



Village of Arlington Heights
Comprehensive Plan Subcommittee
Planning Department Conference Room, 2nd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
December 13, 2017
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

IV. OLD BUSINESS

V. NEW BUSINESS

- A. South Arlington Heights Road Corridor Plan - Draft

VI. OTHER BUSINESS

VII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: South Arlington Heights Road Corridor Plan - Draft

Department: Planning & Community Development

In 2015, the Comprehensive Plan was adopted by the Village Board, which included a section on Corridors. There were several corridors designated for further study and recommendations to improve each. The Village is in the process of implementing improvements to the Rand Road Corridor and the Northwest Highway Corridor. The South Arlington Heights Road corridor is being reviewed as a priority corridor given the high importance of facilitating improvements as a gateway to the Village.

This first draft of the corridor plan is intended to outline various improvements for the area, and provide a vision for future redevelopment of sites. Several recommendations are made with action items to implement each recommendation. I would like to obtain feedback from the Committee and if necessary, meet with the Subcommittee again in January to finalize the draft plan. The next step thereafter is a Plan Commission public hearing. In addition to notice in the newspaper, staff will email all persons who responded to the survey and provided an email contact.

ATTACHMENTS:

| Description | Type |
|--|-------------|
| Staff Memo | Memorandum |
| South Arlington Heights Road Corridor Plan | Exhibits |
| Survey Results | Exhibits |

Memorandum

To: Members of the Comprehensive Plan Subcommittee

From: Bill Enright, Deputy Director Planning and Community Development

Date: December 7, 2017

RE: Comprehensive Plan Subcommittee Meeting:

Wednesday, December 13, 2017, 6:30pm, Planning Conference Room, Second Floor

South Arlington Heights Road Corridor Plan – Draft

In 2015, the Comprehensive Plan was adopted by the Village Board, which included a section on Corridors. There were several corridors designated for further study and recommendations to improve each. The Village is in the process of implementing improvements to the Rand Road Corridor and the Northwest Highway Corridor. The South Arlington Heights Road corridor is being reviewed as a priority corridor given the high importance of facilitating improvements as a gateway to the Village.

The draft corridor plan outlines several recommendations to begin implementing in 2018. Some of the highlights include the following:

1. Amending the Comprehensive Plan for the east side of Arlington Heights Road from I-90 to Seegers Road to Mixed Use.
2. Establishing an Overlay Zoning District to meet the desired vision for the area as a mixed use corridor.
3. Commencing the process of establishing funding mechanisms to facilitate redevelopment of private property and implement public improvements.

Public Outreach

In September 2017, the Village Planning Department invited businesses and property owners in the corridor to attend a presentation at the Double Tree hotel. Concepts for improvements were presented, and as a follow up, the Village conducted an on line survey to gauge what is important to the community. To date, the Village has received 605 responses to the survey. The results were very informative and have been included in this packet. Results of the survey indicate that:

1. Better pedestrian mobility is needed;
2. Redevelopment of land along the east side of Arlington Heights Road is of high importance;
3. More restaurants and entertainment uses are desired.

This first draft of the corridor plan is intended to outline various improvements for the area, and provide a vision for future redevelopment of sites. Several recommendations are made with action items to implement each recommendation. I would like to obtain feedback from the Committee and if necessary, meet with the Subcommittee again in January to finalize the draft plan. The next step thereafter is a Plan Commission public hearing. In addition to notice in the newspaper, staff will email all persons who responded to the survey and provided an email contact.

SOUTH ARLINGTON
HEIGHTS ROAD
CORRIDOR PLAN
I-90 TO NOYES



2017



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



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499

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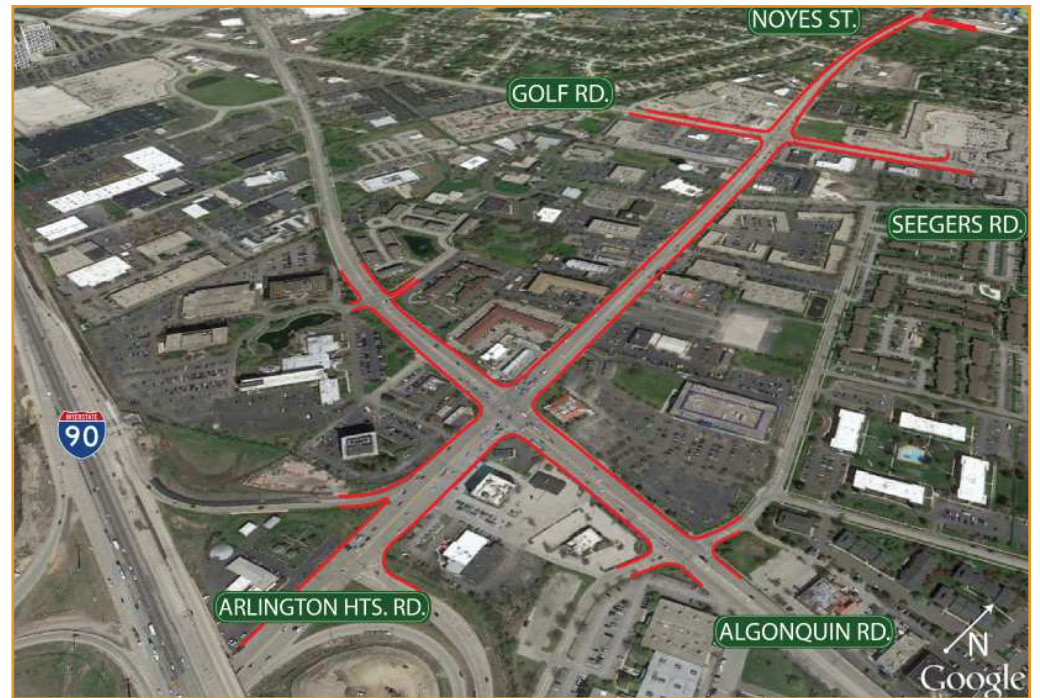
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Introduction

Study Area

The South Arlington Heights Road Corridor Plan outlines the Village's vision and strategies for improvements to this important Gateway to the Village. In adopting the 2015 Comprehensive Plan for the Village, this gateway was identified by the Board as a priority corridor to improve upon the many existing positive qualities that the corridor offers while improving the gateway through beautification, redevelopment, walkability, and by establishing an identity for the area. The 1.2 mile long corridor begins at the southern border of the Village at the Jane Adams Tollway extending north to Noyes Street. The corridor consists of various commercial uses including 7 hotels with close to 1,000 rooms, which serve as an economic engine for the corridor. Unique to the corridor is the Mitsuwa Marketplace at Algonquin Road, which provides a marketplace for Japanese foods and retail items. In addition, the area is served by a full access interchange at I-90 and Arlington Heights Road, providing great access to the corridor.

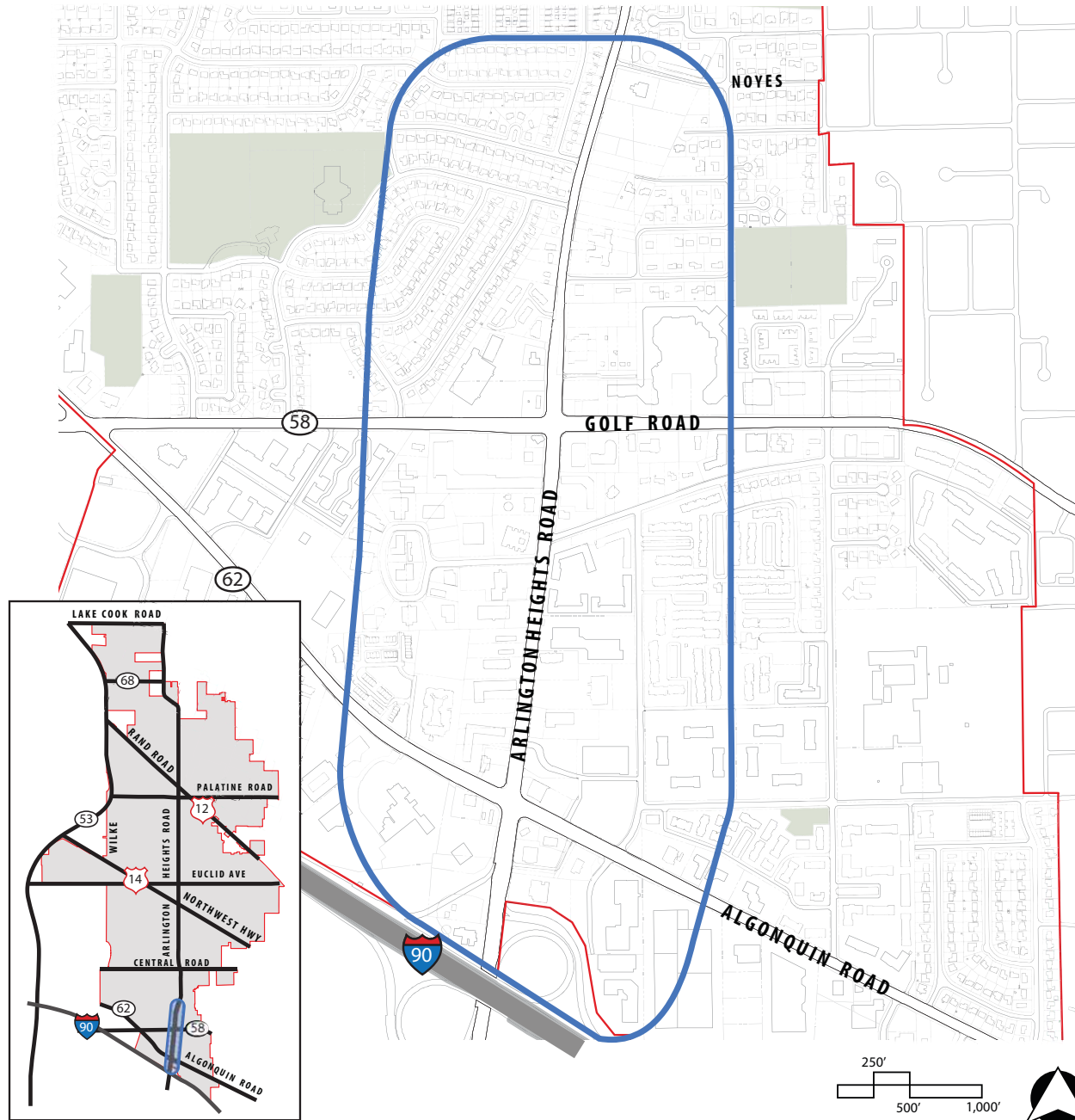
The Plan establishes recommendations to address current conditions and implement improvements to the corridor as the primary Gateway to the Village.



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 comprising approximately 30 acres of land
- Multiple driveways and traffic conflicts; poor pedestrian access

Introduction



Introduction

Community Input

In September, 2017 the Village held an informational meeting at the Double Tree hotel for the business community to present preliminary concepts for improvements to the corridor. Over 100 property owners and businesses were invited to the presentation which allowed an opportunity for those attending to provide early input into the concepts for improvements in the corridor. Approximately 25 persons attended this meeting.

As a follow up to the meeting, the Village posted on the Village web page a preference survey relating to the concepts proposed. Over the course of the next two months, 604 responses were received with 85% of respondents answering yes to whether improvements are needed to the corridor. Other responses were as follows:

- 85% of respondents answered that the improvements presented would be either somewhat or very beneficial;
- Improvements to pedestrian walkability and redevelopment of land along the east side of Arlington Heights Road were weighted highest in terms of improvements;
- More restaurants and entertainment venues were rated highest in terms of priority;

| Are Improvements Needed? | |
|--------------------------|-----|
| Yes | 85% |
| No | 6% |
| Not Sure | 8% |

| Rate Improvements | |
|-------------------------|------------|
| Improvement | Importance |
| Landscaped Medians | 6.4/10 |
| Focal Points | 6.9/10 |
| Bury ComEd Utilities | 6.8/10 |
| Redevelop Parcels | 7.9/10 |
| Pedestrian Improvements | 7.9/10 |

| Land Use Priorities | |
|---------------------|-----|
| Restaurants | 88% |
| Multifamily | 41% |
| Hotels | 31% |
| Retail | 82% |
| Entertainment | 85% |
| Offices | 58% |



Comprehensive Plan Survey 2015

In developing the 2015 Village wide Comprehensive Plan, an on-line survey was conducted and over 500 responses were received. Responding to corridor enhancement survey questions, the following responses were submitted:

- 90% of respondents strongly agreed or agreed that the Village should improve the appearance of certain corridors along major roadways.
- 77% strongly agreed or agreed that commercial areas along some major streets lack landscaping.

Introduction

As illustrated in the map at right, there are several corridors which were identified for improvement in the 2015 Comprehensive Plan. Improvements are scheduled to commence in 2018 along the Rand Road corridor as well as the Northwest Highway corridor. These improvements include identification features and extensive landscaping. Further improvements are recommended in a phased approach over several years.

The improvements recommended in the South Arlington Heights Road Corridor Plan should also be phased over time. Certain improvements are short term, such as the recently installed decorative “Welcome” banners, while others are longer term such as improvements related to redevelopment. Certain improvements will be more difficult to attain, such as the burial of overhead power lines due to cost and feasibility.

“With approximately 30 acres of land to redevelop, the character of the corridor will likely undergo significant change over the next several years.”

Summary of Findings

In 2018 the Village should commence via the Capital Improvement Plan budget, outlining improvements over a 5 year time frame. These improvements could be funded by a combination of Tax Increment Financing, Special Service Area and possibly general funds. Other sources should be explored as well but are limited. Also an Overlay Zoning District should be adopted establishing development standards for the area. Village coordination with property owners and businesses should continue, and the Village should also continue to facilitate with developers redevelopment of the several parcels along the corridor.



Comprehensive Plan

The Comprehensive Plan is a 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 the Village. 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. There are several companion documents which focus on more specific areas of implementation such as the Downtown Master Plan. In addition, the Plan identified several Corridor Study areas including the South Arlington Heights Road Corridor.

Characteristics of corridors include: developed in a linear fashion along major routes; residential areas directly abutting with little or no screening; businesses developed incrementally with little relationship or connection to each other; and showing signs of age, deterioration, poor maintenance, vacant buildings and vacant sites. Therefore the purpose of this corridor study is to address these issues which exist to various extents along this corridor.

The 2015 Comprehensive Plan outlined a primary goal and four objectives for all corridors in the Village:

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.

Specific Objectives for the South Arlington Heights Road Corridor:

Objective 1: Develop development standards for land parcels along the east side of Arlington Heights Road.

Objective 2: Enhance pedestrian access and “walkability” within the corridor.

Objective 3: Develop a plan for enhanced landscaping and gateway features.

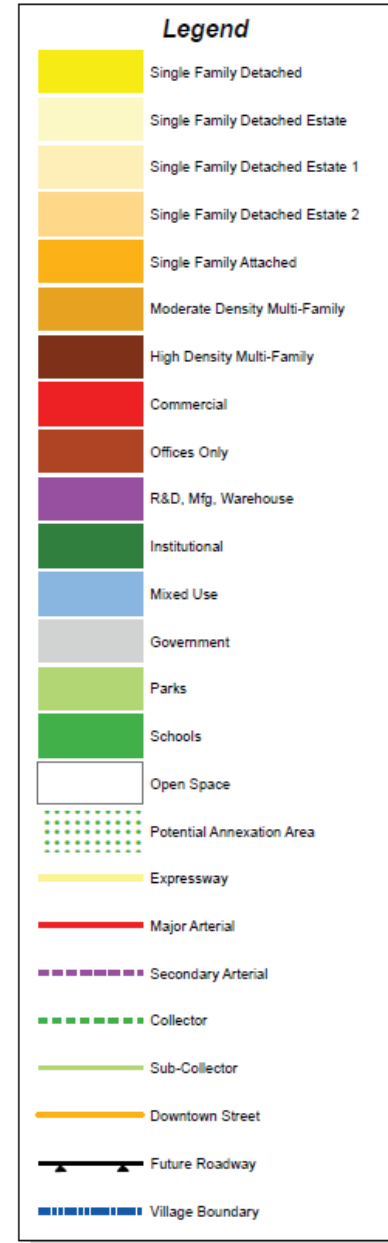
Objective 4: Explore burial or relocation of overhead utility power lines.

Objective 5: Develop a coordinated marketing plan for the businesses in the corridor.

Objective 6: Identify various funding mechanisms to implement the Plan.

Comprehensive Plan

Comprehensive Plan 2015- Corridor



Zoning

The current zoning along the corridor consists primarily of commercial districts such as B2 and B3, OT (Offices), and some properties are zoned M2 Manufacturing. Adjacent zoning includes R6 Multi Family to the east along Tonne Drive.

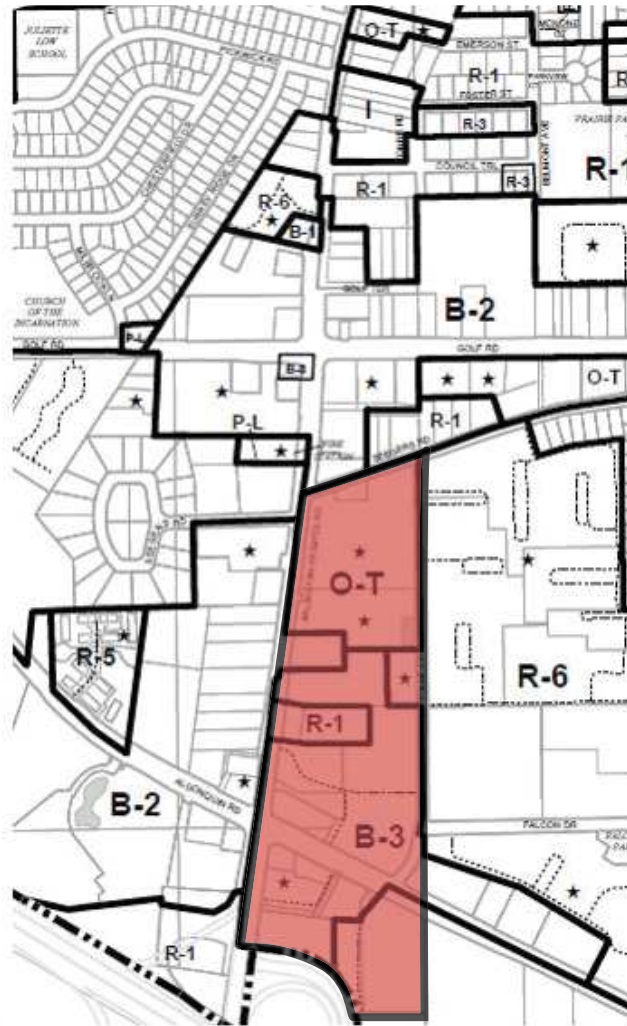
In order to facilitate redevelopment, the Village should evaluate the use of overlay zones to better address the vision for the area. Overlay Zoning has been successfully utilized in several locations in the Village to promote development consistent with an overall plan for an area.

Overlay Zones establish zoning criteria specific to a location / area and address items such as building setbacks, land uses, building height, landscaping, sustainable development, parking and access and pedestrian mobility.

“An Overlay Zoning District is a mapped area with restrictions beyond those in the underlying zoning. An overlay district is used to achieve planning objectives, which may not be achieved through the underlying zoning. Where conflicts arise between the overlay district and the underlying zoning, the overlay district restrictions shall apply.”

Overall, the Village should encourage new development with more flexible zoning regulations in order to facilitate development. Possible boundaries for an Overlay zoning district are illustrated on the facing page as highlighted.

Zoning Map



ZONING DISTRICT DESCRIPTIONS:

- B-1 - BUSINESS DISTRICT LIMITED RETAIL
- B-2 - GENERAL BUSINESS DISTRICT
- B-3 - GENERAL SERVICE, WHOLESALE AND MOTOR VEHICLE DISTRICT
- B-4 - LIMITED SERVICE DISTRICT
- B-5 - DOWNTOWN DISTRICT
- I - INSTITUTIONAL DISTRICT
- M-1 - RESEARCH, DEVELOPMENT AND LIGHT MANUFACTURING DISTRICT
- M-2 - LIMITED HEAVY MANUFACTURING DISTRICT
- O-P - OFF-STREET PARKING DISTRICT
- O-R - OFFICE AND RESEARCH DISTRICT
- O-T - OFFICE TRANSITIONAL DISTRICT
- P-L - PUBLIC LAND DISTRICT
- R-E - ONE-FAMILY DWELLING DISTRICT
- R-1 - ONE-FAMILY DWELLING DISTRICT
- R-2 - ONE-FAMILY DWELLING DISTRICT
- R-3 - ONE-FAMILY DWELLING DISTRICT
- R-4 - TWO-FAMILY DWELLING DISTRICT
- R-5 - MULTIPLE-FAMILY DWELLING DISTRICT
- R-6 - MULTIPLE-FAMILY DWELLING DISTRICT
- R-7 - MULTIPLE-FAMILY DWELLING DISTRICT

- +— VILLAGE BOUNDARY
- LAKES AND STREAMS
- PRIVATE ROADS
- RAILROADS
- ZONING DISTRICTS
- RIGHT-OF-WAY (R.O.W.)
- RIGHT-OF-WAY (R.O.W.) WITH PRESCRIPTION

ZONING AMENDMENTS:

DETAILS REGARDING THESE SITES ARE FILED IN THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

- ▲ OVERLAY ZONING DISTRICT
- ★ PLANNED UNIT DEVELOPMENT (P.U.D.) OR PLANNED DEVELOPMENT

Current Conditions

Current Land Uses

The 1.2 mile long corridor includes a variety of commercial uses including 7 hotels with 993 rooms total. The corridor serves as the largest concentration of hotel rooms in the Village, which generate over \$900,000 annually in hotel / food and beverage taxes. In addition, the corridor includes Mitsuwa Market, and several office complexes including a regional office for OHSA. In total the corridor includes almost 2.2 million square feet of commercial space as depicted in the table below.

