element in a Park

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

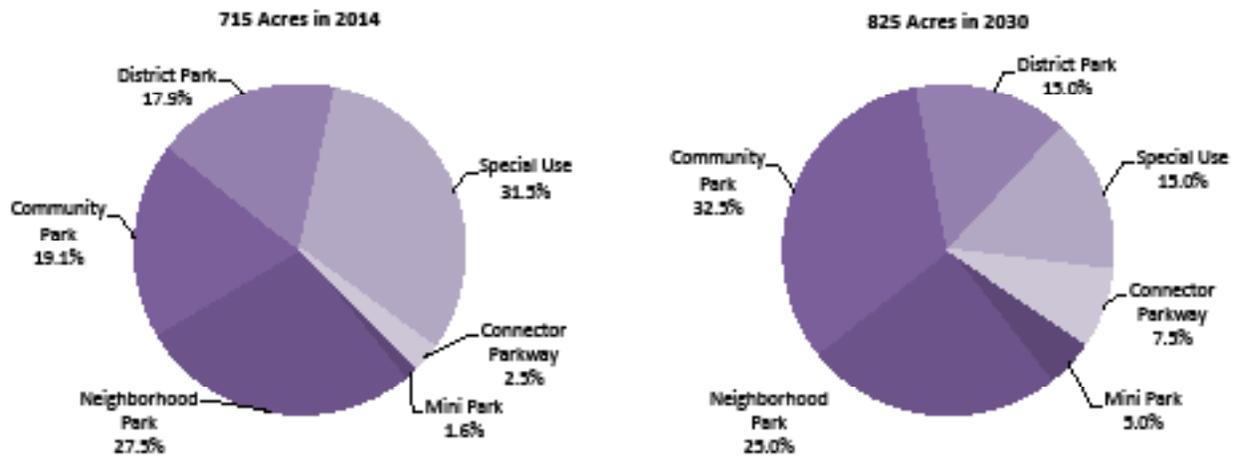
The Village is primarily served by the Arlington Heights Park District, which oversees 58 park sites of all sizes and classifications, and over 1500 recreational programs. Among the 716 acres of park land are 6 pools (1 indoor), 2 golf courses, 2 tennis clubs, and numerous other special recreation facilities. The Park District owns 457 acres (64%) and leases 259 acres (36%), primarily from the Village and school districts. In 1983 and again in 1992 and 2001 the Park District won the National Gold Medal Award for excellence in park and recreation management.

Community and neighborhood parks comprise 47% 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 18%. Figure 19 compares the existing breakdown (2015) of park acreage with the desirable park acreage in 2030. Using national standards, the desirable future park acreage in the Village is 825 acres, or 10 acres per 1,000 population (assumes population of 82,500 in 2030).

Parks differ in size, the type of facilities and amenities offered, and the user they are meant to serve. Mini parks 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 Comprehensive Plan available at the Park District administrative offices.

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



Recreation



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 its land inventory from 716 acres to 825 acres to achieve this goal by the time the population is expected to peak at 82,500. The addition to the present inventory may be new parksites 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 indicates the location and type of existing and future park development in the community. Future parksites 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).

Figure 20. Recommended Park Standards & Comparison of Existing Acreage with Desirable Acreage

Type of Facility	Service Radius	Population Served	Desirable Acres/ 1,000 Population	Present Inventory	Target Inventory
Playlot	1/4 - 1/2 mile	500 - 2,000	0.5	11.4	40.5
Neighborhood Park	1/2 - 1 mile	2,000 - 5,000	2.5	187.4	212.5
Community Park	1 - 2 miles	5,000 - 20,000	3.3	130.3	263.3
District Park	Entire Community	Entire Community	1.5	128.0	121.5
Special Use	Entire Community	Entire Community	1.5	218.3	121.5
Connector Parkway	Varies	Varies	0.8	13.8	60.8
	Recommended	Park Acreage	10.00	689.0	810.0



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 parksites 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.



North School Park

Figure 21. Park Site Reservations

ID	Site Name	Neighborhood	Acres	Address	PIN #
CD1	Carousel Park	Camelot	5.8	1501 E. Suffield	03-16-105-006
CD2	ComEd Right-of-Way	Camelot	0.5	Various	03-15-400-007
CD3	Commence Point Property	Camelot	3.5	3825 N. Ventura	03-06-108-006
CD4	Glenkirk School	Camelot	4	2501 N. Chestnut	03-17-100-015
CD5	Inselia - Michalewski Property	Camelot	20	2301 N. Waterman	03-16-202-002/013
CD6	Ivy Hill School	Camelot	7	2211 N. Burke	03-17-400-006
CD7	Lake Arlington	Camelot	93	2801 N. Windsor	03-16-301-002/03 03-16-400-008
CD8	McDonald Creek Property	Camelot	3	406-506 E. Hintz	03-08-303-024/ 025/026/040/048
CD9	Michel Knoll Golf Course	Camelot	56	3800 N. Kennisott	03-06-103-003 03-06-301-001
CD0	Poe School	Camelot	5	2800 N. Highland	03-07-401-013
CD1	Rand Jr. High School	Camelot	8	2550 N. Arlington Hghts.	03-17-100-017
CD2	Riley School	Camelot	7	2905 N. Windsor	03-08-402-004
FD1	Greenbrier School	Frontier	8	2330 N. Venie	03-18-112-003
FD2	Happiness Park (part)	Frontier	1.7	2206 N. Venie	03-18-302-003
FD3	Pattson School	Frontier	7	1616 N. Pattson	03-19-108-024/035
HD1	Juliette Lane School	Heritage	5	1530 S. Highland	08-09-400-024/ 028/029/031/056
HD2	U.S. Army Reserve Headquarters	Heritage	45	1801 W. Central	08-04-100-010 08-09-101-012
HD3	Victory Park	Heritage	1.7	1300 S. Harvard	08-09-315-006
PD1	Cypress Park	Pioneer	5	1150 S. Arlington Hghts.	08-09-220-005
PD2	Dunton School (closed)	Pioneer	8	1220 S. Dunton	08-09-220-002
PD3	Festival Park	Pioneer	0.3	300 W. Hawthorne	03-11-230-008
PD4	Grcheff Road Property	Pioneer	4	1701 W. Grcheff	03-31-301-033 03-31-312-002
PD5	Our Lady of the Wayside Church	Pioneer	8	405 S. Ridge	03-31-218-016/ 017/018
PD6	South Jr. High School	Pioneer	11	314 S. Highland	03-31-219-001/ 002/004/008/016/ 017/018/019
PD7	Sunset Meadows Park (part)	Pioneer	33.3	700 S. Dwyer	03-31-301-032/ 034/037/040/043
PD8	U.S. Post Office	Pioneer	5	909 W. Euclid	03-30-400-001
PD9	Westgate / Dwyer School	Pioneer	7	1211 W. Grove	03-31-100-022/043
RD1	American Legion Property	Recreation	0.2	121 N. Douglas	03-29-402-002
RD1	Belmont Residential Properties	Recreation	0.3	15817 S. Belmont	03-29-351-001/002
RD3	Dryden School	Recreation	5	722 S. Dryden	03-32-409-021
RD4	First United Methodist Church	Recreation	30	1903 E. Euclid	03-28-301-008/ 009/011

Recreation

Figure 21. Park Site Reservations Continued

#	Site Name	Neighborhood	Acres	Address	PIN #
R05	Greens Park	Recreation	4.2	501 E. Olive	CEI-20-306-040/ 041/069
R06	Greenslopes Park	Recreation	5	1401 Belmont	CEI-20-304-009/020
R07	Hickory Meadows Park	Recreation	5	1309 N. Douglas	CEI-20-417-011
R08	Kensington School	Recreation	5	201 S. Everston	CEI-33-218-001
R09	Miner / Windsor School (part)	Recreation	9	1315 E. Miner	CEI-29-412-012/ 013/014/015/ 016/042
R10	Northwest Highway Property	Recreation	3	500-530 NW Highway	CEI-29-351-007 CEI-29-352-002/ 003/004/011/012
R11	Olive School	Recreation	5	303 E. Olive	CEI-20-306-039/051
R12	Rolling Green Country Club	Recreation	30	750 N. Rand	CEI-28-101-002
R13	Sakas Property	Recreation	1.5	807 S. Beverly	CEI-32-424-034
R14	Southminster United Presbyterian	Recreation	2	906 E. Central	CEI-32-409-012/ 014/015/032
R15	Thomas Jr. High School	Recreation	10	303 E. Thomas	CEI-20-303-006
R16	Windsor Parkway	Recreation	4	100-500 S. Windsor	No PIN

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



Arlington Lakes Golf Course

Recreation

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 commerce 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 land acquisition strategy and should be evaluated and improved when necessary.

Historic Preservation

Chapter Contents: Growth and Architecture, Comprehensive Plan, Neighborhood Conservation Districts, Historic Preservation Ordinance, Historic Preservation Strategies

The Village of Arlington Heights has a rich local history including the presence of four major development periods which added distinct architectural styles and character to residential neighborhoods. These four periods of growth and development cover the establishment of the Village of Arlington Heights by the Dunton family in the early 1800's thru the current redevelopment of the downtown area.

The first distinct period of growth occurred during the railroad expansion and consisted of homes located around the railroad station. These homes varied in design from highly ornamental designs that mimic Victorian styles to simple designs as availability and cost of lumber became affordable. The second major expansion occurred with educational and religious buildings, including the creation of high-end residential communities such as Stonegate and Scarsdale. During this period numerous French, Spanish, American Bungalow, and Frank Lloyd Wright style houses were built. The third major historic event that impacted Arlington Heights' architecture and development was brought on by the rapid expansion after World War II, which resulted in the creation of large residential neighborhoods. Many ranch, split-level, trilevel, lustron, neo-colonial, cape cod, minimal traditional, cube, and mansard designs are a result of this time period. The last major period of architectural distinction is the current downtown revitalization. The creation of the downtown as a pedestrian friendly location and the creation of numerous high-rise residences has increased the livability of the downtown area and impacted the architectural character of the downtown.

Although the Village requires a development plan prior to allowing demolition of a home, there is no Local Preservation Ordinance to preserve buildings of historic significance. In 2004, the Village adopted Single Family Design Guidelines, which provide design direction for new homes and additions. Homes should take into consideration the character of the existing neighborhood, site layout, relationship of the home to adjacent homes, bulk and massing, and use of materials. However, without a preservation Ordinance, how can the Village ensure that the historic structures within the community will not be compromised?



Statue of William Dunton

Chapter Contents:



Growth and Architecture



Comprehensive Plan



Neighborhood Conservation Districts



Historic Preservation Ordinance



Historic Preservation Strategies

Historic Preservation

Growth and Architecture

The Village's patterns of growth and development can be seen in four distinct periods as mentioned above. Each period left its own physical mark on the Village giving its unique suburban character.

1830 – 1900: Railroad Village – Village town platted by the Dunton family with lots centered around the train depot. Many of the Village's historic homes are within the original town.

1900 – 1945: Inter-War – Stonegate and Scarsdale are newly platted neighborhoods for higher end housing. The Great Depression slows development during this time period.

