



Village of Arlington Heights
Plan Commission
Board Room
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 26, 2015
7:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. T-Mobile - 7/22/15
- B. Verizon Wireless Antenna at Luther Village - 7/22/15

IV. PUBLIC HEARINGS

- A. Comprehensive Plan Update - PC# 14-020

V. OTHER BUSINESS

- A. Budget- FY2016

VI. 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: T-Mobile - 7/22/15

Department: Planning & Community Development

ATTACHMENTS:

Description

T-Mobile - 7/22/15

Type

Minutes

DRAFT

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: T-MOBILE WIRELESS ANTENNA TOWER; PC# 15-003

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
22nd day of July, 2015, at the hour of 7:30 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

DRAFT

CHAIRMAN LORENZINI: I'd like to call this meeting of the Plan Commission to order. Would you all please rise and recite the pledge of allegiance with us?

(Pledge of allegiance.)

CHAIRMAN LORENZINI: Thank you. Okay, roll call please, Latika.

MS. Bhide: Commissioner Dawson.

(No response.)

MS. Bhide: Commissioner Warskow.

(No response.)

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Here.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Here.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Here.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Here.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Here.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Here.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Here. Okay, first item on the agenda is approval of the meeting minutes from our last meeting.

COMMISSIONER GREEN: I'll make a motion for approval.

COMMISSIONER DROST: Second.

CHAIRMAN LORENZINI: Okay, all in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Very good, thank you. Okay, next item on the agenda is public hearing PC# 15-003 for T-Mobile at 1000 South Arlington Heights Road. Have all the proper notices been given, Latika?

MS. Bhide: They have.

CHAIRMAN LORENZINI: Thank you. Is the Petitioner here? Would you please stand up and anybody else who's going to testify come forward and we'll swear you all in? Please raise your right hand.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Okay, whosoever is going to speak first regarding this presentation, again welcome back, please state your name and address and spell your name for the court

reporter please.

MR. STAPLETON: Thank you, Mr. Chairman. My name is Bob Stapleton, S-t-a-p-l-e-t-o-n. I live at 1900 West Acre Road, Joliet, Illinois 60435. I am the CEO of National Wireless Ventures and I am here on behalf of the Applicant, APC Towers, who has been contracted by T-Mobile for the purposes of building out the Chicago network on this new phase of wireless communication.

CHAIRMAN LORENZINI: Okay, thank you. Have you read all the conditions in the Staff report, and do you agree with them?

MR. STAPLETON: Yes, I have. Do I have the Staff report here? Okay, all right, just making sure. Yes, my understanding of the Staff report, yes.

CHAIRMAN LORENZINI: Okay, thank you. Would you give us a brief presentation of the project again? You stated very well the importance of cellular communication and its need for the towers in the area. So, could you just briefly explain what you're doing this time?

MR. STAPLETON: Sure thing. There were some questions that were brought up at the last time regarding, you know, have we talked to the hospital and things like that. In doing, in our due diligence and everything, we were at Northwest Community Hospital, and we are immediately to the west of the hospital with a full, what we call a macro site. But we have been at the hospital with equipment for probably two and a half, possibly three years with equipment. Because of the density of the service, this is why we need the additional site. Of course your ordinance likes to have, us to have the ability to co-locate, so the elimination of multiple towers. So, the reason for the 100-foot is so that we can have additional carriers on site.

Since the last meeting, of course there was a lot of concern about the conditions of the property and I don't know if you have seen pictures of what has been done there at the property, but we've supplied Staff. After discussions with the property owner, their staff and everything else there, I think the property, we reduced the tally of the last, or we reduced the car count at the property down to the neighborhood of 20 vehicles and one boat, excuse me. We've basically told our landlord that he has to continue to meet the obligations of the ordinance regarding his operation of the property.

We have also agreed, based on IDOT, on the vegetation, and then we've provided a landscape plan for the site in addition to vegetation along both Central and Arlington Heights Road. The vegetation is going to be minimal in height, you know, depending upon what IDOT finally agrees to because of, like anything else, we are at an intersection and IDOT has some very stringent rules regarding visibility, both north and south and east and west on that site.

There has been discussion concerning how many carriers on the tower, discussion about stealth tower, those kinds of

things. You know, we've discussed with Staff from our understanding regarding the fact that if we go with the stealth tower we do need additional height because, basically to have the multiple levels of the antennas within the tower. So, we are asking for the 100-foot monopole which, is 25 feet above ordinance so we can have at least two carriers at that particular site.

CHAIRMAN LORENZINI: Okay, thank you. Latika, Staff report please.

MS. Bhide: Thank you.

CHAIRMAN LORENZINI: You can have a seat if you'd like.

MS. Bhide: Good evening. The Petitioner is here this evening, they are seeking a special use permit for a wireless tower. Along with the special use, they are also seeking a variation from Chapter 23, Section 203, which restricts the height of a ground antenna to 75 feet. It should be noted that variances from Chapter 23 are within the purview of the Building Code Review Board and this issue has been addressed by the Building Code Review Board. So, the only item within the purview of the Plan Commission tonight is the request for the special use permit.

CHAIRMAN LORENZINI: For 75 feet.

MS. Bhide: Correct. As you can see, the proposed site is located at the southwest corner of Central Road and Arlington Heights Road. It is an approximately half acre site, and T-Mobile is interested, or APC Towers is interested in leasing a 30-foot by 30-foot area at the southwest corner of this property. The antenna they are proposing is a 100-foot tall monopole. The closest residential property is approximately 200 feet from the property in question and the closest residential structure is approximately 249 feet.

The lease area will occupy and thus eliminate four parking spaces at the southwest corner. The Petitioner had originally proposed a 12-foot wide access easement to provide access to the lease area, which would have resulted in additional loss of four spaces. But they have since changed the plans and now are providing a 12-foot wide temporary construction easement so that it doesn't encroach on the parking spaces. You can see that southwest corner zoomed in in detail, and I have a picture of the elevation of the pole. As you can see, it's a 100-foot tall monopole that they are showing.

So, to summarize, after the first hearing, the proposed changes that the Petitioner is making to their application is that they have provided us coverage plats that demonstrate that there is a coverage hole in their service, and they have provided new plats that illustrate the coverage with the addition of the new site. The 12-foot wide access easement to provide access to the lease area has been revised and it is now a 12-foot wide temporary construction easement and it doesn't encroach into the four parking spaces. So,

only four spaces on the site will be eliminated.

They are proposing three-foot tall landscaping along Central Road and Arlington Heights Road, and they will be adding three landscape islands on the site with four-inch caliper trees within those islands.

So, as you can see, this is the existing coverage for T-Mobile, the coverage plat. This is the proposed coverage with the site at 75-foot. So, at the Plat & Subcommittee meeting and the last Plan Commission hearing, there were some questions asked about other locations that were possible for this antenna. These are the coverage plats they have provided to show that there is a coverage hole in their service. There are no other tall buildings in this area where they can locate their towers.

So, just to summarize, the SDC did originally recommend denial as they would prefer a less visible location of the antenna or possibly on a tall building. However, as the proposed tower is a utility, the Petitioner has demonstrated a gap in service which can be filled with a 75-foot tall antenna. They will be providing landscaping and site improvements and a legal review of the FCC regulations. FCC is recommending approval of this project as outlined in the report.

These were shown to the Commission but I do have some simulations that look at the before and after with the tower. This is looking west and then looking north at the site, and then two shots looking south.

CHAIRMAN LORENZINI: Could you go over this a little slower, Latika? Point out the new pole please.

MS. BHIDE: Sorry. So, the new pole on the view looking north is kind of the middle of the picture here. Same thing with the new view looking south at the site. Then this is another view looking at the site where again there are a number of utility poles here, but we can see the pole in the middle there.

CHAIRMAN LORENZINI: Now, is that simulation with a 75-foot or 100-foot pole?

MS. BHIDE: That is with the 100-foot one, yes. So, at the last Plan Commission hearing, the Commission did raise a few concerns. One was setting a precedent by approving the antenna without designating appropriate locations within the Village. The Zoning Ordinance does spell out what the permissible locations are for cell towers and they are permitted as a special use in Districts B-1 through B-5, or PL, M-1, M-2, I and O-T, so basically the town residential districts. Per the Zoning Ordinance, you know, special uses require special consideration as to their proper location in relation to adjacent uses. Therefore, they need to be evaluated on a case-by-case basis, and the Village cannot designate which parcels would, therefore,

be suitable without analyzing all issues.

There was a question raised regarding the restriction in the Village Code regarding the 75-foot for a tower. This is Chapter 23 in the Municipal Code, which sets this restriction. It is a local amendment to the International Building Code, it is not in the unamended IBC. As far as I could research, this restriction has been in place for several years, but I was unable to narrow down the reason why it was limited to 75-foot.

There were concerns with the number of vehicles on the site. As the Petitioner indicated, they have worked with the property owner to remove vehicles from the site. They provided counts taken on July 14th, which included 21 vehicles including employee vehicles. Then the last concern the Plan Commission raised or one of the concerns raised was the lack of an overall landscape plan. The Petitioner has provided a landscape plan, which shows landscaping along Central and Arlington Heights Road, and they are adding islands to the site.

Just to briefly summarize the legal review of the FCC regulations, the FCC has a shot clock that applies to both new antennas and co-locations. For a new antenna, which this one is, the Village has 150 days from the time a complete application is submitted to when the final decision must be rendered. This application, the complete application was submitted on March 24th, and so the Village must issue a final decision by August 22nd, 2015.

There are limitations to the authority of the Village as far as new antennas and co-locations. These include that:

1. The regulation does not unreasonably discriminate among the different providers;
2. The regulation does not prohibit or have the effect of prohibiting the provision of personal wireless services;
3. The municipality cannot regulate placement, construction and modification of personal wireless facilities on the basis of the environmental effects of radio frequencies; and
4. A municipality cannot deny a zoning application solely on the basis that one or more carriers has served a given geographic market.

Additionally, the decision of the Village to deny the request must be in writing and supported by substantial evidence. So, the Plan Commission, if they decide to deny this request, must explain that decision in detail.

To talk a little bit about the parking on the site, the code-required parking on the site is three parking spaces for every service bay, and one for each employee. So, for this site, you would need 16 parking spaces. Based on the revised parking plan that they have provided after the addition of all the landscape islands, they

will have 25 parking spaces on the site, so that will be a surplus of nine parking spaces. They did provide parking counts as you can see. Earlier in the year, there were up to 41 vehicles on the site. But they have provided parking counts on July 14, which show 21 vehicles parked on the site.

Before I talk about conditions and recommendations, I just would want to talk about the landscaping. A three-foot high screen is required along Central Avenue and Arlington Heights Road to buffer the parking from the street frontage. They have provided a landscape plan that shows that screening. As the Petitioner indicated, some of that landscaping is located within the IDOT right of way, which would require IDOT approval. The Petitioner can install all the required landscaping on the property, it would require the removal of one or two maybe parking spaces, but we had attached a Staff concept showing how it can be accommodated.

Secondly, all ends of all parking rows must include a parking landscaped island, which contains a four-inch caliper shade tree. Right now there are no parking islands on the site, so it's considered a nonconforming site. The Petitioner has provided, like I said, the overall landscape plan, and they are proposing to add three islands with trees. The plan is still deficient two islands but it should be noted that the landscape islands will add green space to the site and they will help delineate the parking --

That being said, the Staff Development Committee does recommend approval of a special use for a 75-foot tall monopole, approval subject to the following conditions:

1. The landscape screening shall be installed completely on private property subject to Village approval.
2. The number of platforms or carriers allowed on the antenna will be limited to two. The installation of additional platforms will require a Special Use Permit amendment.
3. Prior to Board consideration, the Petitioner will provide a letter from the Northwest Central Dispatch indicating that the proposed frequencies are compatible with the Village and other public and private telecommunication frequencies.
4. Prior to receiving a permit, they will submit any required state or federal approvals and comply with all federal, state, and Village codes, regulations and policies.

CHAIRMAN LORENZINI: Thank you, Latika. Is there a motion to include this in the public record?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER JENSEN: I'll second it.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Thank you. Latika, just to kind of

summarize, so last meeting, the Planning Department was not recommending the project. Now you are because of the changes?

MS. BHIDE: Yes.

CHAIRMAN LORENZINI: But since the ordinance says 75 feet and the Design Commission said 75 feet, if we were to approve it, it's only for 75 feet. The Board of Trustees would have to approve the 100-foot.

MS. BHIDE: That's correct.

CHAIRMAN LORENZINI: Okay. All right, having said that, why don't we start? Lynn, would you like to start?

COMMISSIONER JENSEN: Sure. Well, first of all, I want to commend the Petitioner and Staff and so forth for using the continuance to reframe this issue as they have, because I see the role that we have here is to advise the Board and make recommendations concerning the sound development of not only residential and non-residential property but also infrastructure. I must say I was kind of concerned last time that we were spending so much time on what I considered a constraint on the development of sound infrastructure that I thought we were not going in the right direction. So, I'm very glad that we took the time and we continued it and so forth.

We can't comment on the, from what I understand, I just want to get clarification again, Mr. Chair, you asked this but I'll ask it a little more bluntly. So, we can approve or disapprove the special use, and the legal finding from the Village Counsel is that if we decide to disapprove this, we have to have very, very good reasons documented in writing and really we do not have too much latitude with it.

MS. BHIDE: That's correct. You'd have to, in writing, state the reasons for denial.

COMMISSIONER JENSEN: As I also understand, we really don't have much in terms of our own deliberations to say about the 75 feet?

MS. BHIDE: That's correct. So, the variation is from Chapter 23, which is not the purview of the Plan Commission. That is the purview of the Building Code Review Board, which has reviewed that variation request and made a recommendation for denial. So, we cannot have two conflicting recommendations from the Village going to the Village Board. So, the Plan Commission can deliberate on the special use request, the Building Code Review Board has already deliberated on the height, and both recommendations will be forwarded to the Village Board.

COMMISSIONER JENSEN: I have been very supportive of this project from the beginning even with the original request. So, I don't really have too much to add to this. I would have a question. I assume I can at least append a comment when we get through voting that

might go to the issue of the 75-foot because I found the handling of it very unsatisfactory when I read the minutes of the other commission quite frankly. But I don't have any further questions.

CHAIRMAN LORENZINI: Thank you, Lynn. Terry?

COMMISSIONER ENNES: Is this the landscape plan that we have?

MS. Bhide: That's the concept that was proposed by Staff.

COMMISSIONER ENNES: So, we don't have any detailed description of the type of, normally we get detail on the type of shrubbery.

MS. Bhide: It is on the site plan that shows the use on the three-foot along Arlington and Central Road, and then crabapple trees to be installed within the islands. But the one that you have was drawn by Staff just to see how landscaping can be accommodated on site.

COMMISSIONER ENNES: So, Petitioner hasn't presented a plan?

MS. Bhide: They have presented a plan just not this one.

COMMISSIONER ENNES: Okay. That's all I have.

CHAIRMAN LORENZINI: Okay. Thanks, Terry. Bruce?

COMMISSIONER GREEN: Where are the two islands that were missing?

MS. Bhide: So, if you look at the westmost row of parking, there is no island at that south end of the westmost row.

COMMISSIONER GREEN: Up against the yard that goes around the tower?

MS. Bhide: Yes, at the very top there. Then on the southernmost row, there is no island on the westmost side because it butts up to the lease area.

COMMISSIONER GREEN: Okay, over here. In the future, I would just make a request for a little bit larger plan.

Okay. Another question is, and Latika, maybe you can answer this. When we say that the Petitioner has been working with the owner to remove these cars, how are we going to make sure that these 42 vehicles don't come back? How do we do that?

MS. Bhide: That's going to have to be a code enforcement issue.

COMMISSIONER GREEN: Okay, and we have very lax code enforcement people, whoever they are, in the Village because we see a lot of variations like this that just creep right back in and they go on their merry way in the same department.

MS. Bhide: I think they are submitting a plan that provides for 25 vehicles. If there were more, it would have to be

taken up, as anywhere else in the Village, via code enforcement.

COMMISSIONER GREEN: Is there, if they have more vehicles, can they be fined? What is the punishment? What is the inducement to get them to get rid of the extra cars if there's only 25 spots?

MS. Bhide: Right. You know, I think they're given some time to correct the situation first before they are fined. But I think --

COMMISSIONER GREEN: But is there a fine involved with this eventually?

MS. Bhide: I believe there is, but I am not a 100 percent sure on that.

COMMISSIONER GREEN: I'm just, for my own education. Okay, I have no other questions.

CHAIRMAN LORENZINI: Thank you, Bruce. George?

COMMISSIONER DROST: Yes. Bruce, it's like getting ready for a marriage, you know. Before you actually got married you're losing a lot of weight and you're looking the best you can.

COMMISSIONER GREEN: What are you saying to me, George?

COMMISSIONER DROST: So, it could let go. So, I think the Petitioner is trying to look as good as he can or she can before they go to the Trustees.

On those vehicles though, it's like, I saw boats there. Are boats vehicles?

MS. Bhide: They are vehicles, yes.

COMMISSIONER DROST: Okay, I mean are they trailered and they come with the car count? Because you know, there are some clever lawyers, well, there's only 42 cars but 20 boats.

MS. Bhide: I think they would, I mean they would all count as vehicles.

COMMISSIONER DROST: So, if they happen to be trailered, then that's a vehicle.

MS. Bhide: Yes, they would still be vehicles.

COMMISSIONER DROST: That's where it gets to be a little bit of a hodgepodge arrangement.

On the monopole, in the recommendations, it says in number two, the number of platform, does that mean carriers?

MS. Bhide: That's correct.

COMMISSIONER DROST: So, the 'carriers' was a new word for them?

MS. Bhide: Sorry, I think I misspelled the word there.

COMMISSIONER DROST: It was carriers.

MS. Bhide: It's antenna/carriers.

COMMISSIONER DROST: Carriers, okay. The carrier is going to be exclusively T-Mobile? Is that --

MR. STAPLETON: T-Mobile will be, do I need to --

COMMISSIONER DROST: Yes, why don't you, because you're going to be recorded.

MR. STAPLETON: Sure thing, I'm sorry. Okay, T-Mobile is the initial carrier that is part of this application. The tower would then be in accordance with your ordinance from the standpoint of being built for a second carrier to come on board. We're going to design the foundation, you know, four or three, but we're going to, you know, right now we're planning for two carriers.

COMMISSIONER DROST: So, it would be designed for three to four carriers?

MR. STAPLETON: From a foundation standpoint so that the, just as Staff or Latika said, if somebody wants to come in beyond the two carriers, they're going to have to come before you and request an additional special use for the additional carriers.

COMMISSIONER DROST: Yes. Is your business, you're basically the monopole owner and you are being asked by T-Mobile here to get the approval from the Village?

MR. STAPLETON: That is correct. T-Mobile will become our tenant, we become the landlord. As such, T-Mobile becomes a subtenant to our landlord, so we are responsible for the operation of that compound. In accordance with our agreement, our lease agreement with the property owner, he has to stay in compliance with the ordinance.

COMMISSIONER DROST: Yes, but I'm just kind of getting into the franchise level with T-Mobile and then, you know, there's other carriers, there's still other carriers.

MR. STAPLETON: Correct. Right, right.

COMMISSIONER DROST: Verizon for instance.

MR. STAPLETON: Verizon is here tonight on another issue. AT&T is there.

COMMISSIONER DROST: Just using that as a --

MR. STAPLETON: Right, and at the same time we're looking at what's coming down the pike with the fact of FirstNet which the federal government is putting a great deal of time and money into.

COMMISSIONER DROST: Well, that's the other point I'm getting at is the other usage because there is a security element in these communication towers. When you say two carriers, you start to partner with the federal government, and the federal government has black boxes or whatever in these towers also for future use or for security purposes. So, when we say two carriers, we're saying two carriers plus.

MR. STAPLETON: No, we're saying, I think what your ordinance, what you're asking us to do for right now is two carriers. If there is a need for, as what Staff has asked for is if there is a

need to go beyond the two carriers, then that third carrier is going to have to come, you know, come back in here. I don't know where the federal government is going to go but what I'm saying about that is right now the industry has sort of condensed again. We're down to AT&T, Verizon and T-Mobile and Sprint from the standpoint of being the four principal wireless carriers.

There's other elements that are coming out there, but no real serious plans have been really put on the table with what's coming next. As I said I think in the previous hearing, based on the last spectrum auction, \$7 billion has been put aside to the FirstNet project. So, that's coming somewhere along the line. I anticipate, you know, if there is a need for FirstNet to come on board, we're going to have to come back in here if they're the third carrier for that.

COMMISSIONER DROST: So, they would be a carrier, they would be classified and termed as a carrier.

MR. STAPLETON: Right, because --

COMMISSIONER DROST: There's roll outs and, you know, consolidations in your business, in the business you could be T-Mobile this year but then, and because T-Mobile was going to be bought by somebody I thought.

MR. STAPLETON: Well, T-Mobile was going to be purchased by AT&T, and the Federal Trade Commission and Justice Department basically said that wasn't going to happen because it was going to basically consolidate the industry from the standpoint of a competitive basis. So, presently, there is a great deal of talk of T-Mobile and Sprint merging and things like that. But there's a lot of, you know, in our industry there's all kinds of things. I mean we're looking at Google, we're looking at Dish, we're looking at all kinds of other people who are buying spectrum, buying airwaves.

So, those all could become, somebody in that bunch could become carrier number two, and then somebody in that bunch could be carrier number three which would in turn could make them come before here and ask for the additional special use.

COMMISSIONER DROST: When I was a child, we got the basic TV station. Now, you know, we have just a proliferation, now we're looking at Netflix coming in with their own station to compete with the existing four, I guess. But that's sort of the interesting thing. I just wanted to get that definition of carrier, the ability to switch in and switch out of the original plan. So, you know, be careful of what we, the arrangement we have.

In these agreements that you have with T-Mobile, does T-Mobile have the ability to veto any carrier?

MR. STAPLETON: No, they don't have the right to veto unless it's interfering with their spectrum. If there is an interference situation, then of course there is a --

COMMISSIONER DROST: If they're on the same pole.

MR. STAPLETON: Yes, of course there is that. It's just like me working, you know, having a home here in town and putting up an antenna and all of a sudden I'm interfering with your, you know, fire and police radio or something like that. You know, that's something that has to be contended to deal with. But they can't, for instance on their platform where their antennas are, they can't go and just sublet space on their platform.

COMMISSIONER DROST: I just wanted to get a better understanding, you know, that what we're considering tonight is sort of final and not any other stealth, you know, aspects to it where you would approve this and all of a sudden it opens up a floodgate.

MR. STAPLETON: Because you have that ability as a special use or a conditional use in the ordinance, you can put those conditions in that final approval to make it --

COMMISSIONER DROST: I don't think we can but it's the two carriers, that we define the carriers, I'm not an expert so I'm not going to try to design something I don't know anything about or have no knowledge about. Okay, I'm done.

COMMISSIONER GREEN: If I could just jump in, I have a question on George's comment there. I think in the last meeting, you stated that you needed 75 feet for T-Mobile, and if you were to have another carrier on there you need additional height. So, my question to you is if you're limited to 75 feet, what's going to happen with carrier number two?

MR. STAPLETON: He's going to have, if we can't get that additional height, he's going to have to come in below us. Two things sort of happen in that roll out. If he comes in below us, he's just, you know, he's going to be at treetop level or if not right at, you know, right above treetop level or right at treetop level. So, therefore, his situation, which they're going to have to look at is how far out they can broadcast and receive. So, that's part of the situation.

So, as I said I think in the previous meeting, we would like to be above because we might get out of that interference. Then at the same time, we'd like to have that separation between antennas. We like to have, you know, somewhere in the area of eight to ten feet between the bottom of our antenna and the top of the next guy's antenna.

COMMISSIONER GREEN: Okay. I guess what I'm asking here is if this second carrier is not going to work, then why are we approving two carriers? Maybe you can answer that, Latika.

MS. BHIDE: Sure. I mean there are other antennas that are on the rooftops, which are at 56 feet, 58 feet, you know. So, possibly a second antenna should work. A third one might not if it's

too low.

MR. STAPLETON: Right.

COMMISSIONER GREEN: Okay. So, I guess where I'm going with this is if we are approving two and one only will work, is it pushing us into more height being added to the pole in the future?

CHAIRMAN LORENZINI: Well, Bruce, I don't know if it's --

COMMISSIONER GREEN: If we can talk about that.

CHAIRMAN LORENZINI: Well, no, but I don't know if it's ineffective and it won't work or just it won't be as effective.

COMMISSIONER JENSEN: If I could?

MR. STAPLETON: That's correct, yes. That's the big issue.

COMMISSIONER GREEN: That's fine. I just want to understand it.

COMMISSIONER JENSEN: The Petitioner is going forward to the Board still requesting a 100-foot pole.

MS. BHIDE: That's correct.

COMMISSIONER JENSEN: So, basically, we are saying we'll either approve the special use or not. As I said, I had some concerns about the 75 feet if it's inadequate. But that has to be dealt with separately, but I think he is going to take it to the Board and see if he can get them to give him the variance.

COMMISSIONER GREEN: Right. I'm just trying to understand the ploy behind it all just so I can understand it myself. Is it if it doesn't work below 75, then that's an excuse to go for more? So, that's just my comment on it, that is all, and I wanted to just understand that. That's all.

CHAIRMAN LORENZINI: Okay, let's go on to John.

COMMISSIONER SIGALOS: Yes, I guess I would like to just clarify because my question is really what Bruce Green just brought up. Your T-Mobile antenna will work on a 75-foot pole?

MR. STAPLETON: Yes, our RF.

COMMISSIONER SIGALOS: Where do you mount it? Say a 75-foot pole, will you be at the very top of this pole or you'd be, let's say at 65 feet?

MR. STAPLETON: Tippy top, tippy top. The top of the antenna.

COMMISSIONER SIGALOS: The very top?

MR. STAPLETON: The very top will be at 75 feet.

COMMISSIONER SIGALOS: Okay, so that's where your T-Mobile antennas would be.

MR. STAPLETON: Right, right.

COMMISSIONER SIGALOS: Then if you have a second carrier on there, you would want an eight to ten feet difference. So, that

means the second carrier would be maybe at 65 feet?

MR. STAPLETON: Correct.

COMMISSIONER SIGALOS: To provide coverage, it should provide adequate coverage because I, in preparing for the Verizon variance that's coming up in the next case, they're wanting their antenna at 59 feet. So, if it works for them, I'm assuming it would work for whoever else is going to go on the 75-foot pole.

MR. STAPLETON: It all, location, it's all based on what, if you want to call it clutter, is there in relationship to where the other equipment is at, its relationship to what we're trying to convey.

I mean for instance, let's just say your ordinance allowed 200-foot, okay. Based on what we have out there in the neighborhood and everything else, we don't need 200-foot because what happens at 200 feet, we're blasting over existing coverage. So, what we try to do is basically tailor the installation to meet the coverage that we're trying to obtain, and at the same time also without the necessity of us maybe two years down the line or three years down the line coming and saying, well, yes, we've got this okay coverage but we need to add something else because we're not going out the distance where we're at.

I mean what we're asking for tonight is to get the conditional use approved. We are going to petition the Board to go to 100 feet so that in turn what happens is we push our antennas up to the top at 100 feet, and then we have the ability to co-locate for the next guy below, and at the same time most likely for him to meet his coverage need.

COMMISSIONER SIGALOS: But again the simple question was 75 feet will provide the coverage you require and allow a second carrier to be down below you at 65 feet and provide a sufficient coverage?

MR. STAPLETON: It provides sufficient coverage, yes.

COMMISSIONER SIGALOS: Okay, that's all because, that's all. That's all I have, thank you.

CHAIRMAN LORENZINI: All right, John. Jay?

COMMISSIONER CHERWIN: Yes. You know, obviously I was concerned about this the first time around. I agree with Lynn, you know, to the extent that infrastructure is important and we need it. The concern we had last time was obviously if we take a pure utilitarian approach, that would be a much easier job. Unfortunately, we have to balance other things that are going on, whether it's aesthetics or planning or sort of case-by-case basis that goes along with the reason these aren't permitted but are special use. So, again my concern is still there. This will look terrible on this corner, out of place, you know that.

I guess I'd ask Latika if, I had seen, you know, whether it's Comp Plan, I don't, the Planning Department was sending a survey about overhead poles in this area, eliminating or trying to restructure the sort of entranceway into the Village on Arlington Heights Road. Is that still the case? I mean are we looking at somehow upgrading or enhancing the aesthetics of that area?

MS. BHITE: I don't know.

COMMISSIONER DROST: I can address that. It is on the Comprehensive Plan.

COMMISSIONER CHERWIN: There it is.

COMMISSIONER DROST: Yes, indeed that is one of the strategies, to take some of these overhead poles and put them down below.

COMMISSIONER CHERWIN: Why is that, George?

COMMISSIONER DROST: Because they're an eyesore. There's other aspects to it, too. I think it's easier to service in ground or on ground. There's less chance for all of the safety issues which you don't want. But it's primarily aesthetics, you know, you're careful to point out the fact that the monopole was shown in this cluster of overhead lines which --

COMMISSIONER CHERWIN: That would no longer be there at some point.

COMMISSIONER DROST: You know, it makes the big boy antenna not so bad because the other guy is pretty ugly, too.

COMMISSIONER CHERWIN: Yes, but all of them are in the way so that it looks like it's just one them.

COMMISSIONER DROST: Yes, right.

COMMISSIONER CHERWIN: But my concern is that the Village is trying to undertake some action to make changes in that area.

COMMISSIONER DROST: Well, it's not official, but in committee we have been talking about that as being one way to improve the aesthetics of the community. We've tried to identify certain areas within the community to look a little bit more tip-top.

COMMISSIONER CHERWIN: It would seem to me that, so that's the kind of planning that, you know, when we have to balance the utilitarian aspect of putting in infrastructure, the hard part of our job is balancing longer term decisions like that.

COMMISSIONER DROST: Right, but we're not, the committee report is not legislation nor would --

COMMISSIONER CHERWIN: I understand.

COMMISSIONER DROST: So, we have to deal with what is on the books rather than what is being proposed. But a sense of what our Plan Commission and our subcommittee is doing in essence is to try to make the Village a little more inviting, especially in what we call

sort of gateway locations.