One of the main attributes of the gateway is the full access interchange at Arlington Heights Road and I-90, which provides excellent access to O'Hare International Airport, which is just 6 miles southeast. Characteristics of the Corridor as outlined in the 2015 Comprehensive Plan include:

- Large roadway pavement 6 to 9 traffic lanes
- Overhead utility lines on west side of road
- Lack of identity

Positive Attributes of Corridor include:

- Great Access (I90)
- High Traffic Volumes
- Seven Hotels with over 900 rooms
- Economic Impact (Value of Land)
- Development Opportunities

The total square feet of property has an equalized assessed value of just over \$83.0 Million, which equates to real estate taxes of approximately \$8.30 million annually. Of that, 12% is allocated to the Village, or \$1.0 million annually.

| <i>Use</i> | <i>Square Footage</i> |
|---------------------|------------------------------|
| Retail | 363,561 |
| Industrial | 304,506 |
| Hospitality | 455,731 |
| Office | 740,378 |
| Flex Space | 73,424 |
| Healthcare | 161,133 |
| Vacant | 73,844 |
| Other | 9,145 |
| <i>Total</i> | <i>2,181,722</i> |

Current Conditions

Land Uses



Long Term Vision

Vision

The Long Term Vision for this corridor includes both public improvements and private redevelopment. The Village should pursue a strategy that facilitates economic development via public enhancements to the corridor in addition to actively working with property owners of development sites.

Components of this vision include:

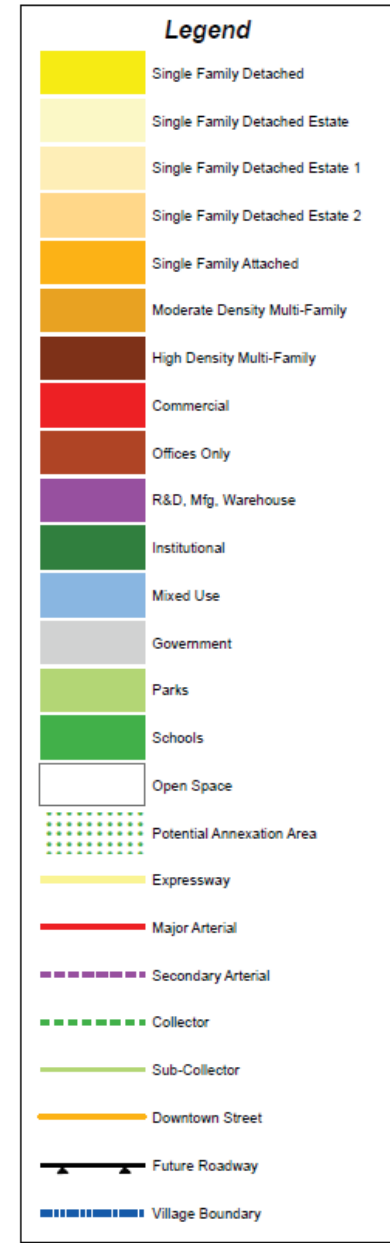
- Amending the Comprehensive Plan to allow for flexibility in development, including adopting an Overlay Zone to guide redevelopment.
- Corridor Enhancements such as landscaping improvements, mobility improvements for pedestrians, and creating an identity / branding for the corridor.

Comprehensive Plan – Proposed

One of the first steps to facilitate development is amending the Comprehensive Plan Future Land Use Map. The current land use map (see p.6) separates land uses by categories such as commercial, offices, and government. The proposed land use plan (at right) would re-designate all parcels along the east side of Arlington Heights Road from I-90 to Seegers Road to Mixed Use. This Mixed Use area would extend east to Tonne Drive. Mixed uses should include retail, restaurants, entertainment and residential uses. The rental apartment development market is currently strong and can serve as a driving force to any mixed use development proposals.

Long Term Vision

Comprehensive Plan - Proposed



Long Term Vision

Landscaping - Focal Points

In order to create a positive identity for the corridor, enhancements such as landscaping and focal points should be designed and implemented in coordination with new development. Focal points are illustrated in the map at right at major intersections and entryways to the corridor area. This can include a higher level of tiered landscaping as well as decorative features such as artistic lighting. New landscaped parkways can be created by moving the carriage walk sidewalks back 8 to 10 feet to provide a landscaped buffer between the road and new sidewalks.



I-90 Exit Existing

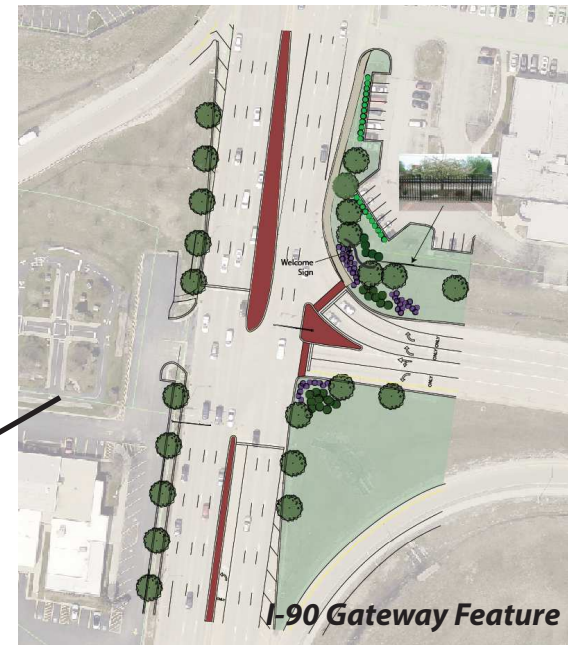


I-90 Exit with Proposed Gateway Feature

Long Term Vision

Corridor Enhancements

- Entryways/ Focal Points
- Intersection



Example of branding from Rand Road Corridor



Long Term Vision

Landscaping - Medians

In addition, landscaped medians along Arlington Heights Road can provide for enhanced safety by directing autos and trucks to protected left turn lanes rather than the current system of dual left turn lanes. Adding greenery to the center roadway can also break up the massing of the concrete roadway. Installing landscaped medians will require IDOT approval and will need to maintain access to abutting properties.

Median islands can be phased in over time, depending on timing of redevelopment, funding, and IDOT approvals. The illustration at right depicts islands along the southern portion of Arlington Heights Road from Algonquin Road north to the Holiday Inn. This concept includes a new traffic signal in front of the former Wellington site, which is critical to installing the medians as depicted.

The Village should work with adjacent property owners to encourage sharing of driveways to minimize curb cuts and driveways. With redevelopment of parcels, especially on the east side of Arlington Heights Road, cross access easements should be required to enhance vehicular and pedestrian movements within each property.

Long Term Vision

One significant negative feature of the corridor are the ComEd overhead power lines on the west side of Arlington Heights Road. Several communities have worked with ComEd on burial or relocating similar power lines in order to enhance the aesthetics of the area. Not only would relocation or burial improve the aesthetics of this corridor, it would also create space to move the current carriage walk sidewalks 8 to 10 feet from the roadway. However, burial or relocation is very expensive and the feasibility of implementing is difficult and complex.

One option to explore is creating an easement along the rear of the properties so that the power lines can be relocated behind the properties which front on the west side of Arlington Heights Road. The illustration on the facing page depicts a possible route for related power lines.

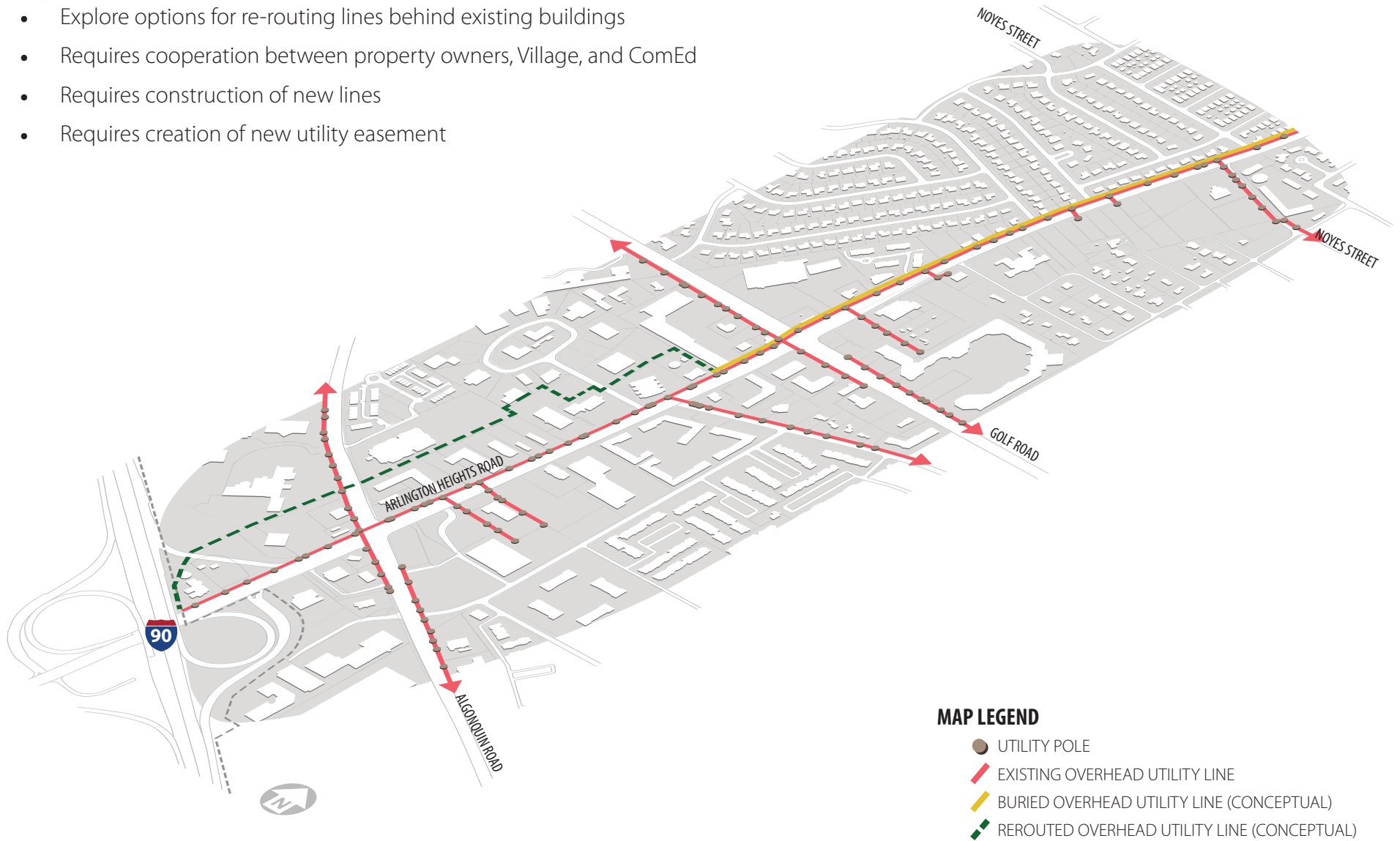


Existing Conditions - Southbound Arlington Heights Road at Golf Road

Long Term Vision

Utility Poles - Current and Proposed

- Explore options for re-routing lines behind existing buildings
- Requires cooperation between property owners, Village, and ComEd
- Requires construction of new lines
- Requires creation of new utility easement



Long Term Vision Mobility

Pedestrian improvements to enhance walking the corridor was rated the highest in importance in the community preference survey. On a scale of 1 to 10, pedestrian improvements rated an 8.7 average, just ahead of “redevelopment of parcels” in level of importance. The current corridor is auto dominated with as many as 9 lanes of traffic at the intersections of Golf Road and Arlington Heights Road and Algonquin Road and Arlington Heights Road. In between there are 6 traffic lanes with multiple curb cuts. The existing sidewalks are “carriage walks” which directly abut the roadway with no separation other than the curb. This provides for a very uneasy experience for pedestrians being so close to auto and truck traffic traveling at fairly high speeds. Due to the large cross sections of the roadways, crossing the intersection is not inviting. Several issues exist which must be addressed to improve connectivity and make pedestrians feel safe when walking the area.

Issues are identified below with possible solutions / improvements proposed:

| <i>Issue</i> | <i>Proposed Improvement</i> |
|---|--|
| Carriage Walk Sidewalks | Set back new sidewalks 8 to 10 feet off of roadway and include a landscaped parkway separating the roadway from the sidewalk. |
| Connectivity between Private properties | Work with property owners on providing additional pathways / interconnections between private properties to allow for options for pedestrians to circulate. |
| New Crosswalks | Advocate for new traffic signal and pedestrian crosswalk in front of School District 59 site as part of redevelopment of site. |
| Existing Traffic Signals / Pedestrian Crossings | Replace striped crosswalks with wider 12 foot wide stamped and colorized concrete crossings to draw attention to the crosswalk. Evaluate with IDOT the current timing of the pedestrian activated crossing timed signals to assure adequate timing for pedestrians to cross. |
| Bike Routes | Implement the “Sidepath” off street bike path along Golf Road. |

Midblock Traffic Signal / Pedestrian Crosswalk

A major component of enhancing pedestrian mobility is a new mid block traffic signal on Arlington Heights Road approximately 625 feet north of Algonquin Road. A new signal would serve as a primary entry into new development on the east side of Arlington Heights Road at the School District 59 / former Wellington sites. The signal would also serve two hotels on the west side of Arlington Heights Road.

Subject to IDOT approval, this signal would be timed with the signal at Algonquin Road, similar to the traffic signal in front of the Double Tree Hotel,

which is approximately 725 feet west of Arlington Heights Road. There is also a signal on Algonquin Road approximately 675 feet east of Arlington Heights Road at Tonne Drive. A new intersection would not only serve pedestrians, but also allow for other properties to benefit via cross access easements on private property. Further, curb cuts on Arlington Heights Road could be reduced and combined to limit the number of cuts onto Arlington Heights Road. These are benefits that IDOT takes into consideration when approving new signals.

Public Transit

Public transit is available via Pace bus routes and the Pace Call-n-Ride service. Exiting routes are in the map on page 23. Although there is no Pace bus route from this corridor north to the Downtown Metra train station, the Call-n-Ride provides service to the area for persons who need transit to the Metra station. Unfortunately, a PACE bus route used to run north to downtown Arlington Heights but that service was cut years ago due to lack of ridership. With redevelopment of this corridor, the Village should reach out to PACE and evaluate if this route could be reinstated if warranted.

Long Term Vision

Improving Pedestrian Walkability



Transportation

- Proposed intersection and crossing location improvements at Golf & Arlington Heights Rd.