1945 – 1980: Post War Boom – Great expansion of the Village borders to the south and north, with more suburban type of development typical of the 60's and 70's.

1980 – Present: Downtown Revitalization – higher density development to include a mix of land uses centered around the train station.

The architectural styles seen in the Village include Craftsman, National Folk, Folk Victorian, American Four Square, Queen Anne, Italiante, Colonial, Tudor Revival, Chicago Bungalow, Split level, Post WWII Cube, among others. Currently, there are three structures in the Village listed on the National Register of Historic Places, although many others would qualify as well.



1. The Mueller House: 500 N. Vail Avenue



2. The Banta House: 514 N. Vail Avenue



3. Wheeler-Magnus Round Barn: 811 E. Central Road



Comprehensive Plan

The following historic preservation related goals and policies are included in the Comprehensive Plan:

Goal

To preserve physical resources of historic value which exemplify the cultural, political, economic or social heritage of Arlington Heights.

Policy

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.

Goal

To preserve and protect existing and future residential neighborhoods in the Village.

Policy

To preserve and renovate housing of historic or aesthetic value and upgrade and renovate public improvements and facilities in Village neighborhoods.

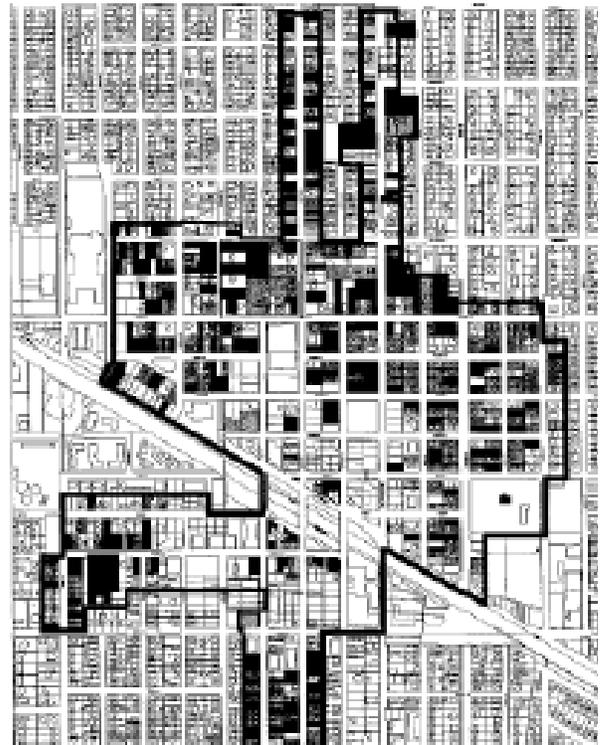
To prepare realistic plans for the areas in and around downtown with all necessary safeguards for finer residential and historical properties.

These stated Goals and Policies serve as guidance, however they do not control the use of land unless supplemented with enacted codes such as a Preservation Ordinance.

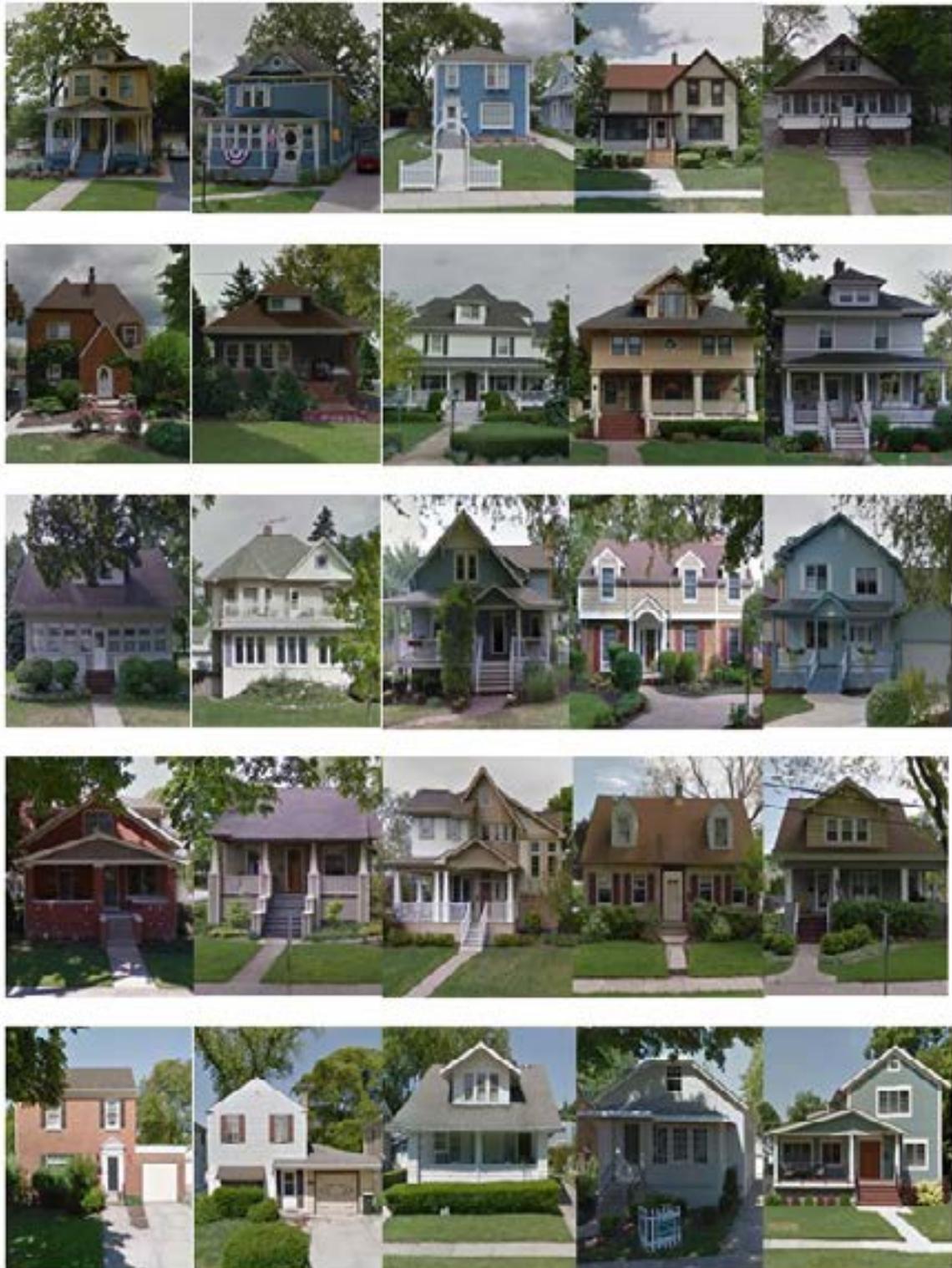


The School of the Art Institute of Chicago Study

In 2004, the graduate program in historic preservation at the School of the Art Institute of Chicago, conducted a study of historic buildings and areas of the Village. This report inventoried 450 residential structures and 34 commercial structures. The area inventoried is depicted here:



Historic Preservation



Neighborhood Conservation Districts

The area surveyed was further broken down into 7 potential Neighborhood Conservation Districts (NCD). A NCD is a preservation planning tool employed by communities to identify and protect the distinct physical character of established neighborhoods. A map of the potential NCD's is depicted below.

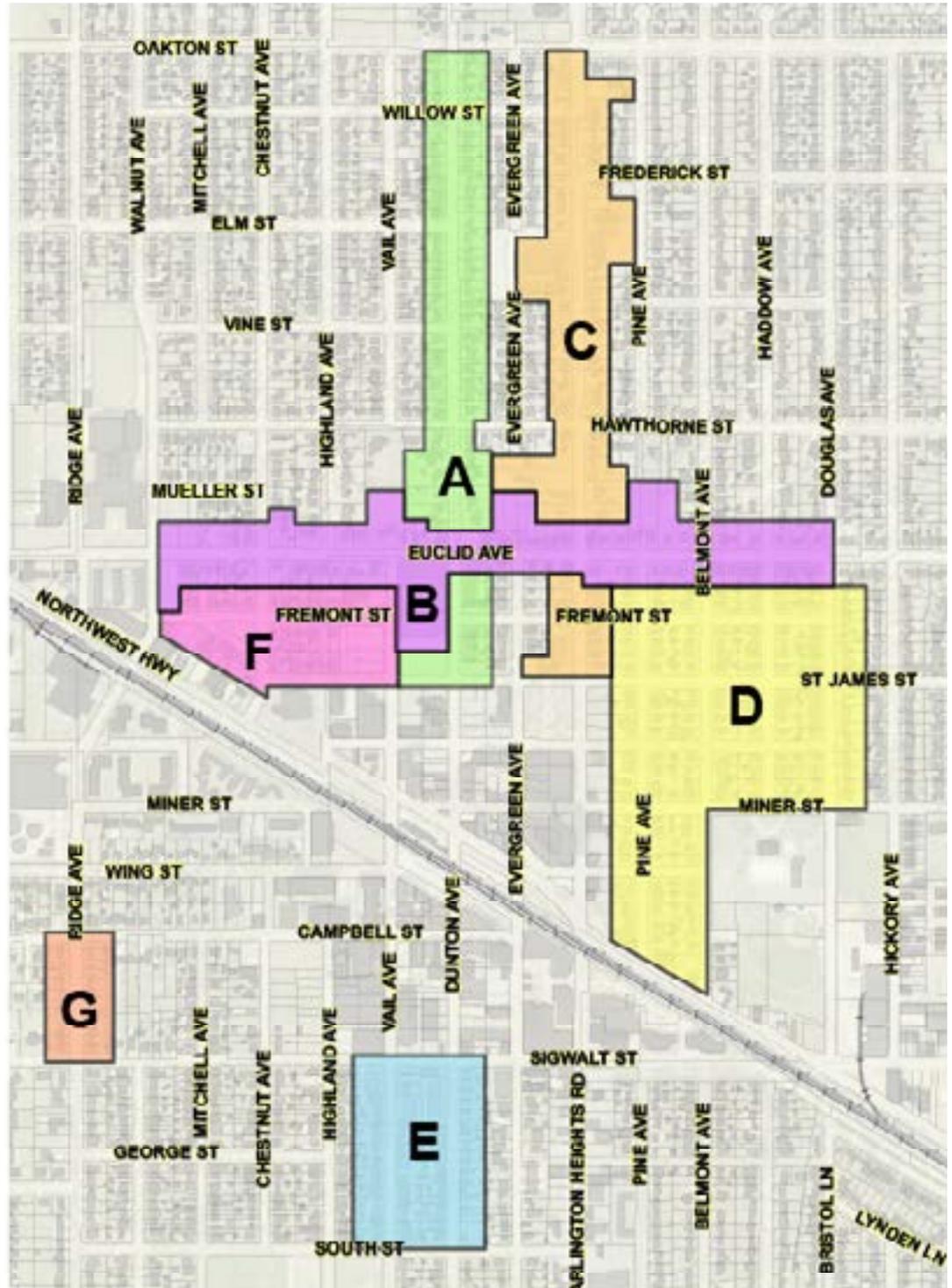
Each structure evaluated in the survey was rated as one of the following:

Exceptional: These are structures that could be eligible for landmarking on the National Register of Historic Places

Notable: Structures that have integrity and strongly contribute to a potential historic or conservation district.