COMMISSIONER CHERWIN: Right. So, that continues to be my concern. I've mentioned before I don't think, you know, when we talk about, I don't think there's any realistic chance of looking at a map of the Village and saying this is where we want our poles to be. That's not what I would have in mind. But it would seem to be that regardless of the outcome in this case, we need to think ahead towards, you know, this type of infrastructure and have some sort of long-term plan.

I said that last time, I'll say it again because I think maybe random decisions, or not random decisions but decisions that are not necessarily tied to any sort of plan for weighing the benefits of improved infrastructure versus the nature of the neighborhood, the aesthetic issues, I think it would serve us well to have some strategy around that rather than --

COMMISSIONER DROST: Great comment from --

COMMISSIONER CHERWIN: I will hold comments until after the public comment.

CHAIRMAN LORENZINI: Thank you, Jay. Latika, just a couple of minor questions. On the recommendations, it says the landscape screening, Mr. Stapleton, could you please stay up here?

MR. STAPLETON: Oh, sure.

CHAIRMAN LORENZINI: This would involve you, too. It says the landscaping screening shall be installed completely on private property subject to Village approval. But then you mentioned something about if IDOT allows that on their property. Where is the landscaping going, on IDOT's?

MS. BHIDE: So, the plan that the Petitioner has presented shows landscaping that is partially on IDOT right of way. The concept landscape plan that we provided to the Commission demonstrates that it can all be accommodated on private property. It may cause, you know, a parking space or two to be lost, but there is the excess.

One of the reasons we're recommending that was, you know, not having to go through or being subject to IDOT approval, but also to push the landscaping back on the property to help the facade space.

CHAIRMAN LORENZINI: Okay. Going back on the Staff Development Committee report, on page one, under the Surrounding Properties, on the North B-2, you still show the Shell station. That's really Japan Auto.

MS. BHIDE: Oh, sorry.

CHAIRMAN LORENZINI: That's all. Okay, now we're going to move on to the --

COMMISSIONER JENSEN: Mr. Chair, could I just get a

clarification?

CHAIRMAN LORENZINI: Sure.

COMMISSIONER JENSEN: If I, I'd like to ask Mr. Stapleton, when you gave testimony to the other commission, you indicated with the 75-foot pole you would only get about 50 percent of the full service coverage that you would like. Is that correct?

MR. STAPLETON: That's about, you know, correct. I mean it serves the need, but at the same time doesn't serve the ultimate, you know, plan. I mean it's like anything else. It's like a radio station, you know, an AM station working day or, you know, how it perceives during the day and what an AM station is perceived at night. You know, WGN goes so far during the day, you turn the lights off, WGN goes farther out. This is the same kind of situation. At 75 feet, we're this; at 100, we're this.

So, yes, the height has a lot to do with what we're asking for and that's why, you know, we want to go back to the Board and ask for the 100 feet so we can meet, if you want to call it the desired coverage we'd like to have versus, you know, at 75 feet what we can get.

COMMISSIONER JENSEN: Okay, and I noticed on one of the exhibits we have, Latika, I guess this is actually the Petitioner, we do show, of the 18 monopoles or towers or whatever, five of those are significantly even above 100 feet. Some of them are not, not all are within Arlington Heights but some are.

MS. BHITE: Right, yes.

COMMISSIONER JENSEN: So, were those grandfathered in? I mean how did they get to be higher than the 100 feet that the other commission as well as we are worried about?

MS. BHITE: Some of these did get variations. The others might have predated the ordinance but some of these did get variations.

COMMISSIONER JENSEN: Okay.

COMMISSIONER GREEN: Maybe I can help you, Lynn. One of those variations was for a tower that was up with Commonwealth Edison, and very, very tall towers were present in the same location. So, they were replacing one of those. So, if they were 125 feet, you had to go back to 125 feet and carry the lines, and therefore that was the height of the tower.

COMMISSIONER JENSEN: Okay, that helps. Thank you.

CHAIRMAN LORENZINI: All right. Is there anything else before we go to the public? All right, let's go to the public portion. Anybody in the audience have any comments or questions? Anybody?

Okay, if not, we'll close that and go back to the Commissioners for final questions and deliberation. Any questions from anybody? Any recommendations?

COMMISSIONER DROST: Yes, I'll make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #15-003, a Special Use Permit for a wireless antenna tower.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated July 16, 2015:

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends approval of a special use for a 75-foot tall monopole antenna, subject to the following conditions:

1. The landscape screening shall be installed completely on private property, subject to Village approval.
2. The number of platforms/carriers allowed on the antenna will be limited to two. The installation of additional platforms will require a Special Use Permit amendment.
3. Prior to Village Board consideration, provide a letter from the Northwest Central Dispatch indicating that the proposed frequencies are compatible with the Village and other public and private telecommunication frequencies.
4. Prior to receiving a permit, submit any required state or federal approvals.
5. The Petitioner shall comply with all federal, state, and Village codes, regulations and policies.

CHAIRMAN LORENZINI: Do we have a second?

COMMISSIONER SIGALOS: Second.

CHAIRMAN LORENZINI: Okay. Roll call vote please.

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes, with comment.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Yes.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Yes, with comment.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Yes, with comment.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: No, with comment.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Okay, comments? Jay, do you want to start?

COMMISSIONER CHERWIN: Yes, my first comment is this is going to look awful and we'll probably regret it. I'll regret it at least. But I think we really owe it to ourselves and the citizens to take a comprehensive look on how we're going to address issues like this because I just don't think this is a good way to go about looking at these issues.

CHAIRMAN LORENZINI: John?

COMMISSIONER SIGALOS: I voted no only because it appears that your requirement for 100-foot is to get more co-locators on this tower which would be to your financial benefit. 75-foot would work, give you the coverage you need, and falls within our code. So, to say that you need the extra 25 feet for your own economic gains, I couldn't agree with that. That was my comment.

CHAIRMAN LORENZINI: Bruce, you had a comment?

COMMISSIONER GREEN: My only comment is I agree with the Review Board that says it should be 75 feet.

COMMISSIONER JENSEN: Yes, I actually agree with Jay. I think that we need to stop doing this piecemeal and we actually need to build our limitations and restrictions on something rational. When you read what happened at the other commission, the rationale was that 75 feet is the limitation, we don't know why, we know it's been there a long time, and therefore we're going to go with it.

I think the Village needs to at least take a look at norms and what other villages are doing. They need to look at standards and they need to develop a more comprehensive approach to this thing.

I don't feel totally comfortable limiting them to 75 feet because I don't know what kind of communications infrastructure this Village is going to need in five years or 10 or 15 because it evolves very rapidly. What we've done by limiting it to 75, maybe we'd have to actually approve several more towers. So, that doesn't appeal to me to have a whole forest of towers because we don't want to have one that may not look that attractive.

So, I think it behooves the Staff as well as the Board to try to see what we could do to actually get a better understanding and have a rationale that underpins the limitations on the height of these poles. So, I am agreeing with Jay although he may not like the twist that I've put on his comment.

CHAIRMAN LORENZINI: Okay, I think that wraps it up. Is there a date to go to the Board?

MS. BHIDE: I don't have a date. I need some information from them beforehand, so I'll work with them on a date. For the public, it's updated the Friday before the meeting on the

website.

CHAIRMAN LORENZINI: Okay. Well, Mr. Stapleton, I think you received a tepid approval from the board and I guess congratulations.

MR. STAPLETON: Thank you very much. I appreciate all the time you fellows have put into this issue. At the same time, as past president of the Illinois State Wireless Association and being involved in this business for a long time, I would certainly be pleased or, you know, if you have questions or your Staff has questions regarding a comprehensive plan, I would volunteer my time to your efforts because at the same time I understand the battle you folks have to deal with from the standpoint of what you want to see. At the same time, I think I can talk to you about where this industry is going and where the wire line industry is coming down to.

COMMISSIONER DROST: Yes, and that's a great idea. If you want to leave your contact info. We've got some of your info, but you know your past background is very amenable to this process, that would be very helpful.

MR. STAPLETON: Once again, thank you very much and thanks for all your time you've put in here.

CHAIRMAN LORENZINI: Thank you.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 8:19 p.m.)



Item: Verizon Wireless Antenna at Luther Village - 7/22/15

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Verizon Wireless Antenna at Luther Village - 7/22/15	Minutes

PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: VERIZON WIRELESS ANTENNA AT LUTHER VILLAGE; PC# 15-009

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
22nd day of July, 2015, at the hour of 8:19 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

LATIKA BHIDE, Development Planner

CHAIRMAN LORENZINI: Okay, there is another public

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hearing on the agenda, Verizon Wireless Antenna at Luther Village, 800 West Oakton Street, PC# 15-009. Have all the proper notices been given?

MS. Bhide: They have.

CHAIRMAN LORENZINI: Okay. Is the Petitioner here? Would you please come forward and anybody else who may be testifying? Raise your right hand, I'll swear you in.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Could you, who's going to speak first? Okay, would you please state your name, spell it for the court reporter and give your address?

MR. DUEHREN: Dan Duehren, last name is D-u-e-h-r-e-n.

CHAIRMAN LORENZINI: Address please?

MR. DUEHREN: 144 West Lockwood, Suite 200, Webster Groves, Missouri 63119.

CHAIRMAN LORENZINI: Okay. Would you now give us your name and address, too?

MR. DOLAN: My name is Doug Dolan, D-o-l-a-n, the same address, 144 West Lockwood.

CHAIRMAN LORENZINI: Has the Petitioner read the conditions in the Staff report?

MR. DUEHREN: Yes.

CHAIRMAN LORENZINI: Do you agree with them?

MR. DOLAN: With one exception.

CHAIRMAN LORENZINI: Okay. So, why don't you give us a brief presentation on what you're going to do, what your project is?

MR. DUEHREN: Thank you. So, Verizon Wireless has proposed this wireless communication site to address a gap in coverage and capacity that we have in the vicinity. Initially we start this process with what we call a search area. Essentially, we're given basically a circle on a map that says this is where we need to improve coverage.

As you'll see from some of the materials that we submitted, this is an extremely challenging ring. The overwhelming majority of this search ring is densely residential. In fact, there are only three potential locations where we could place a wireless communications facility within this search ring and meet the Village of Arlington Heights' ordinance. That was the site that we chose which is zoned Institutional and then two B-2 Districts kind of on the southern portion of the ring.

We opted for the Institutional for a couple of reasons. First and foremost, we always seek out existing structures whenever we can. That allows us to mount antennas with basically, you know, the least visual and aesthetic impact to the surrounding community rather than having to construct a new cell tower. Had we

gone in either of the two B-2 Districts, it would have required a brand new cell tower of 75 feet. In our case, we are able to mount antennas on the existing rooftop that will blend in seamlessly we believe with the existing architecture. For that reason, we narrowed our focus and chose this site.

Another reason of course was that that B-2 District that you'll see on the zoning overlay map that we provided backs up very closely to residential homes. So, it would have been much closer to residents in terms of, you know, just sheer distance.

The building that we're located on is actually in the center of a very large parcel. So, when you look at the distance between where our antennas are actually going to be located and the nearest homes, it's several hundred feet in all directions.

The other aspect that we took into account of course was how can we make these essentially as invisible as possible. So, our antennas in fact will be hidden entirely behind a stealth enclosure. So, what that means is, you know, from the naked eye, you won't even see the antennas at all. You'll notice there are antennas already on this building that are mounted to the exterior of the penthouse below us which are visible. But I wanted to make that point of emphasis that ours will not be visible at all.

So, I think that was really kind of the crux of why we chose this site. As you can see, you know, addressing coverage and capacity needs is getting more and more challenging as more and more people are relying solely on wireless communications and moving away from land lines. So, what that means is that demand is increasing the most in residential areas, which is of course the hardest place to provide coverage as far as, you know, new towers. They're typically the most highly restrictive districts.

So, that was really our rationale. We feel like, you know, where we needed to be to meet our needs, we found an extremely compatible site and for that reason we are seeking your approval. Thank you.

CHAIRMAN LORENZINI: Thank you. Which recommendation do you take exception to?

MR. DUEHREN: So, the recommendation that we have to provide a letter of concurrence from Northwest Central Dispatch prior to Village Board consideration. We'd like to have that amended to having that provided before issuance of a building permit, the reason being is that the FCC highly regulates our industry and wireless communications, as was alluded to in the previous presentation, are spectrum-based. So, for that reason, Verizon has license to the spectrum that it utilizes. For that reason, we have confidence that it's not going to interfere with any of the existing wireless communications in the Village.

So, having said that, we will provide that letter, you know, prior to having the BP issued, but we don't see any reason for that delay.

CHAIRMAN LORENZINI: Okay, thank you. Latika, Staff report?

MS. BHIDE: Thank you. The Petitioner is seeking a special use permit for a rooftop wireless antenna. Along with it, they are seeking two variations, one from the requirement to provide a parking study, and second, to allow for a screen wall of eight-foot 11 inches and a six-foot tall fence for the equipment shelter.

As you can see, the property is located at 800 West Oakton. This is an Institutional zoned property, it's approximately 73 acres in area. The northern portion of the site is an independent senior living development, the Luther Village. The southern portion where the antenna is proposed to be located has various components including a skilled nursing facility, a memory support wing, senior assisted living, daycare, and a chapel.

So, Verizon Wireless would like to install a rooftop cellular antenna at Lutheran Home. As the Petitioner stated, the antenna will be within a fiberglass enclosure, which would be an extension of the elevator shaft for the penthouse. The proposed enclosure is 10-foot in height, and the overall height of the building, the lower penthouse, the elevator shaft, and then this extension will be 70 feet to the highest point. The antenna will be located approximately 350 feet inside from Oakton Street, and approximately 465 feet from Kennicott Boulevard to the west.

In addition to the rooftop antenna, there's two pieces of equipment on the ground. One is a generator, which is screened behind the screen wall, which needs a variation. Then there is an equipment shelter on the west side of the building. It's kind of hard to see the site plan but it shows both the ground shelter or the ground equipment and the generator as well as the rooftop mounting. This is --

So, the Petitioner had initially applied for what's called a special use waiver, which is something they can apply for for antennas for co-location. But the Department rejected the waiver because the number of antennas was increasing substantially which is one of the criteria in the waiver. It will project more than 12 feet from the highest point of the roofline of the building and we were not sure if it would blend with the building.

Verizon then indicated to us that they have evaluated other alternatives, you know, including existing buildings, a new tower or locating it on the water tank. They feel that this site provides the most concealment as the antennas are behind the screen wall, which could match the paint on the penthouse.

As the antennas are located deep within the site, they're far away from the right of way. Because of the stealth application, the Staff Development Committee does recommend the approval of this special use. As you can see on the elevations here, you know, the antenna shroud as it's called is on top of that penthouse, but you wouldn't really see the antennas because they would be behind that wall.

For the criteria, in addition to the special use criteria, the Petitioner has to demonstrate there is not space available on an existing tower. As the Petitioner indicated, they had only three potential locations. One was this site and the others were two B-2 properties, which were directly adjacent to R-3.

The landscaping, since this is a rooftop stealth application, there doesn't need to be any landscaping around the antenna shroud itself. But Staff is recommending that they add additional landscaping along the perimeter of the screen wall to soften the impact of the tall wall. Petitioner has agreed to that.

So, just the coverage plats that were presented by the Petitioner, this is without the existing site. As you can see, it doesn't provide for any reliable coverage in residences. Then the center blue spot there, as you can see, is with the addition of this site and would upgrade what coverage would be available.

The Petitioner did provide some photo simulations. On the left is existing, and the right is how it would look with the proposed antenna shroud. So, this is before and after shots from the street where, because it's so far deep inside the site, it's not really visible. This is along, not Kennicott, Oakton. As you can see, you can see the shroud there and then along Kennicott there.

There are two variations, one is from the requirement to provide a traffic study which is required for a special use. But this has none, the rooftop antenna wouldn't have any impact on the parking spaces, so Staff supports this variation. The second was, you know, the requirement that fences not exceed five feet to allow eight feet 11 inches for the wall for the generator and then six-foot for the equipment shelter.

That being said, the Staff Development Committee does recommend approval of the special use subject to that the stealth wall enclosure/antenna shroud should be designed to match the existing brick facade of the building. Condition number two, which Petitioner has indicated an objection to, is providing a letter from the Northwest Central Dispatch. Third is prior to receiving a permit, submitting any state or federal approvals. Because three trees would be removed, there would be six four-inch caliper replacement trees that would be required, and the Petitioner has indicated they are working with the property owner to provide a good placement for that. Then additional

landscaping along the screen wall, and then comply with all federal, state and Village regulations and policies.

CHAIRMAN LORENZINI: Thank you, Latika. Do I have a motion to approve the Staff report into the public record?

COMMISSIONER ENNES: So moved.

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Okay, let's go to the questions from our Commissioners now. Jay, do you want to start this time?

COMMISSIONER CHERWIN: No, I really don't have any questions at this point. I think this, you know, contrasts with the other one and is a perfect example of how we can improve infrastructure in a way that is totally reasonable and isn't obstructing at all to other interests, so I'm not concerned. So, I'm totally supportive.

The one thing I would say is it seems like the Petitioner's request for some relief on the timing for the FCC, I would be in favor of. As long as they get it before the building permit, that would be just fine.

CHAIRMAN LORENZINI: Thank you. John?

COMMISSIONER SIGALOS: I also would like to commend you for, you know, the aesthetic nature that you're going, the path that you're going down rather than just sticking another antenna up on the roof. So, I am very supportive.

Will there be other antennas within this fiberglass structure or just the one for Verizon?

MR. DUEHREN: It will just be Verizon.

COMMISSIONER SIGALOS: Just Verizon. So, you're going through a considerable expense to camouflage and hide the antenna. I commend you for it and I'm in favor of the project, thank you.

CHAIRMAN LORENZINI: George?

COMMISSIONER DROST: From the last petition, this really brings up the point of a need to really look at our telecommunication tower ordinances because having a traffic study for a tower, I mean that is --

COMMISSIONER GREEN: It was air traffic, George, air traffic.

COMMISSIONER DROST: The other point about landscaping on a 60-foot building, on the rooftop, that may be okay in some circumstances. But I think it is not intuitive really from that standpoint, and that's not to affect your project but I think it makes a greater point that we need to really look at these towers.

The question I do have for the Petitioner, and we

had aesthetics as part of it and looking at some of the photographs, when you're dealing with Lutheran Life Communities, did they negotiate a cross on the enclosure or put a cross on top of the shroud?

MR. DUEHREN: They did not. No, so it will just be blended to match the existing.

COMMISSIONER DROST: Okay, so there's no cross, because there's a number of crosses on campus, and this one will be a higher one to affix.

CHAIRMAN LORENZINI: They should have hired you, George.

COMMISSIONER DROST: No, just tongue in cheek there. I have no further comment.

CHAIRMAN LORENZINI: Thank you. Bruce?

COMMISSIONER GREEN: Just to make the same comment, I think you guys have done a wonderful job. When we first heard about this in Plat & Sub, it was really sort of a no brainer. It was a good idea, what you're doing, and again good job.

I agree with Jay that the issuance of a building permit should be substituted for Village Board consideration.

CHAIRMAN LORENZINI: Thank you. Terry?

COMMISSIONER ENNES: A couple of quick questions, Mr. Dolan. Will you be doing the construction? Will your company be doing the construction or will Lutheran Home do the construction of the shroud?

MR. DOLAN: So, Verizon Wireless will contract out to do the construction.

COMMISSIONER ENNES: So, as the tenant to them, you'll be responsible for building out the shroud?

MR. DOLAN: Yes, that is correct.

COMMISSIONER ENNES: There will be no antennas up above it, so it will be totally hidden and enclosed?

MR. DOLAN: That is correct.

COMMISSIONER ENNES: Bruce, I'm not sure if I understood you when you say that you're agreeable to having the letter from the Northwest Dispatch provided with the building permit, or prior to?

COMMISSIONER GREEN: Yes, prior, yes.

COMMISSIONER ENNES: Okay.

COMMISSIONER GREEN: The number two, the one that they requested.

COMMISSIONER ENNES: Latika, on number three, that permit that you're referring to, is that also the building permit?

MS. BHIDE: That's correct.

COMMISSIONER ENNES: Okay. Then I would agree with that also, and I do think it's a good project.

CHAIRMAN LORENZINI: Lynn?

COMMISSIONER JENSEN: Yes, I think it's an excellent

project. I commend you and I certainly agree with delaying, using as the trigger point getting your building permit as opposed to going to the Village Board. So, I think it's a great project.

CHAIRMAN LORENZINI: I think it's a good project also. But one question, is your 70-foot tower going to work when the other guy needed 100?

MR. DOLAN: So, it is. I mean I'll be honest, initially Verizon was looking for more height. That's sort of the nature of the business is, you know, the taller the better. But at the same time, you know, we understand that you have to take into account the context of where you're locating. You can't just put a tower anywhere. Within those limitations, you know, 65 feet will more than suffice.

CHAIRMAN LORENZINI: Okay, thank you. Okay, any comments or questions from the audience? Anybody? No? Okay, if not, we'll close that portion of the hearing and go back to the Commissioners for more questions or recommendations.

COMMISSIONER ENNES: I'd like to make a motion.

A motion to recommend to the Village Board of Trustees approval of PC #15-009, a Special Use Permit for a rooftop wireless antenna; a Variation from Chapter 28, Section 6.12-1, from the requirement to provide a traffic study and parking analysis prepared by a qualified professional engineer; and a Variation from Chapter 28, Section 6.13, from the requirement that fences shall not exceed a height of five feet to allow eight feet 11 inches and a six-foot fence for the equipment shelter.

This approval is contingent upon compliance with the recommendation of the Plan Commission and the following recommendations detailed in the Staff Development Committee report dated July 17, 2015:

Recommendation

The Staff Development Committee has reviewed the Petitioner's request and recommends approval of the Special Use request for a rooftop wireless antenna, subject to the following conditions:

1. The stealth wall enclosure/antenna shroud shall be designed to match the existing brick facade of the building.
2. Prior to issuance of the building permit, provide a letter from the Northwest Central Dispatch indicating that the proposed frequencies are compatible with Village and other public and private telecommunication frequencies.
3. Prior to receiving a permit, submit any required state or federal approvals.

4. Landscaping along the perimeter of the proposed screen wall for the generator pad shall be provided. Six four-inch caliper replacement trees as required per the ordinance shall be provided.
5. The Petitioner shall comply with all federal, state and Village codes, regulations and policies.

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER SIGALOS: I'll second that.

CHAIRMAN LORENZINI: Roll call vote please.

MS. Bhide: Commissioner Drost.

COMMISSIONER DROST: Aye.

MS. Bhide: Commissioner Ennes.

COMMISSIONER ENNES: Aye.

MS. Bhide: Commissioner Green.

COMMISSIONER GREEN: Yes.

MS. Bhide: Commissioner Jensen.

COMMISSIONER JENSEN: Yes.

MS. Bhide: Commissioner Sigalos.

COMMISSIONER SIGALOS: Yes.

MS. Bhide: Commissioner Cherwin.

COMMISSIONER CHERWIN: Yes.

MS. Bhide: Chairman Lorenzini.

CHAIRMAN LORENZINI: Yes. Congratulations, you've got a unanimous approval. Is there a date this is going to go to the Board of Trustees?

MS. Bhide: Again, I will communicate with the Petitioner but I don't have a date for that yet.

CHAIRMAN LORENZINI: Okay, thank you.
Congratulations.

MR. DOLAN: Thank you.

MR. DUEHREN: Thank you very much.

CHAIRMAN LORENZINI: Any other business? Additional items, Latika? Our next meeting, do we have a date for that?

MS. Bhide: August 12th will be the next meeting.

CHAIRMAN LORENZINI: Okay, very good. Okay, do I have a motion to adjourn?

COMMISSIONER DROST: I'll make that motion.

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Good night. Thank you, everybody.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 8:39 p.m.)



Item: Comprehensive Plan Update - PC#14-020

Department: Planning & Community Development

BACKGROUND

Over the past 11 months the Comprehensive Plan Subcommittee has reviewed and developed an update to the Village's Comprehensive Plan. The plan includes new sections such as Historic Preservation, Corridors, and Sustainability. In addition, several amendments to the Land Use Map are recommended. To assist the Subcommittee in developing the draft Plan, the Village conducted a Village wide survey on line to gauge the importance of certain planning related issues. A copy of the survey results are included as over 530 persons responded.

The Village of Arlington Heights Park District is also requesting several park site reservations.

RECOMMENDATION

The Comprehensive Plan Subcommittee recommends to the Plan Commission the following:

1. Approval of the 2015 Comprehensive Plan.
2. Approval of the amendments to the Comprehensive Plan Land Use Map.
3. Further discussion on the Park Site reservations at the public hearing.

ATTACHMENTS:

Description	Type
Staff Memo	Memorandum
Comprehensive Plan Subcommittee Minutes - 7/28/15	Minutes
Comp Plan Draft A	Exhibits
Comp Plan Draft B	Exhibits
Comp Plan Draft C	Exhibits
Comp Plan Draft D	Exhibits
Comp Plan Draft E	Exhibits
Land Use Map - Proposed Amendments	Exhibits
Park District Reservation Request	Exhibits

Survey Results
St. Viator Objection Letter
School District #214 Objection
Christian Liberty Objection Letter

Exhibits
Correspondence
Correspondence
Correspondence

Memorandum

To: Chairman Lorenzini and Members of the Plan Commission

From: Bill Enright, Deputy Director Planning and Community Development

Date: August 21, 2015

Subject: Plan Commission Public Hearing
Wednesday, August 26, 2015 at 7:30 PM
Board Room
Comprehensive Plan Update: P.C.#14-020

Please find as attachments the following:

1. Minutes of the July 28, 2015 Comprehensive Plan Subcommittee meeting
2. 2015 Comprehensive Plan (Draft)
3. Comprehensive Plan Land Use Map: Proposed Amendments
4. Park District Request for Additional park site reservations.
5. Objection Letter from St. Viator regarding Park Site Reservations
6. Survey Results

2015 Comprehensive Plan (Draft)

The draft 2015 Comprehensive Plan is attached as recommended by the Comprehensive Plan Subcommittee. Due to the size of the file, the Plan was broken down into five segments on Novus (Comp Plan Draft A to E). I previously sent a hard copy to every Commissioner for your review. The Plan reflects the discussions of the Comprehensive Plan Subcommittee over the past 11 months including new sections for: Sustainability; Corridors; and Historic Preservation. A summary of certain questions from a community survey is also included.

The Goals and Objectives have been updated to reflect and be consistent with goals contained in other documents, and the statistical data in the Housing and Population, Economic Development, and Recreation sections have been updated.

Comprehensive Plan Land Use Map: Proposed Amendments

The Subcommittee reviewed several possible amendments to the Comprehensive Plan Land Use Map. Those amendments that were recommended are attached as an exhibit on Novus. A notice was sent to all properties affected by the proposed land use map amendments.

Park District Request for Additional Park Site Reservations

The Village's Comprehensive Plan includes the Official Map, which is a planning tool that indicates all existing publicly owned facilities and future public facilities for government agencies such as the Village, School Districts, and Park District. The Official Map is included in the Comprehensive Plan in the Appendix section. In addition, a listing of current park site reservations is listed on pages 47 and 48 of the draft Comprehensive Plan. Future public improvements contained in the Official Map are referred to as Site Reservations, meaning that the government agency requesting said reservation may be interested in acquiring the property for public purposes.

A reservation does not give the government agency the right of first refusal if a property is for sale. A reservation does not prohibit a property owner from selling their property. If a developer were to acquire a property which has a reservation and submits an application to the Village to subdivide, then the reservation provides guidance to the Village and developer that another government agency wishes to accept land as part of the required land dedication requirements (rather than a fee which is what is typically requested).

The Arlington Heights Park District currently has 43 site reservations, many of which are sites adjacent to existing parks. At this time the Park District is requesting an additional 9 reservations. This request is outlined in the attachment "Park District Reservation Request". Staff concurs with 8 of the 9 site requests, however the University Drive request is not supported at this time. The Village does not have much industrial land remaining, and depending on the proposed use of the property for a park facility, that use may or may not be compatible with the surrounding industrial land uses. However if in the future the Park District has more definitive plans for the use of this site, the Village will reconsider its position at that time. The Comprehensive Plan Subcommittee did not take a position on the reservations at their July, 2015 meeting as they wanted to see if there was any input from affected property owners.

The Village has notified in writing all 9 property owners of this request. Included in said notice was the date, time and location of the Subcommittee meeting and the Plan Commission hearing scheduled for August 26th.

Survey Results

The survey was posted on the Village web site April 9th and we sent out notice of the survey to all persons registered on the Village email blast, Twitter and Facebook. To date we have had 535 responses. A poster was developed to place at the Library, Park District community centers and the Senior Center. The Village also requested that the Library send an email regarding the survey to those registered on the library's site. Also contacted was the Chamber of Commerce requesting that they reach out to promote the survey. A press release was issued and the Daily Herald wrote a short brief on the survey and where to respond via the Village web page.

The results of the survey indicate that there is very positive support in the community for promoting sustainable development, historic preservation, and improving corridors. Overall the

feedback about the community was positive. A full summary of the survey responses is attached in Novus.

Recommendation

The Comprehensive Plan Subcommittee recommends to the Plan Commission the following:

1. Approval of the 2015 Comprehensive Plan;
2. Approval of the amendments to the Comprehensive Plan Land Use Map.
3. Further discussion on the Park Site reservations at the public hearing.

C: Charles Witherington Perkins

REPORT OF THE PROCEEDINGS OF
THE COMPREHENSIVE PLAN SUBCOMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
HELD AT VILLAGE HALL ON:

July 28, 2015

Project Title: Comprehensive Plan Update

Petitioner: Village Of Arlington Heights

Attendees: George Drost, Chairman
Jim Tinaglia, Trustee
Mary Jo Warskow, Plan Commissioner
Joe Lorenzini, Plan Commissioner
Terry Ennes, Plan Commissioner
John Sigalos, Plan Commissioner
Bill Enright, Deputy Director Planning and Community Development

Chairman Drost convened the meeting and asked for approval of the April, 2015 meeting minutes. Those present at the April meeting approved the minutes.

Meeting Discussion:

B. Enright described the components of the 2015 Comprehensive Plan and updated illustrations. Figure 16 was discussed whether or not it was useful to the Plan.

Trustee Tinaglia though it was useful to have the before and after comparison of the Village's market share of retail sales compared to adjacent communities.

Chairman Drost agreed that it is good to know how the Village stacks up with other communities.