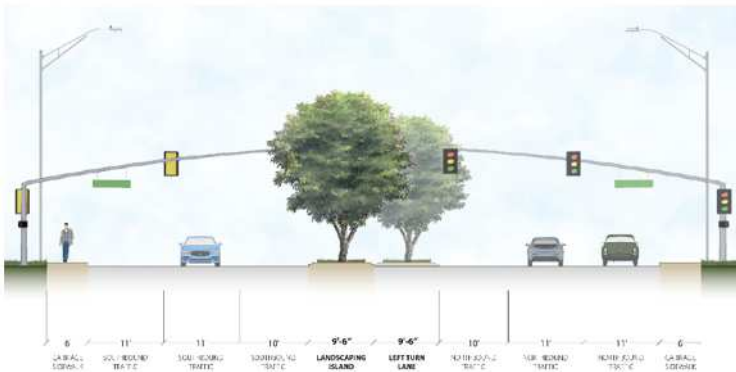


Long Term Vision

Midblock Crosswalk / Traffic Signal

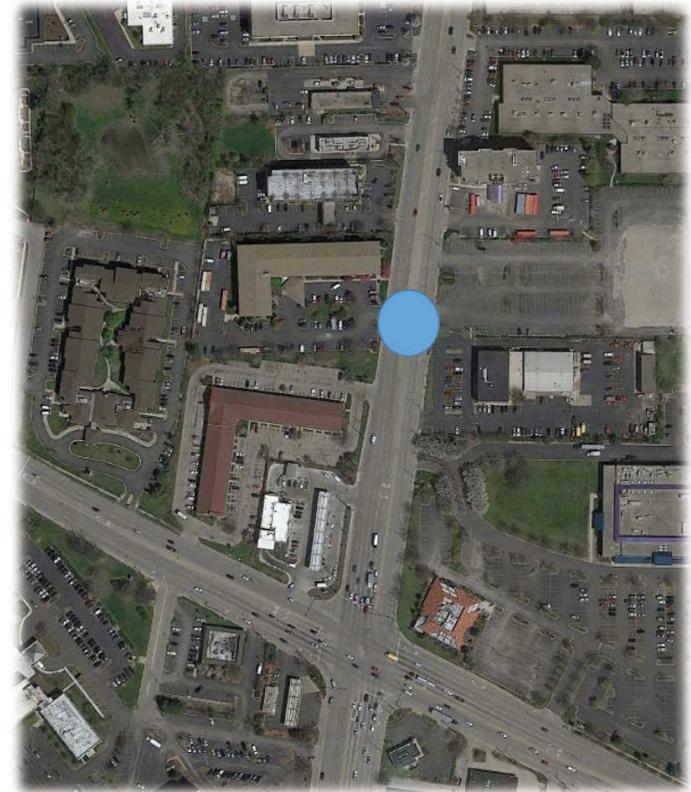


Proposed



Current

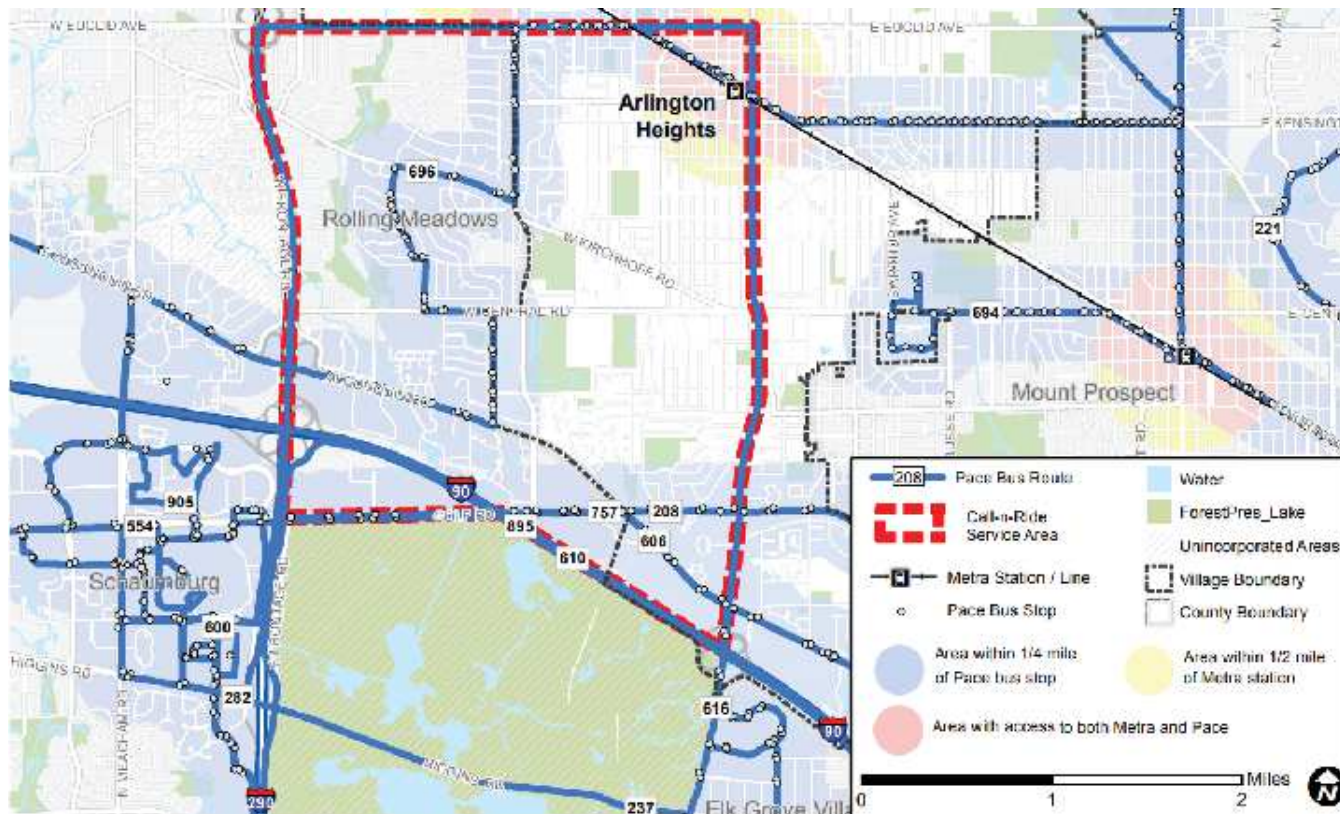
Long Term Vision



Long Term Vision

Transit Access

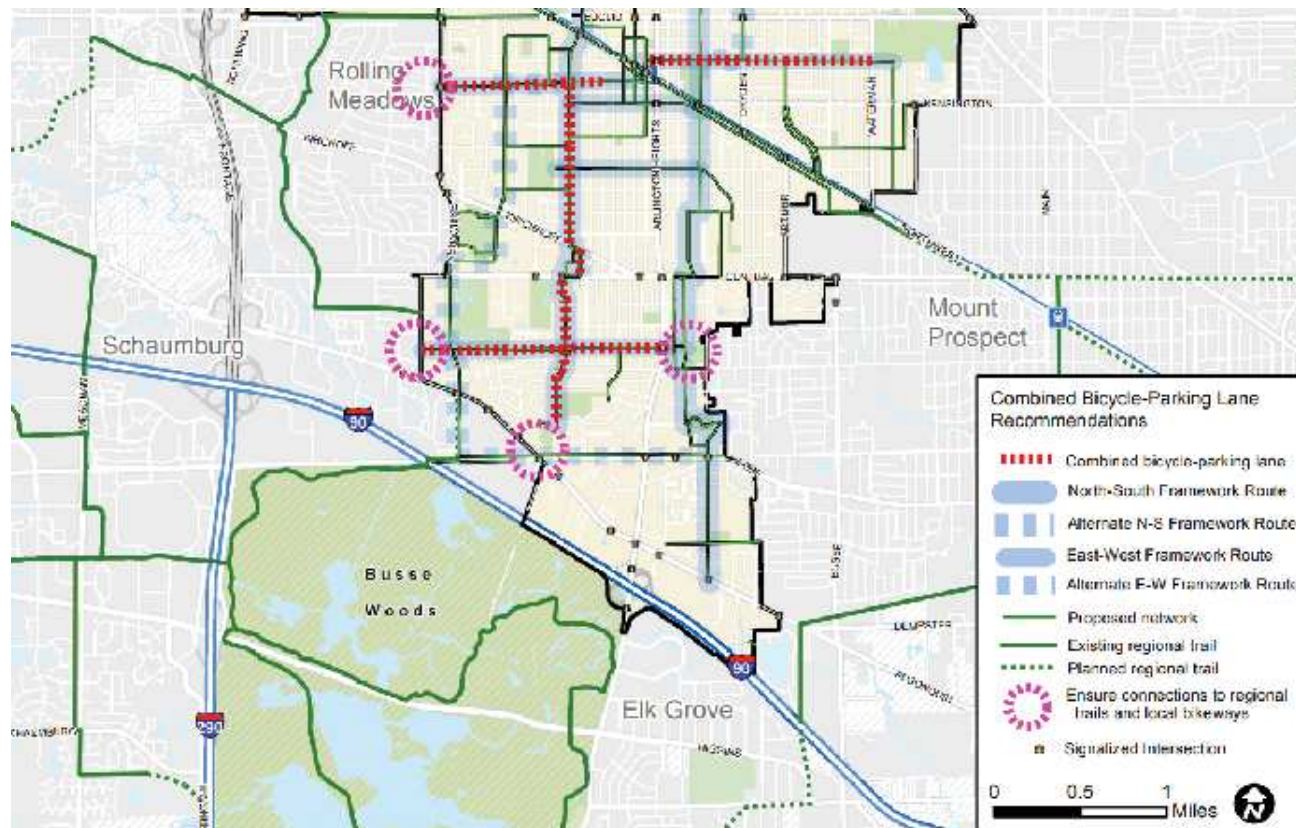
The map below illustrates existing transit options serving the corridor. Several East/West routes serve the area, but there is no route connecting to downtown Arlington Heights/Metra. The Township has a Call N ride service for a portion of the area. The Village should work with PACE regarding location/space needs for new bus stop shelters. In addition, as new development is built, the Village should discuss with PACE reinstating the Arlington Heights Road route to downtown.



Long Term Vision

Bicycle Infrastructure

In 2017, the Village Board approved the Bicycle and Pedestrian Policy Plan for the Village. The map below illustrates existing and proposed routes in the south end of the Village. Golf Road has been designated as an East/West Framework Route, therefore redevelopment of properties along Golf Road should include implementation of this new bike route. Please refer to the Bicycle and Pedestrian Plan for more detailed information.



Long Term Vision

Development Opportunities

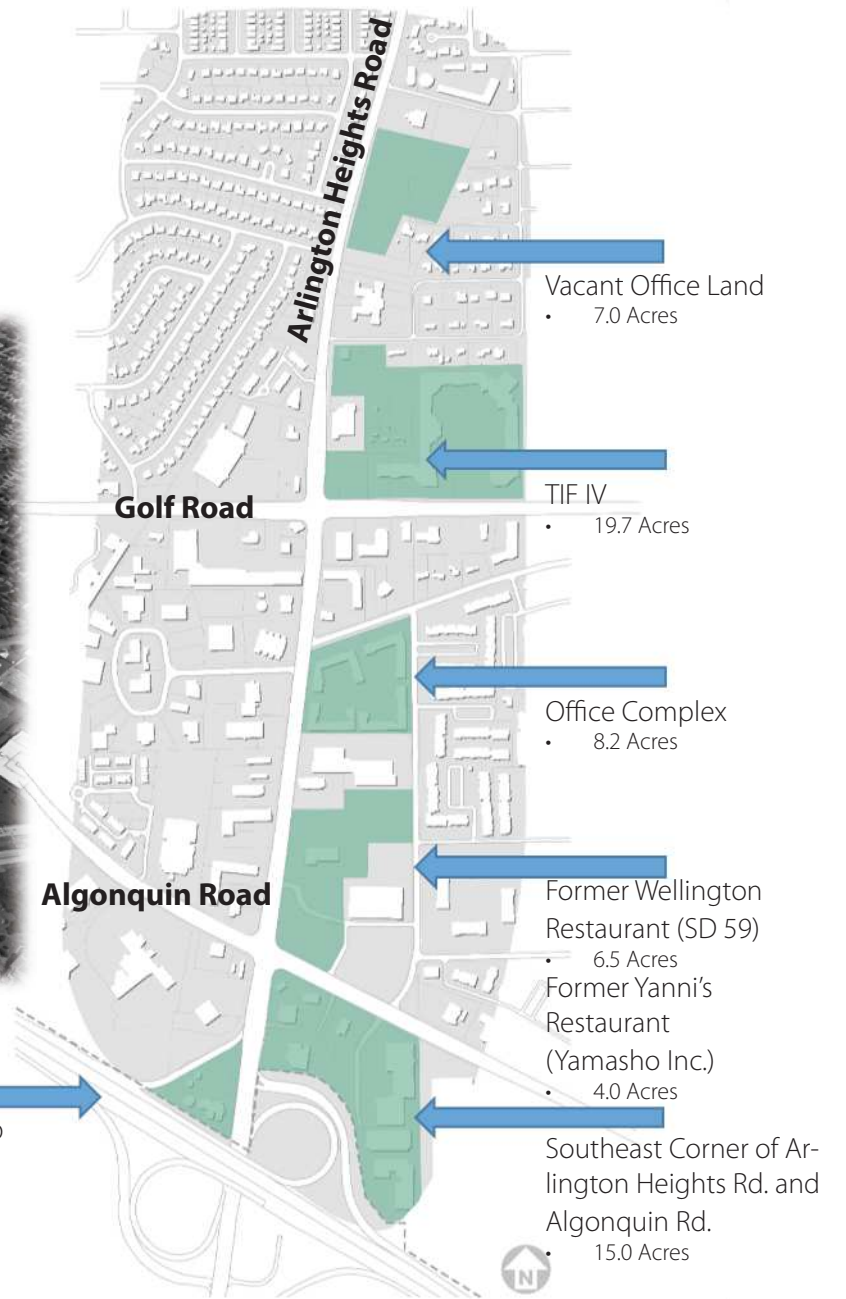
There are seven development opportunity areas as depicted in the map on the facing page totaling approximately 60 acres of land. These properties represent a great opportunity to transform the corridor and implement the ideas put forth in this Plan.

The Village is actively seeking to redevelop portions of TIF 4 at Golf Road and Arlington Heights Road, and several other areas identified are being actively marketed to developers by the current owners.

This section of the Plan provides details regarding the development sites and how they could develop.



Long Term Vision



Long Term Vision

Vacant Office Land

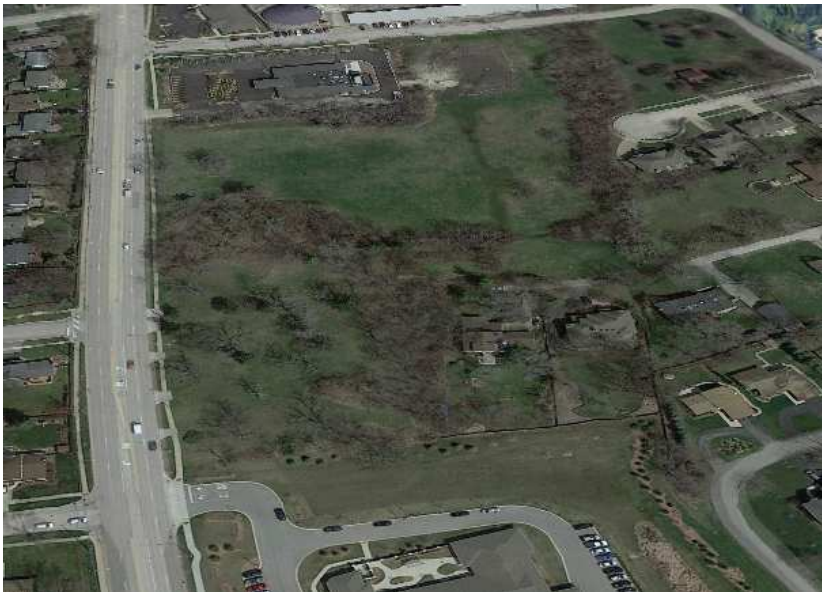
There are several parcels of vacant land under the ownership of two separate owners. The southern 2.0 acres is being marketed for sale and several medical office developers have shown interest in developing. The northern 5.0 acres does not appear to be on the market and there has been very few inquiries about developing.

Both areas are designated as Offices Only on the Comprehensive Plan which allows for 1 or 2 floor development for professional offices or medical offices. Institutional uses such as the recent Autumn Leaves memory care facility, should also be considered for these sites.

Key Development Standards

- Up to 2 floors
- Extensive landscaping buffer along the rear adjacent to single family homes
- Cross access easements interconnecting properties
- Office uses, medical or professional; Institutional uses such as care facilities

Long Term Vision



Long Term Vision

Tax Increment Financing District 4

Almost 20 acres of land comprise this development opportunity, which is included in TIF District #4 established in 2002. Since that time the Village has attempted to facilitate redevelopment of the multiple parcels, including acquiring several parcels. Currently the Village is working with a developer for the 1.4 acre corner for a Taco Bell and Wendy's. In addition, in late 2017 the Village hired a consulting firm to evaluate the highest and best use for the remainder of the area. The results of this study will form a basis for moving forward with possible additional redevelopment. The area is designated for Commercial, however mixed land uses may be considered based on market conditions.

Key Development Standards

- Focal point at NE corner of Arlington Heights Road and Golf Road
- Move sidewalks 8 to 10 feet from roadways and create landscaped parkways.
- Consolidation of parcels for redevelopment
- Mixed uses may be considered such as commercial, multi family housing, senior housing
- Up to 4 or 5 floors height
- Extensive landscaping to provide buffer to adjacent residential properties to north and east
- Implement bike route sidepath along north side of Golf Road

Long Term Vision



Long Term Vision

Office Complex

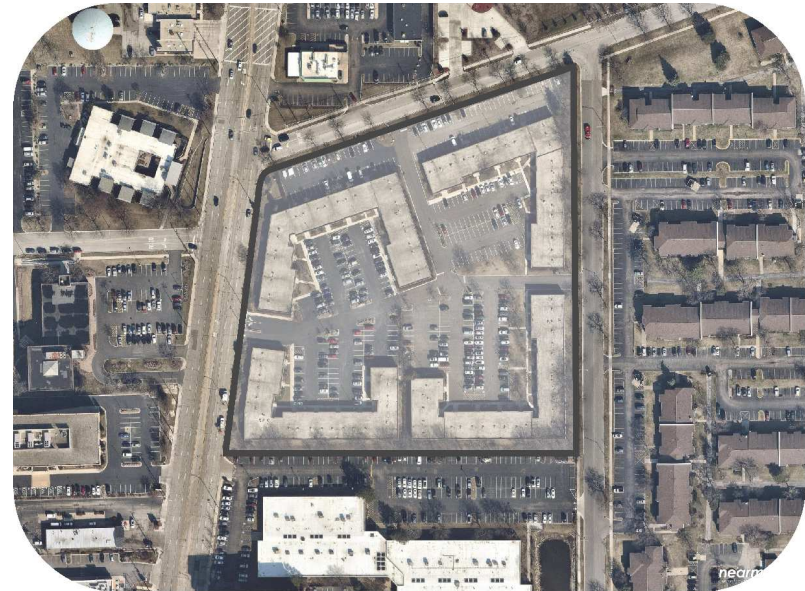
This single story office complex is approximately 40 years old and the current owner is evaluating redevelopment options. Current zoning is OT Offices which allows office uses only. The property, which is 8.2 acres, is suited to more intensive use possibly including commercial and residential land uses.

The property has access to three streets, however left turns onto Arlington Heights Road are difficult and pose safety concerns. Redevelopment should take advantage of Seegers Road for access for southbound turning movements onto Arlington Heights Road.

Key Development Standards

- Mixed use; commercial along Arlington Heights Road, residential to rear along Tonne Drive.
- Potential for landscaped median along portion of Arlington Heights Road while maintaining access to abutting properties
- Up to 4 or 5 floors height
- Primary access points on Seegers Road and Arlington Heights Road
- Possible cross access with property to south

Long Term Vision



Long Term Vision

Former Wellington Restaurant (School District 59)

This site is the current location of School District 59 administration offices, which are relocating to Elk Grove Village. In addition, several years ago the school district acquired the former Wellington banquet hall with the intention to redevelop for a new administration building and maintenance yard. However, with the decision to relocate, the school district decided to list the whole site for sale via closed bid. A developer has the property under contract and is evaluating options to redevelop the site, possibly for mixed uses.

Redevelopment of this site provides a great opportunity to begin addressing many of the goals of this corridor plan including the following:

Key Development Standards

- New mid block traffic signal and pedestrian crosswalks
- Mixed use development with commercial, entertainment, and residential land uses
- Enhance connectivity of properties to the north and south for safer pedestrian and auto access and circulation
- Enhanced corridor landscaping and lighting
- Relocation of carriage walk sidewalks by setting back 8 to 109 feet from roadway, including new parkways with trees
- Partial installation of new landscape medians within the center of Arlington Heights Road
- Up to 4 or 5 floors height

Long Term Vision



Long Term Vision

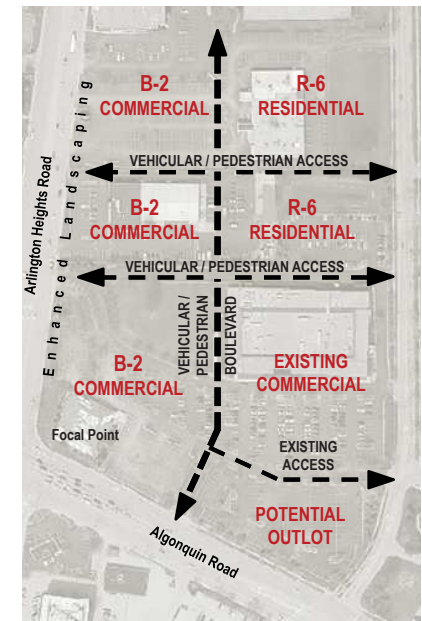
Former Yanni's Restaurant (Yamasho Inc.) - 4.0 Acres

This highly visible site includes two parcels. One parcel is the former Yanni's Restaurant at the NE corner of Arlington Heights Road and Algonquin Road. A private developer has acquired the site and plans to construct a 6,000 square foot building for a food court featuring Asian cuisine. The second parcel is owned by Yamasho Inc. and is adjacent to the west of the Mitsuwa Center. This site was once planned for a hotel, however the site sits vacant.

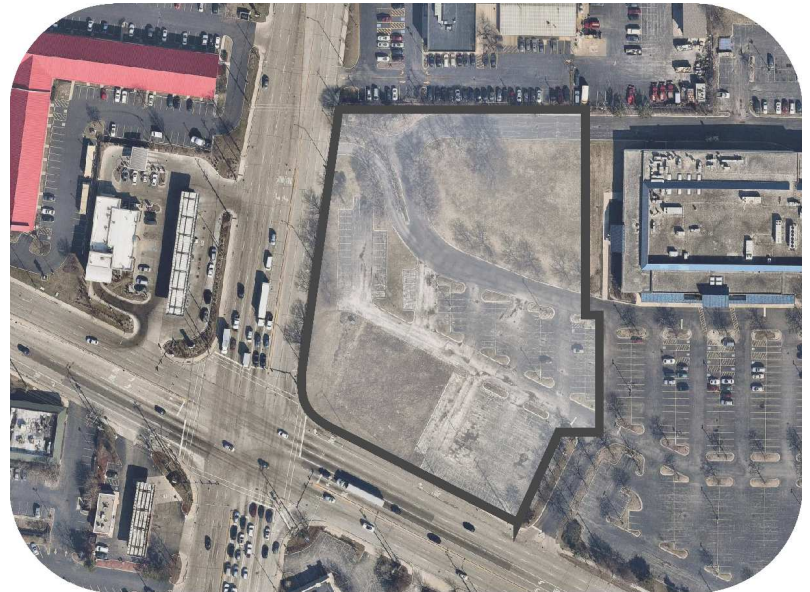
These two parcels provide an opportunity to link to and interconnect with the School District 59 sites to the north by providing cross access for pedestrians and autos. The graphic in the lower right corner depicts this concept which would benefit all the subject properties by enhancing access to existing and proposed traffic signals. Development of these sites should focus on commercial uses, preferably restaurants given the great visibility.

Key Development Standards

- Develop a focal point at the NE Corner of Arlington Heights Road and Algonquin Road
- Move carriage walk 8 to 10 feet off of roadways and provide a landscaped parkway
- Cross access easements; create private "boulevard" north/south for pedestrians and vehicles as illustrated below
- Focus on commercial uses especially restaurant and retail, up to 2 floors height



Long Term Vision



Long Term Vision

Southeast corner of Arlington Heights Rd. and Algonquin Rd.

This redevelopment site consists of several parcels owned by multiple property owners totalling up to 15 acres. The portion of the site near the Southeast corner of the intersection is owned by Bradford Allen Real Estate. This includes the 5 floor office building, former Cash for Gold commercial building, the vacant drive through bank, and the former Appleby's restaurant site. The current owner is actively seeking developers to redevelop these parcels for commercial and or mixed uses. The area for redevelopment could also include the existing Guitar Center retail building and site, as well as the one story office building to the east at 145 E. Algonquin Road. The Daily Herald may be looking for investment in their office building as well.

This prominent location along the I-90 corridor provides yet another great opportunity to enhance the corridor. As envisioned in the STAR Line Master Plan, approved in 2009, the area should redevelop for higher density, preferably mixed uses including restaurants, retail, residential and possibly entertainment. If the market warrants, a new hotel unique to the area could be considered given the access, visibility, and proximity to O'Hare.

Key Development Standards

- Mixed use commercial, restaurants, retail, hotel, residential, entertainment uses
- High density up to 10 to 12 floors (However, the STAR Line Master Plan called for up to 25 floors with transit options)
- Consolidate access points
- Move sidewalks 8 to 10 feet off roadways and create landscaped parkways
- Key access at Tonne Road and Algonquin Road
- Create focal points at corners of site at Arlington Heights Road and Algonquin Road; at Tonne Road and Algonquin Road; at I-90 off ramp at Arlington Heights Road

Long Term Vision



Long Term Vision

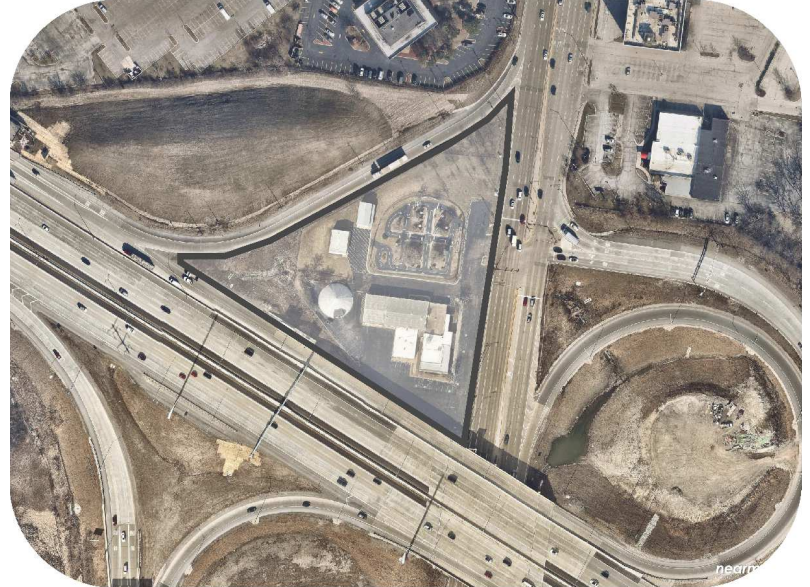
Elk Grove Township Site

This 2.5 acre site is the former location of the Elk Grove Township offices, and is currently being marketed for sale. The parcel is irregularly shaped but has great visibility to I-90 and Arlington Heights Road. There is a full access traffic signal serving the site on Arlington Heights Road. Currently zoned R-1 residential, the site is suitable for commercial zoning. As a gateway into the village, this site provides an opportunity to enhance the appearance of the southernmost portion of the corridor.