Contributing: Properties that contribute to a district but due to alterations cannot stand alone as landmarks.

Unrated: Structures that do not contribute to the historic area.



Potential Conservation Districts (based on Central Arlington Heights Historic Resources Survey)
 Prepared by the Village of Arlington Heights
 Department of Urban Planning and
 Community Development
 July 2011



Historic Preservation Ordinance with Commission and Local Landmark Process

In 2005 the Village Board discussed the concept of a historic preservation ordinance. There was interest in doing so however in order to properly implement such an Ordinance, additional staffing would be required. Due to financial constraints, this issue was not pursued.

The Illinois Municipal Code (65 ILCS 5/11-48.2-1 et al) sets forth regulations with respect to local municipalities rights regarding the preservation of certain structures. As a result, many communities have adopted local Historic Preservation Ordinances and that include a local landmark nomination process. These Ordinances typically include the establishment of a Historic Preservation Commission, the criteria for the designation of Local Landmarks or Districts and the nomination process, the Certificate of Appropriateness criteria and process, and the Certificate of Economic Hardship process. This option would allow the Village to acknowledge structures that are historically significant and to impose more stringent review measures on said structures. It is important to note that the federal government has various tax credit programs that are available to property owners of structures (in conjunction with a rehabilitation project) that have been established as "historic" via a locally adopted Historic Preservation Ordinance. These tax credits encourage the preservation of "historic" structures rather than the demolition of said structures.



Arlington Heights Historical Museum

Historic Preservation



Historic Preservation Strategies

The following are suggested strategies to further expand on current Village practices related to historic preservation:

- 1 *Designate Neighborhood Conservation Districts.*
- 2 *Evaluate Stonegate and Scarsdale neighborhoods for possible designation as Neighborhood Conservation District's.*
- 3 *Further study each of the Neighborhood Conservation Districts for possible district specific zoning overlays and / or develop district specific design guidelines.*
- 4 *Continue to provide Historic Preservation information on the Village web page and enhance public education.*

Corridors

Chapter Contents: Corridor Plans, Corridor Priorities, Characteristics and Key Issues, Design Guidelines

Corridors are areas along arterial streets that were developed incrementally over time with various land uses. A corridor includes the street itself and the abutting properties. There are five corridors in the Village that are recommended for further study to determine what type of improvements should be incorporated in order to improve the aesthetics of the corridor, and to evaluate abutting land uses for possible changes.

The five corridors designated for further study are:

- **Corridor A:** Arlington Heights Road: Sigwalt to Park
 - **Corridor B:** Arlington Heights Road: Central to White Oak
 - **Corridor C:** Arlington Heights Road: I 90 to Noyes
 - **Corridor D:** Rand Road: Hintz to Oakton
 - **Corridor E:** Northwest Highway: Arlington Heights Road to Waterman and Chestnut to Wilke
-

Chapter Contents:



Corridor Plans



Corridor Priorities, Characteristics and Key Issues



Design Guidelines

Corridors



Corridor Plans: Goals and Objectives

The Comprehensive Planning Program includes a Corridor Plans Goal with four Objectives as follows:

Corridor Plan 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.

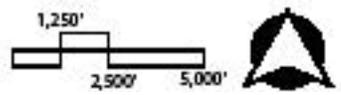
Objective 3: Promote a safe and effective traffic circulation system which adequately accommodates the varied types of traffic movement utilizing the corridor.

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



Overall Corridor Map

- Ⓐ Arlington Hts. Rd: Signalwlt to Park
- ⓑ Arlington Hts. Rd: Central to White Oak
- ⓒ Arlington Hts. Rd: 190 to Noyes
- ⓓ Rand Road: Hintz to Dalton
- ⓔ Northwest Hwy: Arlington Hts. Rd to Waterman, Chestnut to Wilke



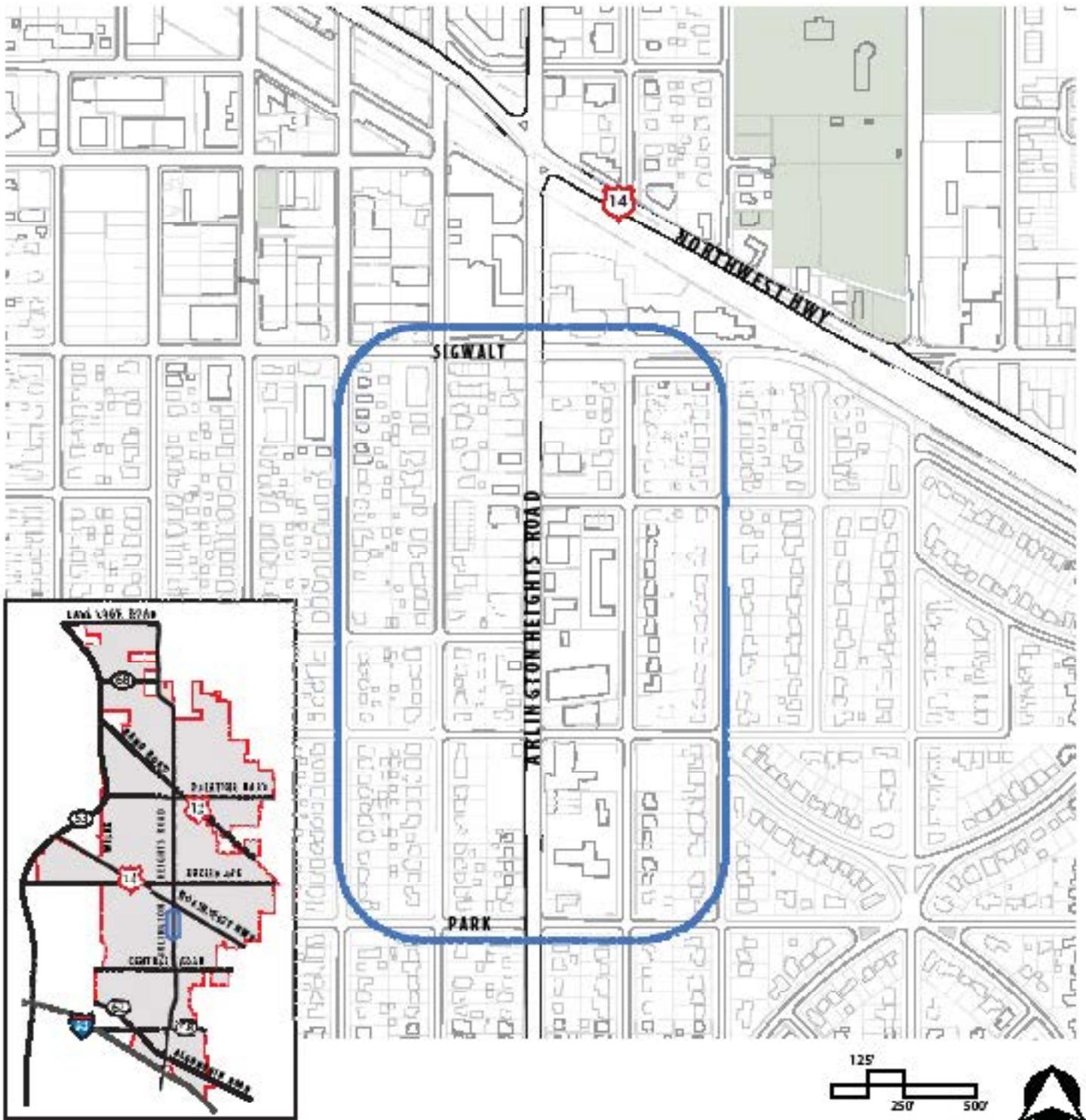
Corridors



Corridor Priorities, Characteristics and Key Issues

The five corridors have been assigned a priority level of either 1, 2 or 3 based on a review of existing conditions for each corridor. The chart below provides an overview of each corridor and the recommended priority level for each. The following pages provide a more detailed map for each corridor as well as images and key issues. Detailed studies for each corridor should be developed according to the priority level assigned.

Corridor	Priority Level	Characteristics	Zoning	Comp Plan
A.				
Arlington Heights Road: Sigwalt to Park	1	<ul style="list-style-type: none"> 4 lanes with center turn lane; Buildings close to street, 1 to 2 floors height; narrow sidewalks; West side lot depth small. 	B-2	Commercial High Density MF Single Family
B.				
Arlington Heights Road: Central to White Oak	2	<ul style="list-style-type: none"> lack of landscaping older commercial; minimal depth for landscaping; multiple sign poles; multiple traffic lanes; Mostly 1 floor buildings. 	B-1; B-2; OT	Commercial; Offices Only
C.				
Arlington Heights Road: I-90 to Noyes	3	<ul style="list-style-type: none"> Large roadway pavement 6-9 lanes; Overhead utilities; Lack of identity; Buildings various setbacks, 1 to 5 floors height. 	B-2; B-3; OT	Commercial; Offices Only STAR Line Plan
D.				
Rand Road: Hintz to Oakton	3	<ul style="list-style-type: none"> Vast right of way Rand Road; subject to current corridor study; Mostly Commercial, but Multi Family to west; Multiple driveways; Haphazard border to east with Prospect Heights. 	B-1, B-2, B-3 R-6; OT	Commercial Moderate Density MF Offices Only Teska Study
E-1.				
Northwest Highway East: Arlington Heights Road to Waterman	1	<ul style="list-style-type: none"> 4 lanes with turn lanes at certain cross streets; mix of old and new; older building close to street; lack of landscaping. mostly 1 floor, 2 to 3 floors for MF 	B-2; B-3; R-6	Hickory Kensington Plan Rec Park Expansion Plan Commercial; Offices Only Parks Moderate Density MF
E-2.				
Northwest Highway West: Chestnut to Wilke	1	<ul style="list-style-type: none"> Newer development well landscaped; older auto repair sites lack of landscaping; UP railroad ROW storage area east of Euclid poor visually. Commercial 1 floor, auto repair; MF 2 floors 	B-2; B-3 R-3; R-6	Commercial Moderate Density MF Single Family



Corridor A
Arlington Heights Road : Sigwalt to Park

Corridors

Corridor A: Arlington Heights Road: Sigwalt to Park

Key Issues:

- Gateway into Downtown
- Lack of depth of certain lots limits redevelopment opportunities.
- Improve landscape screening of parking areas/poor condition of some parking areas.
- Sidewalk location adjacent to roadway not pedestrian friendly.