B. Enright presented a possible new chart showing how retail sales by category have changed in the Village since 1995. All members agreed this is good information to track and that it should be added to the Plan.

Commissioner Ennes asked if it would be possible to track internet sales in the Village and how it impacts the Village.

B. Enright was not aware of how we could determine that information although concurred that internet sales are impacting communities all over.

Commissioner Lorenzini asked if we chart downtown vacancy rates and how we compare to others?

B. Enright indicated that we do track rates downtown and they we compare well with others with our rate at about 9%. However, since vacancy rates can fluctuate year month to month, that type of information in a long range plan soon becomes out of date.

Commissioner Ennes indicated that the Chicago average is about 12%.

Commissioner Lorenzini requested that Corridor B include a before and after illustration to be consistent with the other corridors. All agreed.

Commissioner Warskow thought the survey results were informative.

COMPREHENSIVE PLAN SUBCOMMITTEE

Commissioner Drost indicated that he liked the overall draft document. All concurred.

Commissioner Drost asked about including more on diversity in the Housing and Population section.

B. Enright indicated that there are charts which indicate increasing diversity in the make up of the Village population.

Trustee Tinaglia indicated that there is a large demand for rental apartments and not condos in today's market. This reflects a new dynamic in the housing industry.

Commissioner Sigalos asked if the Village has a policy on LEED development?

B. Enright indicated that no there is no stated policy on LEED however with this draft Comprehensive Plan, which includes a new section on Sustainability, the Village would now as policy encourage sustainable development, even if it falls short of full LEED certification.

Commissioner Ennes mentioned the labor force graphic on page 37, and how retail sales jobs are not the higher paying jobs.

B. Enright went over the various Land Use Map amendments that had been previously discussed. All concurred with the proposed map amendments.

B. Enright then presented the request from the Arlington Heights Park District. The Park District is requesting several park reservations as part of the Official Map.

Chairman Drost had concerns about the reservations as it can taint the property.

Trustee Tinaglia agreed that it can be a bit of a black mark on a property. He asked if a reservation gives the Park District the right of first refusal?

B. Enright indicated that reservations do not give the Park District the right of first refusal.

Commissioner Ennes felt that a reservation is similar to a restrictive covenant.

Chairman Drost indicated that it is not as strong as a restrictive covenant.

All members agreed to wait and see how the property owners impacted respond to the request and deliberate more at the public hearing.

Commissioner Warskow made a motion to recommend approval of the 2015 Comprehensive Plan and Land Use Map Amendments; Commissioner Sigalos seconded the motion. All agreed. Motion passed.

B. Enright indicated that we are looking to schedule the public hearing to consider the draft Comprehensive Plan and Map Amendments on the August 26, 2015 Plan Commission meeting.

RECOMMENDATION

The Comprehensive Plan Subcommittee recommends approval of the 2015 Comprehensive Plan and proposed Land Use Map Amendments. The Subcommittee at this time recommends further discussions regarding the Park District park site reservation requests.

The meeting adjourned at 8:10 PM.

COMPREHENSIVE PLAN SUBCOMMITTEE

**George Drost, Chairman
Comprehensive Plan Subcommittee
Bill Enright, Recorder**



VILLAGE OF ARLINGTON HEIGHTS COMPREHENSIVE PLAN

JUNE 2015

2015

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

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2015

Comprehensive Plan

Prepared by the Department of Planning and Community
Development



Village of Arlington Heights

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

Village Board of Trustees

Thomas W. Hayes, Mayor
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Plan Commission

Joseph Lorenzini, chairman*
Jay Cherwin
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George T. Drost*
Terrence Ennes*
Bruce C. Green
Lynn Jensen
John Sigalos*
Mary Jo Warskow*

*** Comprehensive Plan Subcommittee Members**

Village Administration

Randall Recklaus, Village Manager
Diana Mikula, Assistant Village Manager
Charles Witherington-Perkins, Director of Planning and Community Development

Planning Staff

Bill Enright, Deputy Director, Planning & Community Development
Nora Boyer, Housing Planner
Latika Bhide, Development Planner
Steven Hautzinger, Design Planner
Derek Mach, Landscape Planner
Michael Mertes, Business Development Coordinator
Bill Cooney, Intern
Rich McGowan, Intern

Approved by the Village Board of Trustees
Date (Ordinance #)

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Introduction

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

Background

Since its incorporation in 1887, the Village of Arlington Heights has grown into one of the largest suburbs in the metropolitan area. The Village has reached the “maturation” stage in its development growth and, therefore, faces new challenges and opportunities. Redevelopment of the Village’s commercial, manufacturing, and residential areas has become the predominant issue when planning for the future of the Village.

Historically, planning dates back to 1836 when the unincorporated Village of Dunton, which later became Arlington Heights, was first platted by Asa Dunton. In 1927, the first zoning ordinance was adopted by the Village Board. Comprehensive Plans have been produced by the Village in 1960, 1969, 1977, 1984, 1988, 1991 and 1997. This Plan, which was prepared, reviewed, discussed by the public, and recommended by the Plan Commission to the Village Board in 2015, should guide the citizens, Village leaders, developers, and other interested parties through the next 10 to 15 years. The Comprehensive Plan and the planning process cause the community to look ahead, peer into the future and anticipate what Arlington Heights will be like in the years ahead.



Downtown: Then and Now



Village of Arlington Heights Gateway Sign

Chapter Contents:

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

Introduction

Housing and Population

The Village experienced tremendous growth in the 1950's and 1960's when the population grew from 8,727 in 1950 to 64,884 in 1970. Growth slowed in the 1970's, increasing to 66,116 in 1980, however the Village experienced another growth spurt in the 1980's as the population reached 75,460 in 1990. Since then the Village's population has stabilized reaching 76,031 in 2000 with a modest decrease in 2010 to 75,101. This decrease was mostly attributable to an increase in vacancies due to foreclosures from the 'great recession' which began in 2007. The population of Arlington Heights is estimated to reach 86,059 persons by 2040 (source: Chicago Metropolitan Agency for Planning 'GO TO 2040' Regional Plan). This increase in population, if realized, would likely be the result of more dense housing in designated redevelopment areas. In addition annexation of unincorporated residential areas would add to the population. The median age of the Village population has continued to increase from 36.7 in 1990 to 42.7 in 2010, which reflects a regional and national trend.

Household characteristics have changed significantly over the past 25 years. The emergence of non-traditional households and life styles and the decrease in family size, as well as the aging of the population, have been the most significant changes. Total housing units have increased from 23,189 in 1980 to 30,428 in 1990, and 32,795 in 2010 primarily due to town home, condominium and apartment building construction. In 2014 total housing units is estimated at 33,150, due to new multi-family development and in-fill single family development. This trend of in-fill redevelopment, higher density redevelopment, and possible annexation of adjacent residential areas could increase the housing units to 35,500 by 2040 (CMAP GO TO 2040 estimate).

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



Downtown Arlington Heights



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

Introduction



Economic Development

The Village of Arlington Heights economy is a prosperous, balanced and mature economy, having grown above the national averages for more than 20 years. The prosperity of the economy is reflected by the Village's per capita income, household expenditures, home values and low vacancy rates for commercial and manufacturing uses. Approximately 70% of Village property tax revenue is derived from residential uses and 30% from non-residential uses—which includes over 3.2 million square feet of retail, 4.2 million square feet of office, and over 3.0 million square feet of manufacturing space. However, there are very few vacant land parcels remaining to be developed, therefore the Village must now focus on maintaining the existing balance within its economy by encouraging redevelopment.

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



Recreation, Leisure and Education

The availability of recreation and cultural opportunities contribute to the quality of life in Arlington Heights. The diverse nature of the parks, gardens, and other recreation amenities across the Village enable community residents to enjoy a wide variety of passive and active recreation pursuits. There are more than 716 acres of parks and golf courses in the Village. The Arlington Heights Park District has on several occasions won national awards for excellence.

The Arlington Heights Memorial Library is a recognized leader in its field for the innovations and breadth of library services it offers community residents. The Library was expanded in 1995 from 76,000 square feet to 132,000 square feet. The Library has more than 350,000 items in its collection and a circulation over 2.66 million items. There are over 100 personal computers with internet access and software available to the public.

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



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



Arlington Heights Memorial Library

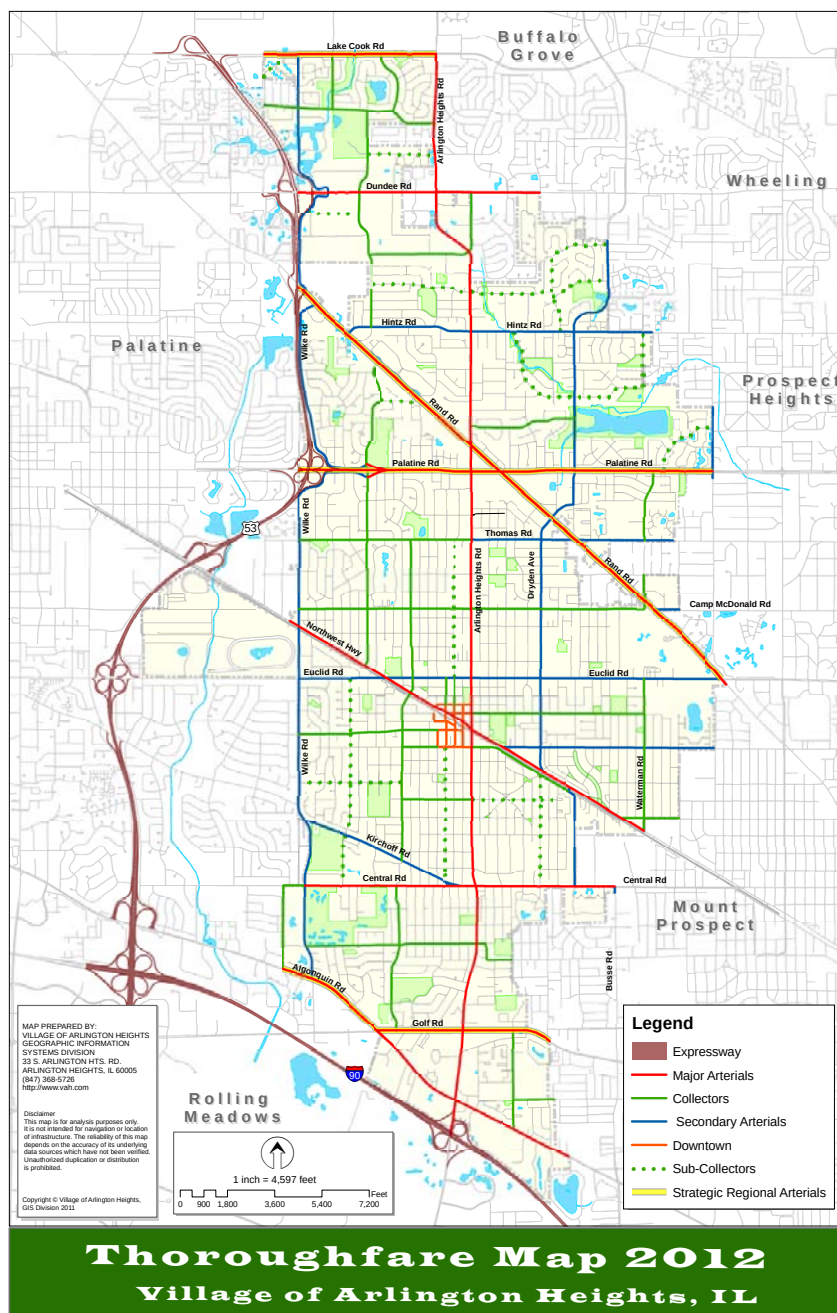
Introduction

Traffic Circulation

Mobility is essential to the long-term economic and social development of the Village. The layout and arrangement of transportation systems affect the pattern of land development in the Village and the ease, safety, and convenience with which people travel. The proximity of O'Hare International Airport, the accessibility to two adjacent expressways, convenient commuter rail service at two Metra stations and bus service, regular freight rail service, and the efficiency of the transportation system are likely to continue their influence on development in the Village in the future. Additional information and observations about the Arlington Heights circulation systems can be found in the Thoroughfare and Transportation Policy Plan, approved in 2012.



Interchange at Arlington Heights Road and the Northwest Tollway



Village of Arlington Heights Thoroughfare Map

Introduction

Land Use

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



Downtown Train Station and Village Green

Land Use Designation	Acres	Percent
Single Family Detached	4,525	43.2
Single Family Attached	55	0.5
Moderate Density Multi Family	670	6.4
High Density Multi Family	29	0.3
Commercial	505	4.9
Offices Only	225	2.2
Research, Development, Manufacturing, Warehousing	590	5.7
Institutional	285	2.7
Mixed Use	398	3.8
Parks	803	7.6
Schools	190	1.8
Government	89	0.9
Open Space	100	1
Streets	200	19.1
TOTAL	10,464	100

Introduction

What is a Comprehensive Plan?

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

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

Comprehensive Planning Program

The Comprehensive Planning Program was initiated and approved by the Village Board of Trustees on March 4 and April 1, 1991. The program objective is to develop long range plans for specified redevelopment, corridor and annexation areas. These studies will address the future development of vacant and/or underdeveloped land in selected areas throughout the Village in order to ensure proper development within these areas.

Redevelopment studies address issues such as land use, access, consolidation of parcels, proper utilization of land, parking lot interconnects, etc. for specific sites.

Corridor studies address many of the same issues, but with a broader scope than the more site specific redevelopment areas. Characteristics of a commercial corridor include: developed in a linear fashion along major routes; residential areas directly abutting with little or no screening; business developed incrementally with little relationship or connection to each other; and, showing signs of age, deterioration, poor maintenance, vacant buildings, among others.

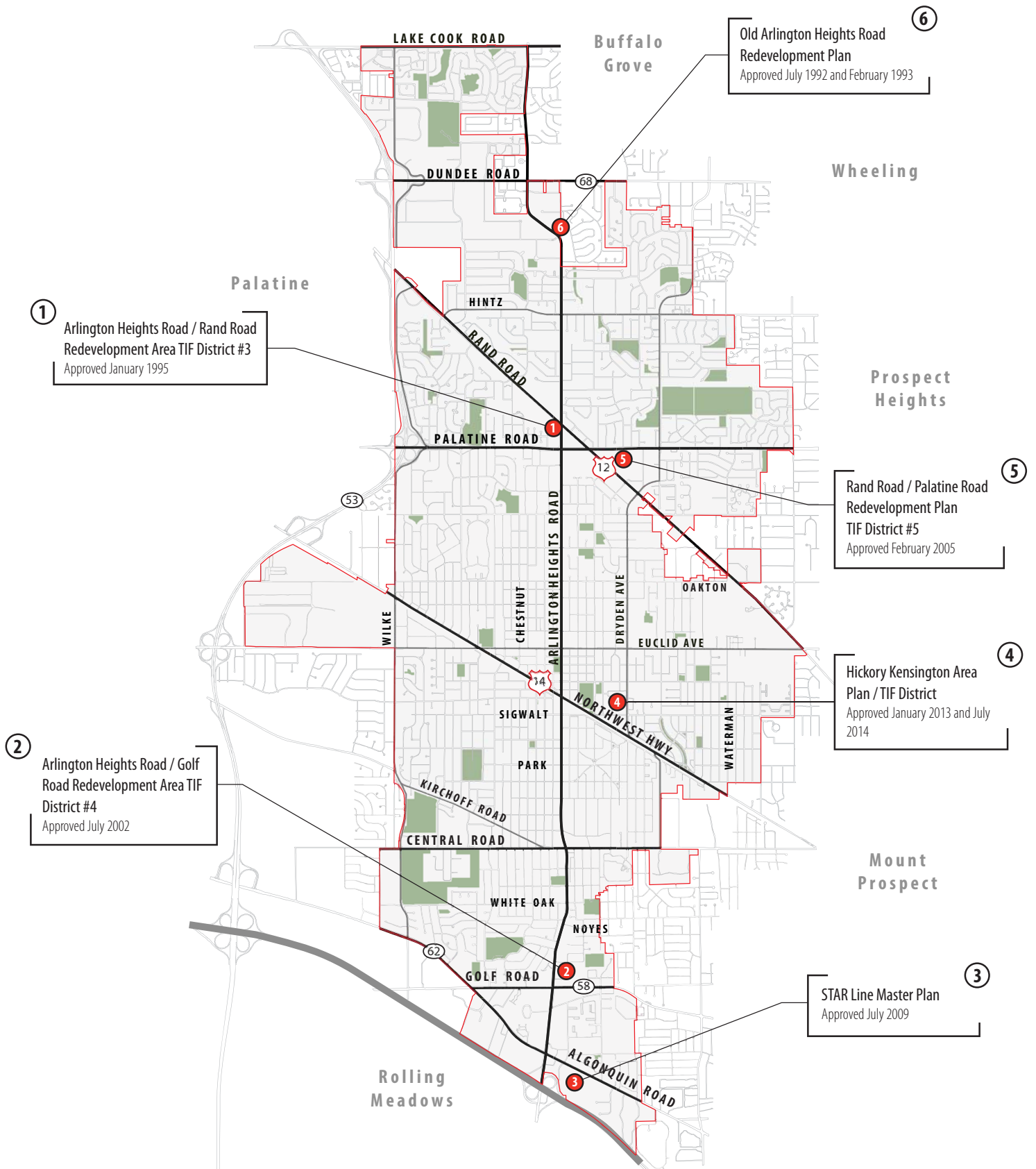
Annexation studies analyze the social and economic issues related to annexing areas designated on the Comprehensive Plan map as potential annexation areas. This version of the Comprehensive Plan includes a new section on Corridors which describe each corridor and past efforts to improve each area.



Illustration from STAR Line Master Plan



Bird's-eye rendering of Hickory Kensington Area Plan



Implementation

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

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

Zoning Ordinance

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

Subdivision Control Regulations

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

Capital Improvement Program

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

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

Official Map

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

Thoroughfare and Transportation Policy Plan

The Arlington Heights Thoroughfare and Transportation Policy Plan sets forth policies and recommendations addressing all aspects of development and maintenance of the Village thoroughfare network. It provides decision makers with direction and guidance when considering issues affecting the thoroughfare network. The Plan was updated in October, 2012.

Downtown Master Plan

The Downtown Master Plan (originally approved in 1986) is a planning tool setting forth recommendations for improving downtown's public environment and to enhance the downtown's business climate. It is the central feature of a strategy to promote diversity and concentration of uses in the Downtown. In 2006, the Plan was updated to reflect upon accomplishments in redeveloping the Downtown and to evaluate what future improvements are needed over the next 15 years.

Citizen Participation

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

Introduction

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Goals and Policies

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

Goal Setting

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

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

Goals and Policies

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

Chapter Contents:



General Planning



Land Use



Housing and Population



Economic Development



Recreation and Open Space



Municipal Services



Energy Efficiency and Conservation



Thoroughfare and Transportation



Downtown Master Plan

Goals and Policies



General Planning Goals

1. To maintain a self-sustaining community where people may reside, pursue education, earn a living, shop, and enjoy their leisure time.
2. To preserve and enhance nature and the existing environment.
3. To permit the utilization of the full potential, talents, capabilities, and productivity of all residents, regardless of race, origin, color, religion, income, sex, age, or education.
4. To create a flexible plan which will reflect changing conditions.
5. To preserve physical resources of historic value which exemplify the heritage of Arlington Heights.
6. To exercise due regard for the goals of neighboring communities and other governmental units in planning activities.
7. To focus on Village wide business development.
8. To develop effective transportation planning.
9. To promote affordable housing for various income levels and housing types.
10. To maintain and improve Village infrastructure.
11. To promote and encourage sustainable based policies and services.
12. To improve the overall quality of life.



General Planning Policies

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

Goals and Policies



Land Use Goals

- 1 To ensure that the general land use pattern and relationships of all land uses remain or become acceptable to the present and future community.
- 2 The remaining limited amount of undeveloped land shall be utilized in a manner which benefits the community.
- 3 The intensity of development should be related to the location and availability of transportation facilities.
- 4 Incompatible zoning should be avoided.
- 5 Only well planned commercial and industrial developments should be built.
- 6 Remaining unincorporated land, adjoining or within the Village, should be annexed only if beneficial to the Village as a whole.
- 7 Future growth should be accommodated and encouraged through a redevelopment program in selected priority areas as defined in the Comprehensive Planning Program.



Land Use Policies

- 1 To require quality planning in new developments utilizing advanced land planning and development concepts. Encourage mixed land use concepts in proper locations consistent with the Village's Land Use Map.
- 2 Intensive developments should be limited to the downtown area, in areas where there is adequate access to public transportation and those areas which are adjacent to controlled access intersections and/or major intersections, or in conjunction with an approved redevelopment plan.
- 3 The rezoning of land should be considered only where such rezoning is supported by detailed studies.
- 4 Encouragement should be given to commercial and industrial developments which have safe access, respect nearby land uses, do not landlock nearby land parcels, and which can provide adequate screening and landscaping.
- 5 Determination of redevelopment sites should be based upon the Village Comprehensive Planning Program.
- 6 Protect distinct functional areas from intrusion and encroachment of incompatible uses.
- 7 Revitalize declining areas through rehabilitation, redevelopment, and In-fill strategies as appropriate.

Goals and Policies



Population and Housing Goals

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



Population and Housing Policies

- | | |
|--|--|
| <ol style="list-style-type: none"> 1 To construct a necessary amount of single-family detached and attached single-family houses, and multi-family housing to meet market demands while maintaining a proper housing balance. 2 To protect present and future residential areas from encroachment by other less desirable land uses or improvements that could diminish quality of life or property values. 3 To prepare and maintain results of demographic and housing studies to assist in planning future developments. 4 To utilize Federal, State, and local programs to assist in the development of affordable housing while retaining Village controls pursuant to the Village's affordable housing tool kit for homeownership and rental units. 5 To construct smaller housing units necessary to maintain smaller households in the community. 6 To provide a wide variety of housing for young, elderly, disabled and single households, including rental housing. | <ol style="list-style-type: none"> 7 To enforce Village codes and regulations in order to prevent housing deterioration and, when appropriate, to utilize State, Federal, or local assistance programs. 8 To preserve and renovate housing of historic or aesthetic value and upgrade and renovate public improvements and facilities in Village neighborhoods. 9 To designate future redevelopment sites and proceed with necessary steps leading to redevelopment of selected sites pursuant to the Comprehensive Planning Program. 10 To prepare realistic plans for the areas in and around downtown with all necessary safeguards for fine residential and historical properties. |
|--|--|



Economic Development Goals

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



Arlington Racecourse

Goals and Policies



Economic Development Policies

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



Recreation and Open Space Goals

- 1 To protect the environment and provide adequate resources for active and passive recreation.
- 2 To explore new concepts in recreational facilities.
- 3 To fully implement water detention and recreational facilities.
- 4 To make provisions to acquire future recreational land.
- 5 To encourage additional new types of parks and recreational facilities such as linear parks, vest-pocket playgrounds, neighborhood squares, pedestrian and bicycle paths.
- 6 To fully develop present undeveloped park land according to potential needs of residents while utilizing existing facilities by means of expanding recreational, educational, vocational, and cultural programs.



Downtown Arts Fair

Goals and Policies



Municipal Services Goals

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



Village of Arlington Heights Public Works



Municipal Services Policies

- 1 To plan, in advance, for land acquisition for municipal services and facilities for future development areas.
- 2 To establish priority systems, corresponding to budgetary resources utilizing new technology to improve municipal services and facilities.
- 3 To economize expenditures, streamline the operation through joint operations. Merge Village operations with other units of government if such action will bring improvements and savings.



Arlington Heights Fire Station No. 1

Goals and Policies



Energy Efficiency and Conservation Goals

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



Thoroughfare and Transportation Goals

- 1 To promote the adequacy, efficiency, convenience, aesthetics and safety of traffic and transportation.
- 2 To promote and coordinate transportation systems, including public transportation, through co operation with other involved agencies and other communities, when such improvements benefit the Village.
- 3 To minimize conflict between vehicular and pedestrian traffic.
- 4 To provide for bicycle traffic, preferably separated from vehicular traffic.
- 5 To improve the aesthetics of existing traffic facilities.
- 6 To minimize the need for the operation of individual vehicles within the Village.
- 7 To ensure that the character of and quality of life in the Village is not adversely affected by future traffic and transportation improvements.
- 8 Encourage public participation in planning thoroughfare network improvements.
- 9 Review traffic calming measures in residential areas.

Thoroughfare and Transportation Policies

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



Village of Arlington Heights Train Station

Goals and Policies



Downtown Master Plan

“

Vision:

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

”



Downtown Master Plan Objectives

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



Bird's-eye view of Downtown Arlington Heights

Goals and Policies

Comprehensive Planning Program Goals and Objectives

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

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

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

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

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

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

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

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

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

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

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

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

Goals and Policies

Comprehensive Plan Map

The use of land greatly affects the quality of life in Arlington Heights. The Comprehensive Plan Map illustrates desired land uses and their location throughout the Village. Also, the map identifies existing and future thoroughfares in Arlington Heights illustrating their relationship to the use of land across the Village. The map is updated annually and included as an insert as part of this document.

Housing and Population

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

Over the past 25 years, the Village's population has undergone several changes. The population has grown older, household size has declined, and more non-traditional households are being formed. All these changes have had an impact on the housing demand in the Village, such as the demand for multi-family and senior housing. Many "empty nesters" are looking to downsize their housing needs by selling their homes and purchasing smaller and easier to maintain condominiums or renting. Many wish to remain in the Village, therefore creating the high demand for multi-family housing. At the same time, new families are moving into the homes sold by the older population, thus creating an increase in elementary school enrollments. Although the 'Great Recession' from 2007 to 2012 negatively impacted housing values, the Village has seen a recent increase in values with the economic recovery. Housing ownership nationally has declined as more persons rent apartments, which has increased demand for rental apartments in the country and Village as well.

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

The affordability of housing in the Village is another concern as the value of homes continues to increase as well as average rents in the Village. Programs such as the Single Family Rehabilitation Program and the Affordable Housing Trust Fund will help low and moderate income persons live and maintain their homes in Arlington Heights. More detail on the Village's housing policy and affordable housing can be referenced in the Consolidated Plan.

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

Chapter Contents:



Population Characteristics



Household Characteristics



Housing Characteristics



Growth of Village Municipal Limits

Housing and Population

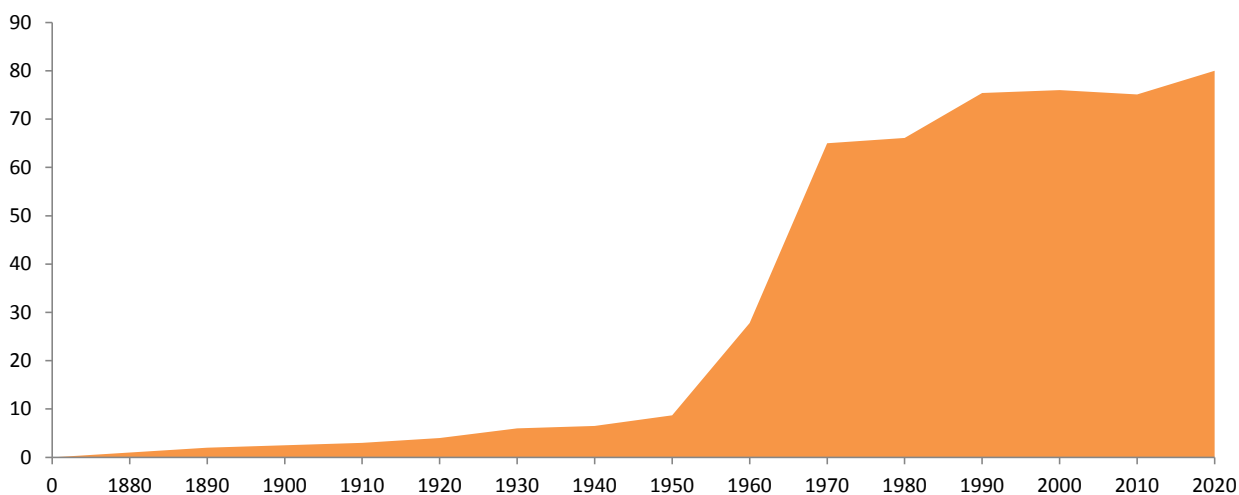
Purpose

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

Population Characteristics

The Village experienced tremendous growth in the 1950's and 1960's when the population grew from 8,727 in 1950 to 64,884 in 1970. Growth slowed in the 1970's, increasing to 66,116 in 1980, however the Village experienced another growth spurt in the 1980's as the population reached 75,460 in 1990. The population peaked in 2000 at 76,031 as it slightly declined in 2010 to 75,101. This decrease was mostly attributable to an increase in vacancies due to foreclosures from the 'great recession' which began in 2007. As vacancies decline and new housing is built, the population of Arlington Heights is estimated to reach 86,059 persons by 2040 (source: Chicago Metropolitan Agency for Planning 'GO TO 2040' Regional Plan). This increase in population, if realized, would likely be the result of more dense housing in designated redevelopment areas. In addition annexation of unincorporated residential areas would add to the population. The median age of the Village population has continued to increase from 36.7 in 1990 to 42.7 in 2010, which reflects a regional and national trend.

Figure 1. Population Growth from 1880 to 2020



Housing and Population

Age of Population

In addition to the growth of the population, the median age in the Village has increased from 25.8 in 1970 to 32.2 in 1980, 36.7 in 1990 and 42.7 in 2010. This trend reflects the nation as a whole and is expected to continue. Figure 2 below delineates the Village population by age group for 1990, 2000 and 2010. The increase in the median age of the population can be attributed to the large number of “baby-boomers”. In addition, people are living longer, therefore the 65+ age group has continued to increase from 4% of the total population in 1970 to 8% in 1980, 12% in 1990, 16% in 2000 and 17% in 2010.