Key Development Standards

- Commercial uses, multiple floors depending on design and parking
- Enhanced landscaping along Arlington Heights Road as a focal point
- Provide new sidewalk along roadway 8 to 10 feet from road.

Long Term Vision



Long Term Vision

Phasing of Improvements

Public and Private Improvements

Phasing of improvements will depend on funding, timing of redevelopment of private parcels, IDOT approvals and level of feasibility. Certain improvements can move forward quickly, such as the recent installation of the new “Welcome” decorative banners along the corridor. Others will be linked to new development, which could take several years. The table below lists various improvements, public or private, short term or longer term, and level / degree of feasibility.

Several recommendations are outlined in the following section. Each include “actions” which need to take place in order to facilitate improvements. Much depends on the availability of funding therefore the Village should in 2018 fully explore funding options and make recommendations to the Board on moving forward with establishing funding sources to expedite improvements. This process should include recommending items in the 5 year Capital Improvement Plan.

| <i>Item</i> | <i>Term</i> | <i>Feasibility</i> |
|--|-------------|--------------------|
| Decorative banners | Short | High |
| Focal Points / Identification Features | Longer | High |
| New Sidewalks 8-10 feet off roadway | Longer | High |
| New mid block traffic signal /Ped crosswalks | Longer | Moderate |
| Burial of Com Ed Utility lines | Longer | Lower |
| New landscaped medians | Longer | Moderate |
| Enhanced crosswalks | Short | Moderate |
| Redevelopment of Parcels | Longer | High |

Long Term Vision

Preliminary Cost Estimate

| <i>Improvement</i> | <i>Low Estimate</i> | <i>High Estimate</i> | <i>Number/Amount</i> |
|------------------------|---------------------|----------------------|---|
| Landscaped Medians | \$125,000 | \$200,000 | 600-1,000 Linear Feet |
| Tollway Gateway | \$81,000 | \$165,000 | |
| Entryways/Focal Points | \$105,000 | \$175,000 | 7 locations |
| Banners | \$20,000 | \$25,000 | |
| Traffic Signal | \$200,000 | \$250,000 | |
| Crosswalks | \$200,000 | \$225,000 | 1500 Linear Feet/ 18,000 Square Feet |
| Sidewalks | \$250,000 | \$300,000 | 17,400 Linear Feet |
| Intersections | \$100,000 | \$200,000 | 3 locations |
| <i>Subtotal</i> | \$1,081,000 | \$1,540,000 | |
| Power Lines | \$2,500,000 | \$5,000,000 | |

Funding

There are numerous public and private improvements identified in this study such as landscaping, signage, pedestrian enhancements, traffic signal, focal points, power lines burial/relocation, and private development/redevelopment of parcels. Several sources of funds which should be explored for improvements necessary to implement this Plan, including developer funds.

However, given the extent of public improvements, public funds will likely be necessary as well. Depending on the type and scope of public improvements, funding sources may be available such as: Tax Increment Financing, Special Service Areas, Special Assessments, Business Districts, Sales Tax Revenue Sharing, General Funds, and State and Federal Grants. Multiple funding options may prove effective in facilitating the recommendations of this plan. The following summarizes several tools potentially available subject to further study and analysis. Also included is an evaluation of their effectiveness as a funding source for various improvements.

Special Service Area

An SSA is a property tax that can be used to fund a wide range of services and physical improvements within a specific geographical area. In addition, State Statute defines special services as “all forms of services pertaining to the government and affairs of the municipality.” Items such as marketing, special events, seasonal decorations, maintenance and general upkeep of area can be included. Public improvements can be funded such as streets, sewers, landscaping, parking, lighting, among other items. When establishing an SSA, specific projects and costs must be known at the time of approval. Public hearings are required to establish a SSA and if a majority of property owners within the proposed SSA object to the SSA it cannot be established.

Tax Increment Financing

Tax Increment Financing is a development tool that allows for incremental real estate taxes generated by new development to fund public and private improvements in a defined geographic area. The area must be found to be blighted pursuant to State Statute and the municipality must approve a Redevelopment Plan for the TIF District. The process to consider a TIF includes a public meeting of the impacted taxing districts and a public hearing of the municipality. TIF district's last for 23 years.

Business District

A Business District allows for an additional sales tax up to 1% for a specific geographic area. The funds generated can be used for a range of redevelopment activities such as land acquisition, infrastructure, marketing, among others. The municipality must find that the area is blighted per State Statute and public hearing must be held to consider a Business District. They can last up to 23 years.

General Fund

The Village could allocate a certain percentage of the Village share of property taxes from new development towards improvements in the area.

Funding

Sales Tax Revenue Sharing

The Village currently has a program to share a portion of Village sales tax revenue generated by large sales tax generators such as auto dealerships and big box retailers. These funds are used to reimburse a retailer for extraordinary development costs.

State and Federal Grants

Grants typically can be used for public improvements however due to current fiscal limitations these types of grants are limited. State and Federal

Grants

Grants typically can be used for public improvements however due to current fiscal limitations these types of grants are limited.

Evaluation of Funding Options

The matrix below evaluates the funding options as they correlate to the categories on a scale of 1 (Low) to 5 (High). A score of 0 (No) indicates that funding via that category is not allowed by Statute. The scores are based on the usefulness of each category, and the potential funds generated by that option.

| | Marketing/Events | Infrastructure | Maintenance | Redevelopment |
|-----------------------------|-------------------------|-----------------------|--------------------|----------------------|
| Special Service Area | High (5) | High (5) | High (5) | Low (2) |
| TIF | High (5) | High (5) | No (0) | High (5) |
| Business District | High (5) | Moderate (3) | High (4) | Low (1) |
| General Fund | High (5) | Low (1) | Moderate (3) | Low (1) |
| Sales Tax Share | No (0) | Moderate (3) | Low (1) | Moderate (3) |
| Grants | No (0) | Low (2) | No (0) | No (0) |

A review of funding options as they relate to the goals of this corridor plan indicate that the two most effective tools to implement the objectives are Tax Increment Financing and Special Service Area. Municipalities have used these two tools in combination to address certain items based on timing, scope and cost. Both require a public process to approve and include specific goals and objectives as well as improvements to be considered.

Summary

The following recommendations are made in order to implement the corridor goals and objectives stated in this Plan:

Recommendation 1: Sidewalks

Carriage walk sidewalks should be move 8 to 10 feet from roadway to create a parkway separating the new sidewalks from the roadway providing a safer pedestrian environment.

Action: As property redevelops, require new sidewalks meeting standard. Improvement could be installed via Special Service Area.

Recommendation 2: Traffic Signal

A new mid block traffic signal should be pursued approximately 625 feet north of Algonquin Road to provide a centralized main access point for future redevelopment of the Wellington's and School District 59 site.

Action: Meet with IDOT officials regarding feasibility. Pursue with redevelopment of SD 59 site.

Recommendation 3: Pedestrian Crossing

As part of a new traffic signal, pedestrian crossings should be included to provide a safe mid block crossing.

Action: Meet with IDOT officials. Pursue with redevelopment of SD 59 site.

Recommendation 4: Pedestrian Crossings at Major Intersections

Enhanced pedestrian crossing should be provided that are 10 feet wide and colorized concrete. Crosswalk timing systems should be evaluated to provide adequate time for pedestrians to cross.

Action: Meet with IDOT to discuss pedestrian enhancements at intersections.

Recommendation 5: Decorative Banners

Install on existing light poles in corridor.

Action: Design long term permanent banner polls.

Recommendation 6: Focal Points

Develop design options for focal points at intersections and entryways to corridor.

Action: Prepare design details and cost estimates.

Recommendation 7: Funding Options

Explore funding options, in particular Tax Increment Financing and Special Service Areas.

Action: Meet with property owners for preliminary discussions regarding an SSA and TIF.

Summary

Recommendation 8: Amend Comprehensive Plan

Amend Comprehensive Plan for are along east side of Arlington Heights Road from I-90 to Seegers Road.

Action: Include amendment in Ordinance approving this corridor plan.

Recommendation 9: Overlay Zoning District

Develop overlay zoning district with development standards and permitted uses specific to this corridor.

Action: Begin developing development standards and commence text amendment public process.

Recommendation 10: Coordinate with IDOT

Coordinate with IDOT early in process on public improvements which require IDOT approvals.

Action: Meet with IDOT to discuss concepts.

Recommendation 11: Coordinate with ComEd

Coordinate with ComEd on possible relocation or burial of overhead utility lines along the west side of Arlington Heights Road.

Action: Meet with ComEd officials to discuss options and feasibility.

Recommendation 12: Landscape Islands in Medians

Detailed design of new landscape islands in median along Arlington Heights Road.

Action: Constructions details for medians when ready to implement.

Recommendation 13: Identity/Branding

Work with business community in corridor area on creating an identity and branding for the corridor to market the area.

Action: Work with property and businesses in the corridor on a branding image for area.

Recommendation 14: Promotion

Promote area to developers and desired businesses such as restaurants and entertainment uses.

Action: Create brochure to market the area.

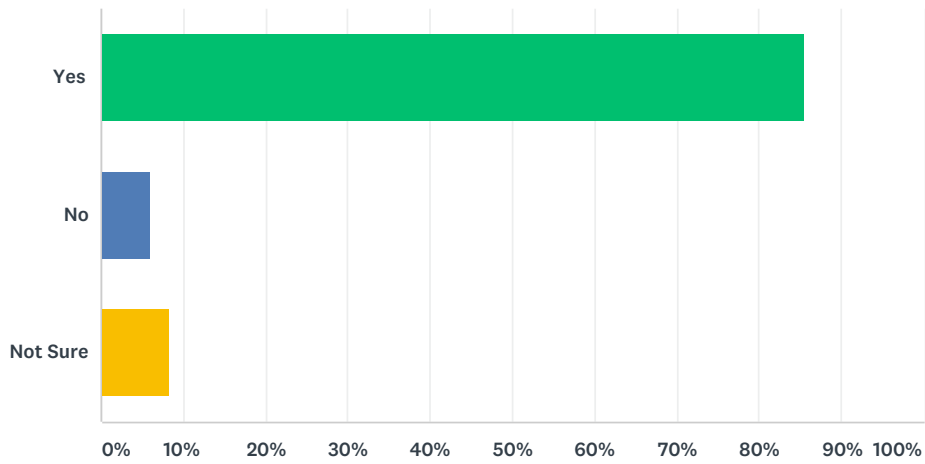
Recommendation 15: Coordinate with the Illinois Tollway Authority

Coordinate with the Illinois Tollway Authority on proposed cloverleaf landscaping improvements planned by the Tollway for interchanges such as I-90 and Arlington Heights Road.

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

Q1 Do you think improvements are needed to the Corridor?

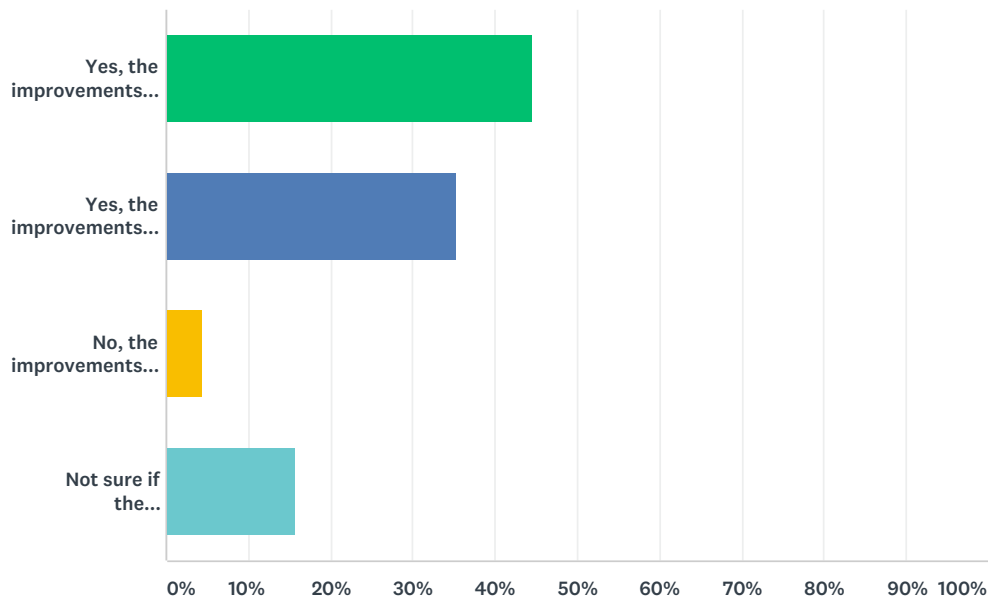
Answered: 603 Skipped: 1



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|------------|
| Yes | 85.57% | 516 |
| No | 5.97% | 36 |
| Not Sure | 8.46% | 51 |
| TOTAL | | 603 |

Q2 Did you like the proposed concepts for improvements to the corridor that were presented?

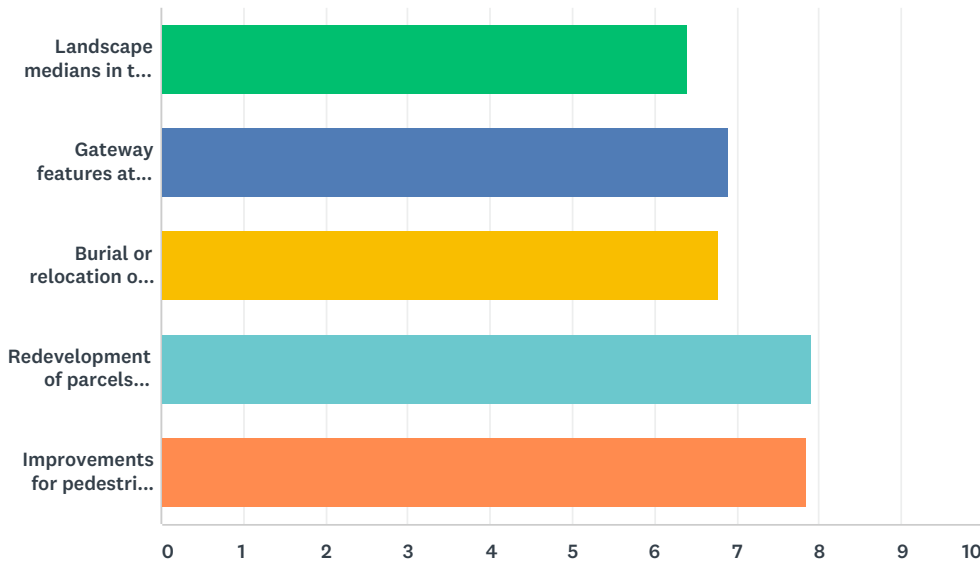
Answered: 596 Skipped: 8



| ANSWER CHOICES | RESPONSES | |
|--|-----------|------------|
| Yes, the improvements would be very beneficial | 44.46% | 265 |
| Yes, the improvements would be somewhat beneficial | 35.40% | 211 |
| No, the improvements would not be beneficial | 4.36% | 26 |
| Not sure if the improvements would be beneficial | 15.77% | 94 |
| TOTAL | | 596 |

Q3 Please rate each improvement listed below on a scale of 1 to 10 with 1 being not important and 10 being very important.

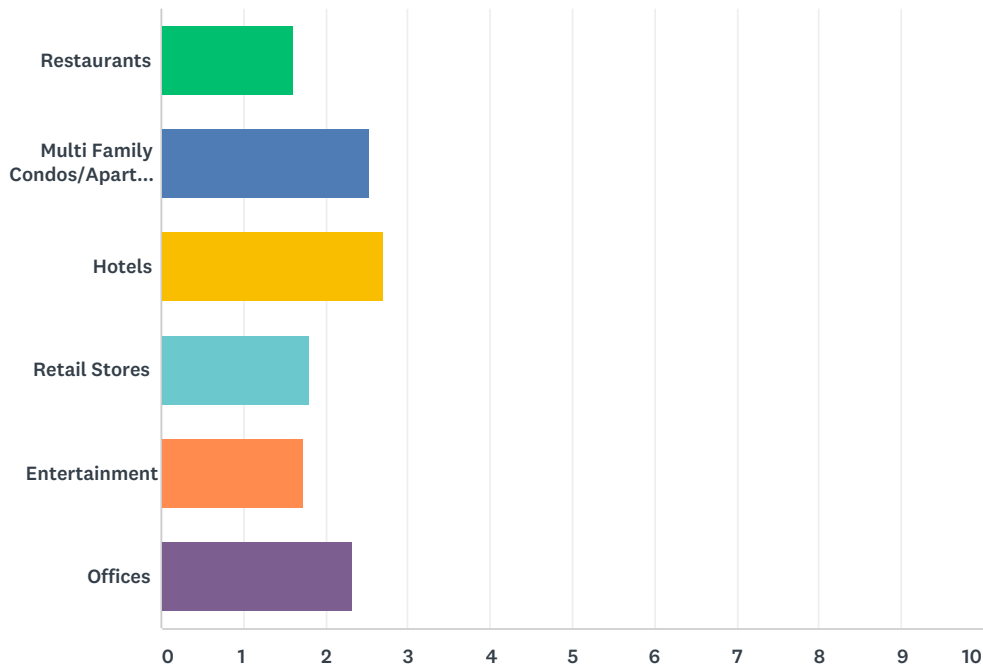
Answered: 603 Skipped: 1



| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | TOTAL | WEIGHTED AVERAGE |
|---|--------------|-------------|-------------|-------------|--------------|-------------|--------------|---------------|--------------|---------------|-------|------------------|
| Landscape medians in the middle of Arlington Heights Road | 10.13% 61 | 4.49% 27 | 6.64% 40 | 4.98% 30 | 10.80% 65 | 5.81% 35 | 14.29% 86 | 13.62% 82 | 7.81% 47 | 21.43% 129 | 602 | 6.4 |
| Gateway features at entries to the corridor such as landscaping and focal points. | 6.99% 42 | 3.83% 23 | 4.49% 27 | 4.33% 26 | 10.32% 62 | 6.32% 38 | 12.98% 78 | 16.64% 100 | 10.32% 62 | 23.79% 143 | 601 | 6.1 |
| Burial or relocation of overhead power lines along Arlington Heights Road | 7.82% 47 | 3.16% 19 | 5.49% 33 | 5.32% 32 | 10.98% 66 | 6.82% 41 | 13.48% 81 | 10.98% 66 | 10.98% 66 | 24.96% 150 | 601 | 6.1 |
| Redevelopment of parcels along the east side of Arlington Heights Road | 3.49% 21 | 1.99% 12 | 1.33% 8 | 2.82% 17 | 6.81% 41 | 4.32% 26 | 9.97% 60 | 19.77% 119 | 15.45% 93 | 34.05% 205 | 602 | 7.1 |
| Improvements for pedestrians to walk the area in a safe manner | 3.65% 22 | 1.50% 9 | 3.32% 20 | 4.15% 25 | 6.98% 42 | 6.64% 40 | 7.64% 46 | 12.46% 75 | 12.62% 76 | 41.03% 247 | 602 | 7.1 |

Q4 What land uses would you like to see more of in or near the corridor?

Answered: 602 Skipped: 2



| | HIGH PRIORITY | MEDIUM PRIORITY | LOWER PRIORITY | NOT SURE | (NO LABEL) | TOTAL | WEIGHTED AVERAGE |
|--------------------------------|---------------|-----------------|----------------|-------------|------------|-------|------------------|
| Restaurants | 52.90% 310 | 35.15% 206 | 9.90% 58 | 1.54% 9 | 0.51% 3 | 586 | 1.62 |
| Multi Family Condos/Apartments | 12.84% 76 | 27.53% 163 | 54.22% 321 | 4.73% 28 | 0.68% 4 | 592 | 2.53 |
| Hotels | 6.51% 38 | 24.32% 142 | 63.87% 373 | 4.28% 25 | 1.03% 6 | 584 | 2.69 |
| Retail Stores | 40.74% 242 | 41.75% 248 | 14.98% 89 | 1.85% 11 | 0.67% 4 | 594 | 1.80 |
| Entertainment | 47.91% 286 | 36.68% 219 | 10.89% 65 | 3.85% 23 | 0.67% 4 | 597 | 1.73 |
| Offices | 15.60% 93 | 42.95% 256 | 35.74% 213 | 4.70% 28 | 1.01% 6 | 596 | 2.33 |

Q5 In terms of establishing an identity for the corridor, one idea is to brand the corridor as "The Gateway District". Please provide any comments on this idea or any other branding concepts that come to mind.