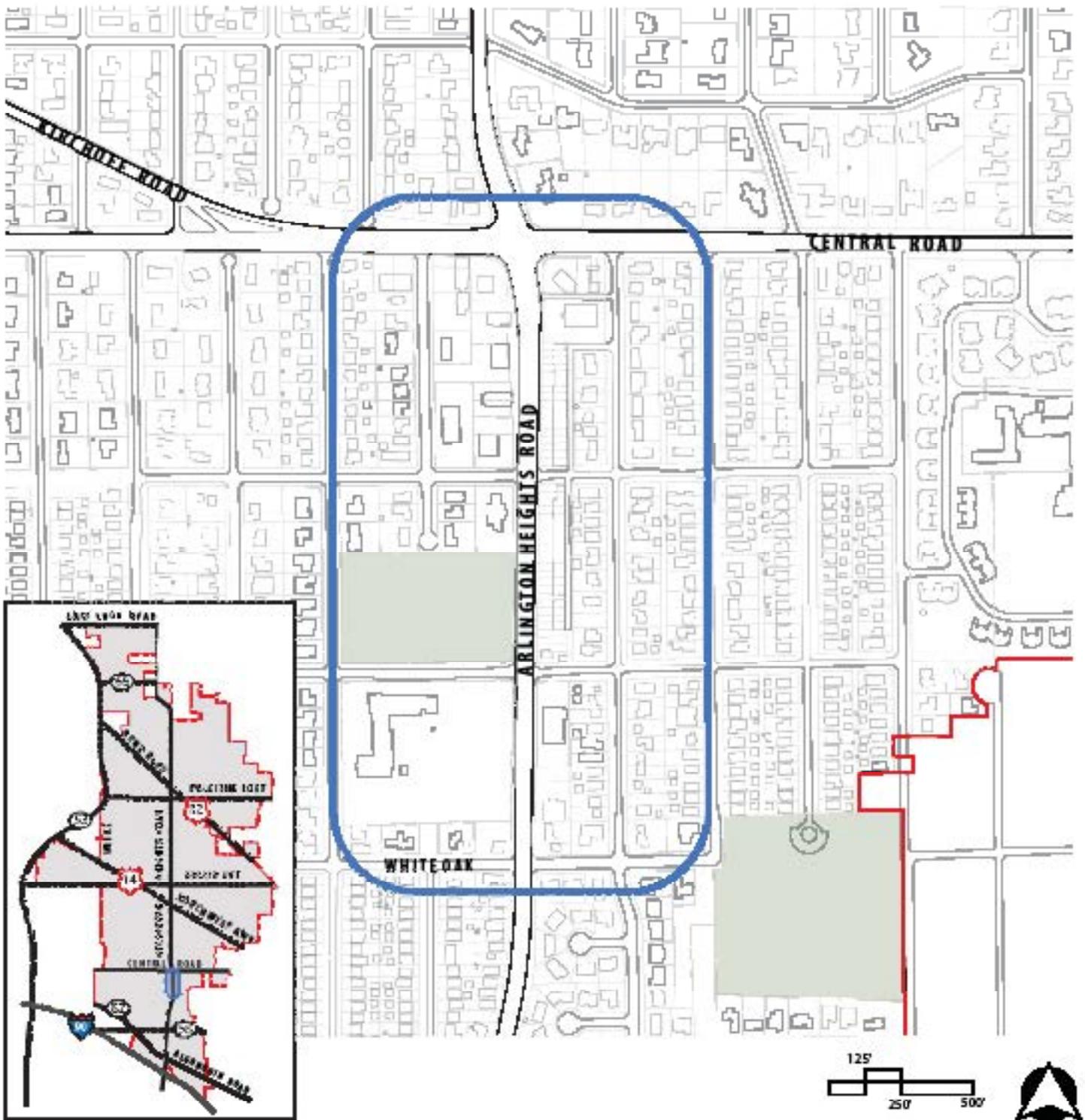
ArlingtonHeightsRoadandSigwaltCorridor-Credit:FregoneseAssociates-ConceptualEnhancements



ArlingtonHeightsRoadandSigwaltCorridor-Credit:FregoneseAssociates-ConceptualEnhancements



ArlingtonHeightsRoadandSigwaltCorridor-Credit:FregoneseAssociates-ConceptualEnhancements



Corridor B

Arlington Heights Road: Hintz to Oakton

Corridors

Corridor B: Arlington Heights Road: Central to White Oak

Key Issues:

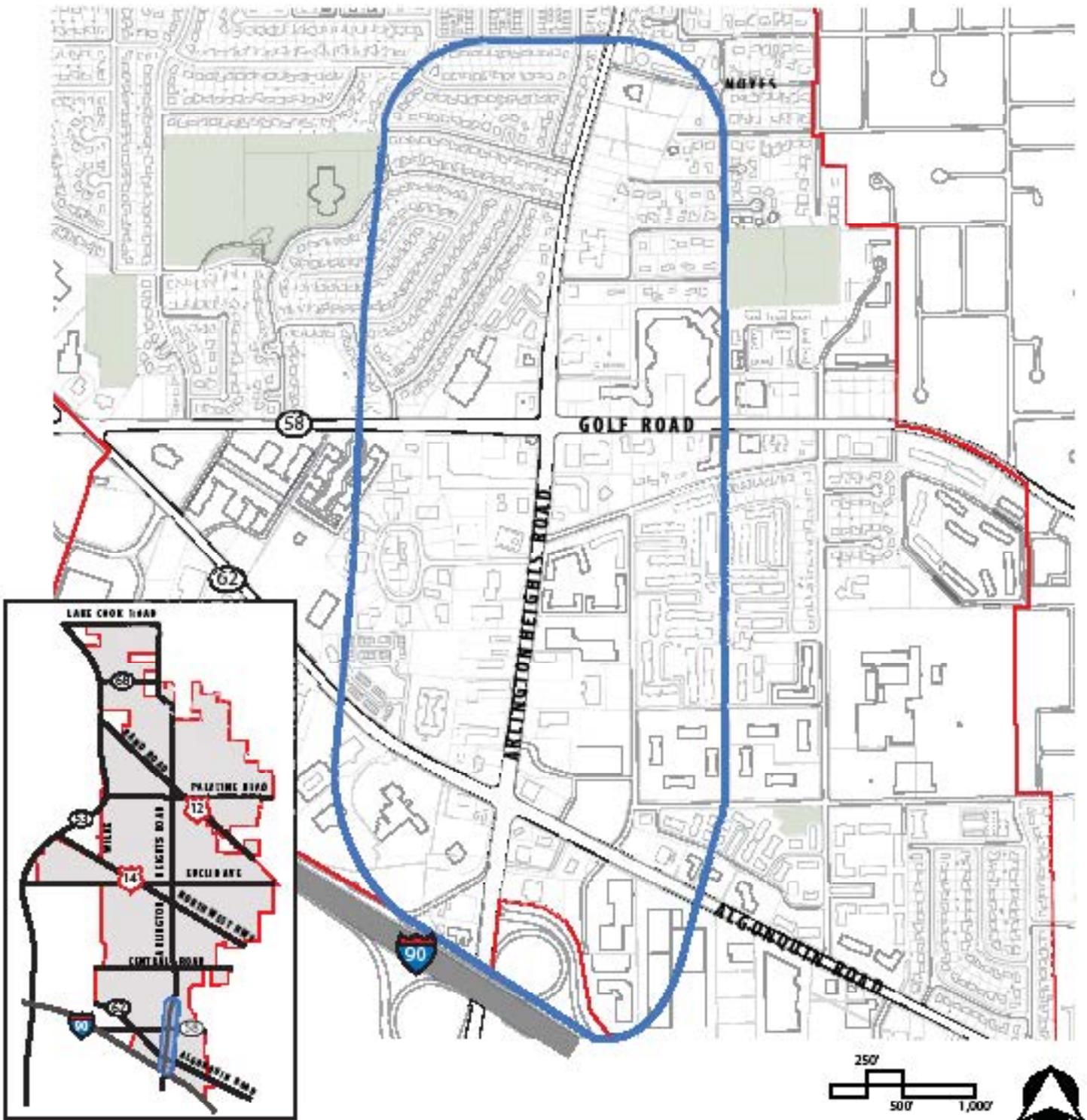
- Lack of landscape screening of parking areas.
- Multiple pole signs, degree of sign blight.
- Multiple commercial driveways along east side of roadway.



Existing Conditions



Proposed Enhancements



Corridor C
Arlington Heights Road: I-90 to Noyes

Corridors

Corridor C: Arlington Heights Road: I90 to Noyes

Key Issues:

- Gateway into Village of Arlington Heights
- Loss of greenery when Arlington Heights Road was widened from I90 to Golf Road
- Overhead utility lines along west side of roadway from I90 to Golf Road
- Potential for redevelopment of larger sites such as the former Wellington site

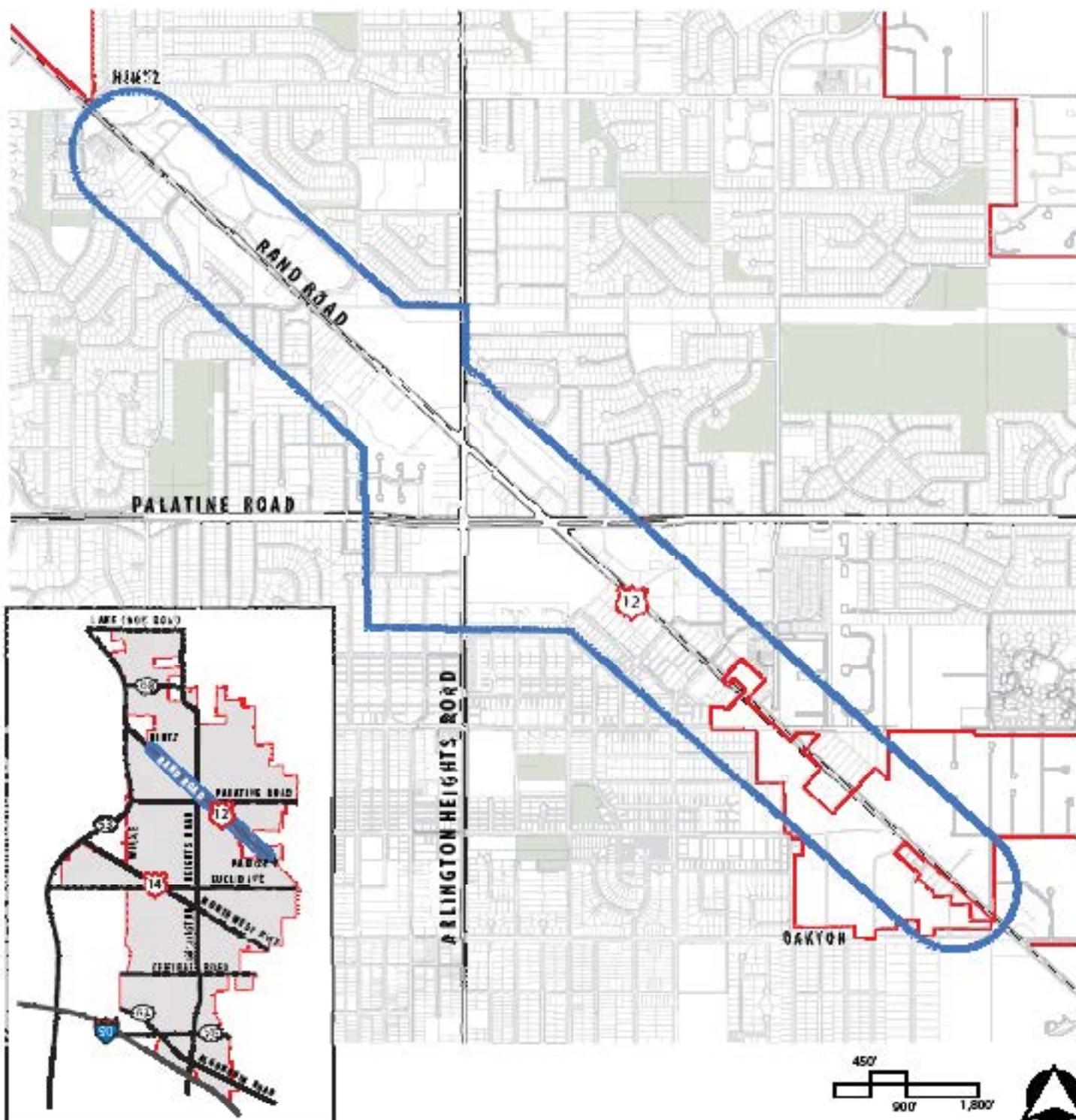


Existing Conditions



Proposed Enhancement





Corridor D
Rand Road: Hintz to Oakton

Corridors

Corridor D: Rand Road: Hintz to Oakton

Key Issues:

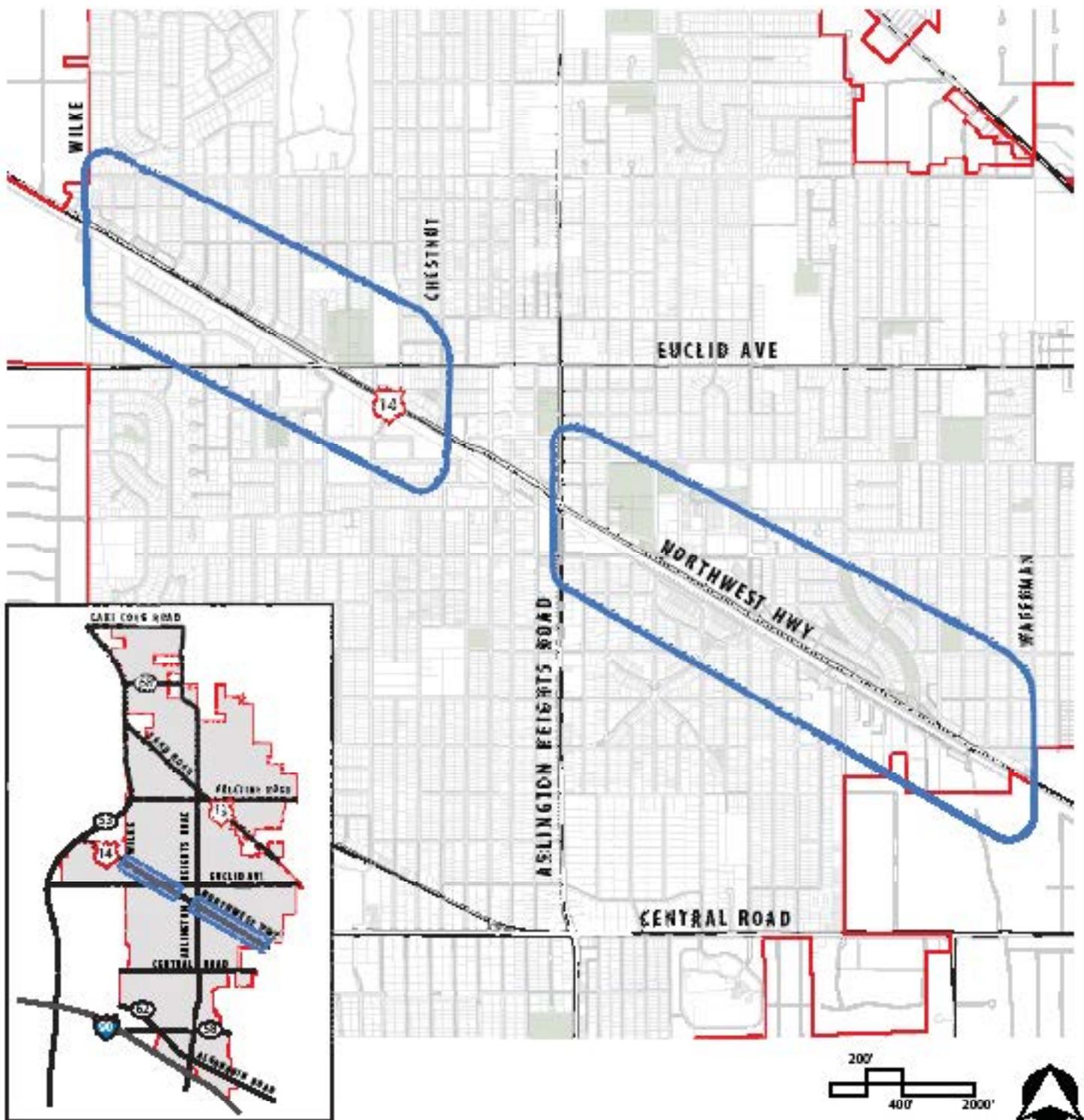
- Circuitous Boundary with City of Prospect Heights east end of Rand Road
- Corridor improvements study underway by Teska Associates
- Important commercial corridor and economic engine containing significant amount of the Village's retail shopping space
- Includes TIF District's #3 and #5

Existing Conditions



Proposed Enhancements





Corridor E
Northwest Highway: Arlington Heights Road to Waterman
& Chestnut to Wilke

Corridors

Corridor E: Northwest Highway: Arlington Heights Road to Waterman, Chestnut to Wilke

Key Issues:

- Screening of UPRR Maintenance Area near Euclid Avenue
- Includes Redevelopment of Hickory Kensington TIF District
- Impacts of Auto related uses on nearby residential
- Enhanced landscaping along the UPRR tracks



Existing Conditions



Proposed Enhancement

General Corridor Design Principles

For many visitors to Arlington Heights, roadway corridors influence first impressions of the Village.

As the Village considers future corridor development, critical design principles should be considered.

Public Improvements

Intersections and Gateway Signage:

All signalized intersections should be improved to promote safe pedestrian and bike crossings. Gateway Signage can help identify districts within the Corridors and provide a unified community character throughout the Village.



Intersection improvements may include new ADA access and decorative textured crosswalks. (image credit: Teska Associates)



Intersection improvement may include pedestrian refuge islands, decorative textured crosswalks and LED street signs. (image credit: Teska Associates)

Corridors

Private Improvements

Perimeter Landscape Buffer:

This area includes the perimeter landscape buffer between parking lots and the ROW. The following guidelines provide landscape treatments that can be applied along the Corridor to create a consistent landscape character.

Internal Pedestrian Access:

These guidelines address pedestrian access from the ROW to the building entrances of commercial properties to ensure proper pedestrian access and safety is provided.



Photoexampleofawideperimeterlandscapebuffer



Continuouswalkthroughparkinglotstocommercialentrances



Photoexampleofanarrowperimeterlandscapebuffer

Sustainability

Chapter Contents: Introduction, Energy Efficiency, Land Use Policies and Actions, Transportation Actions, Housing and Building Actions, Sustainable Practices

Introduction

Sustainability is based on a simple principle: Everything that we need for our survival and well-being depends, either directly or indirectly, on our natural environment. Sustainability creates and maintains the conditions under which humans and nature can exist in productive harmony, that permit fulfilling the social, economic and other requirements of present and future generations.

Sustainability is important to making sure that we have and will continue to have, the water, materials, and resources to protect human health and our environment. In our own communities, be it school, workplace, home or the town we live in, we need to take ownership of our environment and the stewardship of future development.

To that end, the Village should encourage sustainable development for new and renovated commercial and residential projects by developing a public awareness / education strategy and use of incentives to encourage sustainable development. Sustainable development encourages more efficient use of land and resources such as water, energy, and waste disposal. As such, sustainable development strategies should focus on these three elements:

- Water / Storm Water Conservation
- Energy Efficiency;
- Waste Disposal.

The Village has adopted sustainable goals to guide the Village as part of its Energy Efficiency and Conservation Strategy. These goals are articulated on pages 83 & 84.

Chapter Contents:

	Sustainable Practices		Land Use Actions Towards Sustainability
	Energy Efficiency and Conservation		Transportation Actions Towards Sustainability
	Land Use Policies to Promote Sustainability		Housing and Building Actions Towards Sustainability

Sustainability

Sustainable Practices

Redeveloping in an existing urban area has less impact on the region than sprawl, therefore it is environmentally beneficial to locate new development in urbanized areas utilizing existing infrastructure. This sustainable development practice of in-fill development helps limit sprawl and preserve natural land. The redevelopment of urban areas helps restore, invigorate and sustain established urban living patterns, creating a more stable and interactive community.

As an example, sustainable or Smart Growth principles are applied in the Village downtown. Many destinations are accessible within a half mile radius, such as parks, grocery stores, the commuter train station, and various types of housing and are easy to walk or bike to. As such, Arlington Heights was named a transit friendly community by the DePaul Chaddick Institute.

There are several examples of sustainable practices that the Village should promote and encourage through regulations and incentives. These practices include the following:

- Renewable Energy
- Storm Water Management
- Use of Building Materials

Stormwater Management Practices

Minimizing runoff helps prevent rainwater from washing off your yard into storm sewers and retention ponds and eventually into nearby streams and lakes. A few steps that can be taken to reduce runoff include the following:

Minimize impervious surfaces on your property

Pervious Pavers provide a solid ground surface, strong enough to take heavy loads, like large vehicles, while at the same time they allow water to filter through the surface and reach the underlying soils. The voids in the surface of the paving allow water to drain through and into the soil beneath. Pervious pavers reduce the amount of storm water runoff entering our natural waterways and carrying with it contaminants and pollutants.



Stormwater Management Practices

Create a Rain Garden or Bio-swale

A rain garden or bio-swale is a planted depression that allows rainwater runoff from roofs, driveways, walkways, and parking lots, the opportunity to be absorbed. A rain garden or bio-swale reduces rain runoff by allowing storm water to soak into the ground. Native plants are recommended for rain gardens and bio-swales because they generally do not require fertilizer and are more tolerant of one's local climate, soil, and water conditions, and attract local wildlife such as native birds. The plants — a selection of wetland edge vegetation, such as wildflowers, sedges, rushes, ferns, shrubs and small trees — take up excess water flowing into the depression. Water filters through soil layers before entering the groundwater system. Root systems enhance infiltration, maintain or even augment soil permeability, provide moisture redistribution, and sustain diverse microbial populations involved in bio-filtration.