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

Racial Composition

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

Figure 3. Village Population by Race - 2014

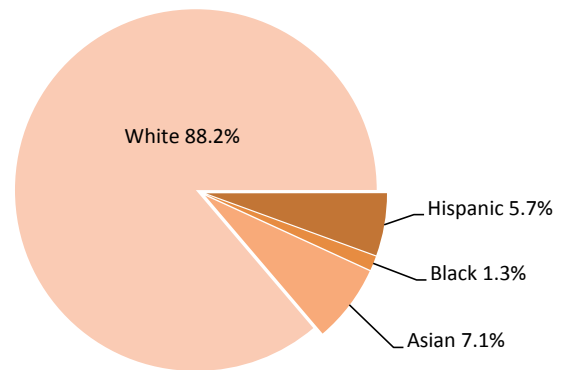
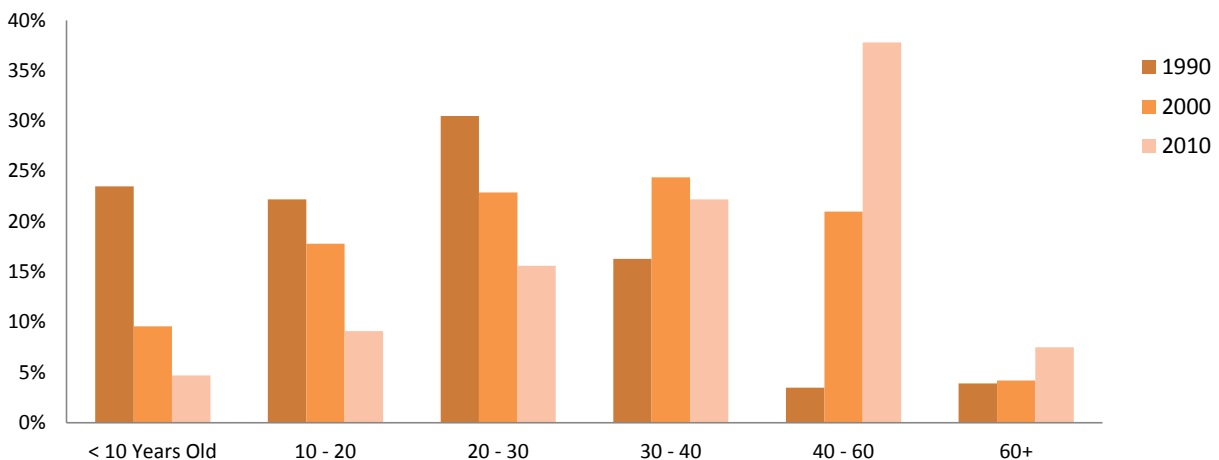


Figure 2. Age Distribution of Village Population - 1990, 2000, 2010



Housing and Population



Household Characteristics

The number of households in the Village of Arlington Heights increased dramatically since 1980. In 1980, there were 22,218 households. By 1990, the number increased by 29% to 28,810. In 2010 the number of households was 30,919. Households are occupied housing units, therefore these numbers differ from the total number of housing units. Figure 4 below compares housing growth in Arlington Heights to Cook County

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

Number of Households

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

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

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

YEAR	1990	2000	2010
Persons per Household	2.61	2.60	2.55

As mentioned above, various factors have led to the decline in household size. In 1970, single person households comprised 9% of all households, compared to 18% in 1980, 24% in 1990, and 30% in 2010.

Housing and Population



Housing Characteristics

The total number of housing units in the Village increased significantly from 1980 to 1990 as 7,239 units were constructed, an increase of 32%. Since 1990, an additional 2,367 units have been built. Most of the additional housing stock since 1980 has resulted from town house, condominium, apartment, and senior housing developments. Since 1990 most of the new development has been in the downtown. Figure 6 below indicates the number of housing units in the Village since 1950. Housing units are projected to reach 34,102 by 2040.

Figure 6. Total Housing Units Since 1950

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



Housing Characteristics

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

Figure 7. Age of Housing Stock - 2010

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

Housing and Population

Type of Housing

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

Value of Housing

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

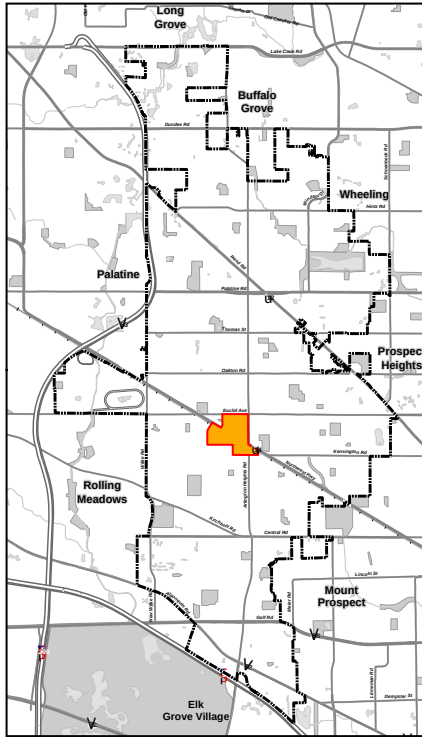


Summary

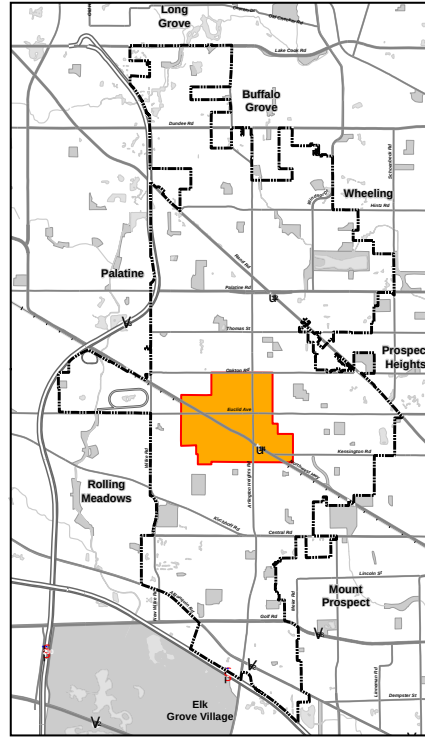
Housing affordability, maintenance of the housing stock, and meeting the demand for differing housing types in the future pose the greatest challenges to the Village. Detailed information on the Village's policy towards housing related issues is provided in the Consolidated Plan, a five year plan which outlines the housing needs and priorities of the Village. In addition, the Village in 2013 collaborated with neighboring municipalities on a housing study for the sub-region. This study "Homes for a Changing Region" provides insight into the Village's current and future housing needs and affordability.

Housing and Population

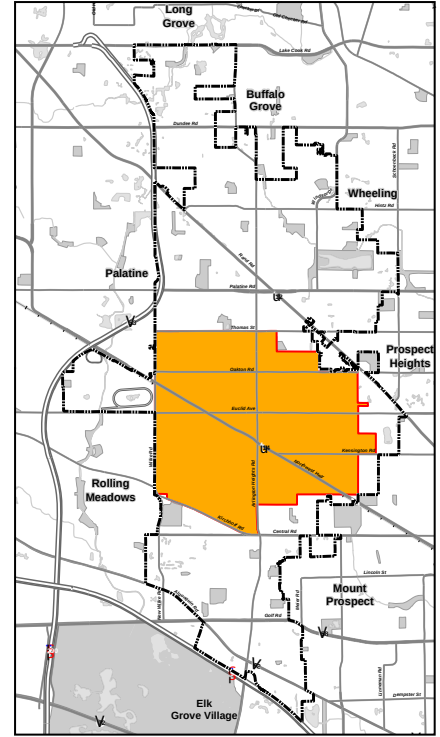
Growth of Village Municipal Limits - 1920 to Present



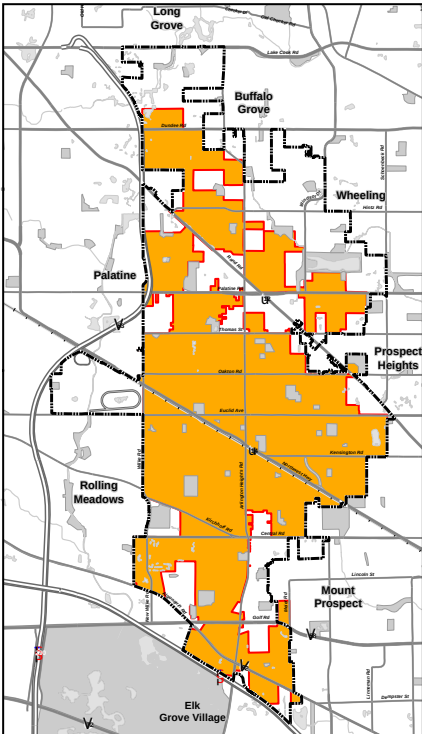
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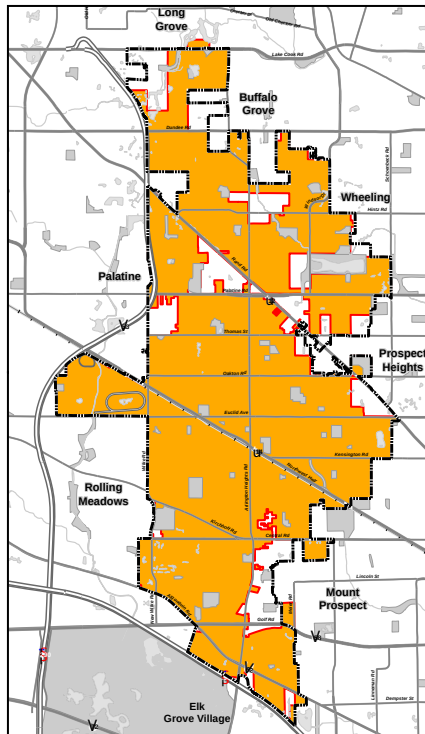
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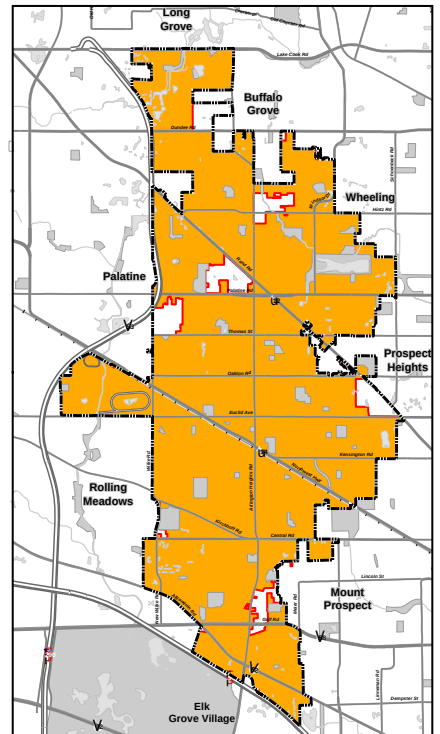
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1960

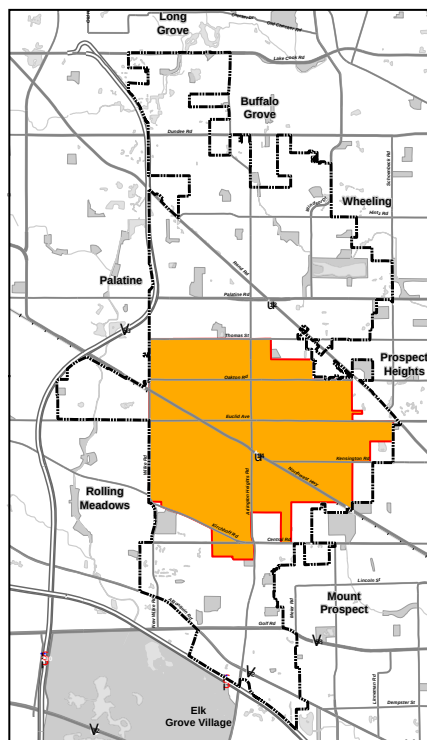
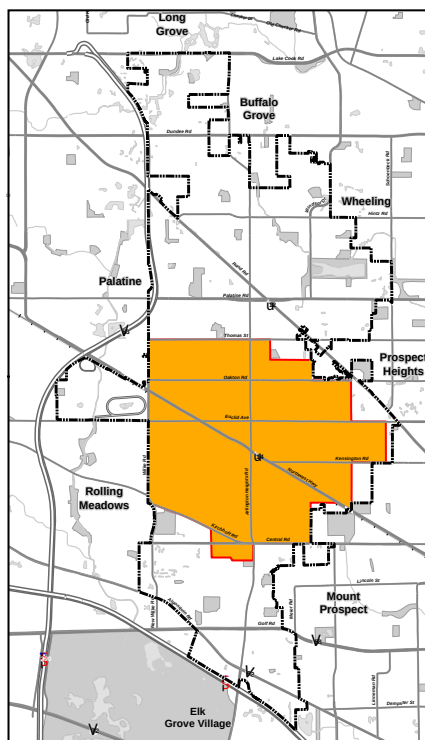
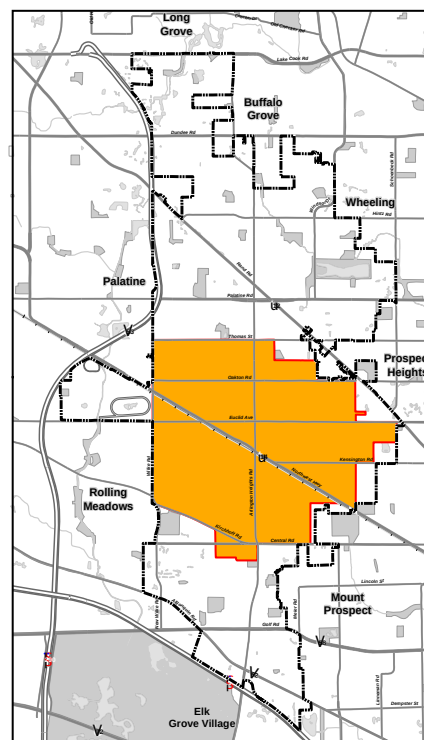
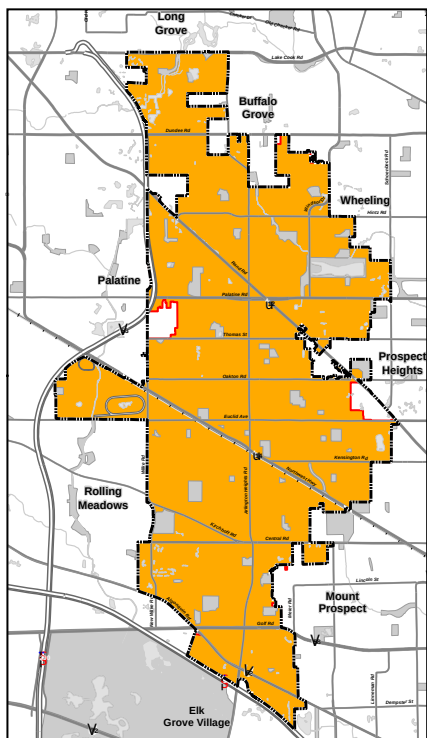
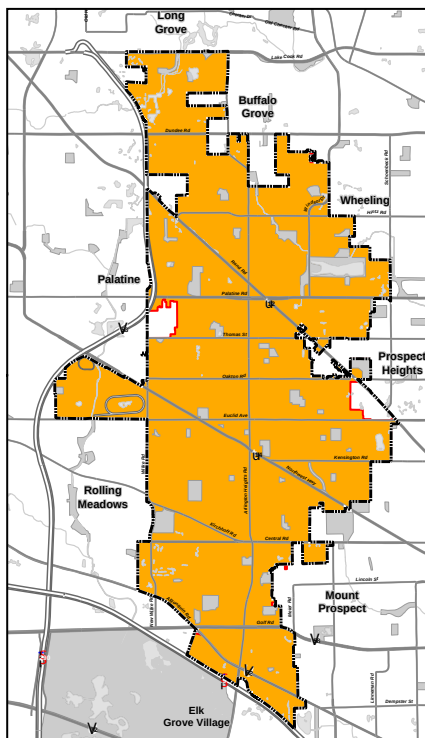
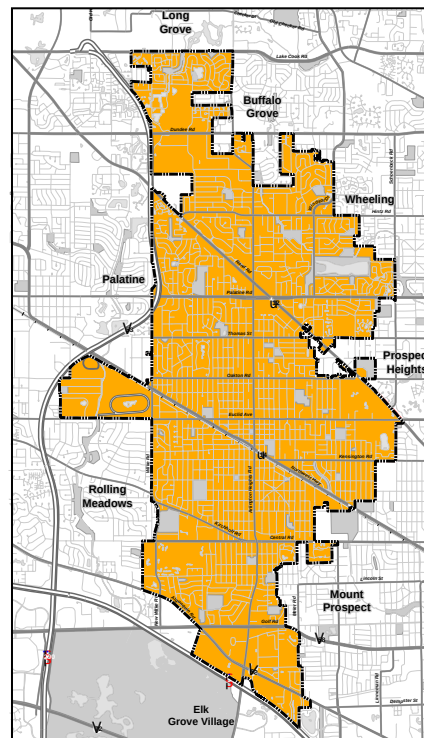


1970



1980

Housing and Population

**1930****1940****1950****1990****1995****2015**

Economic Development

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

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

The characteristics of the Arlington Heights market make it attractive to investors and entrepreneurs, and influence the employment, service and shopping opportunities available in Arlington Heights. Availability of jobs and retail business in the Village eventually increase the desirability of our neighborhoods. Economic growth invariably affects the local government's ability to provide essential services to residents and businesses. The emerging trends in commerce and industry and changing employment and shopping habits in the Village are responses to more sophisticated needs and desires of the consumer, business and industry. Increased mobility of the population has expanded the market area and labor pool for the area's retailers and employers. Competition for community investment has extended beyond neighboring communities to reach national and international markets.

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

Purpose

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

Chapter Contents:



The Market Setting



Economic Indicators



Areas of Focus

Economic Development



The Market Setting

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

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

Arlington Heights is located in the third largest metropolitan area, behind New York and Los Angeles. Chicagoland trails only New York in the number of Fortune 500 companies headquartered here, which include high tech firms such as Motorola and AT & T.

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

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

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



Economic Indicators

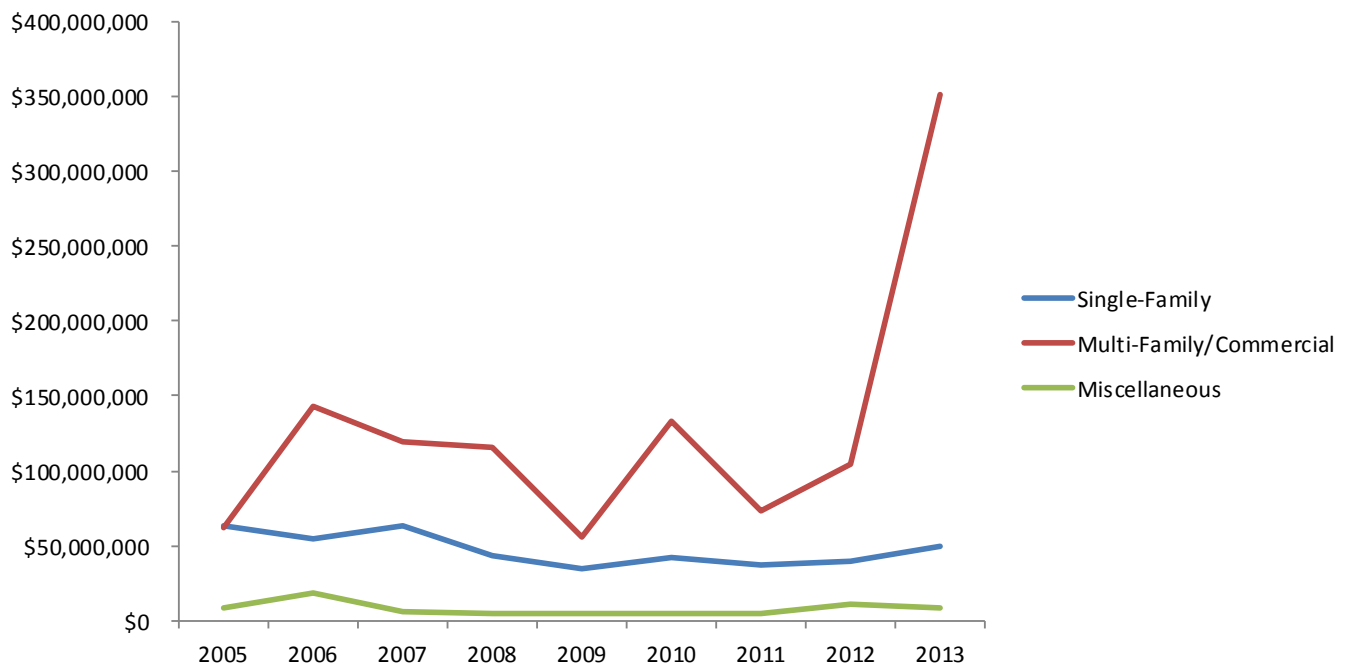
The Arlington Heights economy is greater than the sum of its parts. Examination of key economic indicators can provide only a snapshot of each segment of the economy but is useful in revealing the characteristics of the local economy.



Construction Activity

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

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



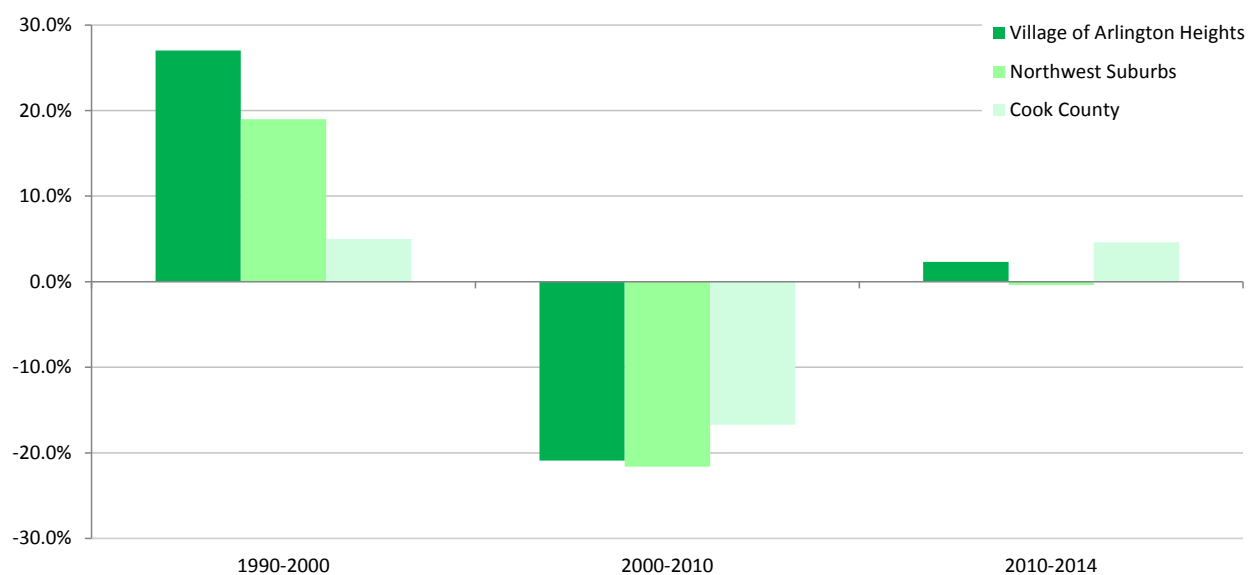
Economic Development



Employment

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

Figure 9. Employment Change



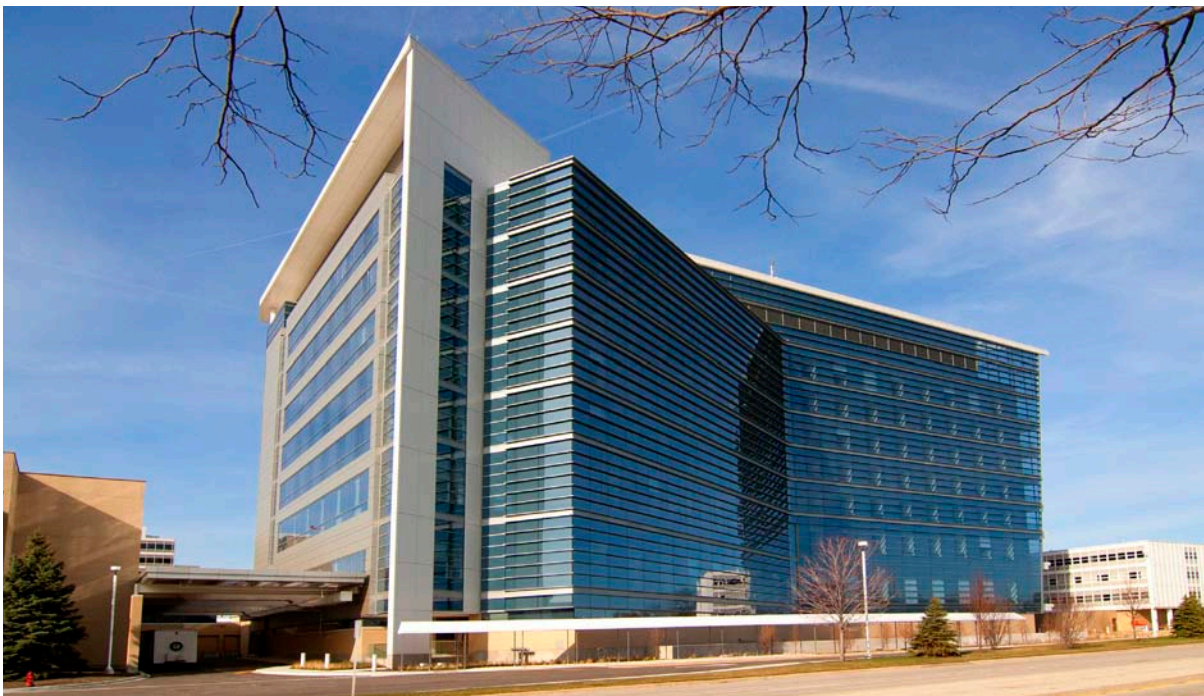
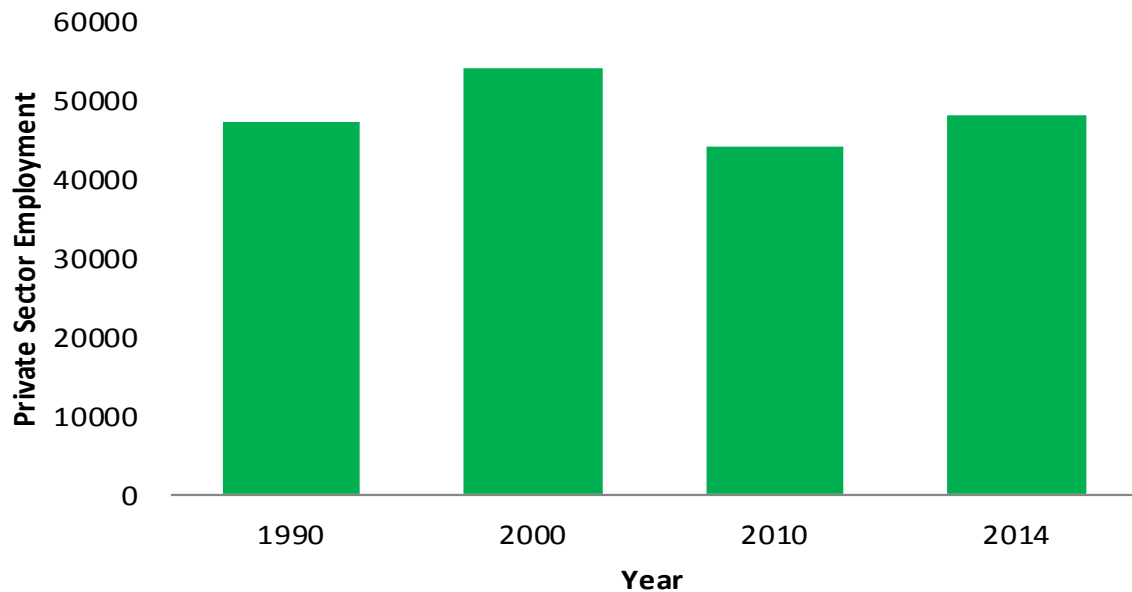
One North Arlington

Economic Development

Work Force

From 1979 to 1990, the number of jobs in the Village grew by 159% from 18,248 to 47,305, while during the same time period, job growth in northwest suburban Cook County was 60%. Much of the job growth during this period was in wholesale, retail, service and financial industries. Since 1990, the Village job growth rate has fluctuated, peaking in 2000 at 53,982 jobs. During the decade plus from 2000 to 2011, the workforce declined to 44,007. Preliminary data suggests jobs will increase to 48,028 in 2014.

Figure 10. Arlington Heights Work Force



Northwest Community Hospital

Economic Development



Labor Force

Unemployment in Arlington Heights has historically been 3% to 4% below that of the nation as a whole, State and County. The primary reason for this is due to the high level of education attained by its residents. 52% of Arlington Heights residents over the age of 25 have attained at least an undergraduate degree from a college or university; over 20% have attained graduate degrees. Over the past 30 years the Village unemployment rate has averaged around 4%. The unemployment rate increased to around 8% during the 'Great Recession' but since has dropped closer to the average for the Village.