Answered: 332 Skipped: 273

| # | RESPONSES | DATE |
|----|--|---------------------|
| 1 | Generally fine but vague. Consider referencing Southern, Southtown or Southside in the name so people know what you're talking about | 11/10/2017 12:11 PM |
| 2 | na | 10/19/2017 9:50 AM |
| 3 | Street light upgrades. | 10/3/2017 6:16 AM |
| 4 | NA | 10/3/2017 6:11 AM |
| 5 | Great Idea | 10/2/2017 12:49 PM |
| 6 | I think there is much needed improvement to this area of Arlington Heights. Beautifying this area as well as draw restaurants/ businesses as this is the entrance to our town is very important to our community and is mostly overlooked. | 10/2/2017 12:19 PM |
| 7 | We have been residents for the past 10 years in this area of Arlington heights. This would be a major reason for us to stay . Please follow through with your proposals. Finally a plan for this side of town ! | 9/30/2017 9:13 AM |
| 8 | This is where I live and would like it to be more like downtown AH. | 9/30/2017 8:50 AM |
| 9 | I see this area as the entryway to Arlington Heights. It should have a welcome arch or other signage welcoming people to AH. The Gateway District doesn't make the connection to AH. | 9/29/2017 9:03 PM |
| 10 | I like it! | 9/29/2017 6:52 PM |
| 11 | The area is just ugly. We tell our friends that it is Elk Grove, and coming from 90, Arlington Heights begins at Kirchhoff. There is old school signage and a lot of concrete. A median with trees would break up the aesthetic, as would zoning changes that enforced uniform signage, any green space that could be squeezed in, and financial encouragement for larger corporations to replace the small strip malls. | 9/29/2017 1:56 PM |
| 12 | love it | 9/29/2017 12:18 PM |
| 13 | Retails and commercial buildings are abundant and empty in Arlington Heights. If you read the news, retail is dying. Just because if you build it, they will come does not work. Build green recreational space that everyone can enjoy. Promote healthy living by inviting residents to move it - which will bring more residents in the neighborhood. Concentrate restaurants in the same area like downtown Arlington Heights to draw people as destination for restaurants scene. Have a bigger planning goal of developing a town rather project by project- let see what happens. It seems this town is known for small sightedness. Consult urban planning expert - just building and having the buildings empty is not an improvement. | 9/29/2017 7:30 AM |
| 14 | Seems like a giant waste of money. | 9/29/2017 5:42 AM |
| 15 | I personally do not like the name. There are many "Gateways" into Arlington Hts. | 9/28/2017 10:46 PM |
| 16 | Not sure sure I like it as it is very vague. | 9/28/2017 10:45 PM |
| 17 | I like that! | 9/28/2017 8:50 PM |
| 18 | none | 9/28/2017 8:38 PM |
| 19 | fill in the vacant remodel where needed. hotel/restaurant is near toll way easy in /and out the median needs touch up old wellington space careful planning would be nice | 9/28/2017 5:33 PM |
| 20 | I like the idea. | 9/28/2017 12:25 PM |
| 21 | good enough | 9/28/2017 11:29 AM |

| | | |
|----|--|--------------------|
| 22 | I feel that Arlington Heights is too over developed, undermaintained, and overtaxed. There is way too much retail space that is vacant, in and around Arlington Heights. | 9/28/2017 11:02 AM |
| 23 | Doesn't sound terribly inviting to me. Sounds like a penal colony. | 9/28/2017 10:26 AM |
| 24 | this has no identity, gateway to what? | 9/28/2017 10:00 AM |
| 25 | N/A | 9/28/2017 8:55 AM |
| 26 | Gateway to what? I could go months with out passing 80% of AH on a daily basis to get to where i need to. 20% cause i live in AH. | 9/28/2017 6:46 AM |
| 27 | fine | 9/28/2017 6:18 AM |
| 28 | Sounds ok. | 9/27/2017 10:41 PM |
| 29 | Gateway District isn't bad. Arlington South? | 9/27/2017 9:52 PM |
| 30 | "The Gateway District" sounds pretentious. | 9/27/2017 9:47 PM |
| 31 | :) | 9/27/2017 8:59 PM |
| 32 | Gateway to what? Entertainment? Shopping? Eating? Living? Very vague | 9/27/2017 8:57 PM |
| 33 | Not sure what that means. How about something simpler like "Welcome to Arlington Heights" or "Enjoy Arlington Heights" | 9/27/2017 8:42 PM |
| 34 | Interesting but not an eye opener | 9/27/2017 8:19 PM |
| 35 | This would be positive but would require making the area look less industrial | 9/27/2017 8:12 PM |
| 36 | Pushing multi-family towards the downtown area takes advantage of public transportation. Adding multi-family to this area will create crime areas. Using the TIF by Marianos for multi-family will attract longer term residents. | 9/27/2017 7:49 PM |
| 37 | as long as the "gateway" is leading to an awesome downtown. | 9/27/2017 7:46 PM |
| 38 | None | 9/27/2017 7:27 PM |
| 39 | None | 9/27/2017 7:27 PM |
| 40 | the branding and the name Gateway District is both a good idea and a good name as it is the entrance from O'Hare and business travel. | 9/27/2017 6:18 PM |
| 41 | The Gateway to what, exactly? | 9/27/2017 4:49 PM |
| 42 | I think of 90s computers and St. Louis. What is this the gateway to? I am strongly in favor of planting trees and a park. Arlington has plenty of oversized empty parking lots and vacant store fronts. It's becoming an eyesore. I would hate to see new construction in addition to the empty facilities already littering the town. I can support new construction if the old buildings are removed and that the new buildings will be occupied and maintained. I want to see all new areas professionally landscaped and maintained to reflect the residential neighborhoods and pride in community. | 9/27/2017 4:38 PM |
| 43 | Put elks everywhere like egv did. Tacky. | 9/27/2017 4:24 PM |
| 44 | The Welcome Region | 9/27/2017 3:11 PM |
| 45 | The mix of hotels in this strip are odd. The security concerns at a few of them cast a shadow over the rest. I have hesitated to have work colleagues stay here because I wouldn't feel safe having them walk in this area. I have them stay in Schaumburg along 62. Any medians can not be a haven for soliciting or pan handling. See example of Higgins and I53 interchange. | 9/27/2017 11:07 AM |
| 46 | This does not impart a feeling of unity with the rest of the village. We are not a gateway. This area is either part of Arlington Heights, or it's not. Why not just call it like it is? "South Arlington Corridor" or something to that effect. I don't want to be in a gateway area, implying that you can get to other parts of town by passing through. You want people to stay, not to feel that they are just seeing pretty landscaping while they drive to Woodfield, downtown AH, or other areas. | 9/27/2017 10:57 AM |
| 47 | Money should be spent on fixing flooding and sewer issue before it is spent anywhere else. There are so many empty retail spaces that look awful. Put in green space or retention pond and fill existing stores and office space throughout village. Fix what is broken. STOP building more. The town looks awful and most people are upset that govt doesn't listen or fix problems..... like sewers, flooding, empty retailers and office space. | 9/27/2017 10:48 AM |

| | | |
|----|--|--------------------|
| 48 | Gateway District is just OK...something with South in it would be better and can be made in to an acronym. SGD: South Gateway District or something along those lines. | 9/27/2017 10:30 AM |
| 49 | could be developed like the rte 59 corridor off 90 which seems to have mixed use and some success | 9/27/2017 10:24 AM |
| 50 | Gateway is fine but maybe a term related to Arlington | 9/27/2017 10:05 AM |
| 51 | N/A | 9/27/2017 9:51 AM |
| 52 | Seems ok. I think branding this area is a smart idea and could contribute to its success. | 9/27/2017 8:51 AM |
| 53 | I feel like the term "gateway" tends to have more of a negative association, since it is most commonly used in reference to gateway drugs. | 9/27/2017 8:51 AM |
| 54 | I like The Gateway | 9/27/2017 8:39 AM |
| 55 | A Taste of AH: shop, dine, do business, have fun. | 9/27/2017 7:58 AM |
| 56 | Branding can be beneficial to the community. | 9/27/2017 7:52 AM |
| 57 | I don't think branding has much of an effect so I am not in favor of spending a lot of money on branding. | 9/27/2017 7:47 AM |
| 58 | It seems very generic. And if it is generic and not memorable, it doesn't really achieve the goal of branding. Build upon the branding our town already has organically developed with our amazing downtown and the Arlington park race track. Let people know that this area is ALSO part of Arlington Heights. | 9/27/2017 7:12 AM |
| 59 | Sounds good but people need to know it Arlington Heights. So something like "Arlington Heights Gateway District" to me sounds better. Maybe with our motto underneath or somewhere on signage. | 9/27/2017 6:41 AM |
| 60 | Gateway sounds like a pass through and not part of town. That would only reinforce that people don't know it is part of arlington heights | 9/27/2017 5:53 AM |
| 61 | Great idea | 9/27/2017 5:18 AM |
| 62 | Great idea!! | 9/27/2017 1:18 AM |
| 63 | Don't love it. "South Arlington Heights" seems fine. Greater Mitsuwa Arlington. Isn't there a lake somewhere around there? | 9/26/2017 10:32 PM |
| 64 | Sounds fine to me | 9/26/2017 10:26 PM |
| 65 | I think it should be called something relating to the fact that it's the original Arlington Heights. | 9/26/2017 10:14 PM |
| 66 | Fine | 9/26/2017 10:13 PM |
| 67 | Not super appealing | 9/26/2017 10:04 PM |
| 68 | Not that great | 9/26/2017 9:56 PM |
| 69 | I like it. It would be nice for folks getting off of the highway to know what town they are in. | 9/26/2017 9:55 PM |
| 70 | Not really an identifying and compelling Brand name. | 9/26/2017 9:48 PM |
| 71 | Not sure about Gateway. Other cities have things like the Gaslight district which is more historical, so a historical tie to the area might be interesting. Assuming AH would hire someone for branding recommendations. | 9/26/2017 9:40 PM |
| 72 | "The Gateway District" seems rather bland....but I don't feel a name is entirely necessary in the first place. | 9/26/2017 9:39 PM |
| 73 | Either that or Southern Gateway | 9/26/2017 9:37 PM |
| 74 | OI | 9/26/2017 9:34 PM |
| 75 | Don't quite understand this and why it's needed. It's Arlington Heights. | 9/26/2017 9:33 PM |
| 76 | it's a waste of time developing a name for it | 9/26/2017 9:22 PM |
| 77 | I absolutely don't like that name. Isn't inviting, doesn't feel welcoming or that it's an entry into a warm family town. | 9/26/2017 9:17 PM |
| 78 | I'm not sure what that means. How will the visitors know what that means?? Gateway to what? Where? etc. Confusing. | 9/26/2017 9:15 PM |

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| 79 | Like it! | 9/26/2017 9:11 PM |
| 80 | Ok | 9/26/2017 9:01 PM |
| 81 | Heighten your senses | 9/26/2017 8:49 PM |
| 82 | I know of that area, particularly the red roof inn to be a spot for troublemakers. Gateway could imply some negative things.. gateway to drugs, prostitution, etc.. both of which do occur in that area. I think Arlington Heights can think of something more creative than the "gateway" district. | 9/26/2017 8:45 PM |
| 83 | Could do better | 9/26/2017 8:38 PM |
| 84 | It sounds luxurious | 9/26/2017 8:31 PM |
| 85 | N/A | 9/26/2017 8:11 PM |
| 86 | Why? What does 'The Gateway District' mean or reference? How does it connect to the AH community? It seems unrelated and random. | 9/26/2017 8:05 PM |
| 87 | Hurry, your losing people going to Schaumburg | 9/26/2017 8:02 PM |
| 88 | Fresh and New | 9/26/2017 7:34 PM |
| 89 | I think a brand for the area is important, and I like "The Gateway District" idea. | 9/26/2017 7:09 PM |
| 90 | Better branding: Interstate 90 Corporate Corridor | 9/26/2017 6:54 PM |
| 91 | A name is just a name. The proper development and use of land is the priority | 9/26/2017 6:53 PM |
| 92 | Something with south in the name. South point, southern gateway shopping. How would you know were it is? | 9/26/2017 6:41 PM |
| 93 | It's good | 9/26/2017 6:36 PM |
| 94 | SoGo - South of Golf | 9/26/2017 6:26 PM |
| 95 | South Arlington | 9/26/2017 6:19 PM |
| 96 | That's nice, as a resident of the south end of Arlington Heights, we would WELCOME any improvements. Would love to have a little shopping area we could walk to. | 9/26/2017 6:16 PM |
| 97 | The Gateway is a fantastic name | 9/26/2017 6:13 PM |
| 98 | Right now this is one of my least favorite parts of AH despite living quite close to it. I think the branding is fine but success is less dependent on the name and more on the quality of shops and restaurants that go in place. | 9/26/2017 6:05 PM |
| 99 | That's fine | 9/26/2017 5:50 PM |
| 100 | None | 9/26/2017 5:49 PM |
| 101 | As the residents in the north and south of our Village always seem to feel slighted I think any branding needs to include direction. For example South Arlington's Gateway. District sounds too regimental and not the tone the Village of Good Neighbors need to set. | 9/26/2017 5:46 PM |
| 102 | No need | 9/26/2017 5:41 PM |
| 103 | That works. It should mirror the Arlington heights Dundee corridor naming | 9/26/2017 5:32 PM |
| 104 | I don't care for "district " perhaps just "the gateway". | 9/26/2017 5:10 PM |
| 105 | I think The Gateway undersells the location. Rather than being an entrance to something (would like to know what), brandin as a destination could be beneficial if branding is required at all. | 9/26/2017 4:53 PM |
| 106 | Not really necessary | 9/26/2017 4:19 PM |
| 107 | I like the name. Makes sense because it is the gateway to Arlington Heights from I-90 | 9/26/2017 4:18 PM |
| 108 | Green spaces, consider art installations like Skokie, bicycle access. Perhaps look to build off culture of Mitsuwa and other Asian characteristics. | 9/26/2017 4:10 PM |
| 109 | Not sure if I love the name | 9/26/2017 4:06 PM |
| 110 | NA | 9/26/2017 3:51 PM |
| 111 | Uptown | 9/26/2017 3:50 PM |
| 112 | That sounds great! | 9/26/2017 3:50 PM |

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| 113 | If this gets called the Gateway District, I would hope that there will be businesses that attract people to visit. I understand that Condos can increase the tax base, but a few restaurants added back to the area would be nice. Applebees, Yanni's and Higley's Family Restaurant have all left the area over the last decade or so, and I would like to see some places to eat come back to the area. | 9/26/2017 3:34 PM |
| 114 | That name would be okay. | 9/26/2017 3:33 PM |
| 115 | Reminds me of Gateway computers. On its own, it doesn't really mean anything at all. People will constantly ask "Gateway to what?". Definitely needs a better name. | 9/26/2017 3:25 PM |
| 116 | Na | 9/26/2017 3:02 PM |
| 117 | It sounds too grandiose when it should merely emulate the downtown area behind the train depot. | 9/26/2017 3:00 PM |
| 118 | Sounds good. | 9/26/2017 2:57 PM |
| 119 | Not entirely sure what that means. | 9/26/2017 2:54 PM |
| 120 | No, how does that work. It does not identify anything about Arlington Heights | 9/26/2017 2:54 PM |
| 121 | N/a | 9/26/2017 2:50 PM |
| 122 | Gateway to what? If it's a gateway then you need to have some material connections to something else, like the downtown part of Arlington Heights or the race track. Maybe start an Arlington Heights trolley between the areas. Why not give it it's own identity rather than being a gateway to something else? If you think about the city of Chicago, each area has it's own personality and identity. Take some cues from that. How does this area of Arlington Heights see itself and its personality? Other ideas ... what historically is significant about the area? Maybe brand it after that. Or maybe something about it being southern like "South Town", "South Village Center". Or "The Prairie District" or "Prairie Village", which is all about the nature of Illinois and it's prairies, but also named after the "Prairie Park" area located just east of the area. | 9/26/2017 2:48 PM |
| 123 | It doesn't need branding. Term "gateway" can infer keeping things in or out. Not a fan of either words "gateway" or "district" | 9/26/2017 2:46 PM |
| 124 | Why? This is not an inlet with one way in and out. Insulting to rest of community. Why does it need a name? | 9/26/2017 2:36 PM |
| 125 | Feels a bit like an airport | 9/26/2017 2:25 PM |
| 126 | Makes sense, since you exit the highway and get to downtown Arlington heights through "the gateway" | 9/26/2017 1:50 PM |
| 127 | No branding need just something that says welcome to arlington | 9/26/2017 1:31 PM |
| 128 | Waste of money | 9/26/2017 1:21 PM |
| 129 | I would focus on corporate offices and employment. Try to make it more of a hub like Rosemont or Schaumburg. | 9/26/2017 1:01 PM |
| 130 | Does AH really NEED this or just want this? I believe this money could be put to better use | 9/26/2017 12:53 PM |
| 131 | At times, O'Hare layovers are bussed to this area for an overnight at the hotel. This could be the business district, layover district, or leadership district. | 9/26/2017 12:49 PM |
| 132 | No sure | 9/26/2017 12:48 PM |
| 133 | Until the crime is addressed in these areas its going to be known as the Get-Away District, because we all want to get away from it as soon as possible to avoid all the crime and violence in that area. | 9/26/2017 12:45 PM |
| 134 | That's ok. | 9/26/2017 12:44 PM |
| 135 | I think this is a great idea! | 9/26/2017 12:40 PM |
| 136 | Arlington Gateway - idea for a name | 9/26/2017 12:33 PM |
| 137 | sounds like a good name. Maybe something that indicates it's the south part of the village, since I think of Rt 53/NW Hwy as a gateway as well. | 9/26/2017 12:23 PM |
| 138 | Södermalm | 9/26/2017 12:23 PM |
| 139 | None | 9/26/2017 12:22 PM |
| 140 | Södermalm | 9/26/2017 12:20 PM |

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| 141 | Addition of a lot more green space with trees. | 9/26/2017 12:17 PM |
| 142 | Not sure I like the name. Makes me think of "gateway drugs" which we don't want associated with AH. | 9/26/2017 12:07 PM |
| 143 | What is it the gateway to??? | 9/26/2017 12:07 PM |
| 144 | Like this identity | 9/26/2017 12:06 PM |
| 145 | I like the idea of branding the corridor, not sure the gateway district is the best name. | 9/26/2017 12:06 PM |
| 146 | N/A | 9/26/2017 12:02 PM |
| 147 | None | 9/26/2017 11:59 AM |
| 148 | The word "district" implies separations, multiple sections of the Village. We are one village. It also implies a single access to the village.....what would the northern part of town be called? The western part? The eastern part? | 9/26/2017 11:56 AM |
| 149 | Sounds good | 9/26/2017 11:54 AM |
| 150 | AH I-90 Area | 9/26/2017 11:54 AM |
| 151 | . | 9/26/2017 11:46 AM |
| 152 | Ok | 9/26/2017 11:41 AM |
| 153 | Like it. Have to clean up the hotels down there though. A lot of undesirable customers and crime right off the expressway. | 9/26/2017 11:29 AM |
| 154 | Expansion of the original downtown Arlington Heights when the Arlington Theater existed. Outdoor concert venue (park area with lawn and bandshell), local restaurants or area for food trucks to give a more local feel to our village. | 9/26/2017 11:26 AM |
| 155 | Like it | 9/26/2017 11:24 AM |
| 156 | Sounds pretty good. Honestly, I'm not sure many would "get it" but it seems appropriate. | 9/26/2017 11:09 AM |
| 157 | It looks awful when you enter and see everything empty, rundown and all people walking around from the hotels. Does not represent the so called "upscale look and feel" that is being attempted to be projected. | 9/26/2017 11:08 AM |
| 158 | Any corridor that is implemented needs to have great access from all points. Large medians along this current route do nothing but hinder access. The identity IMO needs to be of a modern approach with sleek clean areas. This is basically a blank slate to really set the tone entering the village from the south and needs to be given a facelift that could be incorporated through the village going forward. | 9/26/2017 10:57 AM |
| 159 | None that I can think of | 9/26/2017 10:55 AM |
| 160 | like the idea | 9/26/2017 10:50 AM |
| 161 | It's the first thing you see off of 90 - it needs A LOT improvement | 9/26/2017 10:43 AM |
| 162 | Love it. | 9/26/2017 10:33 AM |
| 163 | sounds great! | 9/26/2017 10:29 AM |
| 164 | Good idea. | 9/26/2017 10:08 AM |
| 165 | doesn't matter | 9/26/2017 9:47 AM |
| 166 | "The Gateway" was used in old Jefferson park in Chicago. | 9/26/2017 7:42 AM |
| 167 | Branding is not necessary. Attaching a fancy name will not mean anything else the corridor develops into a place people want to visit. | 9/26/2017 7:06 AM |
| 168 | n/a | 9/26/2017 6:54 AM |
| 169 | I would rather see it called "South Village" or "South Town". The name should complement the "Downtown" and "Uptown" names we use now. | 9/25/2017 7:11 PM |
| 170 | Sounds good. | 9/25/2017 12:54 PM |
| 171 | Work Arlington Heights into the name or logo so Gateway District is identified with Arlington | 9/25/2017 9:31 AM |
| 172 | It doesn't seem very catchy - what does it mean? | 9/25/2017 9:25 AM |