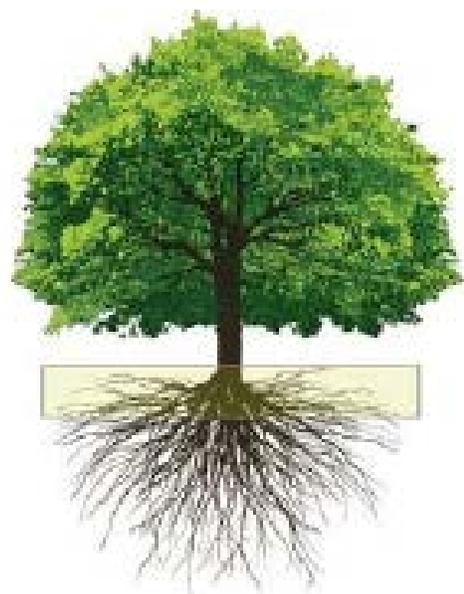
Utilize Rain Barrels

Rain barrels help slow down rain runoff so it can drain naturally into the ground. That helps keep excess water out of the sewer systems and keeps rain runoff from collecting pollutants as it travels to drainage systems and nearby waterways. Rain barrels also provide water during dry weather.

Plant Trees Trees' immense root systems effectively absorb water over a large area.

For every 5% of tree cover area added to a community, run-off is reduced by approximately 2%. (Source: Identified Benefits of Community Trees and Forests, by Dr. Rim D. Coder, University of Georgia)

By implementing the above simple steps water runoff can be reduced. Even the smallest change can make a positive impact.



Sustainability

Renewable Energy Practices

Renewable energy is a term used to describe energy that is derived from resources, like the sun and the wind – resources that are continually available to some degree or other all over the world. We never run out of them. And their use or capture does not inflict any material damage on the environment.

Go to American Council on Renewable Energy at www.acore.org to learn more.

Solar Energy

Solar technologies are broadly characterized as either passive or active depending on the way they capture, convert and distribute sunlight. Active solar techniques use photovoltaic panels, pumps, and fans to convert sunlight into useful outputs. Passive solar techniques include selecting materials with favorable thermal properties, designing spaces that naturally circulate air, and referencing the position of a building to the Sun.

Installing a solar system could offset the electrical consumption by 50% or more depending on the orientation of your home and the available sunlight.

U.S. Energy Information Administration

Passive Solar:

A passive solar building makes use of proper orientation to provide day lighting and natural cooling. In the Midwest the optimal orientation of a building is to the south. Some examples of passive solar are: Using a south facing orientation; Sun shades or brise-soleils over openings and windows; Use of natural air flows and temperature gradients for ventilation and cooling; Landscaping for shade and cooling.

Operable windows, whole house fans Trombe wall or Thermal Storage (exposing masonry surfaces to the cool night sky and insulating these surfaces from outside air during the day. As daytime temperatures rise, the cooler surface acts as a heat sink for the living space.)

Buildings that take advantage of solar building design are less dependent on fuel cost variations and can maintain comfort.

Active Solar:

This refers to the use of collectors, usually located on the roof to collect solar radiation to heat water for domestic uses and possibly, to provide auxiliary heating in the winter months. The systems that provide both hot water and heat are often referred to as combi-systems. An example of an active solar system is the Photovoltaic Systems (PV).

Photovoltaic Systems (PV):

PV systems generate electricity. The PV system may be on the building's roof, integrated into its overhangs, or provide the skin for the building's façade or atrium. Distributed power is PV generated power that is fed into the utility's grid.

In the Northwest Suburbs, 100,000 sf of solar panel surface area could generate enough electricity for about 1,058 homes.

U.S. Department of Energy



Solar Farm in Illinois, Use of Solar for Light Solar Panel on Village Banners and Bike Shelter

Renewable Energy Practices Continued

The Village has been employing the use of solar energy for gateway signs, gateway banners in the downtown and most recently the bike shelter. The bike shelter near the train station with its solar panels produces enough energy to light the adjacent park, and was funded by a grant through the Illinois Clean Energy Foundation.

To learn more on solar energy go to Illinois Solar Association at www.illinoisolar.org.

Geothermal:

The term geothermal means earth, and therme, meaning heat, thus geothermal energy is energy derived from the natural heat of the earth. Energy can be extracted without burning a fossil fuel such as coal, gas, or oil. There are three main types of geothermal systems in use today, Dry Steam, Flash Steam and Binary Cycle. This source is almost an unlimited amount of heat generated by the Earth's core.

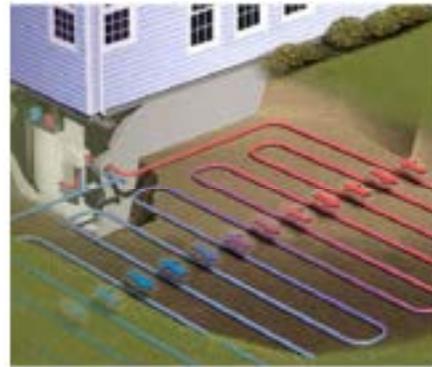
Direct Use of Geothermal Energy:

Hot water near the surface of the Earth can be used for heat for a variety of commercial and industrial uses. Direct-use applications include heating buildings, growing plants in greenhouses, drying crops, heating water at fish farms, and several industrial processes such as pasteurizing milk.

Binary Cycle:

In the binary system, the water from the geothermal reservoir is used to heat another "working fluid," which is vaporized and used to turn the turbine/generator units. The geothermal water and the "working fluid" are each confined in separate circulating systems or "closed loops" and never come in contact with each other. The advantage of the binary cycle plant is they produce no air emissions.

To learn more about geothermal energy go to www1.eere.energy.gov



Horizontal Geothermal System Source: U.S. Department of Energy

Sustainability

Renewable Energy Practices Continued

Wind Energy Technologies:

Wind energy (or wind power) refers to the process by which wind turbines convert the movement of wind into electricity. Winds are caused by the uneven heating of the atmosphere by the sun, the irregularities of the earth's surface, and rotation of the earth. Wind turbines convert the kinetic energy of the moving wind into electricity. The wind turns the turbine's blades, which spin a shaft connected to a generator to make electricity.

Wind energy technologies use the energy in wind for practical purposes such as generating electricity, charging batteries, pumping water, and grinding grain. Stand-alone turbines are typically used for water pumping or communications.

The Village has an energy aggregation program through Integrys Energy for the purchase of renewable energy, with an opt out option. A participating resident can save 42% off their current electric supply. In addition to the savings, Arlington Heights residents ensure that fees paid by participants for electricity generation go to purchase 100% renewable energy credits, or "green energy". Residents can review information on Integrys and electric aggregation by clicking Integrys Energy on the Village website at www.vah.com.

Types of Wind Turbines:

Modern wind turbines fall into two basic groups: the horizontal-axis variety, as shown in the photo, and the vertical-axis design, like the eggbeater-style Darrieus model, named after its French inventor.

Horizontal axis turbines are the most common turbine configuration used today. They consist of a tall tower, atop which sits a fan-like rotor that faces into or away from the wind, a generator, a controller, and other components. Most horizontal axis turbines built today are two- or three-bladed.

Thomas Middle School in Arlington Heights has a horizontal axis turbine installed on the school property. Although the main purpose of the wind turbine is educational, on a windy day the turbine generate 2.4 kilowatts of energy or roughly enough electricity to power two and a half classrooms.

The Darrieus turbine was invented in France in the 1920s. Often described as looking like an eggbeater, it has vertical blades that rotate into and out of the wind. Using aerodynamic lift, it can capture more energy than drag devices.

The Savonius turbine is S-shaped if viewed from above. This drag-type turbine turns relatively slowly but yields a high torque. It is useful for grinding grain, pumping water, and many other tasks, but its slow rotational speeds are not good for generating electricity.

Recently in 2011 the Village Board approved regulations for Solar and Geothermal systems for residential and non-residential zoning districts. The regulations may be found in Chapter 28 of the Village Zoning Code. To see what is allowable go the Zoning Code on the Village website at www.vah.com.

To learn more on wind energy go to Illinois Wind Association, www.illinoiswind.org.



U.S. Department of Energy

Building Materials Practices

Green building materials are composed of renewable, rather than nonrenewable resources. Green materials are environmentally responsible because impacts are considered over the life of the product. Green materials should meet some of the criteria below:

- Recycled Content are products with identifiable recycled content.
- Natural, plentiful or renewable are Materials harvested from sustainably managed sources.
- Locally available are building materials found locally or regionally.
- Salvaged, refurbished, or remanufactured: Includes saving a material from disposal and renovating, repairing, restoring, or generally improving the appearance, performance, quality, functionality, or value of a product.
- Reusable or recyclable: Select materials that can be easily dismantled and reused or recycled at the end of their useful life.
- Durable: Materials that are longer lasting or are comparable to conventional products with long life expectancies.

A few examples of the types of green building materials include:

- Green carpets and area rugs are low-emitting and made from natural fibers (e.g., wool, jute) or with a high content of recycled synthetic fibers.
- Bamboo flooring is a renewable resource that is a fast-growing grass that can be selectively harvested annually. Look for bamboo products that are FSC certified and have no formaldehyde added.
- Linoleum flooring consists of renewable ingredients that often include recycled content and the lifespan can be as high as 30-40 years.
- Paints that use water as the carrier rather than petroleum-based solvents, have lower VOC levels than oil-based paints and they can also be “recycled” by combining any excess; oil paints cannot be recycled in this way.

Sustainability

Building Materials Practices Continued

Insulation:

Heating and cooling account for 50 to 70% of the energy used in the average American home. Inadequate insulation and air leakage are leading causes of energy waste in most homes. Insulation:

- saves money.
- makes your house more comfortable by helping to maintain a uniform temperature.
- makes walls, ceilings, and floors warmer in the winter and cooler in the summer.

Windows:

You can use the energy performance ratings of windows, doors, and skylights to tell you their potential for gaining and losing heat, as well as transmitting sunlight into your home.

Lighting:

The most common energy-efficient lighting types include energy-saving CFLs, and LEDs. These bulbs are more energy-efficient than traditional incandescent bulbs.

CFLs — about 75% energy savings

Compact fluorescent lamps (CFLs) are simply curly versions of the long tube fluorescent light bulbs. An ENERGY STAR-qualified CFL uses about one-fourth the energy and lasts ten times longer than a comparable incandescent bulb that puts out the same amount of light.

LEDs — about 80% – 85% energy savings

The light emitting diode (LED) uses the same technology as the little indicator light on your cell phone, but designed to light your home. It is one of today's most energy-efficient and rapidly developing technologies. LED's last up to 25 times longer than the traditional incandescent bulbs they replace. While LEDs are more expensive at this early stage, they still save money because



If every American home replaced just one light bulb with a light bulb that's earned the ENERGY STAR, we would save enough energy to light 3 million homes for a year, save about \$600 million in annual energy costs, and prevent 9 billion pounds of greenhouse gas emissions per year, equivalent to those from about 800,000 cars.

Source: Energystar

Appliances:

Look for appliances with an ENERGY STAR rating. Energy efficient choices can save families about a third on their energy bill with similar savings of greenhouse gas emissions, without sacrificing features, style or comfort. To learn more go to www.energystar.gov.