Figure 12. Unemployment Rate 1986 - 2014

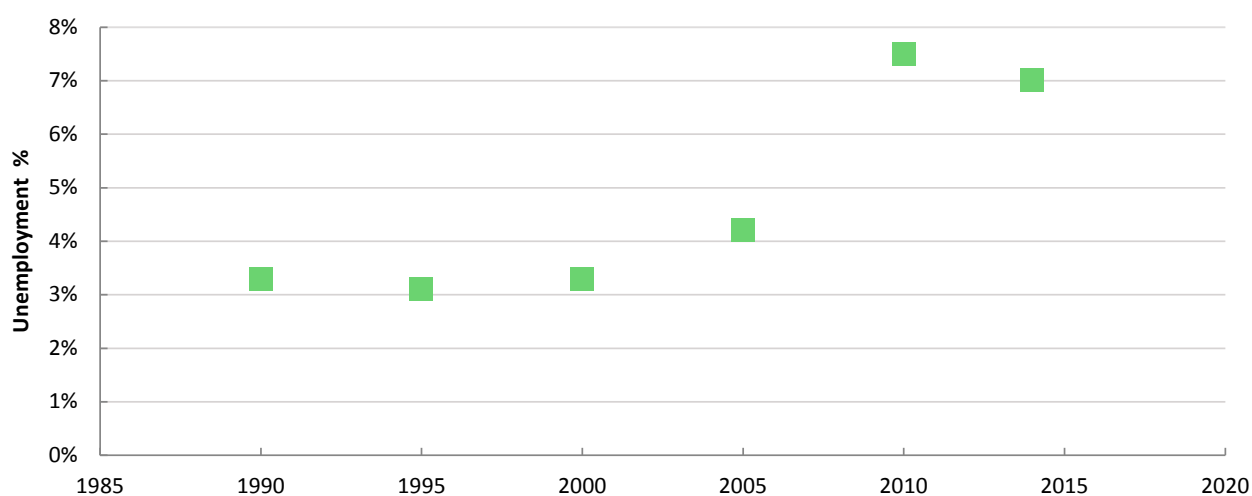


Figure 13. Labor Force Employment by Industry

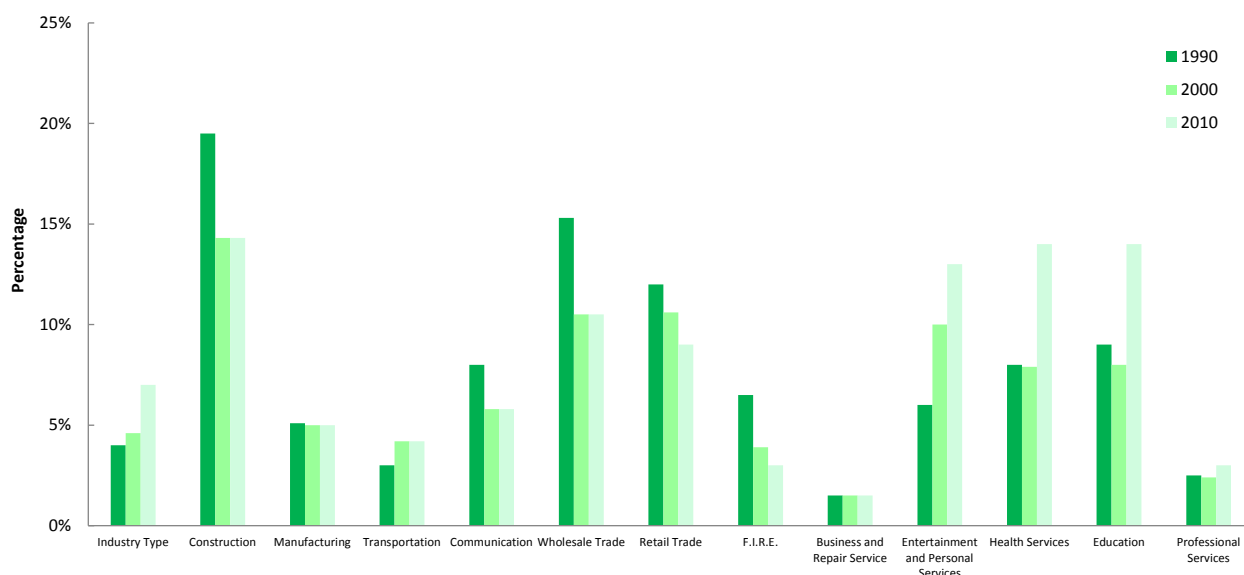
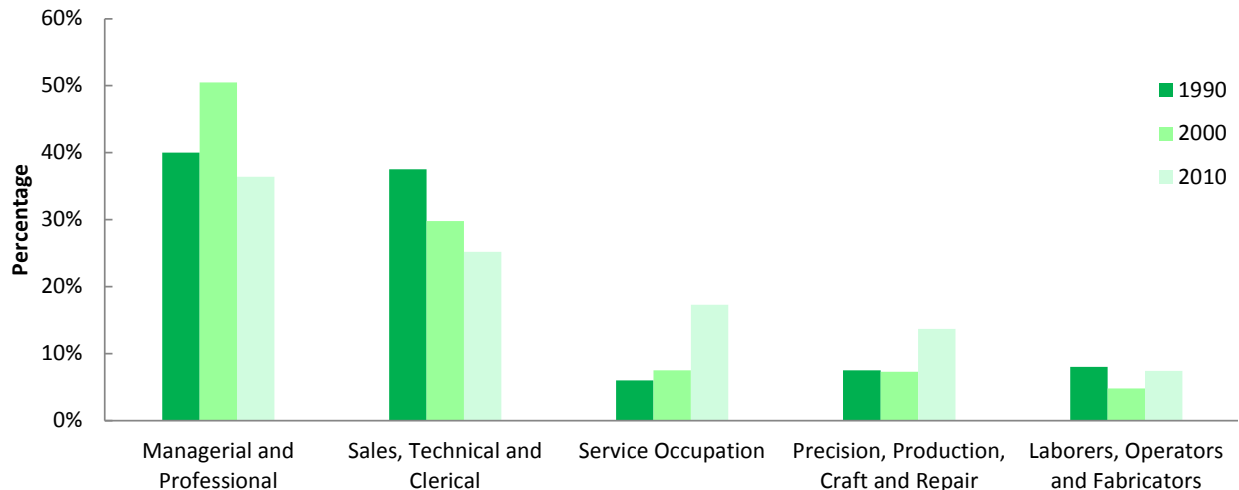


Figure 14. Labor Force Employment by Occupation

Although the Village has experienced significant change in industrial uses, the labor force employment changed slightly by industry (Figure 13) and by occupation (Figure 14) from 1970 to 2015. The labor force apparently adapted quickly to the changes occurring in industry because it is highly skilled, well-educated and experienced.

Other interesting observations on the labor force include: approximately 2,584 (6.7%) worked at home in 2015 compared to about 1,500 persons who worked at home in 1990; the average commute time in 1980 was 23.1 minutes, rising to 27.9 minutes in 1990, increasing to 29.7 in 2015.



Income Characteristics

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

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

Economic Development



Retail Sales

Retail sales activity occurs across Arlington Heights in 38 shopping centers totaling almost 3.3 million square feet. The largest concentration of retail square footage is in the Rand Road/ Arlington Heights Road/Palatine Road area. This area comprises 1.3 million square feet of retail space, which is 39% of the Village total. The Village experienced a commercial boom in retail space during the 1980's, when 1.8 million square feet was built. Since 1990, the Village has gained 142,000 square feet of retail space. The competition among Arlington Heights merchants for consumers is made all the more keen by competition from establishments in adjacent communities. The transportation network encourages consumer mobility and requires creative marketing and promotion on the part of merchants to capture available consumer dollars. Woodfield, Deer Park and Randhurst malls are magnets for primary and secondary retail activity and their market areas overlap Arlington Heights.

The growing popularity of off-price retailing and other re-tailing concepts will affect consumer shopping habits and the nature of competition among established businesses in Arlington Heights. Market segmentation is becoming more sophisticated. It is likely that the Village will see more rapid creation and demise of businesses in the future as retailers attempt to market products to increasingly specialized target markets within the Village.

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

Figure 15. Retail Sales - 2000 to 2014

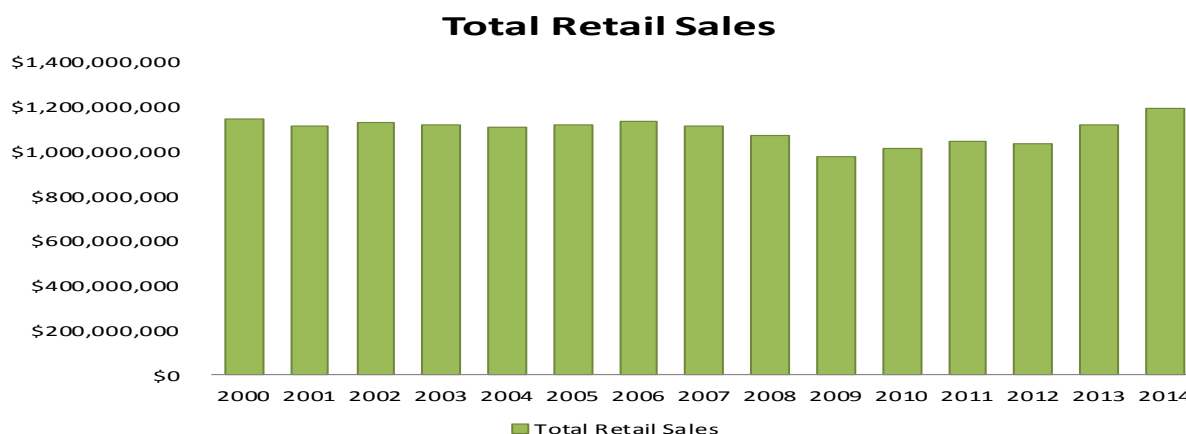


Figure 16 A. Village Retail Sales Comparison-1995/2014

Category (\$ millions)	1995 Sales	1995 Pct.	2014 Sales	2014 Pct.
General Merchandise	\$90.1	9.4%	\$68.5	5.7%
Food	\$149.6	15.5%	\$200.1	16.8%
Drinking/Eating Places	\$90.1	9.4%	\$146.7	12.3%
Apparel	\$33.0	3.4%	\$36.7	3.1%
Furniture/HH/Radio	\$81.8	8.5%	\$87.5	7.3%
Lumber/Bldg/Hardware	\$57.1	5.9%	\$49.2	4.1%
Auto & Filling Stations	\$236.6	24.6%	\$280.3	23.5%
Drugs & Misc Retail	\$140.7	14.6%	\$162.2	13.6%
Agriculture & All Others	\$49.8	5.2%	\$136.9	11.5%
Manufacturing	\$33.4	3.5%	\$25.1	2.1%
TOTAL SALES	\$962.0	100.0%	\$1,193.5	100.0%

Economic Development



Market Share of Retail Sales

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

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

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

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



Retail Stores and Restaurants

Economic Development

Areas of Focus

Economic Diversity

The economy of Arlington Heights is a delicate interaction of labor, capital and community resources. Maintaining diversity and variety in the Arlington Heights economy provides two results: a strong economy resilient to periods of boom and bust and a stable tax base. Diversity helps to make the economy less susceptible to the business cycles peculiar to every business and industry. Variety fosters a more competitive environment and benefits all the participants in the Arlington Heights economy.

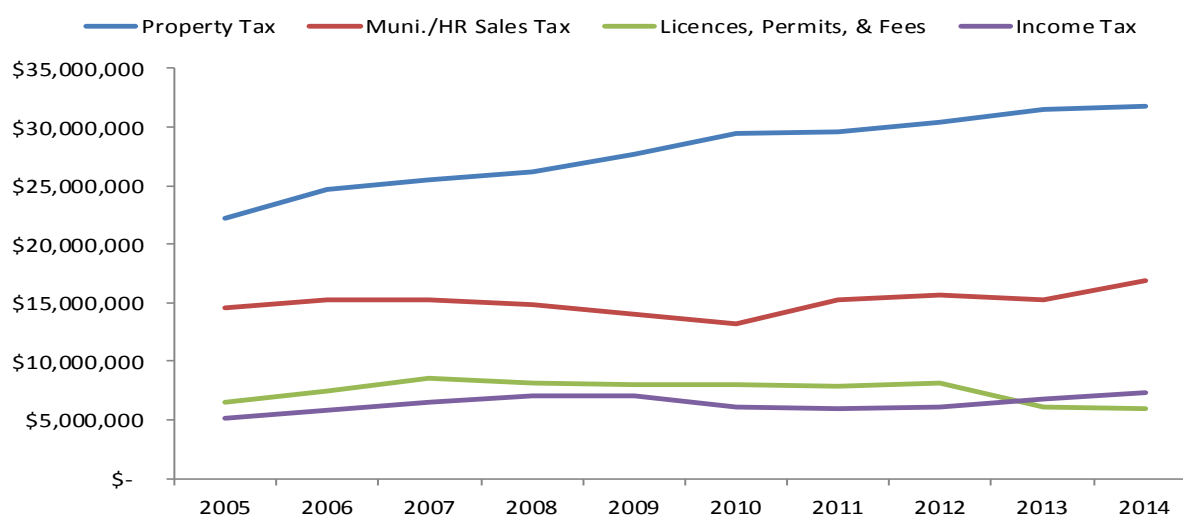
The local economy directly affects the ability and means with which government services are provided to the residents and businesses of Arlington Heights. Revenue used to pay for government services comes from a variety of sources but the major revenue sources are sales tax (21%), property tax (40%), and state income tax (9%). Changes in the local economy affect these resources and the ability of the Village government to maintain present service levels. For example, with more than 41% of the retail sales in Arlington Heights going towards the purchase of durable goods (autos, furniture, appliances, and home improvement materials) the local economy and Village sales tax revenues can suffer during national recessions as occurred in 1991-92 and in 2007-2012. Fortunately, the Village has a diverse commercial environment with a healthy mix of retailers, auto dealerships, restaurants, food stores, and hotels.

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

The equalized assessed valuation of land in the Village is an important consideration for the Village's bond holders and creditors, and is an indication of the private sector's faith and confidence in the community as a place in which to invest. The equalized assessed value of land in the Village has historically increased most years, however from 2009 to 2013 there was a large decrease of 33% due to the recession. As the economy continues to improve, the assessed values should start to increase to pre-recession levels.

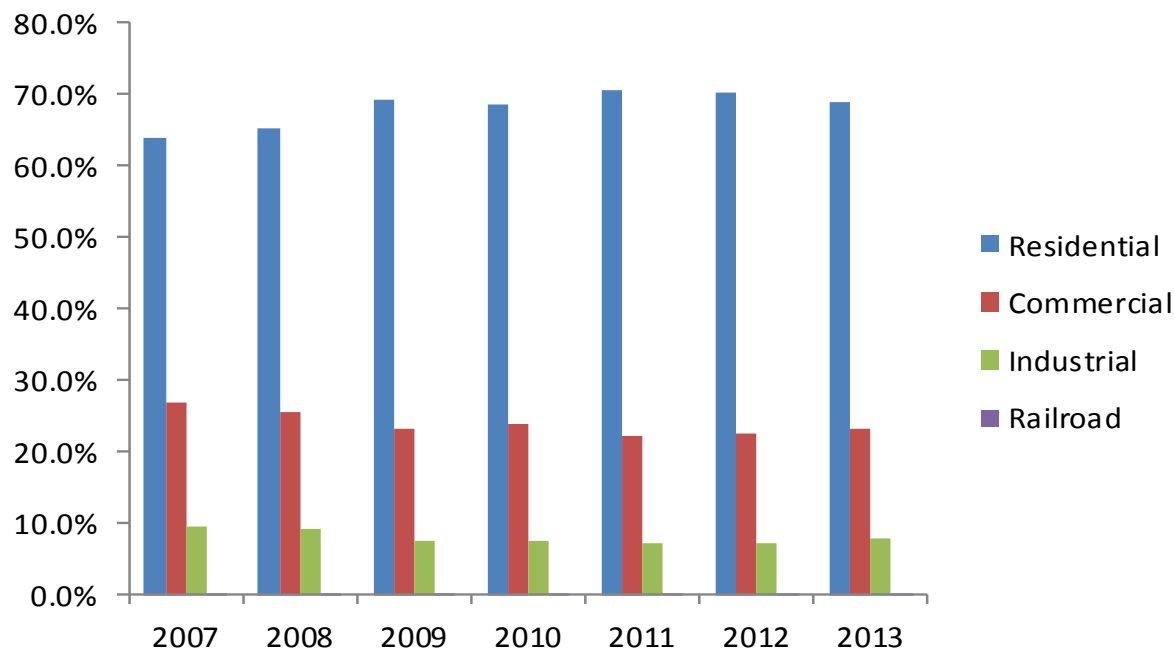
Real growth of the Village's EAV in the future will occur only with dense, mixed-use infill redevelopment in the Village, and with the natural increases in the assessed value. It is unlikely the Village's reliance on these revenue sources can be averted in the future. Greater emphasis on providing diversity and variety in local employment, shopping, housing and investment opportunities will allow the Village's budget to withstand some of the effects caused by the cyclical nature of the economy.

Figure 17. Revenue Growth for Four Village Revenue Sources



Economic Development

Figure 18. Village Equalized Assessed Valuation - 2007 to 2013



Business Attraction and Retention

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

The portfolio of grants, loans and other forms of financial assistance and inducements currently maintained by the Village may be used more often in the future as more businesses turn to the Village for assistance in establishing a new business or expand an existing enterprise in Arlington Heights. There are an array of local, state and federal tools the Village can use to protect and improve its economy and should work towards promoting tools available to the business community including Cook County property tax abatements; tax increment financing and industrial revenue bonds. Each program has its requisite objectives and criteria for use in determining an applicant's eligibility, suitability, and maximum amount of funding for a given project or activity, but they share the goal of assisting business development in Arlington Heights. The Village should market the programs to the business community in order to create interest and awareness to find prospective recipients for the programs.

Economic Development

Transportation

The economic well-being of Arlington Heights relies on an efficient transportation network. Businesses need transportation to provide safe, convenient access to their customers, suppliers and employees. Traffic congestion could become a detriment to economic development in the future in Arlington Heights and the immediate area if mitigating measures are not employed now. Greater use of public transportation, car pooling and staggered work hours are a few inexpensive options. Land use decisions and site design requirements are additional solutions which can have an impact on traffic circulation. In addition, the Illinois Department of Transportation has adopted the Strategic Regional Arterial program, which defines a region wide network of arterial streets to study to improve circulation. There are five SRA's in the Village: Lake-Cook Road, Rand Road, Palatine Road, Golf Road and Algonquin Road from Golf Road northwesterly. With the expansion of I-90 in 2015-2016, the new four lane cross section will allow for bus rapid transit. Also discussed for the future is the STAR Line, which would include new Metra commuter rail service along I-90 from O'Hare to Hoffman Estates, then south through the far western suburbs to the Naperville area.



Village of Arlington Heights Train Station and Downtown

Maintaining and Improving Community Assets

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



Metropolis Performing Arts Center

Recreation

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

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

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

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

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

Purpose

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

Chapter Contents:



Population Characteristics



Governmental Relationships



Existing Park Inventory



Future Park Development



Areas of Concern

Recreation

Population Characteristics

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



Sculptural Element in a Park

Governmental Relationships

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

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

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

Intergovernmental cooperation has expanded recreation opportunities for residents in Arlington Heights and adjacent communities. The Arlington Heights Park District has reciprocal agreements with the Mount Prospect Park District, Buffalo Grove Park District and Rolling Meadows Park District which allow non-residents to use facilities and programs in the other Park Districts subject to certain conditions. These agreements are renewed periodically and permit the participating park district to concentrate on the facilities and programs it can best provide, thus avoiding costly duplication of facilities, programs and administration.

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



Existing Park Inventory

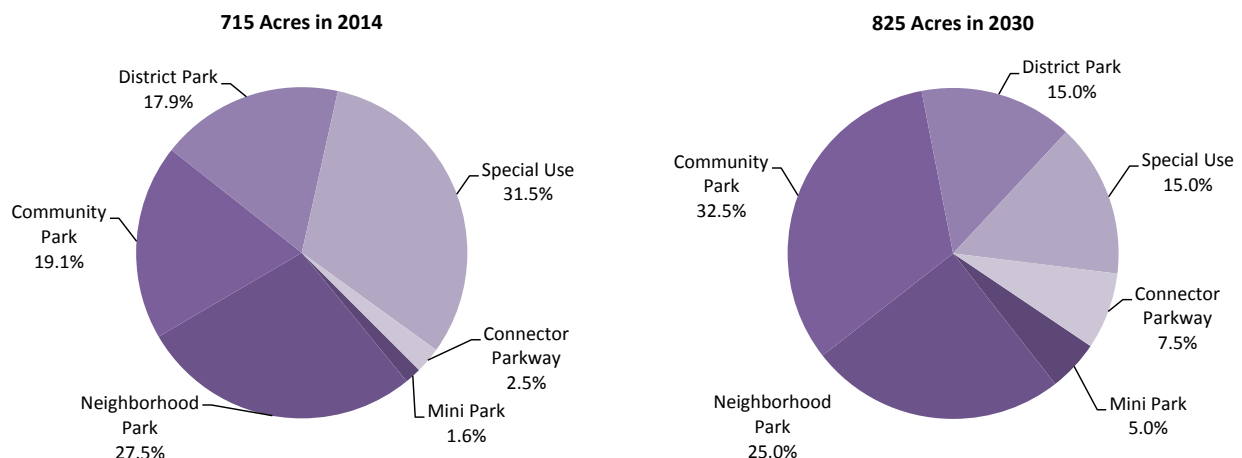
The Village is primarily served by the Arlington Heights Park District, which oversees 58 park sites of all sizes and classifications, and over 1500 recreational programs. Among the 716 acres of park land are 6 pools (1 indoor), 2 golf courses, 2 tennis clubs, and numerous other special recreation facilities.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

Community and neighborhood parks comprise 47% of the land the Arlington Heights Park District manages. Special Use parks such as Arlington Lakes Golf Club comprise almost 32%, with district parks such as Lake Arlington comprise 18%. Figure 19 compares the existing breakdown (2015) of park acreage with the desirable park acreage in 2030. Using national standards, the desirable future park acreage in the Village is 825 acres, or 10 acres per 1,000 population (assumes population of 82,500 in 2030).

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

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

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



Recreation



Future Park Development

It is the goal of the Arlington Heights Park District to maintain a ratio of 10 acres of park land for every 1,000 persons in the Village. Thus the Park District needs to increase its land inventory from 716 acres to 825 acres to achieve this goal by the time the population is expected to peak at 82,500. The addition to the present inventory may be new park sites or expansion of existing parks as determined by neighborhood need.

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

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

Type of Facility	Service Radius	Population Served	Desirable Acres/ 1000 Population	Present Inventory	Target Inventory
Playlot	1/4 - 1/2 mile	500 - 2,000	0.5	11.4	40.5
Neighborhood Park	1/2 - 1 mile	2,000 - 5,000	2.5	187.4	202.5
Community Park	1 - 2 miles	5,000 - 20,000	3.3	130.3	263.3
District Park	Entire Community	Entire Community	1.5	128.0	121.5
Special Use	Entire Community	Entire Community	1.5	218.3	121.5
Connector Parkway	Varies	Varies	0.8	13.8	60.8
	Recommended	Park Acreage	10.00	689.0	810.0



Park Site Reservations

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



North School Park

Recreation

Figure 21. Park Site Reservations

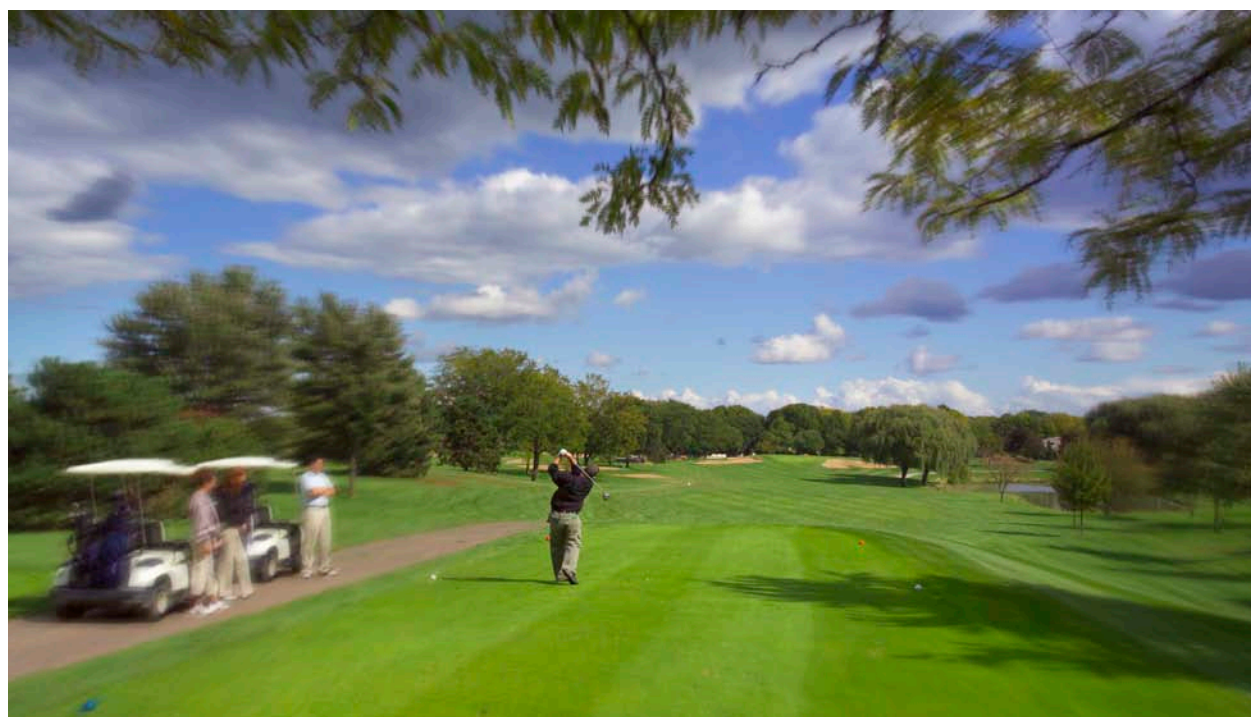
#	Site Name	Neighborhood	Acres	Address	PIN #
C01	Carousel Park	Camelot	5.8	1901 E. Suffield	03-16-105-006
C02	ComEd Right-of-Way	Camelot	8.5	Various	03-15-400-007
C03	Commerce Point Property	Camelot	3.5	3825 N. Ventura	03-06-108-006
C04	Glenkirk School	Camelot	4	2501 N. Chestnut	03-17-100-015
C05	Insolia - Michalowski Property	Camelot	20	2301 N. Waterman	03-16-202-002/013
C06	Ivy Hill School	Camelot	7	2211 N. Burke	03-17-400-006
C07	Lake Arlington	Camelot	93	2101 N. Windsor	03-16-301-002/03 03-16-400-009
C08	McDonald Creek Property	Camelot	3	406-506 E. Hintz	03-08-303-024/ 025/026/040/049
C09	Nichol Knoll Golf Course	Camelot	56	3800 N. Kennicott	03-06-103-003 03-06-301-001
C10	Poe School	Camelot	5	2800 N. Highland	03-07-401-013
C11	Rand Jr. High School	Camelot	8	2550 N. Arlington Hghts.	03-17-100-017
C12	Riley School	Camelot	7	2905 N. Windsor	03-08-402-004
F01	Greenbrier School	Frontier	8	2330 N. Verde	03-18-112-003
F02	Happiness Park (part)	Frontier	1.7	2206 N. Verde	03-18-302-003
F03	Patton School	Frontier	7	1616 N. Patton	03-19-108-024/035
H01	Juliette Low School	Heritage	5	1530 S. Highland	08-09-400-024/ 028/029/031/056
H02	U.S. Army Reserve Headquarters	Heritage	45	1101 W. Central	08-04-100-010 08-09-101-012
H03	Victory Park	Heritage	1.7	1300 S. Harvard	08-09-315-006
P01	Cypress Park	Pioneer	5	1150 S. Arlington Hghts.	08-09-220-005
P02	Dunton School (closed)	Pioneer	8	1220 S. Dunton	08-09-220-002
P03	Festival Park	Pioneer	0.3	300 W. Hawthorne	03-11-230-009
P04	Kirchoff Road Property	Pioneer	4	1701 W. Kirchoff	03-31-301-033 03-31-312-002
P05	Our Lady of the Wayside Church	Pioneer	8	405 S. Ridge	03-31-218-016/ 017/018
P06	South Jr. High School	Pioneer	11	314 S. Highland	03-31-219-001/ 002/004/009/016/ 017/018/019
P07	Sunset Meadows Park (part)	Pioneer	33.3	700 S. Dwyer	03-31-301-032/ 034/037/040/043
p08	U.S. Post Office	Pioneer	5	909 W. Euclid	03-30-400-001
p09	Westgate / Dwyer School	Pioneer	7	1211 W. Grove	03-31-100-022/043
R01	American Legion Property	Recreation	0.2	121 N. Douglas	03-29-402-002
R01	Belmont Residential Properties	Recreation	0.3	15&17 S. Belmont	03-29-351-001/002
R03	Dryden School	Recreation	5	722 S. Dryden	03-32-409-021
R04	First United Methodist Church	Recreation	10	1903 E. Euclid	03-28-301-008/ 009/011

Recreation

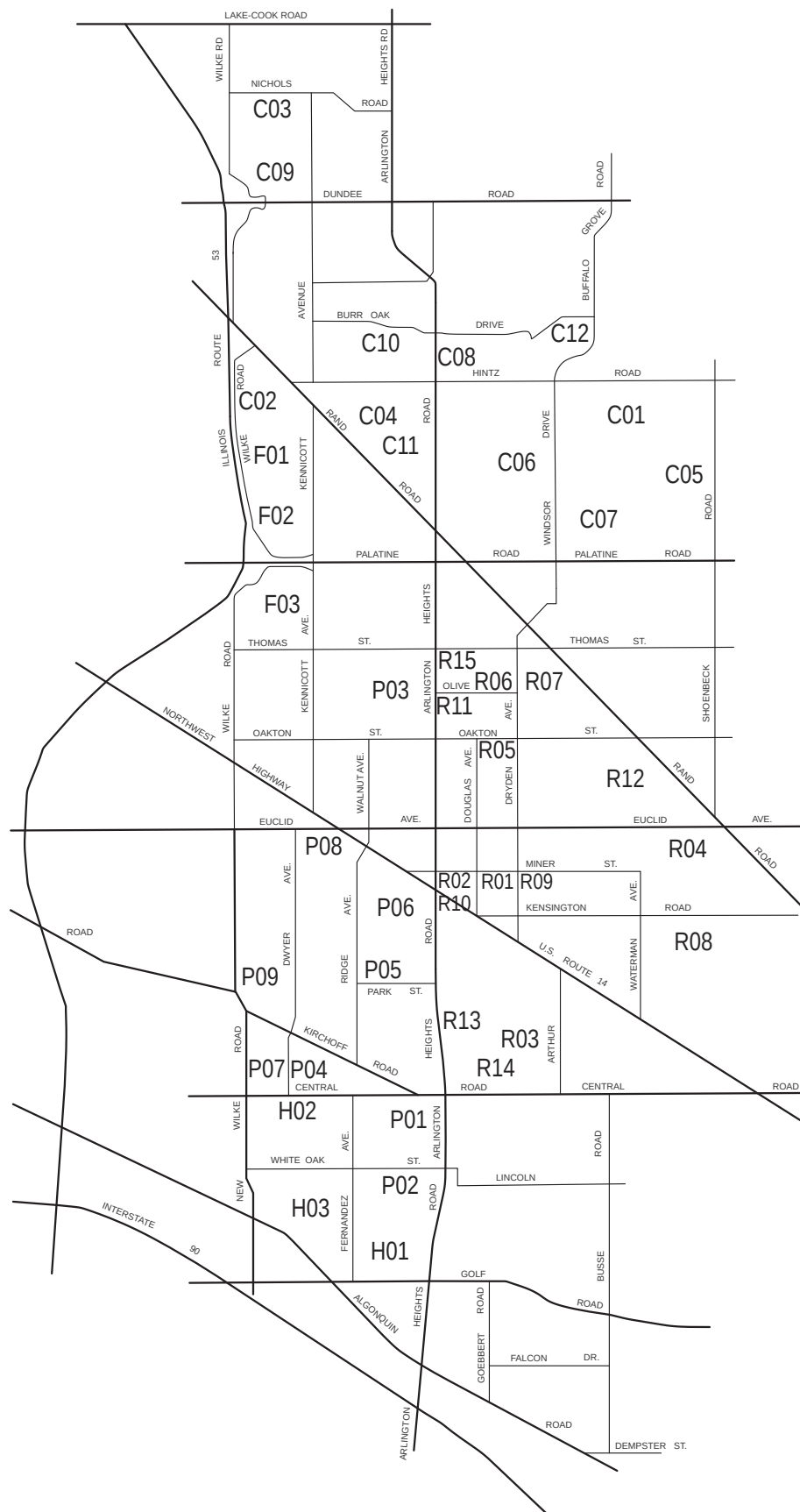
Figure 21. Park Site Reservations Continued

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

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



Arlington Lakes Golf Course

Figure 22. Park Site Reservation Map Land Acquisition

Recreation

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

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

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



Areas of Concern

Communication between Government Agencies

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

Land Availability

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

Land Acquisition Strategy

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

Historic Preservation

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

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

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

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



Statue of William Dunton

Chapter Contents:



Growth and Architecture



Comprehensive Plan



Neighborhood Conservation Districts



Historic Preservation Ordinance



Historic Preservation Strategies

Historic Preservation

Growth and Architecture

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

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

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

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

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

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



1. The Mueller House: 500 N. Vail Avenue



2. The Banta House: 514 N. Vail Avenue



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



Comprehensive Plan

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

Goal

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

Policy

Whenever specific land areas and/or existing structures come under review for general planning progress, or in conjunction with a specific land use petition, consideration should be given to identify for possible preservation purposes, land areas or buildings that meet any of the following criteria:

- a. Structures that exhibit a high quality of architectural design reminiscent of the past.
- b. Structures that exhibit unusual or distinctive design, or construction technique which contribute to the architectural interest of its environs either as an accent or a counterpoint.
- c. Land areas that have long provided an established or familiar visual presence in Arlington Heights by virtue of: a unique location; distinctive physical characteristics; or historical association.