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| 173 | "South Centre" where as by the train area is more the "City Centre", "AH CBD", "Southern High Street", "Southern Midtown" "Southern Heights", "Upper South Heights" | 9/25/2017 8:57 AM |
| 174 | Arlington heights is a great community, let's attract businesses with lower taxes so vacant lots can be filled | 9/25/2017 8:10 AM |
| 175 | I don't think that giving the area its own name is important. The improvements are important. | 9/25/2017 7:46 AM |
| 176 | Sounds good | 9/25/2017 6:22 AM |
| 177 | Heritage District | 9/25/2017 6:15 AM |
| 178 | Currently we have a truly generic and commercial look. Not welcoming but industrial at best. Making it a bit more family friendly will be a great improvement while adding to the 'feel' of a neighborhood and welcoming place. Warming it up, making it available for holiday decorating, almost like bringing the downtown feel throughout the town a bit more. Custom retail with affordable rents will help remove the stigma of the big box stores and such. | 9/25/2017 6:04 AM |
| 179 | Good idea, we need more signage welcoming visitors into Arlington Heights | 9/25/2017 5:13 AM |
| 180 | I think it's unnecessary to brand the area. What's the point of having a beautiful looking street if every time it rains it's covered in a foot of water due to our outdated sewer systems! | 9/25/2017 2:03 AM |
| 181 | I think it's unnecessary to brand the area. What's the point of having a beautiful looking street if every time it rains it's covered in a foot of water due to our outdated sewer systems! | 9/25/2017 2:03 AM |
| 182 | How about "Gateway to the Heights" | 9/24/2017 9:38 PM |
| 183 | Sounds Lame. There's more than one gateway to the Village. | 9/24/2017 8:58 PM |
| 184 | N/A | 9/24/2017 4:00 PM |
| 185 | sounds good | 9/24/2017 3:28 PM |
| 186 | it's ok but not great. | 9/24/2017 6:33 AM |
| 187 | Unsure. | 9/23/2017 9:06 PM |
| 188 | Branding is not important. Let's work to get some tax dollars paid to the city. | 9/23/2017 5:56 PM |
| 189 | Gateway District is not a very welcoming name. It almost has a dark drug-like feel to it. I would be leary of visiting the Gateway District. However, something more welcoming like the South Arlington Entertainment District. South Arlington Restaurant Row. Or even just Arlington Heights Southern Corridor. | 9/23/2017 4:07 PM |
| 190 | I like the branding idea, but not sure about the name. | 9/23/2017 9:36 AM |
| 191 | "South Arlington", "South Arlington Gateway" | 9/23/2017 7:34 AM |
| 192 | remove existing officescapes---they are tired and not to grade level. Enough hotels are there. Need a residential focus which supports existing / new restaurants. The corridor will fail if no one lives within it. Make Arlington Hts road a boulevard with trees in the median, trees lining the sidewalks. Get rid of the commercial focus from Algonquin north of Golf, ensure living is not super dense---NOTHING HIGHER THAN 4 stories tall. | 9/23/2017 7:18 AM |
| 193 | I feel it's pretty accurate and describes the area well. | 9/23/2017 6:48 AM |
| 194 | Gateway to "". Model after Northbrook | 9/22/2017 11:25 PM |
| 195 | Why brand the area?! Why spend monies you don't have?! | 9/22/2017 10:38 PM |
| 196 | South Arlington | 9/22/2017 8:54 PM |
| 197 | I'd like a name that has more connection with Arlington Heights. "The Gateway District" sounds like St. Louis or "A Gateway Drug." More like "Arlington Heights South," "The South Arlington District," or "The Arlington Heights Corridor." | 9/22/2017 11:43 AM |
| 198 | Just because you name something does not mean it will make it better. | 9/22/2017 12:01 AM |
| 199 | I think it sounds good since it is a lot of commercial. It would be nice to use the space for entertainment and restaurants, bars, boutiques - more like a mini downtown | 9/21/2017 2:33 PM |
| 200 | Do other districts have names? See, no one really pays attention to that. | 9/21/2017 11:17 AM |

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| 201 | I'm cautious about the transient vibe and consequently, crime possibilities. This area right now feels like a sketchy pit stop for gas w/ easy access to hotels for overnights. I believe this area can benefit more by being viewed as a entertainment/family friendly area by adding "nicer" restaurants, retail shops, kid play establishments and more street lighting in the areas between hotels. | 9/21/2017 8:17 AM |
| 202 | I think all of this is great but one of the biggest issues has to do with what high school that area feeds into a lot of people I know don't want to live there because it goes into Rolling Meadows instead of Hersey or Prospect | 9/21/2017 6:21 AM |
| 203 | To be honest, I don't like the name. It makes me think of "gateway" drugs. I would love to see something about being a strong community of acceptance and diversity " or something about safety | 9/21/2017 6:19 AM |
| 204 | Since this gateway enters into suburbs that are exceptionally family-oriented, I think the focus should be on restaurants and entertainment venues that are available to all ages. Meaning family restaurants children's play areas indoor especially as I feel our area is lacking in good indoor play facilities | 9/21/2017 6:09 AM |
| 205 | Sounds negative | 9/21/2017 5:55 AM |
| 206 | Lower Arlington or Lower Arlington Corridor | 9/20/2017 9:49 PM |
| 207 | Gateway District has a negative connotation in my mind, e.g. drugs. I would favor Uptown. | 9/20/2017 9:40 PM |
| 208 | Not sure about branding... but it needs police presence. I don't feel that area is safe | 9/20/2017 9:40 PM |
| 209 | Brand it on what it is, not where it can take you. South Arlington Heights needs its own identity - we have great neighbors and good neighborhoods - don't brand us as just a place to drive through. | 9/20/2017 9:05 PM |
| 210 | How about 'Access to Arlington' | 9/20/2017 7:24 PM |
| 211 | It is important to remember what fast food chains and apartments can bring to a neighborhood. This is not more of the things we want to bring to the area where more police attention is provided directly off of 90. | 9/20/2017 7:02 PM |
| 212 | Sounds fitting. | 9/20/2017 6:47 PM |
| 213 | It's fine, but what really matters is what the area is like | 9/20/2017 6:31 PM |
| 214 | The name doesn't sound appealing! | 9/20/2017 5:14 PM |
| 215 | Why does it need a name? Welcome to Arlington Heights works fine. | 9/20/2017 4:57 PM |
| 216 | Gateway seems to imply that the district would be something you pass through-don't spend a lot of time in, something you drive through to get to the other parts of town or somewhere else. Is there something in the history of AH or that area specifically that would lead to some naming ideas? | 9/20/2017 4:53 PM |
| 217 | Brick paver side walks. Planters. Decorative street lights. | 9/20/2017 4:34 PM |
| 218 | South Town Centre South Village Centre South Arboretum | 9/20/2017 3:38 PM |
| 219 | No comment | 9/20/2017 3:35 PM |
| 220 | This area should look as nice as downtown and north Arlington. This area has always been promised improvements that always fall through. Empty promises. We are the forgotten ones. We need a good clean up and our area needs to live up to the beautiful Arlington heights reputation!!! It's a bit sad that we pay the same taxes as others in other beautiful Arlington Heights neighborhoods do - and we are considered the 'slump' part of the village. Not worth it in my eyes unless we start to see a change. South Surrey Ridge needs your attention as well! | 9/20/2017 3:29 PM |
| 221 | None | 9/20/2017 2:23 PM |
| 222 | Concerned about additional traffic volume and slower throughput While traversing the road (double impact) | 9/20/2017 2:15 PM |
| 223 | I do not like the use of the Gateway District. Generally the only time I hear the word gateway is in relation to drug use and that has a negative connotation to it. Also, the hotels in the area already show up in the blotters with issues with drugs, crime, and prostitution, so for me that would add to the negative side of it | 9/20/2017 2:03 PM |
| 224 | I like it. Has more of an industrial edge feeling which is what that area is. | 9/20/2017 2:00 PM |
| 225 | Not a big fan but I don't have a better suggestion right now. Makes me think of gateway drugs or GD for short. | 9/20/2017 1:45 PM |

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| 226 | Anything that will make it Warming, inviting...grew up in that area and was always so cold and depressing | 9/20/2017 1:43 PM |
| 227 | Many more serious issues to address in Arlington Heights. This is a waste of money. MY tax dollars. | 9/20/2017 1:31 PM |
| 228 | Branding: "the process of creating a relationship or a connection between a company's product and emotional perception of the customer for the purpose of generating segregation among competition and building loyalty among customers." How exactly does "the gateway district" create any type of relationship with the people of Arlington Heights? I don't think it's a very successful concept. | 9/20/2017 1:29 PM |
| 229 | Really dislike the idea of adding another stoplight in that area. | 9/20/2017 12:11 PM |
| 230 | n/a | 9/20/2017 8:36 AM |
| 231 | Ok | 9/20/2017 6:35 AM |
| 232 | What does it refer to? Being a gateway to other cities? Wouldn't calling it something with arlington heights in it help build the AH brand? AH gateway perhaps? | 9/20/2017 6:11 AM |
| 233 | Not Necessary. It's appeal will come from it's function, not it's form. Call it anything you want, just make sure it has what people want. | 9/19/2017 11:34 PM |
| 234 | Don't waste money on branding. Spend it on creating a good space. | 9/19/2017 10:42 PM |
| 235 | Welcome to Arlington Heights | 9/19/2017 10:14 PM |
| 236 | That name does not resonate with me as a resident. | 9/19/2017 9:23 PM |
| 237 | People are already drawn to Arlington Heights for the downtown area, so this gateway area could be a nice extension of that..also bringing condos as opposed to office buildings would cultivate a greater investment in the neighborhood for those who buy in. | 9/19/2017 9:04 PM |
| 238 | What does "the Gateway District" even mean? If you surveyed people, my guess is no one would have a clue. You need to make it more meaningful - "Arlington Heights - a great place to visit/live" or "Welcome to Arl Heights - a vibrant/welcoming community" - something along those lines. This southern corridor is currently more likely known as "a jumble of places I have no interested in visiting," or "a great place to hire a prostitute and get caught in a sting operation" if local police blotters are accurate. The area needs a cohesive identity - is it the entertainment district? What makes it special and elevates it from its current low-end feel? | 9/19/2017 8:36 PM |
| 239 | Please include affordable housing in any development plans. | 9/19/2017 8:06 PM |
| 240 | . | 9/19/2017 8:00 PM |
| 241 | N/A | 9/19/2017 7:43 PM |
| 242 | The street lights installed in the downtown area would be great to also install along Arlington Heights Road as well as Northwest Highway and other important arteries. They are very attractive, would help improve the appearance of the proposed changes and would provide a unifying identity within Arlington Heights. | 9/19/2017 7:34 PM |
| 243 | Good name | 9/19/2017 7:23 PM |
| 244 | I like it. | 9/19/2017 7:13 PM |
| 245 | The word "district" makes me think of school ____ or park ____. | 9/19/2017 7:11 PM |
| 246 | I would be fine with this branding. | 9/19/2017 7:11 PM |
| 247 | Don't use the word "south" as there is already an attached stigma to the "south side of the Village". Gateway Corridor is great, and is very neutral. | 9/19/2017 7:05 PM |
| 248 | No ideas | 9/19/2017 6:46 PM |
| 249 | Welcome to Arlington Heights | 9/19/2017 3:52 PM |
| 250 | I'm not sure of the viability of this area for commercial or residential nor whether it is even necessary. Additional beautification or green space would be helpful especially along entry corridors. | 9/19/2017 3:49 PM |
| 251 | Too generic. The Heights. | 9/19/2017 3:13 PM |
| 252 | Arlington Mile | 9/19/2017 2:58 PM |

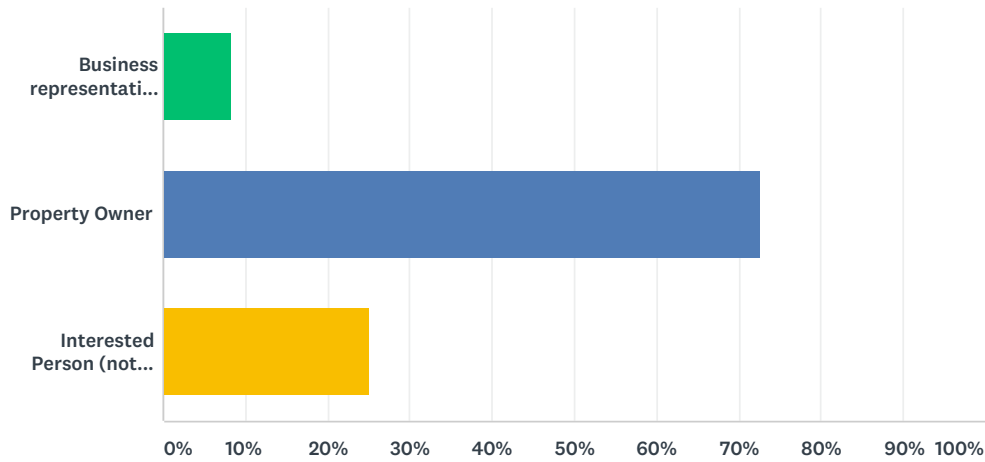
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| 253 | Arlington Mile | 9/19/2017 2:58 PM |
| 254 | I do not have any better suggestions but will naming this district come up again in discussion before finalizing? | 9/19/2017 1:34 PM |
| 255 | Should be something related to AH, use our history to market the village | 9/19/2017 1:26 PM |
| 256 | Good name | 9/19/2017 1:21 PM |
| 257 | I like it. | 9/19/2017 12:29 PM |
| 258 | No additional comments | 9/19/2017 12:27 PM |
| 259 | none | 9/19/2017 12:26 PM |
| 260 | Unnecessary to brand at all. | 9/19/2017 12:10 PM |
| 261 | Keep it simple | 9/19/2017 12:09 PM |
| 262 | I don't think there needs to be a new name created for this area. I think that promoting the gateway as Arlington Heights is best. | 9/19/2017 12:05 PM |
| 263 | what does that even mean? | 9/19/2017 12:05 PM |
| 264 | none\ | 9/19/2017 11:51 AM |
| 265 | Rosemont generates a lot of economic benefits for its entertainment, restaurants and retail offerings which are easily accessible of interstate 90. Arlington Heights Road can offer the same economic benefits to Arlington Heights if this corridor serves a similar purpose to Rosemont. The south side of Arlington Heights as limited options for entertainment, restaurants and retail at this time. | 9/19/2017 11:29 AM |
| 266 | It's ok | 9/19/2017 11:05 AM |
| 267 | It's ok | 9/19/2017 10:54 AM |
| 268 | Good idea | 9/19/2017 10:47 AM |
| 269 | I think it's a good theme. | 9/19/2017 10:38 AM |
| 270 | mixed use of restaurants/stores/entertainment | 9/19/2017 10:32 AM |
| 271 | No comments | 9/19/2017 10:26 AM |
| 272 | I like the idea of the gateway district but its success will come down to execution on that idea. That area of Arlington is diverse and I really enjoy all the unique shops and food options that area has to offer. I don't think you can get that any where else (outside of the neighborhoods in Chicago). | 9/19/2017 10:20 AM |
| 273 | Gateway to what? AH, good food, nice housing? | 9/19/2017 10:02 AM |
| 274 | Not sure this wording is the best idea...very non-specific. More research should be done into choosing a better name for this area | 9/19/2017 10:00 AM |
| 275 | I think gateway is a terrible word... | 9/19/2017 9:57 AM |
| 276 | "Gateway" is often used when referencing drugs, I do not like this term as part of the new branding. | 9/19/2017 9:52 AM |
| 277 | I don't know anything about branding | 9/19/2017 9:46 AM |
| 278 | Gateway district sounds ok. Whatever you want to call it, it needs improvement ASAP. | 9/19/2017 9:29 AM |
| 279 | Go back to target and beg them to invest. Otherwise this idea just becomes Rolling Medows with an abandoned Dominic's. | 9/19/2017 9:26 AM |
| 280 | Look, AH has no open space. It's sad, really. More buildings more buildings more buildings. Those lovely open parcels on the east side of AH Rd south of Starbucks could have been snapped up by the VAH and used as a creative model for open space. More offices, more muntifamy housing along a crowded road, etc will not encourage pedestrians, it will just add to more crowding and mireif the same. Look at what Schaumburg has done with their open spaces due to careful planning. Now THAT is a destination for people and families. And guess what? Almost NO buildings at that site on busy Schaumburg Road. | 9/19/2017 9:23 AM |
| 281 | Dislike this- makes me think of St. Louis | 9/19/2017 9:09 AM |
| 282 | That works | 9/19/2017 8:58 AM |

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| 283 | NA | 9/19/2017 8:49 AM |
| 284 | . | 9/19/2017 8:47 AM |
| 285 | Really isn't a gateway to much besides the neighborhoods that lead to the downtown area. | 9/19/2017 8:45 AM |
| 286 | Gateway to WHAT? Gateway to AH to Gateway to the crime in the south part of AH? | 9/19/2017 8:43 AM |
| 287 | Gateway to what? | 9/19/2017 8:42 AM |
| 288 | I like the name "The Gateway District". | 9/19/2017 8:42 AM |
| 289 | Sounds like the name of a movie. Ugh. | 9/19/2017 8:29 AM |
| 290 | It would be great if the look would tie into the look of down town. And in the future bring the same look to the north side (Dundee & AH road). Giving our wonderful but long town a sense of oneness. Helping to stop the which side of the tracks do you live. This looks great and look forward to supporting the village as this moves forward | 9/19/2017 8:26 AM |
| 291 | No strong feelings either way | 9/19/2017 8:20 AM |
| 292 | Gateway District is somewhat bland and predictable. I think something catchier will engage residents interests in this project much more. | 9/19/2017 8:19 AM |
| 293 | Why brand it at all? "Arlington Heights" is clear and straight-forward. | 9/19/2017 8:17 AM |
| 294 | Sounds nice. Don't really have an opinion. | 9/19/2017 8:13 AM |
| 295 | I don't like itwhat would you build, a gateway to drive thru to get to the city??? not really appealing. | 9/18/2017 5:39 PM |
| 296 | The idea of branding the district positive and one that could elevate our village to a more contemporary area bringing young families and professionals to the area, however the word "Gateway" feels off. That needs work. So many negative connotations or nicknames come to mind from that word. There has to be something better. Maybe offer a contest to the neighborhood or local citizens or see if a branding agency could do it pro-bono or a local college marketing department could work on it and village take a vote. | 9/18/2017 2:30 PM |
| 297 | Focus on being more technology conscious and environmentally conscious by adding electric car charging stations for vehicles like Teslas. Also add solar panels where possible to reinforce a brand image immediately to anyone visiting AH from I-90 that we are a future forward thinking community that is desirable to professional millennials for economic opportunities | 9/17/2017 8:04 PM |
| 298 | Beautification should be a priority | 9/16/2017 9:23 AM |
| 299 | Maybe something a little "classier sounding". | 9/16/2017 7:11 AM |
| 300 | If the already vacant land was developed and the many homeless people around there were relocated, it would have a big impact on the appearance as you drive north on Arlington Heights Road. No other major changes are needed. | 9/15/2017 5:32 PM |
| 301 | Last Chance for Civilization. | 9/15/2017 4:41 PM |
| 302 | Nice branding | 9/15/2017 2:15 PM |
| 303 | I don't know about marketing concepts. But I do feel that this area of the village is a massive ugly concrete. if there is some way to get more landscaping and trees into it as well as sidewalks that would be a big step forward. | 9/15/2017 12:11 PM |
| 304 | No major thoughts on this | 9/15/2017 11:50 AM |
| 305 | Could be construed as an illegal drug zone... | 9/15/2017 10:26 AM |
| 306 | Berlin has there brandenburg gate and Paris has the arch and Eiffel tower Tokyo also has the radio tower. | 9/15/2017 10:12 AM |
| 307 | n/a | 9/15/2017 9:24 AM |
| 308 | Gateway District is better than what it is now but it really doesn't have an identity. What does it mean to someone who has never been to the town? Not much. Needs to be something that has an identity like the old restaurant row in wheeling. | 9/15/2017 9:24 AM |
| 309 | No comment | 9/15/2017 9:12 AM |
| 310 | I think this is a great idea! | 9/15/2017 8:38 AM |

| | | |
|-----|---|--------------------|
| 311 | "Gateway" seems boring, but I don't have an alternative. | 9/15/2017 8:35 AM |
| 312 | You might need everything mentioned in #4 in order to keep up with and compete with surrounding communities. "The Gateway District" concept could mean an approach that provides a glimpse of what is to come as one continues to explore AH, which might require small enhancements all the way to downtown. | 9/15/2017 7:56 AM |
| 313 | The Gateway District provides no identity whatsoever. How about the Southern Cross? | 9/15/2017 7:27 AM |
| 314 | Gateway District isn't bad. Definitely don't use "Uptown" as shown in some of the graphics in the presentation. There are other areas of the village closer to downtown that could use that designation if redeveloped. | 9/15/2017 7:13 AM |
| 315 | Sounds okay | 9/15/2017 5:57 AM |
| 316 | Gateway says nothing about Arlington Heights. South Arlington Heights is all you need. | 9/15/2017 5:52 AM |
| 317 | it makes sense to call it that | 9/14/2017 11:55 PM |
| 318 | Good | 9/14/2017 8:22 PM |
| 319 | I like it. | 9/14/2017 7:59 PM |
| 320 | Green space like a park with a fountain that ties into the overall feel of all of Arlington Heights. | 9/14/2017 7:42 PM |
| 321 | Would be nice to put it more green space and a park visible from AH road to help establish the feel for the rest of the community. | 9/14/2017 7:38 PM |
| 322 | Waste of tax payer funds | 9/14/2017 6:59 PM |
| 323 | I like it. | 9/14/2017 11:16 AM |
| 324 | Don't love but don't hate it. | 9/14/2017 9:13 AM |
| 325 | Sorry, I didn't see the presentation so it is difficult to comment. | 9/14/2017 8:50 AM |
| 326 | More people coming to our area | 9/13/2017 2:57 PM |
| 327 | The Doorway District better than a gate - but a front door inviting people in to AH. - | 9/13/2017 1:48 PM |
| 328 | The corridor should accommodate regional international companies. Currently we do not specifically zone or retail specifically to foreign employees of said companies nor do we cater to their culture. | 9/13/2017 1:43 PM |
| 329 | No opinion. | 9/13/2017 1:36 PM |
| 330 | Gateway is a means to a destination and not a destination itself. Not trying to take away from the downtown, but would like to make the south side somewhat of a destination as well... | 9/13/2017 1:05 PM |
| 331 | Not too thrilled with "The Gateway District" | 9/13/2017 12:44 PM |
| 332 | Arlington Heights Gateway | 9/13/2017 12:44 PM |

Q6 Please indicate which of the following apply to you (Check all that apply)

Answered: 599 Skipped: 5



| ANSWER CHOICES | RESPONSES | |
|---|-----------|-----|
| Business representative or business owner | 8.35% | 50 |
| Property Owner | 72.62% | 435 |
| Interested Person (not representing a business or property owner) | 25.21% | 151 |
| Total Respondents: 599 | | |

Q7 Please use the space below for additional comments.