Americans, with the help of ENERGY STAR, saved enough energy in the past year to avoid greenhouse gas emissions equivalent to those from 33 million cars — all while saving nearly \$18 billion on their utility bills.

www.energystar.gov

Heating and cooling account for about 56% of the energy use in a typical U.S. home, making it the largest energy expense for most homes.

Source: EPA.gov



Energy Efficiency and Conservation Goals

1. To link transportation and land use in order to enhance transit options for residents and the labor force.
2. To promote and encourage energy efficiency for residential and commercial buildings.
3. Encourage the use of renewable energy and resources such as solar, wind, geothermal, and bio fuels.
4. Continue to promote and encourage both residents and businesses to reduce waste and increase recycling.
5. To optimize tree planting and protection of existing trees for maximum carbon reduction and to increase water conservation measures.
6. Keep abreast of new policies and research regarding energy efficiency and provide support for local, state, and Federal efforts to promote energy conservation measures.
7. Educate and Promote using Public Relations to encourage energy conservation and support for the Village Energy Efficiency Conservation Strategy.

In addition to the overall Goals, the following sustainable policies and action items are recommended as they relate to land use and development of the community, transportation, and housing.



Land Use Policies to Promote Sustainability

1. Encourage alternatives to use of gas powered vehicles such public transit, alternatively fueled vehicles, bicycle and pedestrian routes, and bicycle and pedestrian friendly development design.
2. Encourage all types of development to use alternative renewable energy sources and meaningful energy conservation measures.
3. Encourage development and businesses to reduce the use of chemicals and synthetic compounds in their construction and building materials, operations, products, and services.
4. Encourage methods of landscape design and maintenance to reduce or eliminate the use of pesticides, herbicides, and synthetic fertilizers as well as encouraging the use of compost and conserving water.
5. Support compact and mixed use development that minimizes the need to drive, re-uses existing infill and brownfield sites, that avoids the extension of suburban sprawl.
6. Encourage participatory approaches to planning for sustainability, involving the local community in setting a vision and implementation.
7. Support Federal, State and Local programs to offer incentives for sustainable development and practices.

Sustainability



Land Use Actions Towards Sustainability

1. Compact development that minimizes the need to drive.
2. A mix of integrated uses such as housing, shops, work places, civic uses, within walking or bicycling distance.
3. Humanscaled development that is pedestrian friendly.
4. Development oriented around public transit.
5. Home based occupations and work that reduce the need to commute.
6. Guiding development to existing developed areas thus minimizing development of outlying undeveloped areas.
7. Remediation and redevelopment of brownfield sites and other lands that suffer from environmental constraints.
8. Establish financial and regulatory incentives for infill development and eliminate disincentives.



Transportation Actions Towards Sustainability

1. Reduction in vehicle trips and miles through compact, infill, mixed use development.
2. Use of alternatives to driving including walking, bicycling, and public transit.
3. Local street designs that encourage pedestrian and bicycle use.
4. Street designs that support and enhance access between neighborhoods and to commercial areas.



Housing and Building Actions Towards Sustainability

1. Solar oriented design of development.
2. Minimize impervious surfaces to reduce storm water run-off.
3. Use of regenerative energy heating and cooling source alternatives.
4. Provision of housing near places of employment.
5. Selection of building materials which require less energy intensive production methods and long distance transport.

Public Input

Chapter Contents: Public Process, Community Survey

Public Process

Over the course of 11 months beginning in September, 2014, the Village's Comprehensive Plan Subcommittee, a subcommittee of the Plan Commission, met to discuss and provide direction on the new Comprehensive Plan. During this process, a Community Survey was conducted in order to obtain input on the Plan. The Subcommittee forwarded a draft of the Comprehensive Plan to the Plan Commission who held a public hearing in August, 2015. Prior to the public hearing, the draft plan was placed on the Village's web page to allow for public comment. The Plan was then considered by the Village Board in September, 2015.

Community Survey

A community survey was utilized to obtain public input issues related to growth and development, historic preservation, sustainable development, and improving corridors. The survey was posted on the Village's web page beginning April 6th, 2015 through July, 2015 and there were 535 responses. The Village promoted the survey through a posting on our Facebook and Twitter pages, and through the Park District, Library, Senior Center and Chamber of Commerce. Full results of the survey can be found at www.vah.com

A summary of certain questions is highlighted as follows:

The Village's current population is 75,101. Please indicate one of the following desired populations for the community 15 years from now in Year 2030.

70,000-75,000 (0% to 7% decline)	13%
75,001-80,000 (0% to 7% increase)	66%
80,001-85,000 (7% to 13% increase)	18%
85,001-90,000 (13% to 20% increase)	3%

Which of the following types of development would you like to see more of in the Village.

Restaurants	72%
Entertainment	70%
Mixed Use	48%

Public Input

How strongly would you support or oppose policies regarding growth in the Village.

	Strongly Support/Support	Oppose/Strongly Oppose
Policies the limit growth	45%	45%
Policies that pace growth in targeted areas	83%	12%
No policies, unlimited growth	13%	77%

Presently how satisfied or dissatisfied are you with the following aspects of the Village.

	Strongly Satisfied/Satisfied	Dissatisfied/Strongly Dissatisfied
The number of retail businesses	61%	38%
The overall appearance of your Neighborhood	88%	12%
The overall appearance of the Village	87%	13%
The amount of open space	74%	23%
The distribution of commercial and Residential property	81%	14%

Please indicate how you feel about the following statements.

	Strongly Agree/Agree	Disagree/Strongly Disagree
Older historic buildings in the Village should be preserved	91%	6%
The Village should improve the appearance of certain corridors along major roadways	90%	8%
The Village should encourage sustainable green development for new construction by encouraging energy efficient buildings that have less impact on the environment	85%	11%
Commercial Areas along some major streets lack landscaping	77%	15%
A decline in population is good for the community	11%	79%

Public Input

Please indicate the level of importance for each issue described below as it relates to the Village.

	<i>Very / Somewhat Important</i>	<i>Not Important</i>
Improving the appearance of the Village	93%	7%
Expand transportation options	69%	27%
Redevelopment of older commercial areas	92%	7%
Development that has less impact on the environment	77%	17%
Increase the tax base with new compact mixed use development	74%	17%
Providing more open space	70%	24%
Increase the number of jobs located in the Village	85%	11%

Public Input

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Appendix

CONTENTS

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	VILLAGE OF ARLINGTON HEIGHTS OFFICIAL MAP	

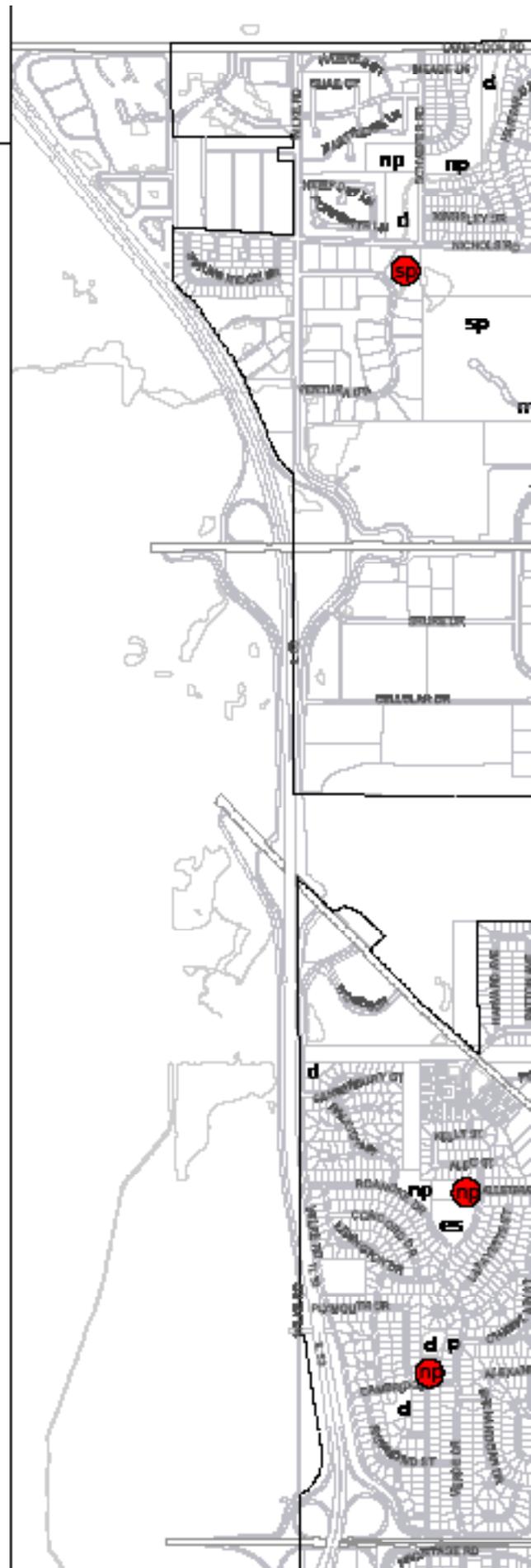
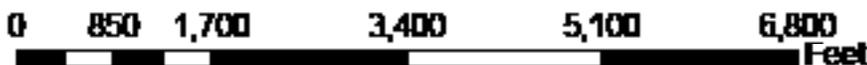
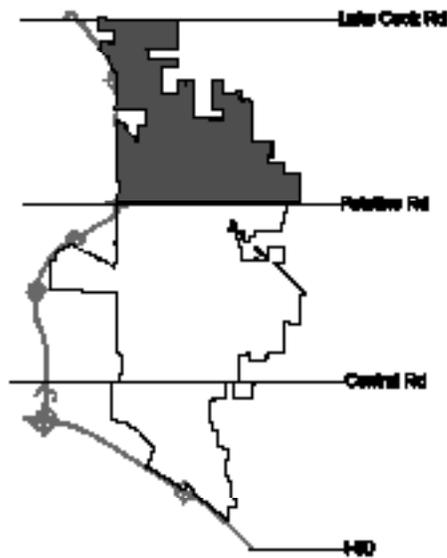
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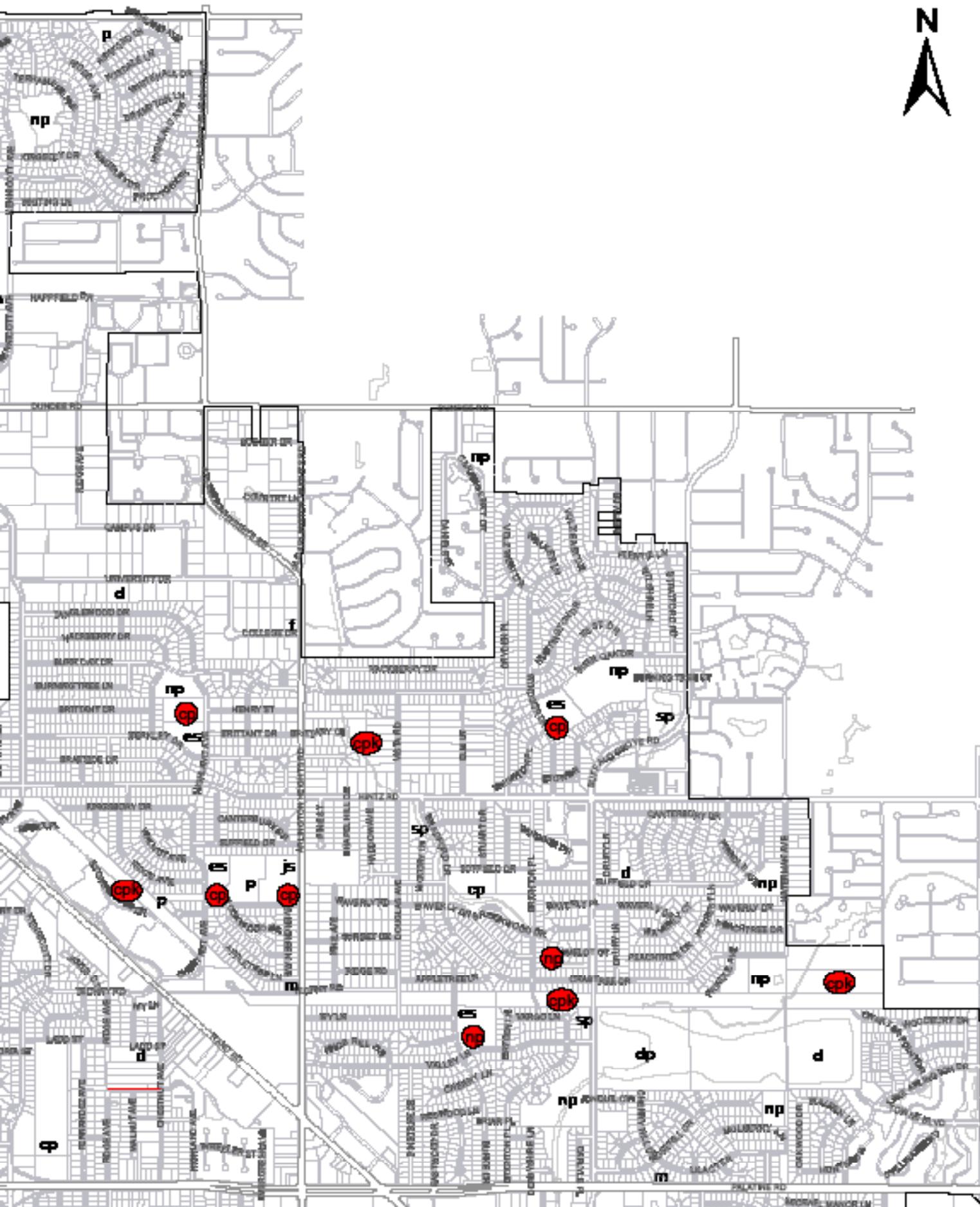
Arlington Heights