Goal

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

Policy

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

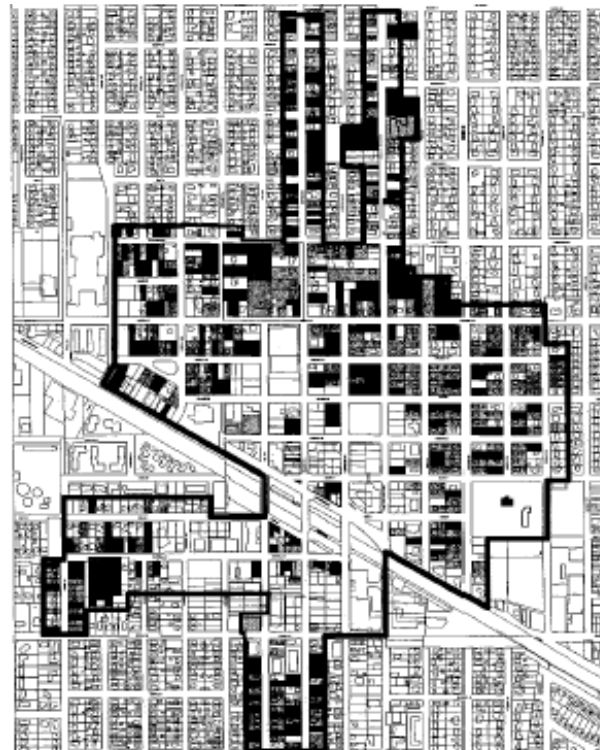
To prepare realistic plans for the areas in and around downtown with all necessary safeguards for fine residential and historical properties.

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

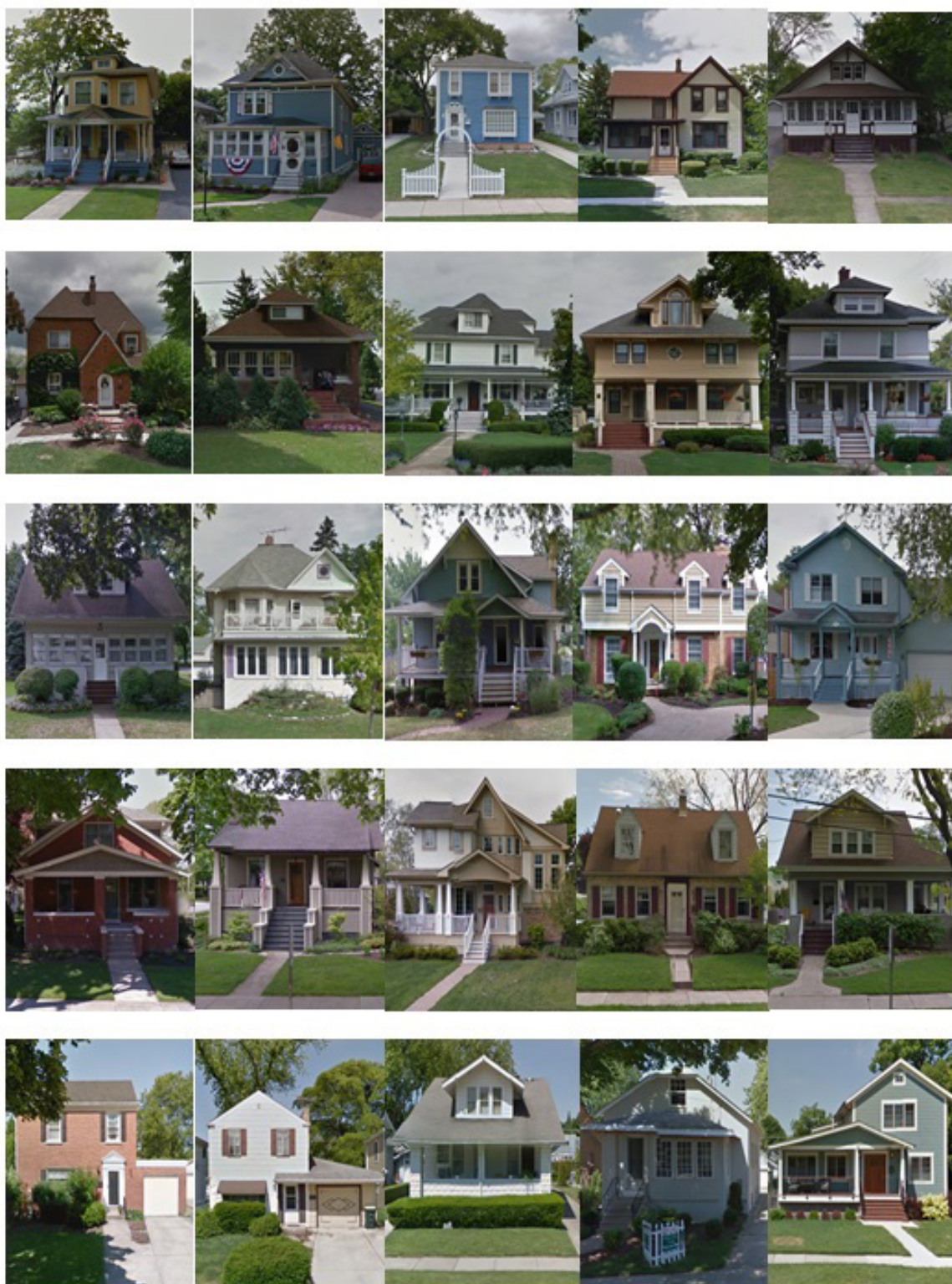


The School of the Art Institute of Chicago Study

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



Historic Preservation



Historic Preservation



Neighborhood Conservation Districts

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

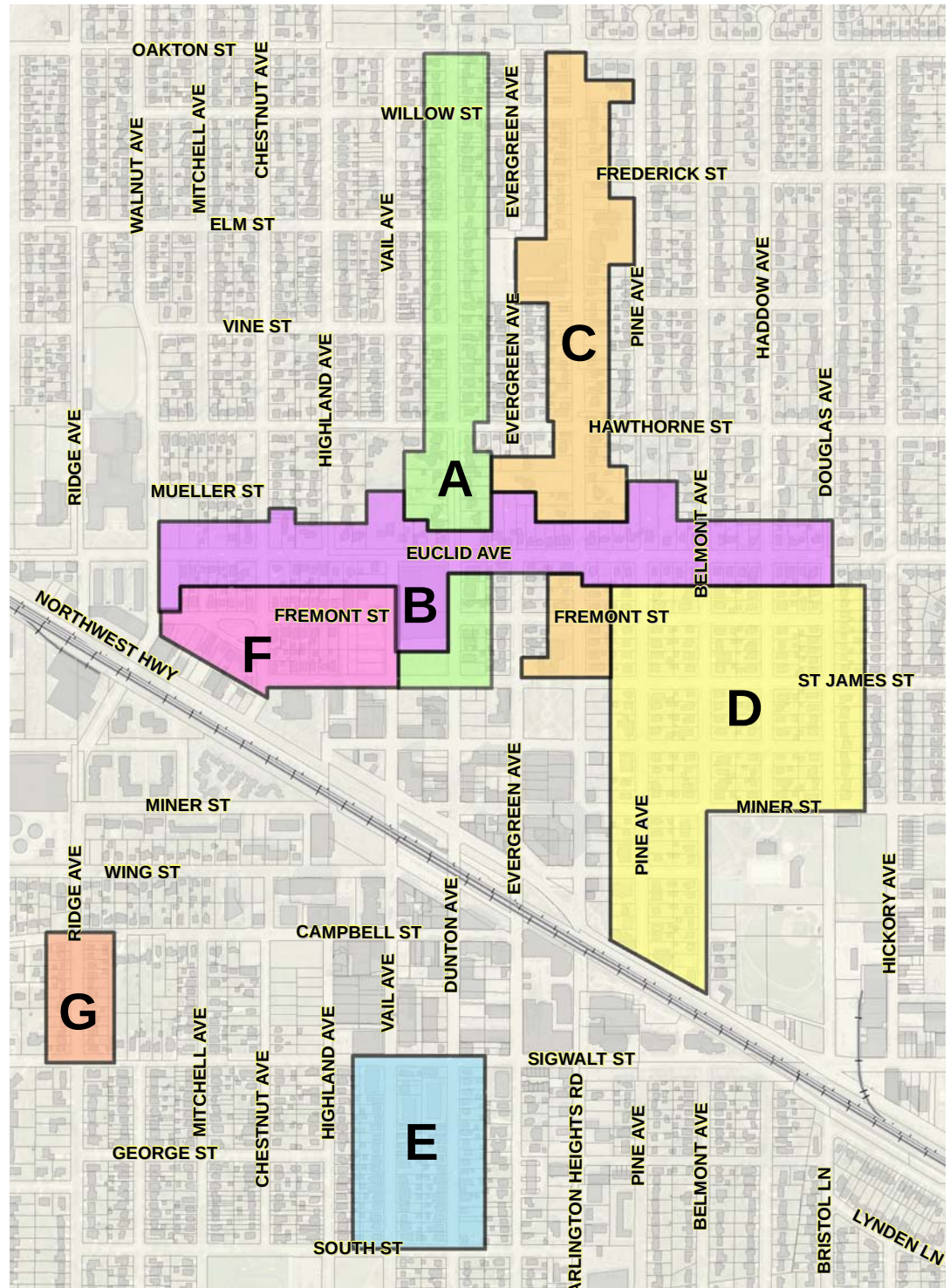
Each structure evaluated in the survey was rated as one of the following:

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

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

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

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



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

Historic Preservation

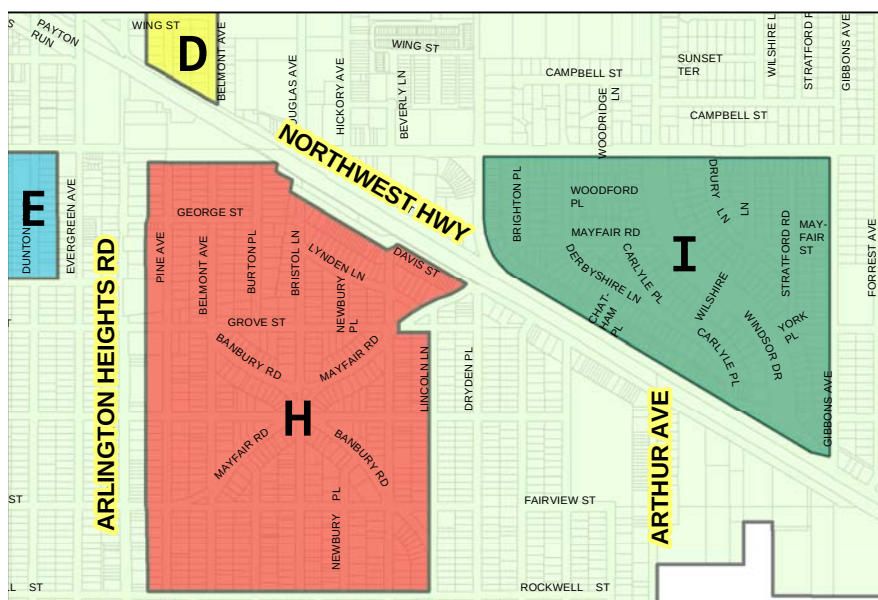
The following chart lists each of the potential NCD's and the number of structures rated either Exceptional, Notable, Contributing, or Unrated.

Area	Exceptional	Notable	Contributing	Unrated
A	6	28	17	4
B	8	10	29	17
C	7	17	22	18
D	1	27	67	31
E	0	26	23	10
F	6	9	15	3
G	0	8	12	4

The study area did not include Scarsdale or Stonegate, therefore those two areas should be added to the map but as areas for future study as NCD's. (See map below).

The goal of any NCD is to sustain and preserve the neighborhood's character by defining procedures and policies for new construction, alterations, demolition and additions to existing structures in the district. Typically, the community formally establishes an NCD via a Conservation District Ordinance (CDO). Because a CDO does not impose the same level of scrutiny or protection for historic structures in districts as a preservation ordinance does, conservation district programs have been designed to be used congruently with a preservation ordinance.

As mentioned, the Village already has a review process for new homes throughout the Village that are required to address the design guidelines, which take into account the characteristics of the neighborhood. Although zoning regulations for single family lots in the Village have been modified to limit Floor Area and impervious surfaces, the Village does not have unique zoning standards for the possible conservation districts. Since each district has unique development attributes, the Village may want to consider reviewing each recommended NCD in order to determine if zoning and design standards need to be created for each specific NCD.





Historic Preservation Ordinance with Commission and Local Landmark Process

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

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



Arlington Heights Historical Museum

Historic Preservation



Historic Preservation Strategies

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

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

Corridors

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

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

The five corridors designated for further study are:

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

Chapter Contents:



Corridor Plans



Corridor Priorities, Characteristics and Key Issues



Design Guidelines

Corridors



Corridor Plans: Goals and Objectives

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

Corridor Plan Goal:

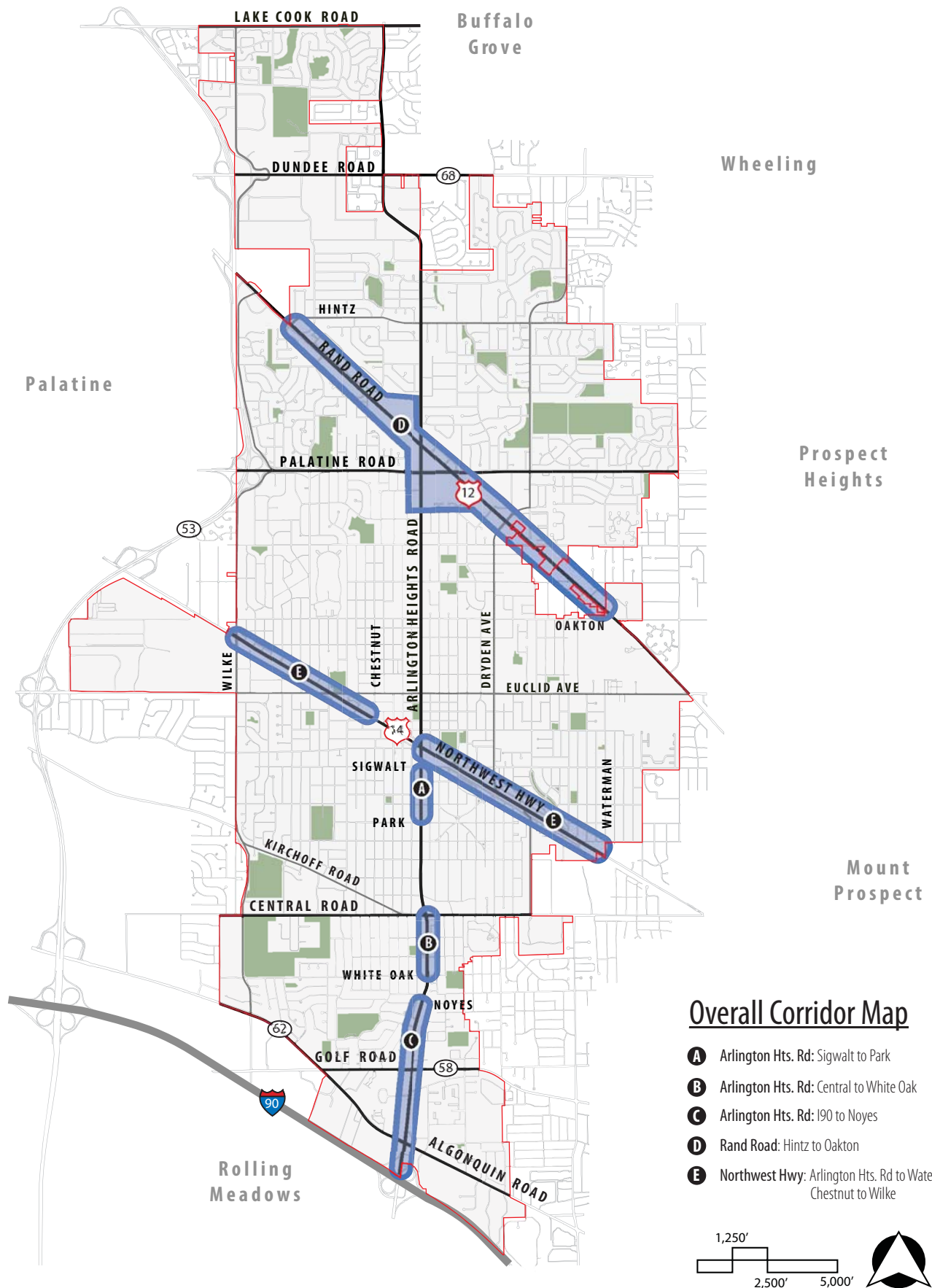
To improve upon existing conditions which detract from the overall functioning of the corridor.

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

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

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

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



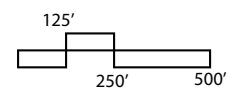
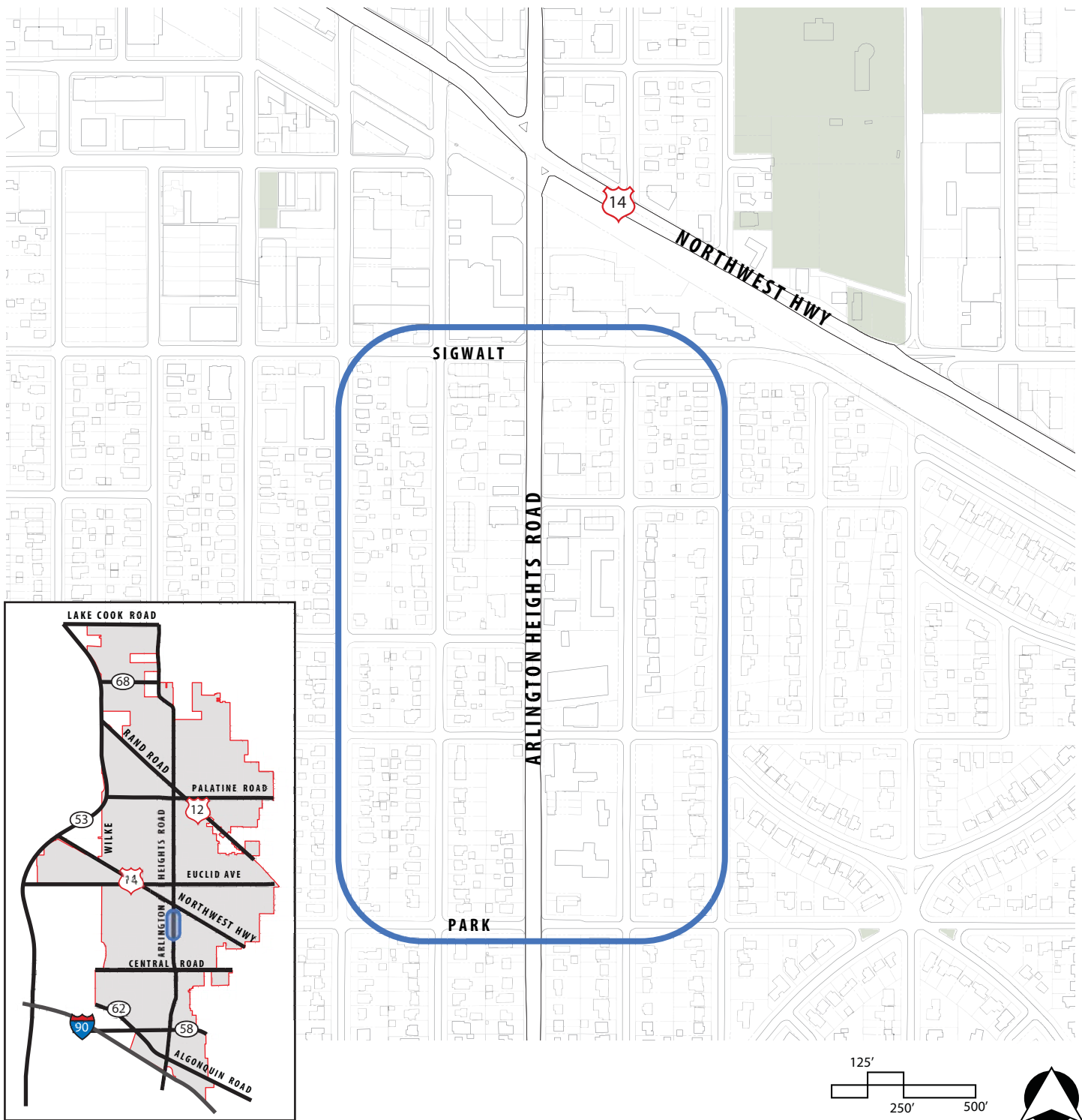
Corridors



Corridor Priorities, Characteristics and Key Issues

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

Corridor	Priority Level	Characteristics	Zoning	Comp Plan
A.				
Arlington Heights Road: Sigwalt to Park	1	4 lanes with center turn lane; - Buildings close to street, 1 to 2 floors height; - narrow sidewalks; - West side lot depth small.	B-2	Commercial High Density MF Single Family
B.				
Arlington Heights Road: Central to White Oak	2	- lack of landscaping older commercial; - minimal depth for landscaping; - multiple sign poles; - multiple traffic lanes; - Mostly 1 floor buildings.	B-1; B-2; OT	Commercial; Offices Only
C.				
Arlington Heights Road: I-90 to Noyes	3	- Large roadway pavement 6-9 lanes; - Overhead utilities; - Lack of identity; - Buildings various setbacks, 1 to 5 floors height.	B-2; B-3; OT	Commercial; Offices Only STAR Line Plan
D.				
Rand Road: Hintz to Oakton	3	- Vast right of way Rand Road; - subject to current corridor study; - Mostly Commercial, but Multi Family to west; - Multiple driveways; - Haphazard border to east with Prospect Heights.	B-1, B-2, B-3 R-6; OT	Commercial Moderate Density MF Offices Only Teska Study
E-1.				
Northwest Highway East: Arlington Heights Road to Waterman	1	4 lanes' with turn lanes at certain cross streets; - mix of old and new; - older building close to street; - lack of landscaping. - mostly 1 floor, 2 to 3 floors for MF	B-2; B-3; R-6	Hickory Kensington Plan Rec Park Expansion Plan Commercial; Offices Only Parks Moderate Density MF
E-2.				
Northwest Highway West: Chestnut to Wilke	1	- Newer development well landscaped; - older auto repair sites lack of landscaping; - UP railroad ROW storage area east of Euclid poor visually. - Commercial 1 floor, auto repair; MF 2 floors	B-2; B-3 R-3; R-6	Commercial Moderate Density MF Single Family



Corridor A

Arlington Heights Road : Sigwalt to Park

Corridors

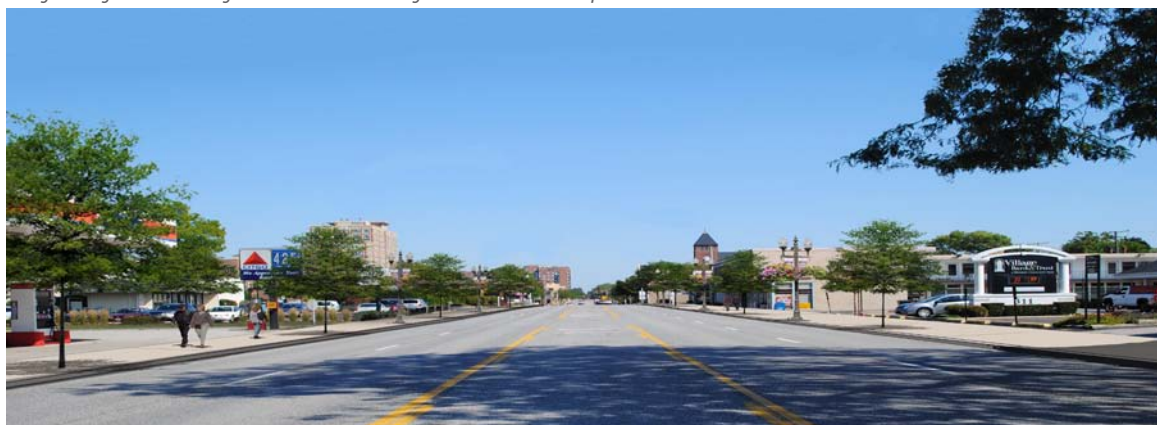
Corridor A: Arlington Heights Road: Sigwalt to Park

Key Issues:

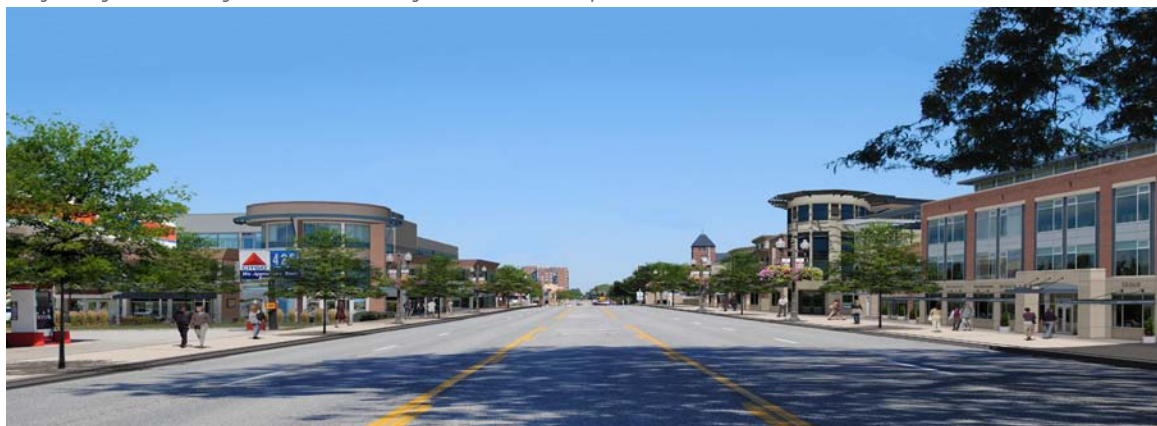
- Gateway into Downtown
- Lack of depth of certain lots limits redevelopment opportunities.
- Improve landscape screening of parking areas/poor condition of some parking areas.
- Sidewalk location adjacent to roadway not pedestrian friendly.