Answered: 226 Skipped: 379

| # | RESPONSES | DATE |
|----|---|---------------------|
| 1 | Village has many other needs that should come before this redevelopment. It should be deprioritized. | 11/30/2017 1:13 PM |
| 2 | Resident of Southern AH but not business owner | 11/10/2017 12:11 PM |
| 3 | Landscape islands are fine as long as the roadway does not become reduced in size. Arlington Heights Road from the expressway thru and past Golf Road is extremely busy during work hours. | 10/20/2017 8:57 AM |
| 4 | na | 10/19/2017 9:50 AM |
| 5 | Please keep minimal disruption to traffic flow. It's a major thoroughfare for north south route through town from a major highway. | 10/3/2017 11:43 AM |
| 6 | Need safe bicycle crosswalk to the south to Elk Grove Village and Busse Woods in the Tollway interchange. | 10/3/2017 6:16 AM |
| 7 | NA | 10/3/2017 6:11 AM |
| 8 | As a former A.H. resident for 31 yrs, this area needs alot of work.....it has been an eyesore for way too many years. | 10/1/2017 2:59 AM |
| 9 | Firmly behind project ! | 9/30/2017 9:13 AM |
| 10 | In addition to significant pedestrian upgrades, I would like to see improvements for bicyclists, as well. | 9/30/2017 8:35 AM |
| 11 | This area is the primary entrance off 90 for those visiting our town and it is a blighted area. Frankly it is an embarrassment to our town. The sooner this is corrected the better for AH. | 9/29/2017 9:03 PM |
| 12 | We love walking around downtown Arlington heights and would love having another area in which to walk around and visit shops and restaurants too! | 9/29/2017 6:52 PM |
| 13 | N/A | 9/29/2017 1:56 PM |
| 14 | We need some family entertainment places like a Gameworks/Dave & Busters. I am tired of traveling to Schaumburg to do anything. Also more family themed restaurants like Red Robin or TGIF. | 9/29/2017 12:35 PM |
| 15 | A bus that ran down Arlington Heights road the length of the village would be helpful to bring folks into and out of the area via train. We are locked into having to drive everywhere in A.H. That would help to compete with other villages. | 9/29/2017 11:25 AM |
| 16 | If you are going to try and raise property taxes for residents of Arlington Heights it is not worth it. Restaurants, entertainment, hotels, and office space will be used more by non-residents than residents. That doesn't mean residents of AH should foot the financial burden. | 9/29/2017 11:15 AM |
| 17 | No cheap apartments or section 8. | 9/29/2017 10:59 AM |
| 18 | Have an overall goal for the town, not project by project. More green recreational space for people to live in. Rather than mediocre, try to be known for something. | 9/29/2017 7:30 AM |
| 19 | This is a great plan; I hope it gets implemented! | 9/28/2017 8:50 PM |
| 20 | none | 9/28/2017 8:38 PM |
| 21 | resident over 25 years. like to see nice clean up I miss the Restaurant . | 9/28/2017 5:33 PM |
| 22 | additional park space could be beneficial | 9/28/2017 11:29 AM |
| 23 | When landscaping the medians please use judgement and foresee growth of the foliage and how it will impact visibility. Also, limit the addition of stoplights. Traffic coming off the expressway that stops too frequently is annoying and cause traffic issues. | 9/28/2017 10:26 AM |

| | | |
|----|---|--------------------|
| 24 | If AH has available funds, use them towards other projects that would benefit the town. Not areas that are just of golf rd. It is just a thru traffic area, a means to go home/ to work or other. No one has ever said, AH would be great if they had a giant sign on golf/AH rd intersection. | 9/28/2017 6:46 AM |
| 25 | thanks for allowing our input | 9/28/2017 6:18 AM |
| 26 | Not in favor of a mid-block traffic light. Not sure a cross walk is necessary, this area does not seem to attract a lot of pedestrians. | 9/27/2017 10:41 PM |
| 27 | Na | 9/27/2017 9:52 PM |
| 28 | I think it is good to give this section some attention. | 9/27/2017 9:41 PM |
| 29 | This area of southern AH relies heavily on Schaumburg for entertainment, dining and shopping options. Schaumburg is closer than northern AH or Palatine, so any additional commercial space could potentially be a great source of tax revenue for the village. Rosemont is packed on weekends, and This area could benefit from overflow as it is right odd is 90 | 9/27/2017 8:57 PM |
| 30 | N/a | 9/27/2017 8:12 PM |
| 31 | I'm a resident of Arlington Heights and saw the Facebook post. | 9/27/2017 7:49 PM |
| 32 | priority should be to bring mixed use/retail to downtown. | 9/27/2017 7:46 PM |
| 33 | None | 9/27/2017 7:27 PM |
| 34 | None | 9/27/2017 7:27 PM |
| 35 | Any improvement would help. The current southern exposure/entrance for such an otherwise nice town is abysmal. | 9/27/2017 6:18 PM |
| 36 | We have so much development. Might there be the possibility of a botanical / sculpture garden with walkways? | 9/27/2017 4:38 PM |
| 37 | Need to adjust current traffic setup so that southbound drivers on AH Rd can reach businesses on NE corner of AH Rd | 9/27/2017 3:11 PM |
| 38 | cost vs benefit is unknown. | 9/27/2017 11:45 AM |
| 39 | Easier and safer way to exit Jewel/Starbucks north on AH road is worth looking into. Maybe clearer Uturn at AH/Golf (exit south then Uturn back north at the light?) | 9/27/2017 11:07 AM |
| 40 | For residents, we need Park District facilities with programs that are closer to us, with programming that is available for working families. We need parks, and we need places to go that allow residents to gather. More options for restaurants, entertainment, and recreation are key in this area. | 9/27/2017 10:57 AM |
| 41 | Getting rid of electrical/telephone lines should be priority #1 for improving the aesthetics of the area. | 9/27/2017 10:30 AM |
| 42 | If hotels are a preference please look at higher end hotels. I feel like there are a lot of problems around that area because of the hotels. I don't want to see prostitution or other vagrancy. The hotels also seem to attract places for aggressive, out of town solicitors to come in our neighborhoods. Perhaps change laws regarding solicitors in AH and then the problem may go away. Other surrounding suburbs don't allow them. | 9/27/2017 10:05 AM |
| 43 | A general cleanup, fix up, spruce up would look good. Filling some unused buildings with people or business. | 9/27/2017 9:34 AM |
| 44 | Glad to see some resources being put into planning for the southern tip of AH. I would hope that restaurants and other consumer businesses are built rather than multi-family housing. | 9/27/2017 8:51 AM |
| 45 | Neighbors adjacent to "vacant office land" do not want additional apartments near the neighborhood. This neighborhood has been showing up to school board meetings with concerns about property value declines associated with lower school test scores, which the school board says is coming from children bused in from area apartments. I love the idea of focal points/gateways/landscaping to beautify the entry to Arlington Heights, assuming there is reasonable plan for funding. | 9/27/2017 8:39 AM |
| 46 | I would really like to see the focus be on transportation especially Arlington Heights Road it's a thorough fare. So, although close to 90 is the gateway, many cars travel from 90 all the way through the village . There should be a larger emphasis on helping to make traffic moves smoothly north to south all the way through the village. Left turn lanes would be helpful. | 9/27/2017 7:47 AM |

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|----|---|--------------------|
| 47 | Definitely need redevelopment in this area. | 9/27/2017 7:14 AM |
| 48 | Not sure what the plan is to tie into 90's bus route to/from Schaumburg but if there are plans to be a stop nearby, maybe add ample parking for drivers to park for O'hare or commuters connecting to the el at River or Cumberland. Could add more revenue if you charge a few bucks to park. | 9/27/2017 6:41 AM |
| 49 | Cleaning up the hotels that already are there and additional police presence to help the area grow without an increase in the crime already happening | 9/27/2017 5:53 AM |
| 50 | Na | 9/27/2017 5:18 AM |
| 51 | I would like to see more high quality elderly residences in our area, so that families can be close to their parents, in addition to Luther Village - which is nice but limiting. It would be nice if there were a variety of high quality well-run assisted living enterprises, at different price points. | 9/26/2017 10:26 PM |
| 52 | I'd much rather any tif money or tax money go to improving rec park. | 9/26/2017 10:23 PM |
| 53 | NA | 9/26/2017 10:13 PM |
| 54 | I think these are good ideas. Economic development and new businesses help our tax base. I think the VAH can be more accommodating and flexible to businesses in general when it comes to licensing, inspection, zoning, etc. We also want the right businesses down there. The AH Police spend a fair amount of time on Algonquin so we don't need to add to that. | 9/26/2017 9:55 PM |
| 55 | I'd like to see this part of Arlington Heights improved. Lately there have been many transient people in this section of the village such as people with signs asking for handouts as well as many criminal issues with some of the hotels. I'd like true improvements to ensure that this end of the village is as nice (safe, fun, draws people in) as the downtown and northern Arlington Heights areas. | 9/26/2017 9:54 PM |
| 56 | The medians idea is a great idea. Some of the undeveloped areas would be nice to see redeveloped. I know some of the hotels have some seedy reputations. Getting rid of the cash for gold would be a huge plus. I think tearing down the Yanni's was a good choice. | 9/26/2017 9:40 PM |
| 57 | Na | 9/26/2017 9:34 PM |
| 58 | If this area were made to match the style, decor and landscaping of downtown, it would be a huge improvement! | 9/26/2017 9:33 PM |
| 59 | the state wastes enough money yet somehow has grant money available? no TIF districts, short term gain, long term financial loss. | 9/26/2017 9:22 PM |
| 60 | This is not something that is needed. | 9/26/2017 9:17 PM |
| 61 | With all the crime that happens at the hotels, prostitution drugs shootings. I would say safety is a concern and will need to be addressed. If you make the area nice safety needs to be a big part of the conversation. | 9/26/2017 9:01 PM |
| 62 | Clean up the riff-raf over there. | 9/26/2017 8:45 PM |
| 63 | If there are plans for residential, more restaurants need to be built that are easily accessible | 9/26/2017 8:38 PM |
| 64 | I think beautification of this corridor is an excellent idea and much needed | 9/26/2017 7:08 PM |
| 65 | The crime in southern Arlington Heights needs to be addressed, needs to be pushed out of that area of town. No more drugs and prostitution at hotels along South Arl Hts Rd and Algonquin. Restrict the type of low income people who can live in the subsidized housing to non-criminals, preferably elderly folks. | 9/26/2017 6:54 PM |
| 66 | The area can certainly be improved. A somewhat jumble of traffic lights and businesses that don't seem to mesh Greenery, buried power lines and some additional office or multi use buildings will be an improvement | 9/26/2017 6:53 PM |
| 67 | Need to do something. This area of Arlington Heights has been neglected. Needs immediate attention | 9/26/2017 6:41 PM |
| 68 | What ever you do. You need to get rid of the existing crap called International plaza. It is a dump. Has no positive showing for the south side. The only reason it exists is because it's cheep rent . All cash business. No sales tax revenue. It should have been bulldozed 20 years ago. | 9/26/2017 6:41 PM |
| 69 | Na | 9/26/2017 6:36 PM |
| 70 | We must deal with the International Plaza once and for all! It is prime Arlington Heights real estate and a poor representation of what this village is about. Eye sore. Get rid of it! | 9/26/2017 6:20 PM |

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|----|--|-------------------|
| 71 | The changes would be welcome currently it looks very rough with any parts of south Arlington Heights | 9/26/2017 6:13 PM |
| 72 | Do whatever draws businesses and the associated tax revenue, and keeps congestion down for drivers | 9/26/2017 5:50 PM |
| 73 | Keep traffic flowing | 9/26/2017 5:49 PM |
| 74 | I am hoping this South side of our beautiful can be developed and not only embraced by the local residents, but by all of the community. | 9/26/2017 5:46 PM |
| 75 | Schools are already crowded. No more \$ for this and then park district wants money. Taxes are high enough | 9/26/2017 5:41 PM |
| 76 | Whatever results need to be upscale. Retail is lacking in the area. Restaurant business in the CBD is excelling because the area is beautiful. Needs to be consistent | 9/26/2017 5:32 PM |
| 77 | Hopefully that whole area gets cleaned up. The crime at some of those hotels is an embarrassment to our village. It will be hard to maintain or attract businesses of any sort if there isn't a plan to reduce the crime especially at the Red Roof. | 9/26/2017 5:10 PM |
| 78 | None | 9/26/2017 4:53 PM |
| 79 | Would prefer efforts and money spent 1) on downtown to establish an identity and drive additional small, local businesses into vacancies, and 2) on improving overall walkability and cycling-ability throughout town. | 9/26/2017 4:19 PM |
| 80 | I live in the "gateway district" and I am concerned about the neighborhood and the current direction that it is heading in. It needs major attention fast! | 9/26/2017 4:18 PM |
| 81 | Need more police presence on this end of town now but even more once this area is developed. | 9/26/2017 3:50 PM |
| 82 | Please try to do this with as little tax burden as possible on residents. | 9/26/2017 3:34 PM |
| 83 | Na | 9/26/2017 3:02 PM |
| 84 | I like AH's progressive thinking | 9/26/2017 3:00 PM |
| 85 | Why aren't industrial uses being considered? This is a far more stable real property use than retail, and I'm not sure of the utility of hotels in this area. Traffic is already a serious problem in this area, so more multi-family housing is inappropriate, in my opinion. | 9/26/2017 2:54 PM |
| 86 | none | 9/26/2017 2:50 PM |
| 87 | Prioritize people and connecting people via quality public transit rather than heavily prioritizing cars and tons of parking. Make it a diverse living space that can accommodate people of all ages, jobs, interests. | 9/26/2017 2:48 PM |
| 88 | I oppose adding a new intersection/light with such close proximity to A.H. Rd and Algonquin. Its already very congested during rush hours especially and lights at Golf, Algonquin, and both 90 exits are very poorly timed. I drive through daily to Northwest Point business park. Also, for the brick paved pathways, although aesthetically pleasing, may not be the best use of funds. The intersection gets severely worn from the weight of commercial traffic. In regards to pedestrian safety, south of Algonquin along AH Rd lacks this into Elk Grove. There are often pedestrians or bicycles on A.H. road during rush hours. Will be nice to see long overdue improvements to this forgotten part of the village. | 9/26/2017 2:46 PM |
| 89 | A fountain and park feature at golf and AH rd would be beautiful! | 9/26/2017 2:40 PM |
| 90 | There is entirely too many empty stores and not enough good ones. We could've had Deer Park and all we have is a weird collection of stores and empty storefronts. | 9/26/2017 2:36 PM |
| 91 | Another thing that needs to be addressed is the crime in that area. I would never suggest a relative stay in one of the existing hotels because of crime. There are armed robberies at the gas stations and cars broken into. This needs to be addressed for the plan to be successful. | 9/26/2017 2:35 PM |
| 92 | I think making the area more attractive will only bring more revenue to the city. People will want to come here with their families. Also adding more entertainment will draw a diverse crowd. | 9/26/2017 2:03 PM |
| 93 | It is difficult to see how this will greatly improve the day to day for the vast majority of AH residents. It is disappointing to see plans for a major building project when Lake Arlington and other existing community spaces really need some attention. I am also not in favor of using tax increase for this! | 9/26/2017 1:59 PM |

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| 94 | Any opportunity to bring money into the city and improve the schools and city itself is what I would like to see. Having grown up in the northwest suburbs and moving back last year after a 10 year stint in a Chicago I don't see why Arlington Heights can't come close to a city like the northern suburbs. But of course I wouldn't want taxes to go up and if this corridor brings in more revenue for the city, I think it's a great idea. It'd be nicer to see parks and shops, but if real estate brings in more revenue then anything to better the city. But a place to go in southern AH would be nice. There are too many plazas and not enough places to hang out that give you the community feeling like the local downtown areas do. Sorry for the random comment that went in a lot of directions :-) | 9/26/2017 1:50 PM |
| 95 | Not interested in this at all if this plan would cause any type of property tax increase - either a "special assessment" as discussed on the slides, or an increase in the collection of any of the current property taxes based upon assessed value. | 9/26/2017 1:31 PM |
| 96 | . | 9/26/2017 1:01 PM |
| 97 | Bike lanes? | 9/26/2017 12:59 PM |
| 98 | We waste enough of the taxpayers money on projects like this | 9/26/2017 12:53 PM |
| 99 | AH is misrepresented when exiting 90 west. It looks low income and worn down. It definitely needs to be revitalized for our visitors. | 9/26/2017 12:49 PM |
| 100 | No comment | 9/26/2017 12:48 PM |
| 101 | So dangerous coming out on golf rd from shopping area with the dialysis office! Need something to be done. | 9/26/2017 12:38 PM |
| 102 | What about blighted areas and crime in the area? Motel 6 area and apartments near golf and ah roads | 9/26/2017 12:33 PM |
| 103 | Resident in a different part of AH | 9/26/2017 12:23 PM |
| 104 | None | 9/26/2017 12:22 PM |
| 105 | Adding space is an important factor of looking higher end. Anyone can just cram business and stuff in spaces and that does not look classy. | 9/26/2017 12:17 PM |
| 106 | Please don't forget about the north side of Arlington heights. We also have a lot of vacant commercial areas also. From talking to a lot of fellow homeowners we all feel that the village brushes aside us in favor of the southern side of our city. | 9/26/2017 12:10 PM |
| 107 | You're doin great | 9/26/2017 12:07 PM |
| 108 | I have lived in Heritage Park for over 40 years and believe that it is time for this area to receive as much attention and enhancement from the village as possible, we have been overlooked for way too long | 9/26/2017 12:06 PM |
| 109 | None | 9/26/2017 12:02 PM |
| 110 | None | 9/26/2017 11:59 AM |
| 111 | The village should seriously consider an area for low income/ senior housing and homeless housing. This is a wealthy town so I feel a bit can be set aside for the less fortunate. | 9/26/2017 11:56 AM |
| 112 | The BP Station on Algonquin & Arlington Heights Rd does not have signs saying right turn only. Drivers are driving on the wrong side of the road because the median is too high to get over. (Walgreens down the block does this.) Also, the SIDEWALKS MUST BE CLEARED IN THE WINTER BECAUSE YOU CAN HIT PEOPLE, A LOT OF PEOPLE WALK IN THIS AREA TO GET THE BUS ON ALGONQUIN. A Pace Bus Bench Would be Nice at Algonquin & Arlington Heights along with tree, bush and weed control by the former Bank of America. More Police patrols or red light cameras because drivers blow the turn lights on Algonquin and Arlington Heights Road and on Golf and Arlington Heights Road. Enforce that all driveways (exits are clear of bushes, snow, etc... so drivers can see people and cars better. Have better lighting on Algonquin by Popeye's | 9/26/2017 11:54 AM |
| 113 | Can our school districts handle the extra students if many condos were built on that land? As an Arlington Heights resident we avoid that area due to traffic. Would medians cause problems for traffic? Very excited to see the changes unfold. | 9/26/2017 11:30 AM |
| 114 | This area definitely needs to be cleaned up. The landscape changes are great and are in line with what other cities are doing. Should be incorporated more even north on Arlington Heights Rd. Need to clean up more of the crime down there by the hotels though before I'd frequent restaurants etc. | 9/26/2017 11:29 AM |