Cook County, Illinois

Official Map North

Existing	Proposed	
es		ELEMENTARY SCHOOL
js		JUNIOR HIGH SCHOOL
hs		HIGH SCHOOL
u		UNIVERSITY
p		PLAYLOT
np		NEIGHBORHOOD PARK
cp		COMMUNITY PARK
sp		SPECIAL PURPOSE PARK
cpk		CONNECTOR PARK
dp		DISTRICT PARK
cc		COMMUNITY CENTER
f		FIRE STATION
d		DETENTION BASIN
h		HOSPITAL
l		LIBRARY
m		MUNICIPAL USE
g		OTHER GOVERNMENT USE
		EXPRESSWAY
		MAJOR ARTERIAL STREET <small>100 FT MINIMUM RIGHT-OF-WAY</small>
		SECONDARY ARTERIAL STREET <small>50 FT MINIMUM RIGHT-OF-WAY</small>
		CBD STREET
		COLLECTOR STREET <small>30 FT MINIMUM RIGHT-OF-WAY</small>
		SUB-COLLECTOR STREET <small>20 FT MINIMUM RIGHT-OF-WAY</small>
		LOCAL STREET <small>10 FT MINIMUM RIGHT-OF-WAY</small>
		Proposed Street



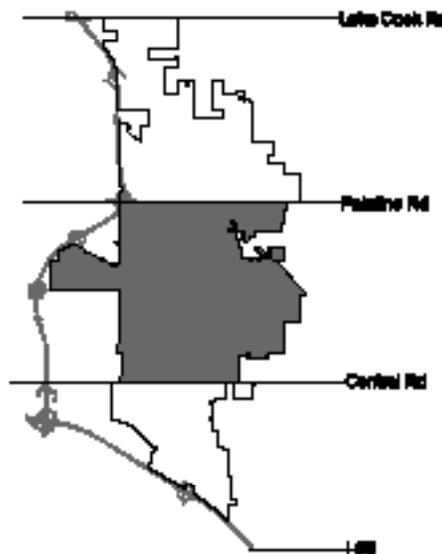


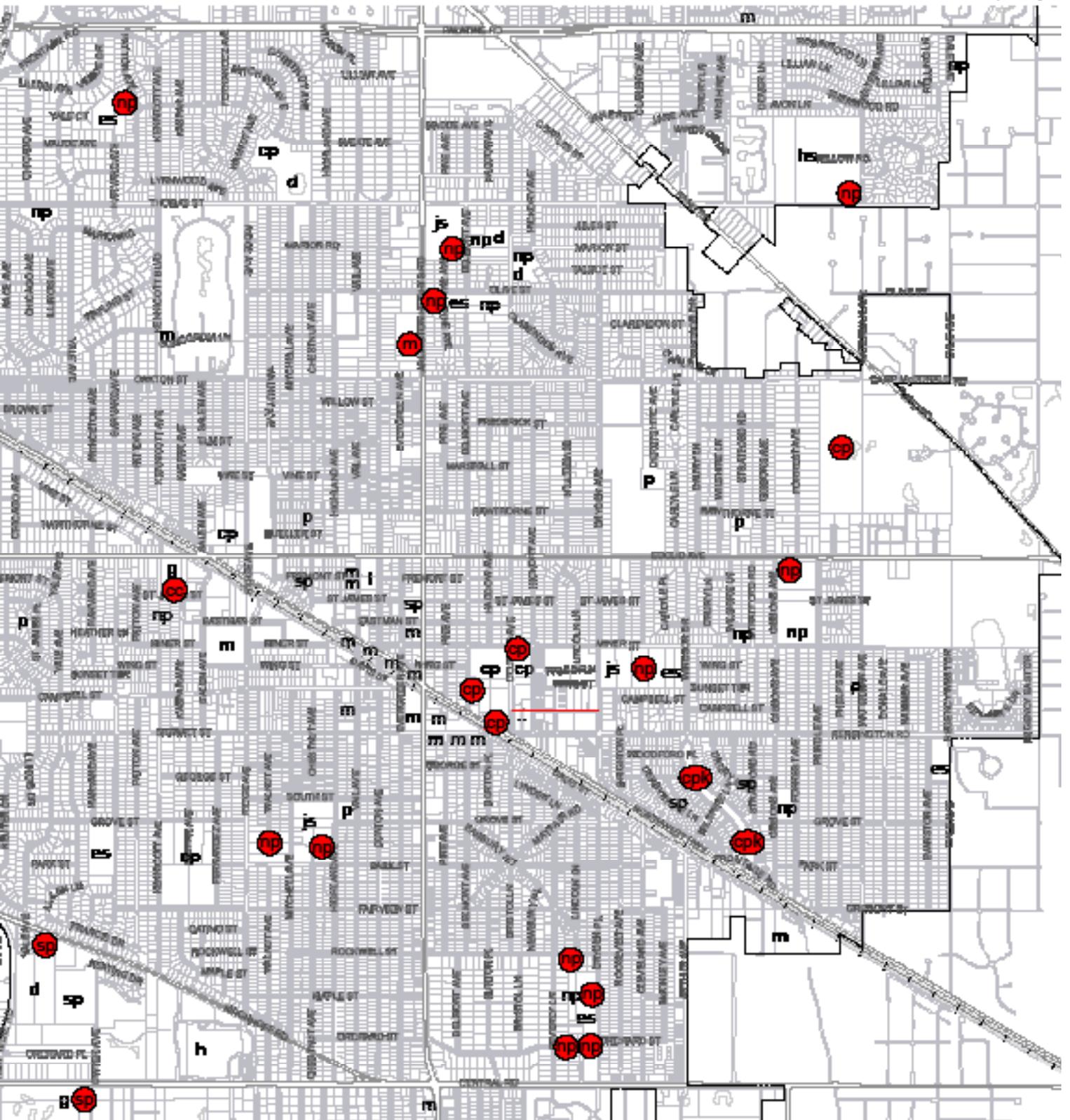
Arlington Heights

Cook County, Illinois

Official Map Central

Existing	Proposed	
es		ELEMENTARY SCHOOL
js		JUNIOR HIGH SCHOOL
hs		HIGH SCHOOL
u		UNIVERSITY
p		PLAYLOT
np		NEIGHBORHOOD PARK
cp		COMMUNITY PARK
sp		SPECIAL PURPOSE PARK
cpk		CONNECTOR PARK
dp		DISTRICT PARK
cc		COMMUNITY CENTER
f		FIRE STATION
d		DETENTION BASIN
h		HOSPITAL
l		LIBRARY
m		MUNICIPAL USE
g		OTHER GOVERNMENT USE
		EXPRESSWAY
		MAJOR ARTERIAL STREET 120 FT MINIMUM RIGHT-OF-WAY
		SECONDARY ARTERIAL STREET 80 FT MINIMUM RIGHT-OF-WAY
		CBD STREET
		COLLECTOR STREET 60-80 FT RIGHT-OF-WAY
		SUB-COLLECTOR STREET 48 FT MINIMUM RIGHT-OF-WAY
		LOCAL STREET 40 FT MINIMUM RIGHT-OF-WAY
		Proposed Street





Arlington Heights

Cook County, Illinois

Official Map South

Existing	Proposed	
es		ELEMENTARY SCHOOL
js		JUNIOR HIGH SCHOOL
hs		HIGH SCHOOL
u		UNIVERSITY
p		PLAYLOT
np		NEIGHBORHOOD PARK
cp		COMMUNITY PARK
sp		SPECIAL PURPOSE PARK
cpk		CONNECTOR PARK
dp		DISTRICT PARK
cc		COMMUNITY CENTER
f		FIRE STATION
d		DETENTION BASIN
h		HOSPITAL
l		LIBRARY
m		MUNICIPAL USE
g		OTHER GOVERNMENT USE
		EXPRESSWAY
		MAJOR ARTERIAL STREET <small>50 FT MINIMUM RIGHT-OF-WAY</small>
		SECONDARY ARTERIAL STREET <small>30 FT MINIMUM RIGHT-OF-WAY</small>
		CBD STREET <small>20 FT MINIMUM RIGHT-OF-WAY</small>
		COLLECTOR STREET <small>20 FT MINIMUM RIGHT-OF-WAY</small>
		SUB-COLLECTOR STREET <small>20 FT MINIMUM RIGHT-OF-WAY</small>
		LOCAL STREET <small>20 FT MINIMUM RIGHT-OF-WAY</small>
		Proposed Street