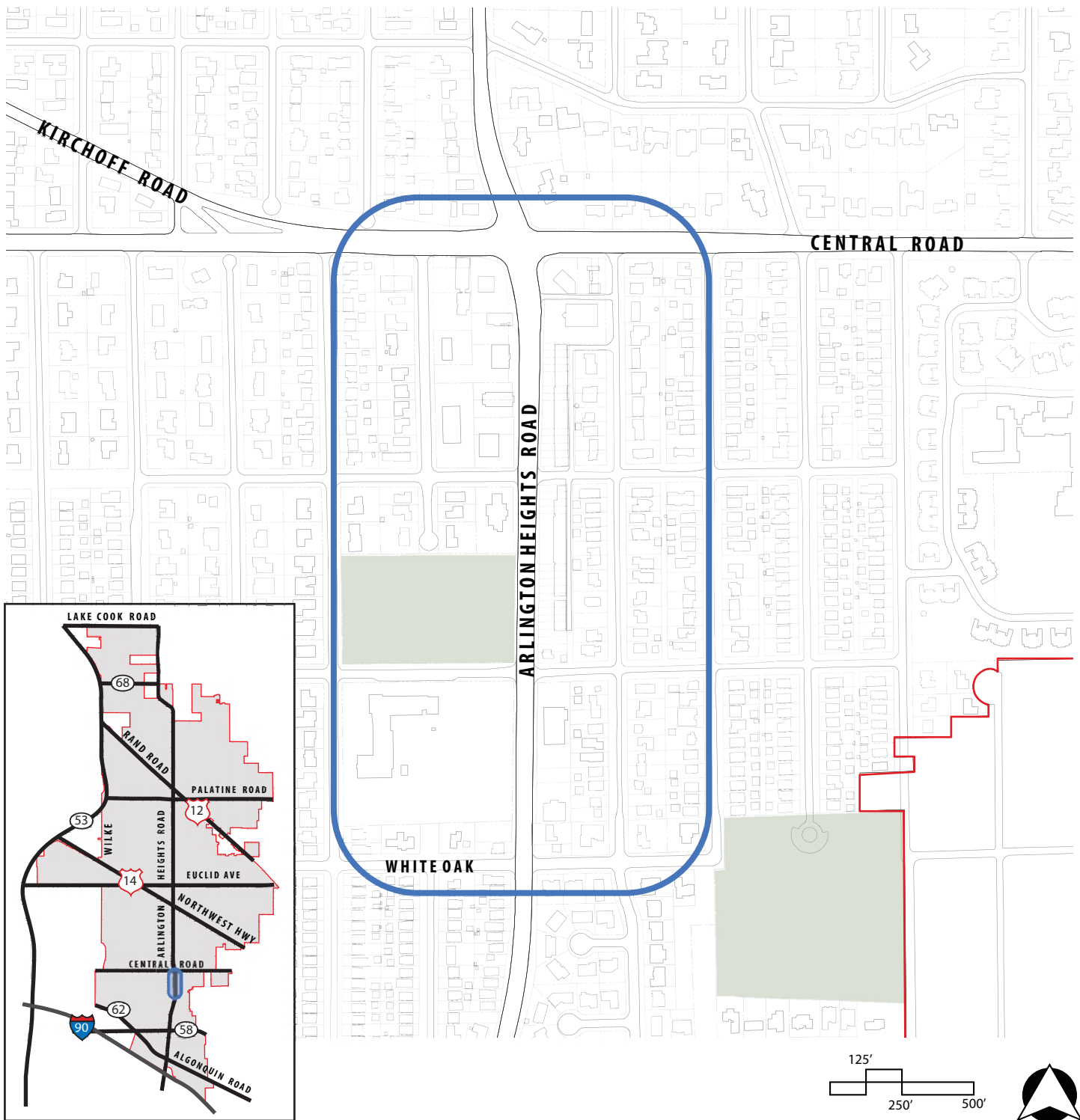
Arlington Heights Road and Sigwalt Corridor - Credit: Fregonese Associates-Conceptual Enhancements



Arlington Heights Road and Sigwalt Corridor - Credit: Fregonese Associates-Conceptual Enhancements



Arlington Heights Road and Sigwalt Corridor - Credit: Fregonese Associates-Conceptual Enhancements



Corridor B
Arlington Heights Road: Hintz to Oakton

Corridors



Corridor B: Arlington Heights Road: Central to White Oak

Key Issues:

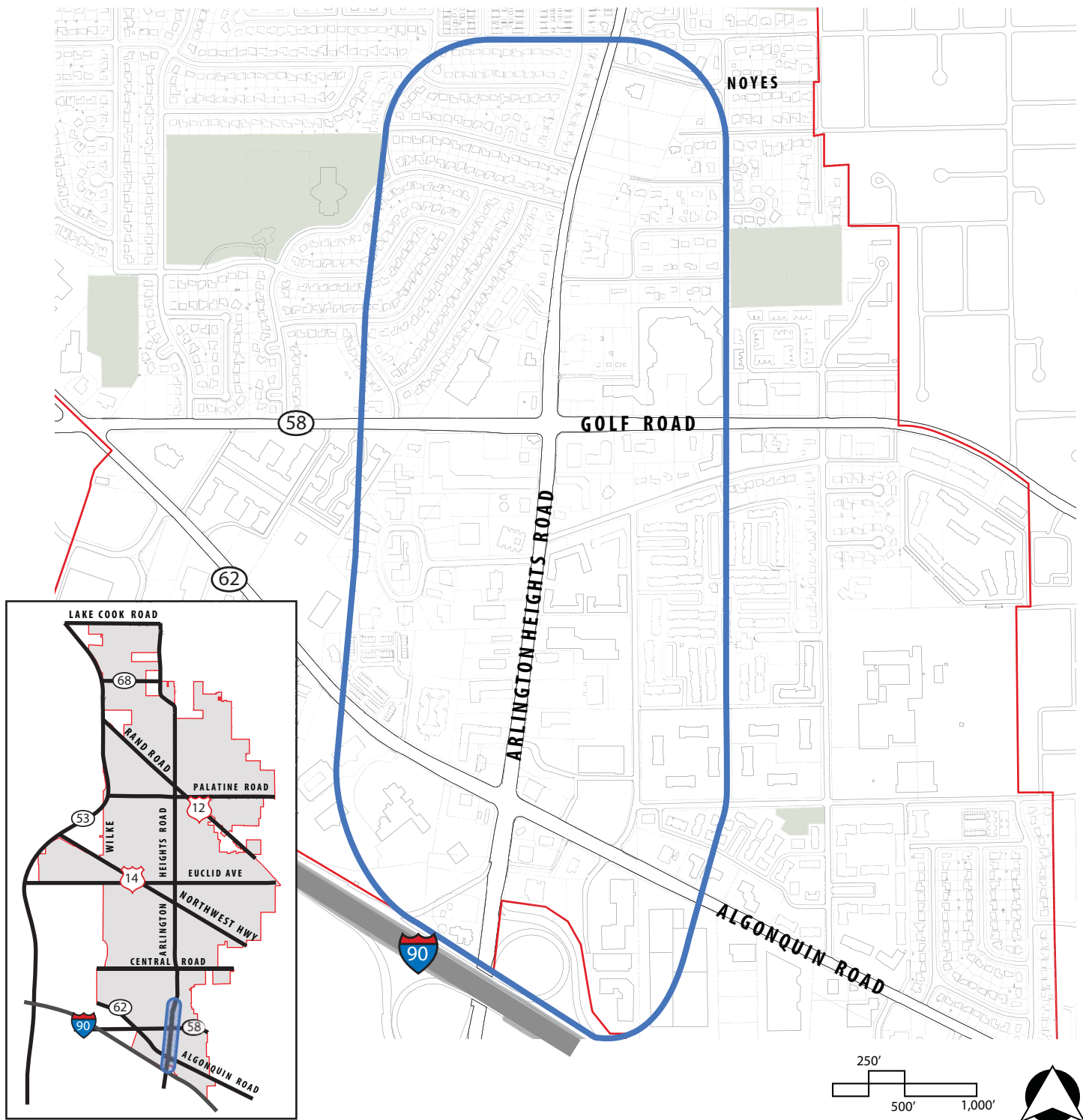
- Lack of landscape screening of parking areas.
- Multiple pole signs, degree of sign blight.
- Multiple commercial driveways along east side of roadway.



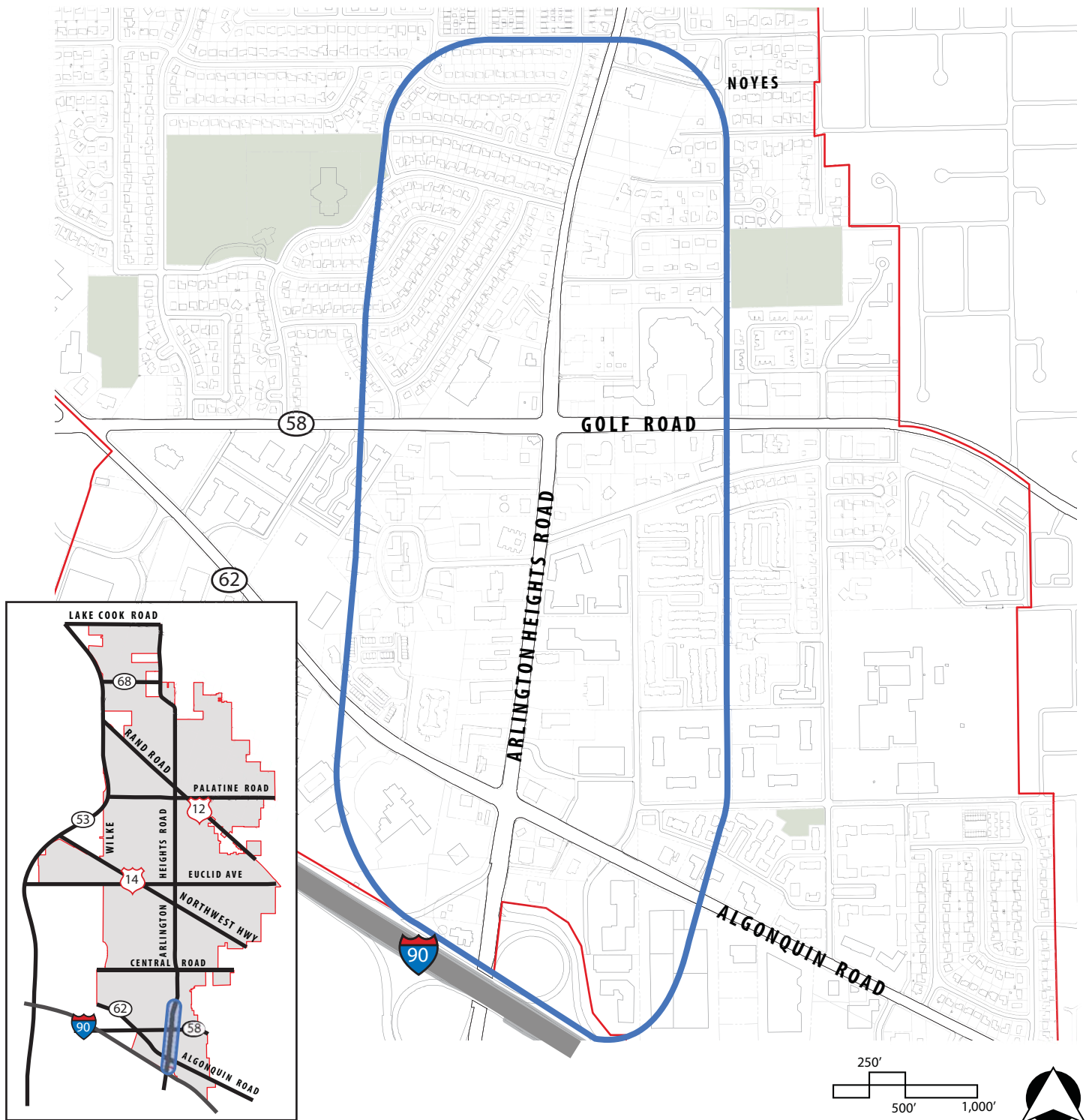
Existing Conditions



Proposed Enhancements



Corridor C
Arlington Heights Road: I-90 to Noyes



Corridor C

Arlington Heights Road: I-90 to Noyes

Corridors

Corridor C: Arlington Heights Road: I90 to Noyes

Key Issues:

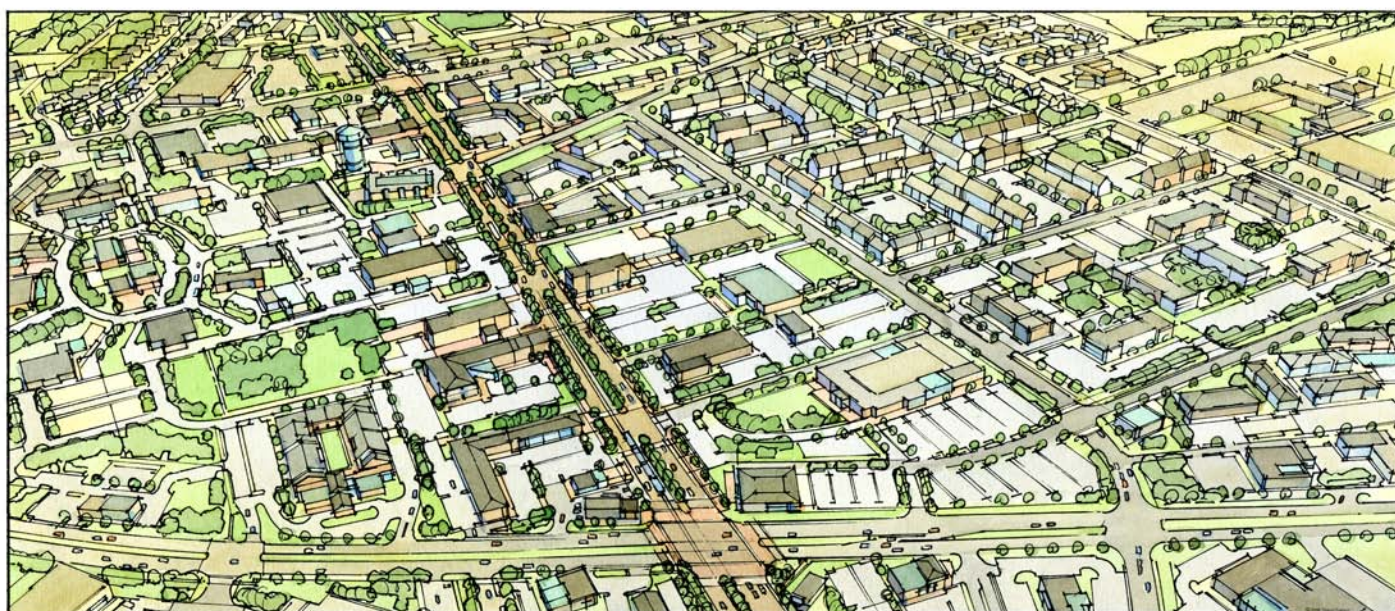
- Gateway into Village of Arlington Heights
- Loss of greenery when Arlington Heights Road was widened from I90 to Golf Road
- Overhead utility lines along west side of roadway from I90 to Golf Road
- Potential for redevelopment of larger sites such as the former Wellington site

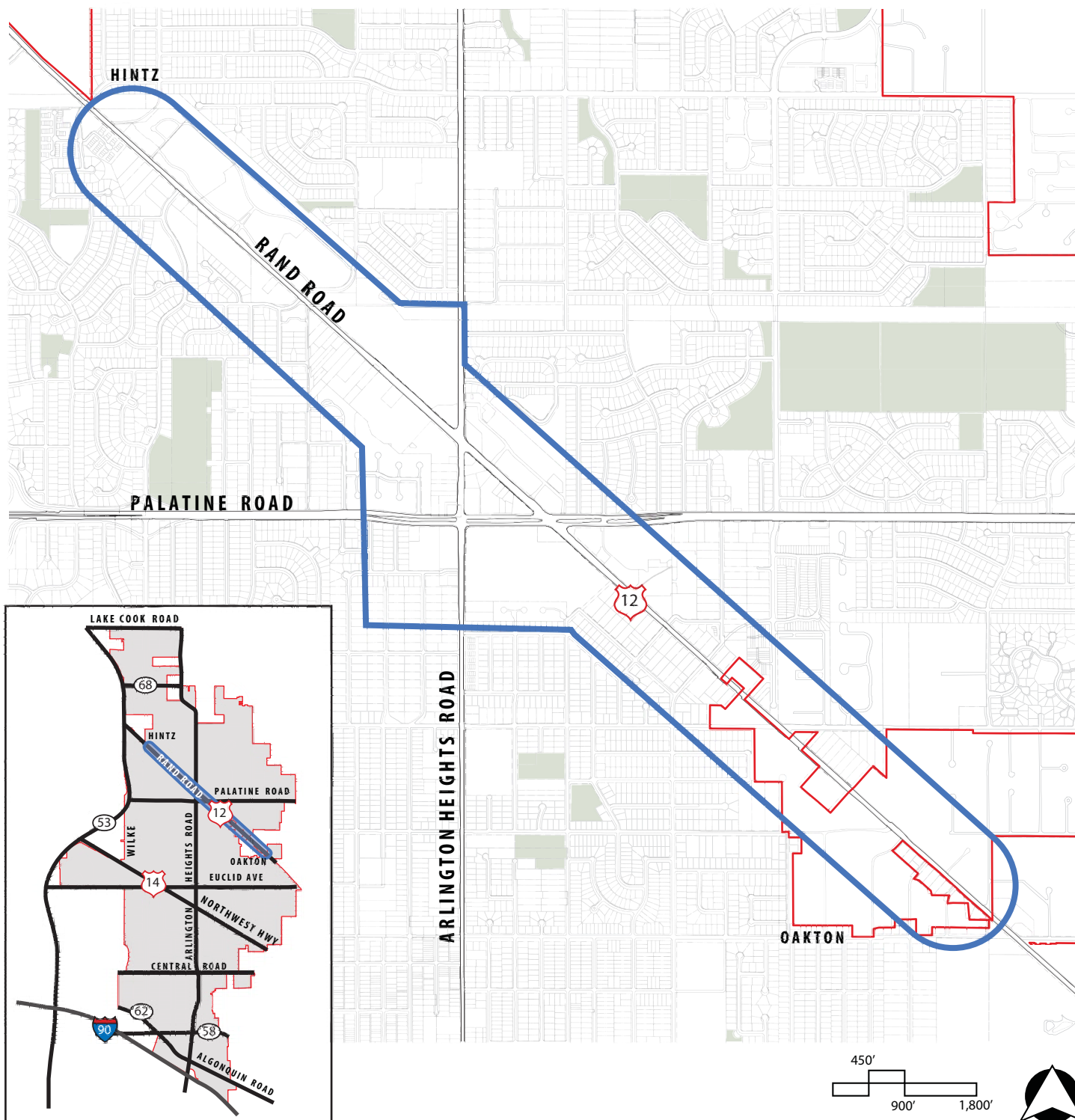


Existing Conditions



Proposed Enhancement





Corridor D
Rand Road: Hintz to Oakton

Corridors



Corridor D: Rand Road: Hintz to Oakton

Key Issues:

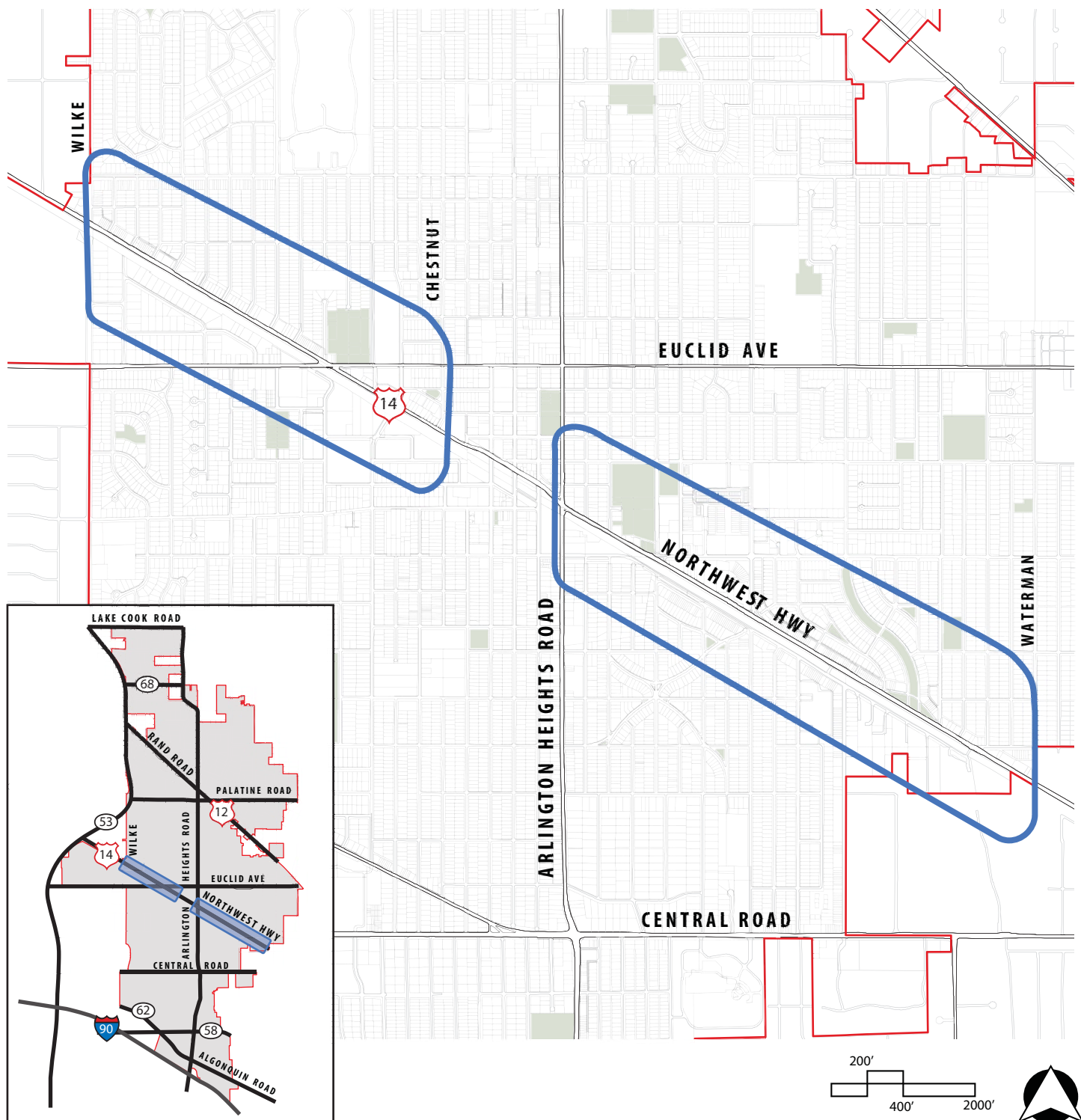
- Circuitous Boundary with City of Prospect Heights east end of Rand Road
- Corridor improvements study underway by Teska Associates
- Important commercial corridor and economic engine containing significant amount of the Village's retail shopping space
- Includes TIF District's #3 and #5

Existing Conditions



Proposed Enhancements





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

Corridors



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

Key Issues:

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



Existing Conditions



Proposed Enhancement



General Corridor Design Principles

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

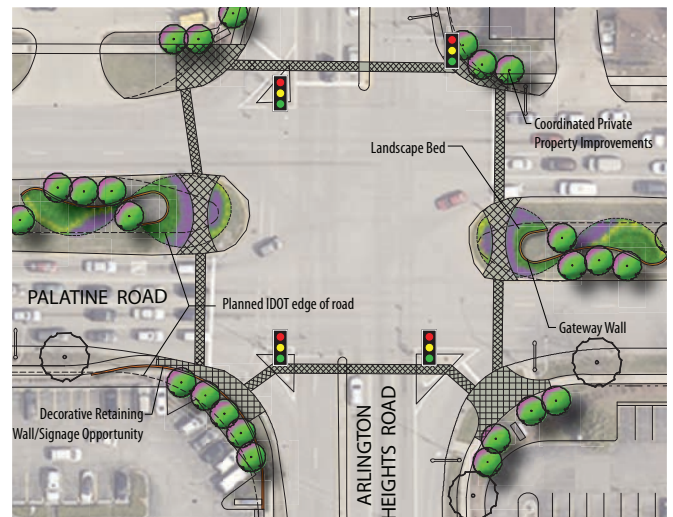
As the Village considers future corridor development, critical design principles should be considered.



Public Improvements

Intersections and Gateway Signage:

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



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



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

Corridors

Private Improvements

Perimeter Landscape Buffer:

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

Internal Pedestrian Access:

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



Photo example of a wide perimeter landscape buffer



Continuous walks through parking lots to commercial entrances



Photo example of a narrow perimeter landscape buffer

Sustainability

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

Introduction

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

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

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

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

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

Chapter Contents:



Sustainable Practices



Energy Efficiency and Conservation



Land Use Policies to Promote Sustainability



Land Use Actions Towards Sustainability



Transportation Actions Towards Sustainability



Housing and Building Actions Towards Sustainability

Sustainability

Sustainable Practices

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

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

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

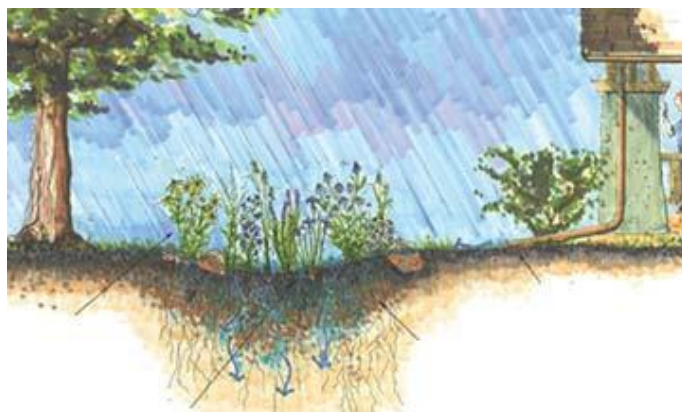
- Renewable Energy
- Storm Water Management
- Use of Building Materials

Stormwater Management Practices

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

Minimize impervious surfaces on your property

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



Stormwater Management Practices

Create a Rain Garden or Bio-swale

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



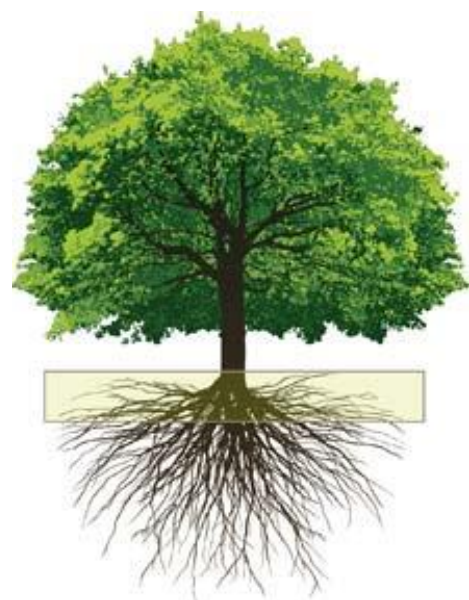
Utilize Rain Barrels

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

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

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

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



Sustainability

Renewable Energy Practices

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

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

Solar Energy

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

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

U.S. Energy Information Administration

Passive Solar:

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

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

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

Active Solar:

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

Photovoltaic Systems (PV):

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

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

U.S. Department of Energy



Solar Farm in Illinois; Use of Solar for Light Solar Panels on Village Banners and Bike Shelter

Renewable Energy Practices Continued

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

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

Geothermal:

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

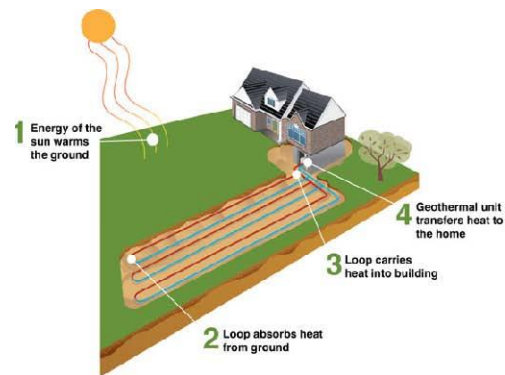
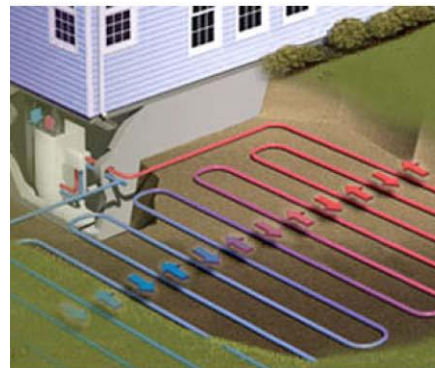
Direct Use of Geothermal Energy:

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

Binary Cycle:

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

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



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

Sustainability

Renewable Energy Practices Continued

Wind Energy Technologies:

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

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

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

Types of Wind Turbines:

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

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

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

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

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

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

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



U.S. Department of Energy

Building Materials Practices

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

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

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

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

Sustainability

Building Materials Practices Continued

Insulation:

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

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

Windows:

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

Lighting:

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

CFLs — about 75% energy savings

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

LEDs — about 80% – 85% energy savings

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



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

Source: Energystar

Appliances:

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

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

www.energystar.gov

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

Source: EPA.gov



Energy Efficiency and Conservation Goals

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

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



Land Use Policies to Promote Sustainability

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

Sustainability



Land Use Actions Towards Sustainability

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



Transportation Actions Towards Sustainability

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



Housing and Building Actions Towards Sustainability

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

Public Input

Chapter Contents: Public Process, Community Survey

Public Process

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

Community Survey

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

A summary of certain questions is highlighted as follows:

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

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

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

Restaurants	72%
Entertainment	70%
Mixed Use	48%

Public Input

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

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

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

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

Please indicate how you feel about the following statements.