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| 115 | Everyone wants some restaurants, as do I but some kind of entertainment center to draw people in similar to what Rosemont has done would be a much bigger draw than just a cleanup with some restaurants. | 9/26/2017 10:57 AM |
| 116 | Na | 9/26/2017 10:55 AM |
| 117 | Same as above | 9/26/2017 10:43 AM |
| 118 | None | 9/26/2017 10:33 AM |
| 119 | Fountains, statues and the like could help improve the atmosphere of this proposed area. | 9/26/2017 10:08 AM |
| 120 | I am concerned about even more traffic if developed for hotels, businesses, housing. | 9/26/2017 9:47 AM |
| 121 | Green space is extremely important in having a community look "polished." | 9/26/2017 7:42 AM |
| 122 | The area needs safe, dedicated bike trails. | 9/26/2017 7:12 AM |
| 123 | This is wonderful! Thank you for sharing the plan with our community! | 9/26/2017 7:07 AM |
| 124 | Work with Elk Grove Village to extend a sidewalk or multi-use path connecting to Busse Woods. No pedestrian access under the I-90 bridge is currently provided but people use it anyway. | 9/26/2017 7:06 AM |
| 125 | n/a | 9/26/2017 6:54 AM |
| 126 | With the exit and entrances ramps for I-90 now completed and with our close proximity to O'Hare airport we should have no problem attracting businesses to this area. We should be attracting technology-oriented companies, service-oriented companies, healthcare-oriented companies, insurance-oriented companies. It should become an area off the expressway like Naperville, Lisle, Deerfield, Schaumburg. With office buildings that can generate business tax dollars, business real estate tax dollars, etc and can keep our residential real estate taxes from increasing. Companies love to have their names on the buildings so they can be seen along the expressways to convey presence and advertising. They should have buried the overhead power lines rather than put in the taller poles the last time. | 9/25/2017 7:11 PM |
| 127 | Need to have all of Arlington Heights looking good. Not just certain parts. | 9/25/2017 12:54 PM |
| 128 | I'm very excited about this project - something definitely needs to be done. There is a lot of visibility to this area, and it doesn't look very nice when you are driving through. | 9/25/2017 9:25 AM |
| 129 | Please do not let in any lower income housing as well as motels. On your slide presentation "improving pedestrian walkways" you see the eyesore motel next to the gas station on the corner of AH Rd. and Algonquin. Motel 8 or Red Roof, I don't know what it is all I know is it attracts drug addicts and prostitution. Right around the corner from those nice townhomes. I look forward to seeing some plantings and greenways as you exit 90. This will be a tremendous improvement. Setting the tone and appeal of Arlington Heights as you enter our town. | 9/25/2017 8:57 AM |
| 130 | The planning and improvements should go all the way up to Central Road. | 9/25/2017 7:46 AM |
| 131 | Improve families that appeal to teenage kids; park gym or facilities to have indoor sports and events | 9/25/2017 6:15 AM |
| 132 | Do not allow any low rent motels/cheap hotels to be built. The Red Roof Inn is nothing but problems with gangs and prostitution. | 9/25/2017 6:05 AM |
| 133 | I look forward to seeing how things progress with this plan. | 9/25/2017 6:04 AM |
| 134 | I think these are all positive and much needed improvements to the south side of Arl Hghts. | 9/25/2017 5:13 AM |
| 135 | There are much more important things the city could be spending money on!! Focus on the structural needs first and cosmetic needs if there's still money left over. Sewers, park district improvement, hasbrook park is a dump! Create a city with tangible assets not artifical expensive cosmetic projects that are extremely expensive and contribute nothing to the city. For example the extremely expensive statue and fountain that was built at dunton park that is a very nice hang out spot for our homeless population.....!! | 9/25/2017 2:03 AM |
| 136 | There are much more important things the city could be spending money on!! Focus on the structural needs first and cosmetic needs if there's still money left over. Sewers, park district improvement, hasbrook park is a dump! Create a city with tangible assets not artifical expensive cosmetic projects that are extremely expensive and contribute nothing to the city. For example the extremely expensive statue and fountain that was built at dunton park that is a very nice hang out spot for our homeless population.....!! | 9/25/2017 2:03 AM |

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| 137 | Don't hit the general fund up for funding the improvements. | 9/24/2017 8:58 PM |
| 138 | Improving the corridor is a great idea. | 9/23/2017 9:06 PM |
| 139 | The corner of Golf and Arlington Heights Roads has been vacant too long. Try to get a tax-paying tenant in there. No TIFs. | 9/23/2017 5:56 PM |
| 140 | I think the Strip mall with exsports fitness on golf should be renovated into a more engaging entertainment area. Like streets of wood field. However, a big box store like target or Walmart should NOT go in there. Maybe some sort of fitness theme would work. Adding a parkour gym, laser tag/bowling restaurant, a movie theater, Dave and Busters like place. Also the corner the Northeast corner of Golf and Arlington Heights should add more greenery and/or parks to the area. Something people would want to take pictures by like in Rosemont. If a beautiful green area were complimented with good restraints and entertainment people would go out of their way to enjoy the space. PLEASE!!!!PLEASE!!!!PLEASE!!!! DO NOT PUT IN ANOTHER BANK!!!! I'll write it again: DO. NOT. PUT. IN. ANOTHER. BANK!!!! | 9/23/2017 4:07 PM |
| 141 | The Village Design Commission should be part of the review and approval process | 9/23/2017 10:55 AM |
| 142 | For retail, you could build on the big draw of that area, Mitsuwa, and try to attract more higher-end ethnic supermarkets, plus ethnic restaurants, bakeries, dance clubs, etc. In other words, embrace the diversity of the area and plan accordingly. I have neighbors who travel to ethnic grocery stores in Niles every week. This could be an ethnic corridor that draws people from all over. | 9/23/2017 9:36 AM |
| 143 | Supporting bicycle traffic in this area is very important also, and is not done well right now. All of the potential new uses for the various locations within this district would benefit from this. | 9/23/2017 7:34 AM |
| 144 | see above, concept needs to be on a people focus, not heights that developers want to cram in in the interest of density. In fact, success says single family homes, a park like lake Arlington and town homes, all spread out in keeping with the rest of Arlington downtown. You'll make a mistake if it is tall and dense because that is the opposite of what you need to accomplish. | 9/23/2017 7:18 AM |
| 145 | The reputation of the hotels on the east side of Arlington Heights Road is dismal at very best. When people in other suburbs know that there are problems there, then something needs to be done about this area. | 9/23/2017 5:58 AM |
| 146 | The area is thriving - leave it alone! | 9/22/2017 10:38 PM |

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| 147 | <p>Various comments from Pace staff:</p> <ul style="list-style-type: none"> • Pace operates fixed-route bus service on Algonquin Road and Golf Road, intersecting the Arlington Heights Road corridor. • Improvements to the Route 208 bus stops on Golf Road and the Route 606/757 bus stops on Algonquin Road should be incorporated into any redevelopment opportunities, or roadway/sidewalk improvements, near Arlington Heights Road. o Pace would like to retain farside bus stops at both Golf/Arlington Heights (Route 208) and Algonquin/Arlington Heights (Route 606). o A bus shelter should be considered for the farside eastbound Route 606 bus stop at Algonquin/Arlington Heights Road (SE Corner; 16 weekday boardings). o Pace recommends that the Village permit advertising (ad) shelters. Revenue generated from Ad shelters allows Pace to provide and maintain these shelters. Additionally, Pace offers a variety of advertising shelter styles. Currently, the only shelter style permitted in Arlington Heights is Pace's standard non-advertising unit. The ad shelter program will allow the Village to choose from various shelter styles to match the streetscape of the south Arlington Heights Road corridor. Nice, new ad shelter models will look nice in a gateway area. • Were additional mid-block crossings considered? Along Arlington Heights Road, consider a mid-block crossing approximately .25 miles between Algonquin Road and Golf Road and another mid-block crossing approximately .25 miles between Golf Road and Noyes Street. Slide 15 and 16 show a potential mid-block crossing which might be too close to the existing signalized intersections. These additional mid-block crossings should be signalized, if possible, and include crosswalks, countdown signals, and a pedestrian refuge island. These improvements would greatly improve walkability in this area. • The Corridor Plan Goal is to improve upon existing conditions which detracts from the overall functioning of the corridor. With three thru lanes in each direction and dual left turn lanes at the major intersections, it appears the major function of the corridor is to move cars and trucks as efficiently as possible. Arlington Heights Road is under IDOT's jurisdiction and is classified as a Minor Arterial. As an Arterial, the road's function is to move traffic. As a Minor Arterial, it is recognized there will be lower speeds and access to property along the corridor. But still, the purpose of the road is to move traffic. Under Process, one of the bullet points is to develop a Corridor Plan to enhance Walkability for Pedestrians. This would be a great enhancement as the current conditions are not very pedestrian friendly. There are existing sidewalks, but they are adjacent to the roadway. Walking along any of the roads does not feel safe and it is very noisy from the traffic. Right-of-way may be limited, but any ability to separate the sidewalk from the roadway would be beneficial. • The Village had completed a Star Line Master Plan for the SE quadrant of Arlington heights Road and Algonquin Road. The proposed 'STAR' line master plan area should remain on the table to support a long term, future I-90 express bus station. Land use support and pedestrian access are required to support any future station. The proposed Star Line station was further east of Arlington Heights Road serving both the Arlington Heights TOD and Northwest Point. While it's a major investment, a true center line station should not be off the table (ie: I-35 in Minneapolis) in the long-term. For now, if the village continues to pursue updating the master plan concept, it will greatly support and justify any potential I-90 improvements in the future. As with the master plan concepts, transit supportive land use, pedestrian access, improved street crossings should continue to be a strong focus of the planning efforts. • Seegers and Arlington Heights Road is a dangerous intersection during peak hours. When traffic is backed up on northbound Arlington Heights Road, Drivers trying to turn from southbound Arlington Heights Road to eastbound Seegers cannot see oncoming traffic from the outside northbound lane. | 9/22/2017 3:30 PM |
| 148 | The Village has forced business out multiple times. Denied plans because of parking issues. Did not listen to local residents and business owners. What makes this time the charm? | 9/22/2017 12:01 AM |
| 149 | Open green spaces are inviting, especially when landscaped well. Walkways and benches would also be inviting. | 9/21/2017 8:27 PM |
| 150 | n/a | 9/21/2017 2:33 PM |
| 151 | Please no more fast food restaurants. | 9/21/2017 8:31 AM |
| 152 | We love living in Arlington Heights! | 9/21/2017 6:19 AM |
| 153 | I would recommend family oriented activities, things that draw people out in AH are Family focused. I understand the anticipated future plans for multi family housing however the stigma of that area will remain that way until its family orientated. There is a negative connotation with living on the "south end" for whatever reason and to make that a destination area safe and fun for AH families to spend time would do wonders for bringing the community together and lifting that area up. | 9/21/2017 6:17 AM |

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| 154 | I would love to see a section that has an indoor play place for children a pottery making place for children and adults. There is a place in st-charles called the Fun Republic. It is a phenomenal business idea and if we could get something closer here that could serve Arlington Heights Elk Grove Mount Prospect and Schaumburg I think that would be a really phenomenal idea | 9/21/2017 6:09 AM |
| 155 | Glad to see Arlington Heights looking at all ends of the Village for improvement. Great potential | 9/21/2017 5:55 AM |
| 156 | Bringing more upscale business and businesses pertaining to natural health and healthy eating would be great. Avoid cash for gold, payday loans, etc, etc. | 9/20/2017 9:40 PM |
| 157 | Condos and town homes, invest in this type of infrastructure and retail and business will follow. | 9/20/2017 7:24 PM |
| 158 | Will this increase our taxes, and if so, by how much? Don't tax people out of AH for aesthetics. | 9/20/2017 6:47 PM |
| 159 | None | 9/20/2017 4:57 PM |
| 160 | Excited about the possibilities for cleaning up this corridor. We live in AH now and forget that there are shops n restaurants in that area. We head downtown AH, north around 12/Palatine and don't even think about it. It's very hodge podge now so a more unified look would be great! | 9/20/2017 4:53 PM |
| 161 | I feel like I took this survey several years ago. I'm guessing if these improvements come to pass our taxes will go up. | 9/20/2017 4:34 PM |
| 162 | None | 9/20/2017 3:35 PM |
| 163 | Please don't make this another empty promise. Follow through on this. South Arlington needs serious help. | 9/20/2017 3:29 PM |
| 164 | Hi | 9/20/2017 2:23 PM |
| 165 | We need 100% make that portion of Arlington Heights as nice as the rest of Arlington Heights so it does not look like the forgotten sad side of town. Most people don't even realize that it is part of AH :(| 9/20/2017 2:03 PM |
| 166 | Overall, appreciate the proposal and great presentation. I have very large concerns about tax implications. Taxing seems to be the answer to everything in this state. I do hope folks consider the future. Retail and boutique shops are dying. This is evident downtown outside of the small intersection of Vail/Campbell. Hopefully we don't overbuild a plan or rely on the theory of mixed use residential/retail buildings for something that doesn't appear sustainable in a suburbs ecosystem. I think making it look better and figuring out ways to promote service business and restaurants is the way to go. Last comment, please don't put in more lights. This is not a small area where people will walk a lot or bar/restaurant hop. Save that experience for downtown. Thanks for opening up to input! | 9/20/2017 2:00 PM |
| 167 | None | 9/20/2017 1:31 PM |
| 168 | n/a | 9/20/2017 8:36 AM |
| 169 | Enjoy entertainment options are lacking and should be a high priority. | 9/20/2017 6:35 AM |
| 170 | Office space is overbuilt. Brick and mortar retail is dying. Focus on entertainment. The whole stretch from Coopershawk to the Rackhouse is perfect. There are already plenty of hotels and free parking, prime high visibility sites, and tons of traffic. | 9/19/2017 11:34 PM |
| 171 | Good luck | 9/19/2017 10:14 PM |
| 172 | Do something with International Plaza!!! Ugh! | 9/19/2017 9:04 PM |
| 173 | 1. the first step would be to hold existing businesses in the corridor to a higher standard - set some guidelines and help them improve the look of their businesses 2. Vet any new businesses to make sure they fit in with the identify you want for the area. We have enough tacky fast-food restaurants, low-end hotels and retail, and outdated-looking offices. Let's step it up a notch, quality-wise. 2. Green space is wonderful as are planted medians, but I think you need to address the above items first. I do like more greenery - Mt. Prospect does a nice job along Northwest Highway (putting Arlington Heights to shame). 4. On a side note, since we're talking about upgrading the appearance of the Village, what's the deal with all the dead plants and the fencing that was removed from along Davis Street. It looks terrible and we've seen no communication about why all the plants were killed and fencing removed. Is something more visually appealing being installed? Please use the Village web site for more communication about things like this. Thanks. | 9/19/2017 8:36 PM |
| 174 | Why doesn't the Arlington heights library put a branch in? The south side has lots of family and low income who could benefit from a library branch | 9/19/2017 8:32 PM |

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| 175 | . | 9/19/2017 8:00 PM |
| 176 | N/A | 9/19/2017 7:43 PM |
| 177 | I'm happy the Village of Arlington Heights is looking at ways to improve some of the less aesthetically pleasing areas. | 9/19/2017 7:34 PM |
| 178 | NA | 9/19/2017 7:13 PM |
| 179 | I'd love to see some breweries come into the Arlington Heights area. | 9/19/2017 7:11 PM |
| 180 | It's been a long time coming, thank you for bringing this area into the fold. Restaurants are desperately needed, as well as safe access to them. I love each idea, especially the landscaped islands and burying those awful ComEd lines. | 9/19/2017 7:05 PM |
| 181 | It's very shabby and dated, but I don't know the best way to improve it. Arlington Heights is about families, so I would suggest keeping that in mind. | 9/19/2017 6:46 PM |
| 182 | I can appreciate that the village sees this as an "eye sore" especially coming off of I-90. | 9/19/2017 1:34 PM |
| 183 | Need a gas station on east side of street | 9/19/2017 1:26 PM |
| 184 | Let's make it happen. | 9/19/2017 12:29 PM |
| 185 | Appearance and offerings in this area definitely need an upgrade to match the feel of the rest of village. Some great things are happening downtown, but let's not overlook this area is key. The strip mall at NE corner of AH Rd/Golf is terrible. Would love to see that demolished and see a different mix of mid-high scale retailers/restaurants in there. Take a look at The Glen in Glenview and Streets of Woodfield, as examples. | 9/19/2017 12:27 PM |
| 186 | While a light for pedestrian crossing would be nice, it would impede the flow on AH Road, which can get backed up. Also, a multiuse path for bicycle accommodations would be nice - more connectivity between this area and the residential to the north. | 9/19/2017 12:26 PM |
| 187 | Na | 9/19/2017 11:29 AM |
| 188 | I would not be in favor if any increase in taxes or assessments for this project | 9/19/2017 11:05 AM |
| 189 | Central road is in deplorable condition. | 9/19/2017 10:38 AM |
| 190 | Thanks | 9/19/2017 10:02 AM |
| 191 | xx | 9/19/2017 10:00 AM |
| 192 | n/a | 9/19/2017 9:52 AM |
| 193 | I think it's a great idea to revitalize the area, and things like landscaping can make a big difference. I'd hope that this can be done by grants and private investment. I would not want to see a big increase in my property taxes to fund this. | 9/19/2017 9:46 AM |
| 194 | We need an anchor store like Target. | 9/19/2017 9:29 AM |
| 195 | Na | 9/19/2017 9:26 AM |
| 196 | Na | 9/19/2017 9:23 AM |
| 197 | N/A | 9/19/2017 8:58 AM |
| 198 | Na | 9/19/2017 8:49 AM |
| 199 | Improving the overall appearance of the area will go a long way, but many of the hotel rooms you speak of are not the type that will bring people spending money into the area. They're used for transients and cause nothing but problems and currently serve to keep people out of that area. | 9/19/2017 8:45 AM |
| 200 | Something to drive away crime in area of south tip of AH | 9/19/2017 8:43 AM |
| 201 | "Entertainment" i.e. clubs would be an anti-improvement. Stick with family-oriented entertainment with earlier closing times than bars. | 9/19/2017 8:29 AM |
| 202 | Support this project | 9/19/2017 8:26 AM |
| 203 | This area of town looks pretty sad. I think this would be very beneficial. | 9/19/2017 8:20 AM |
| 204 | Leaving in Central Arlington Hts nothing draws me to this area unless I am hopping on the highway. Making the area feel safer and have engaging retail concepts would make me want to spend time there. | 9/19/2017 8:19 AM |

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| 205 | We definitely need something to let people know they are entering Arlington Heights. Some signs that show continuing to the downtown area as well would be beneficial to downtown stores. parking in downtown Ah is still a huge problem....the only place I can park in on the top of the ramp in the parking garage, or below the theater parking in downtown. Do businesses ask workers to park elsewhere so there is room for patrons at the stores and restaurants. Maybe there could be separate parking for them nearby instead of using all the parking spaces especially in the theater parking lot. Those cars NEVER move.... | 9/18/2017 5:39 PM |
| 206 | I have been renting in this area for five years and ready to buy and stay in the southern portion of Arlington Heights. I've always thought the area needed some love and a face-lift. You may want to change the survey to include renters. | 9/18/2017 2:30 PM |
| 207 | The area east of NTB Tires needs development. Combine this area with Lowes to get access from Arlington heights road. Make it a bigger retail area. | 9/16/2017 7:11 AM |
| 208 | The area needs several stop lights on Arlington Heights Rd. to allow for safe entrance and exits to whatever ends up being put there. Landscaped medians will only block visibility and will suffer from road salt. The high crime rate needs to be addressed as a priority. Find a way to eliminate the volume of homeless people begging for handouts at the corner of Arlington Heights Rd and Algonquin. | 9/15/2017 7:29 PM |
| 209 | The "improvements" will replace higher paid white collar professionals working in the existing offices, who have more money to spend around town, with low paying retail service jobs. Is that what the Village of Arlington Heights wants? | 9/15/2017 5:32 PM |
| 210 | NA | 9/15/2017 11:50 AM |
| 211 | Need to make sure area is family friendly and reduces current problems with illegal behavior and make sure no flooding in existing neighborhood | 9/15/2017 10:26 AM |
| 212 | I would love to see a fountain or some sort of architectural point of interest at the NE corner of Arlington Heights Rd. This corner has been dead for way too long! | 9/15/2017 9:24 AM |
| 213 | With all the hotels in the area between I90 & Golf there's alot of opportunity for development that is unique to A.H. No more strip malls or fast food!!!! Get creative. | 9/15/2017 9:24 AM |
| 214 | I'd rather have wider lanes in lieu of landscaped islands. I'd rather have a functional area if I had to choose between practical & and more landscaped islands. Isn't it easier to repair cables and wires in they are not buried? | 9/15/2017 9:12 AM |
| 215 | Please fix this area! I've lived in this area for over 20 years and it needs help. It has so much potential since it is so close to the highway. Thanks for all you do! | 9/15/2017 8:38 AM |
| 216 | I presume this would reduce the criminal involvement in that area, which means this important aspect should be considered too. | 9/15/2017 7:56 AM |
| 217 | Whatever development takes place, please do something about the sketchy and scummy Motel 6. | 9/15/2017 7:27 AM |
| 218 | More greenery and/or artwork would be a nice attraction along the corridor. | 9/15/2017 5:57 AM |
| 219 | Just take a look at other successful suburbs like Naperville and quit bringing in low-class businesses that are allowed to have terrible looking facades and window displays. And get rid of that disgraceful Happiness is Puppies - Arlington Heights is constantly ridiculed for not seeing how that place does nothing but profit off the poor dogs in puppy mills. | 9/15/2017 5:52 AM |
| 220 | that area has always looked like it didn't belong to the rest of AH. i would like to see it looking like a thriving part of our village. it almost looks industrial now, it has that atmosphere. | 9/14/2017 11:55 PM |
| 221 | looking forward to seeing improvement | 9/13/2017 2:57 PM |
| 222 | Create a gateway that demonstrates a friendly and convenient destination for travelers. Also create a company friendly vibe that drives regional headquarters to visit & stay within our area. | 9/13/2017 1:43 PM |
| 223 | If landscape medians are done, we need to have input and where they go and what type and frequency of turn lanes are needed. We have a lot of visitors in and out of our property and we want to ensure easy access. Safety is a primary issue of visitors crossing the street and walking on sidewalks. Snow removal on sidewalks need to be addressed as visitors walk on the sidewalks to go to hotels and places to eat. This is an issue up and down the corridor. We would like more hotels and places to eat rather than residential and entertainment. | 9/13/2017 1:36 PM |
| 224 | No more motels. There are too many shady establishments in the area. | 9/13/2017 1:05 PM |
| 225 | n/a | 9/13/2017 12:44 PM |

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| 226 | I believe safe passage at the intersection of Arlington Heights & Algonquin is the paramount issue. Not only to support walkability for our hotel visitors but also to encourage the business center developments that are now trying to encourage millennial employees. In addition, this gateway experience sets the tone for visitors to set an opinion of the entire Arlington Heights community as a destination for living, working or visiting. | 9/13/2017 12:44 PM |
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