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

Public Input

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

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

Public Input

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Appendix



CONTENTS



1	VILLAGE OF ARLINGTON HEIGHTS OFFICAL MAP	93
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Arlington Heights

Cook County, Illinois

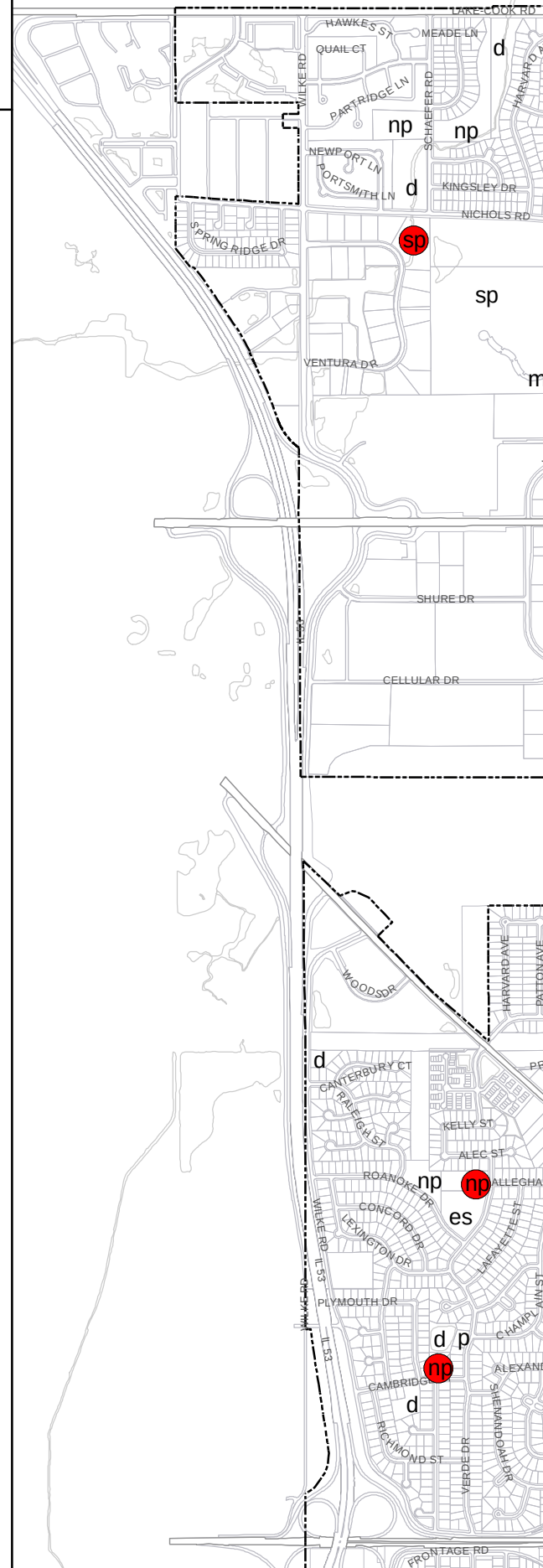
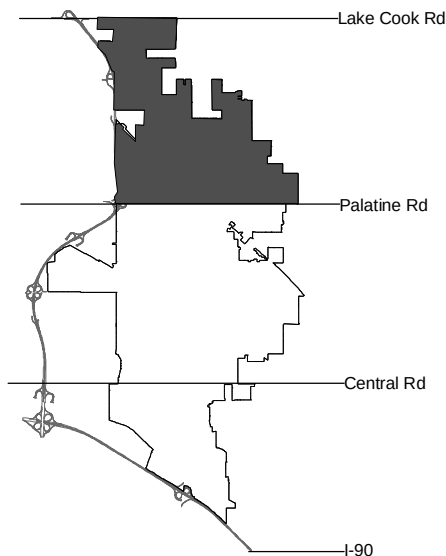
Official Map North

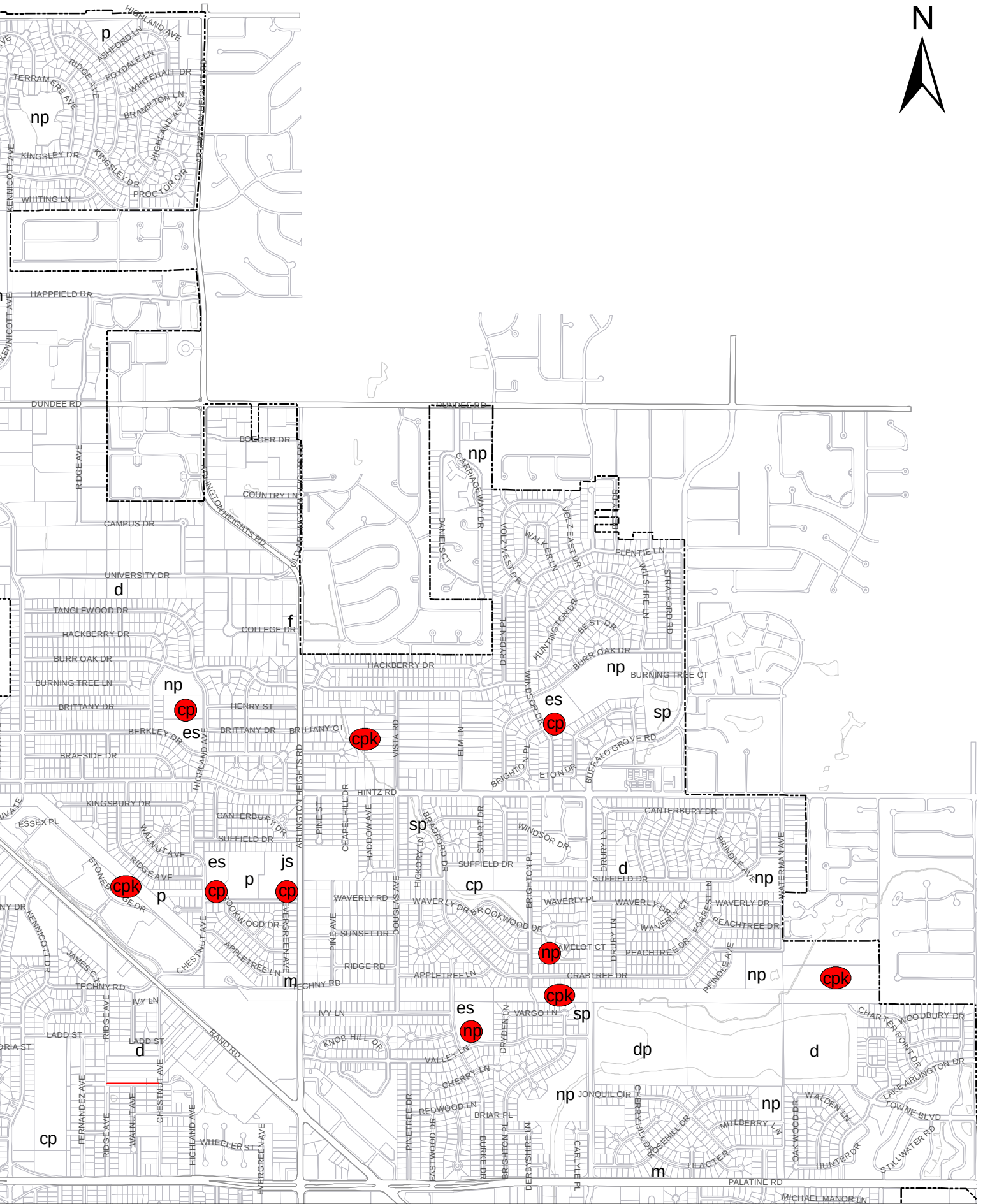
Existing

Proposed

es		ELEMENTARY SCHOOL
js		JUNIOR HIGH SCHOOL
hs		HIGH SCHOOL
u		UNIVERSITY
p		PLAYLOT
np		NEIGHBORHOOD PARK
cp		COMMUNITY PARK
sp		SPECIAL PURPOSE PARK
cpk		CONNECTOR PARK
dp		DISTRICT PARK
cc		COMMUNITY CENTER
f		FIRE STATION
d		DETENTION BASIN
h		HOSPITAL
l		LIBRARY
m		MUNICIPAL USE
g		OTHER GOVERNMENT USE

	EXPRESSWAY
	MAJOR ARTERIAL STREET 100 FT MINIMUM RIGHT-OF-WAY
	SECONDARY ARTERIAL STREET 80 FT MINIMUM RIGHT-OF-WAY
	CBD STREET
	COLLECTOR STREET 60-80 FT RIGHT-OF-WAY
	SUB-COLLECTOR STREET 66 FT MINIMUM RIGHT-OF-WAY
	LOCAL STREET 66 FT MINIMUM RIGHT-OF-WAY
	Proposed Street



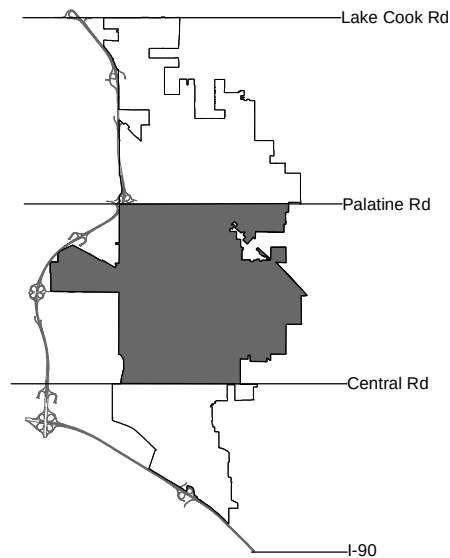


Arlington Heights

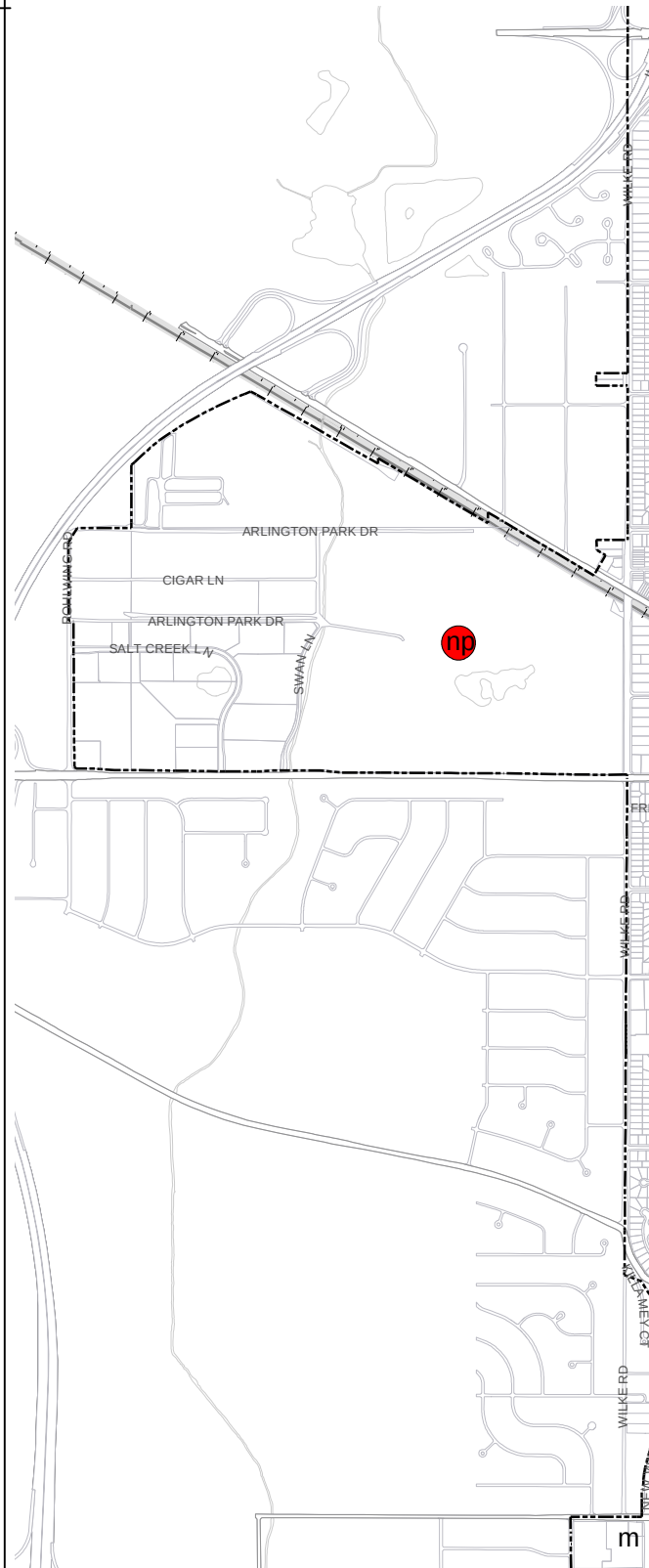
Cook County, Illinois

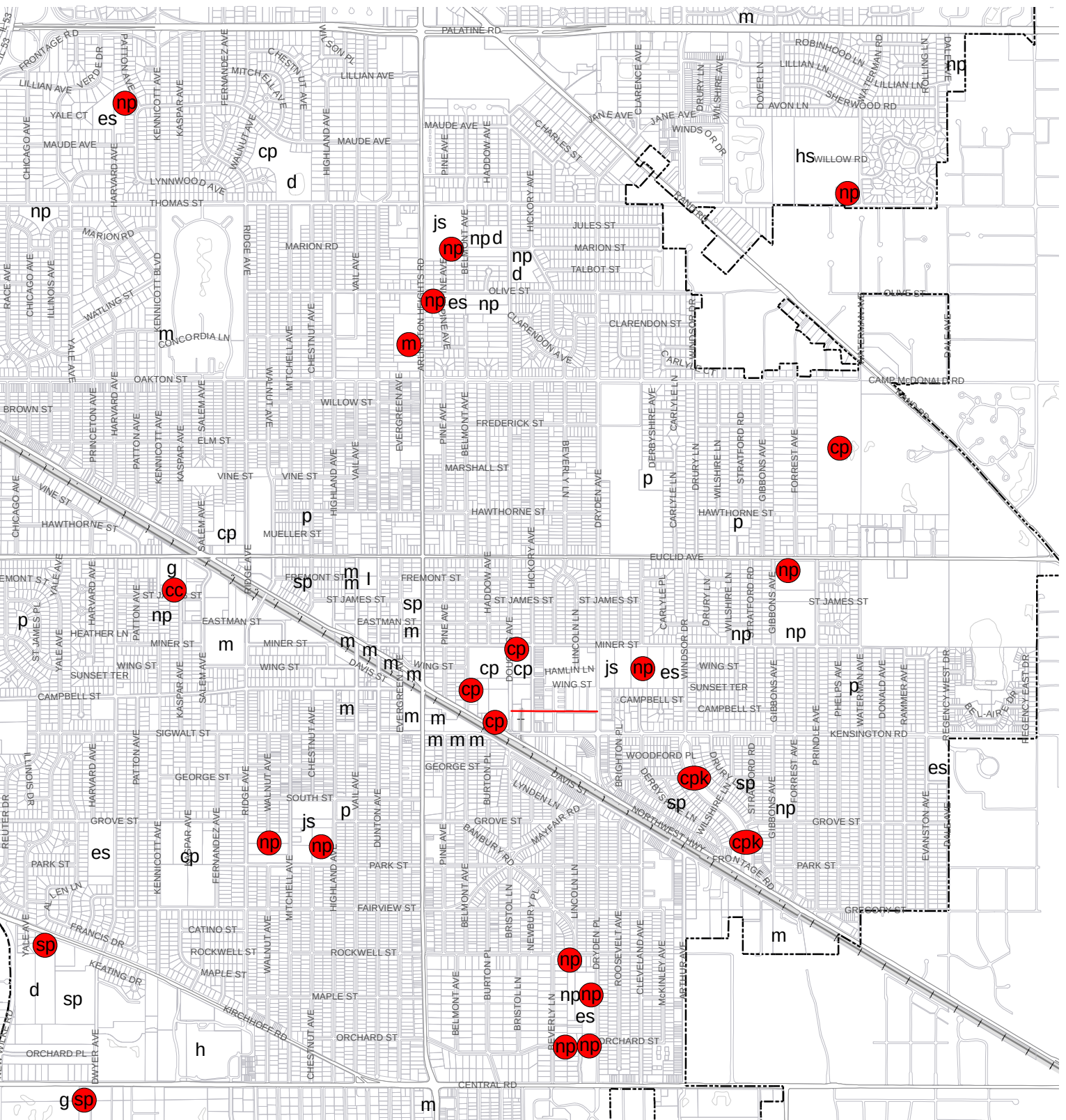
Official Map Central

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



0 850 1,700 3,400 5,100 6,800 Feet





Arlington Heights

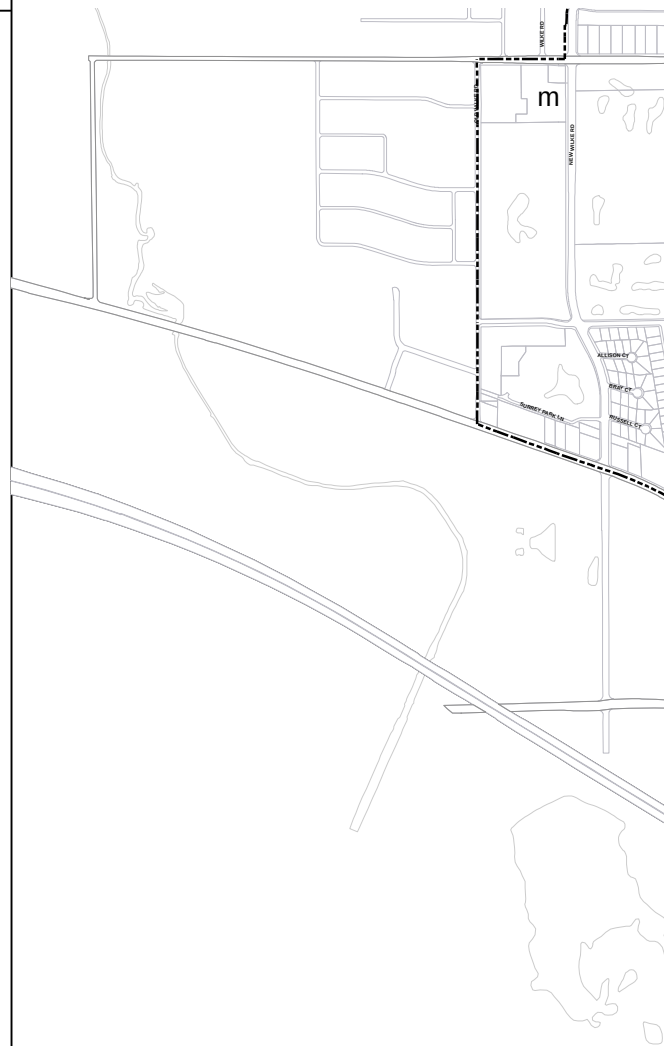
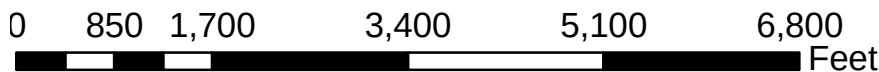
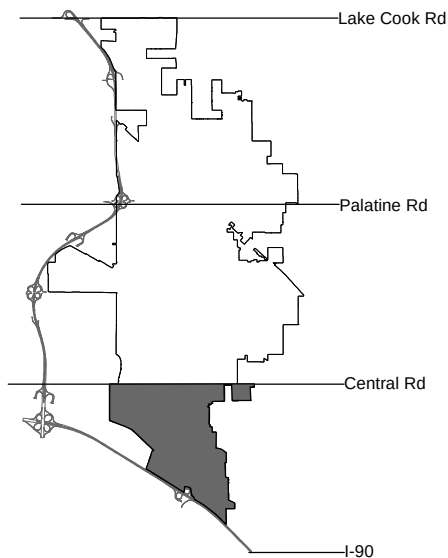
Cook County, Illinois

Official Map South

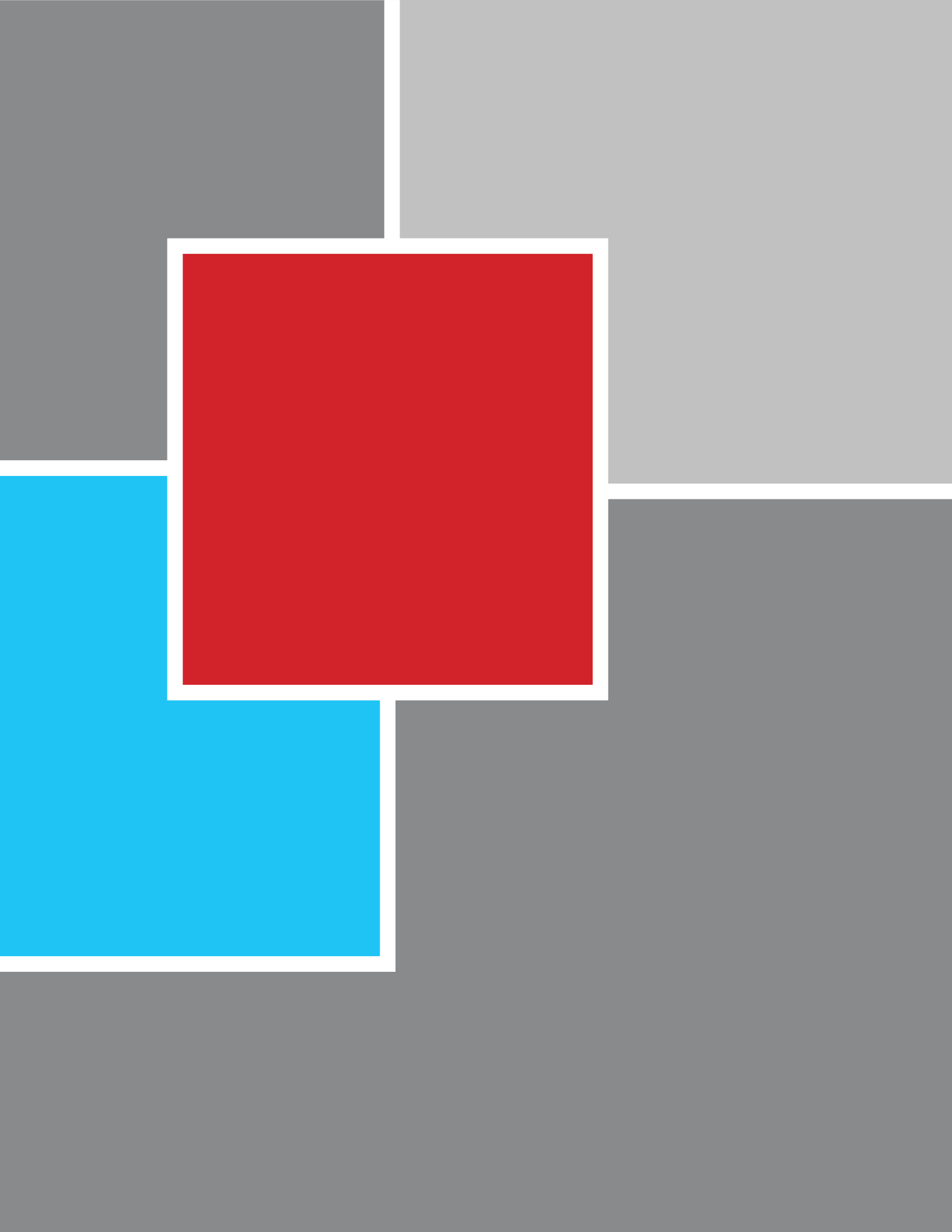
Existing

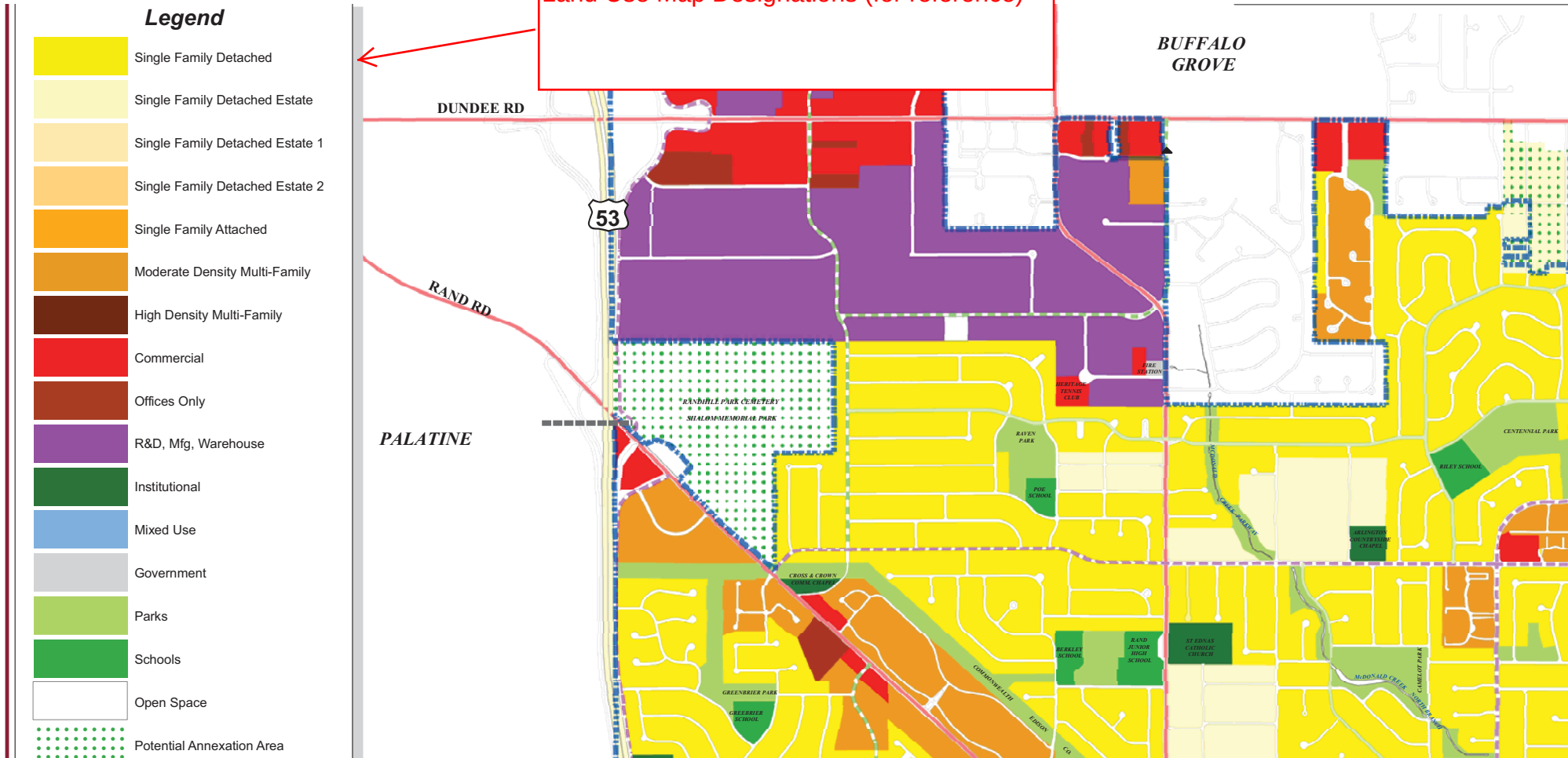
Proposed

es		ELEMENTARY SCHOOL
js		JUNIOR HIGH SCHOOL
hs		HIGH SCHOOL
u		UNIVERSITY
p		PLAYLOT
np		NEIGHBORHOOD PARK
cp		COMMUNITY PARK
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		EXPRESSWAY
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		SECONDARY ARTERIAL STREET 80 FT MINIMUM RIGHT-OF-WAY
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		COLLECTOR STREET 60-80 FT RIGHT-OF-WAY
		SUB-COLLECTOR STREET 66 FT MINIMUM RIGHT-OF-WAY
		LOCAL STREET 66 FT MINIMUM RIGHT-OF-WAY
		Proposed Street







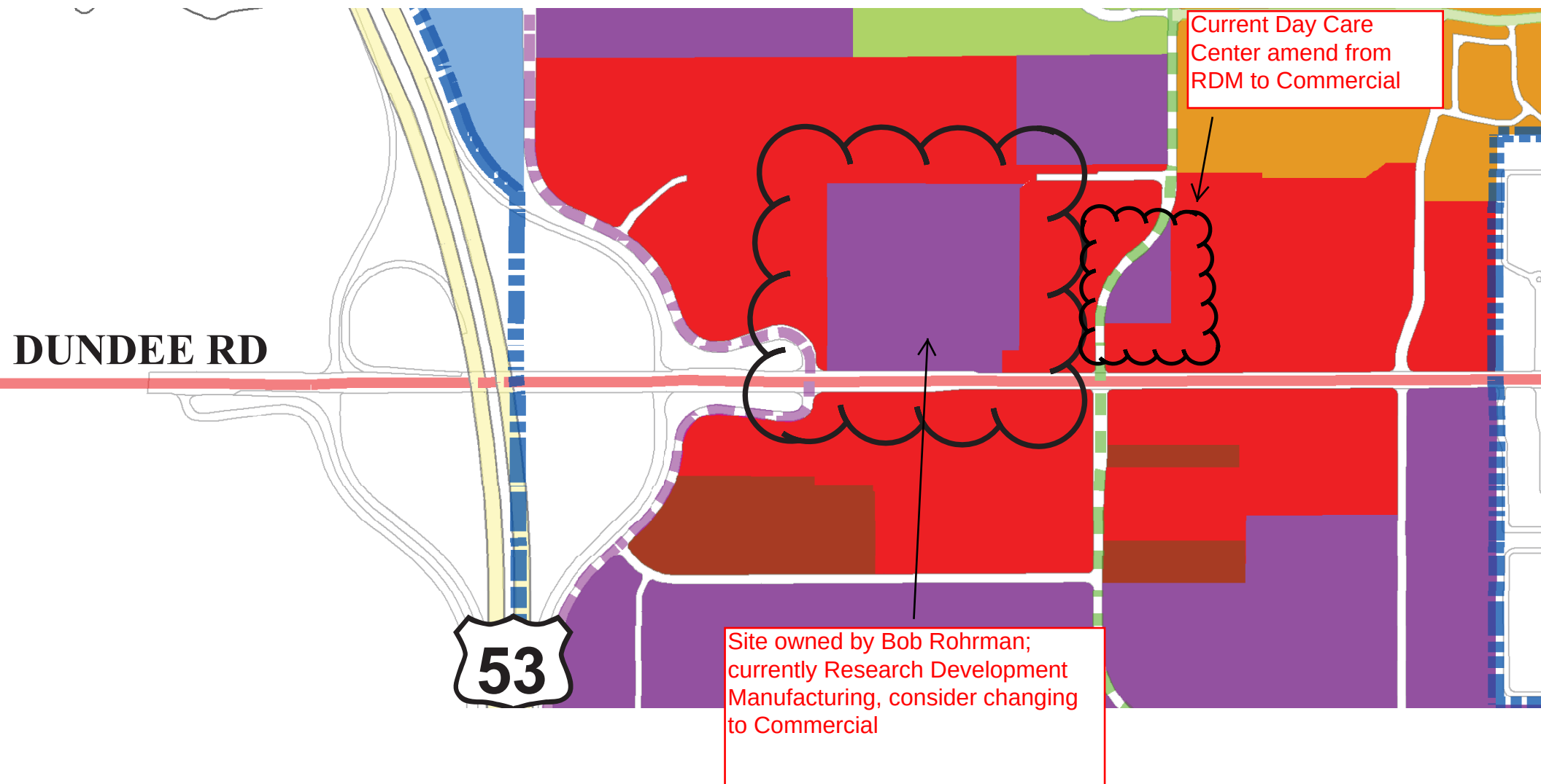


DUNDEE RD

53

Current Day Care
Center amend from
RDM to Commercial

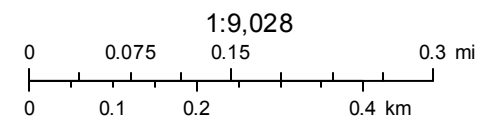
Site owned by Bob Rohrman;
currently Research Development
Manufacturing, consider changing
to Commercial



Rohrman Site West Dundee Road



December 4, 2014



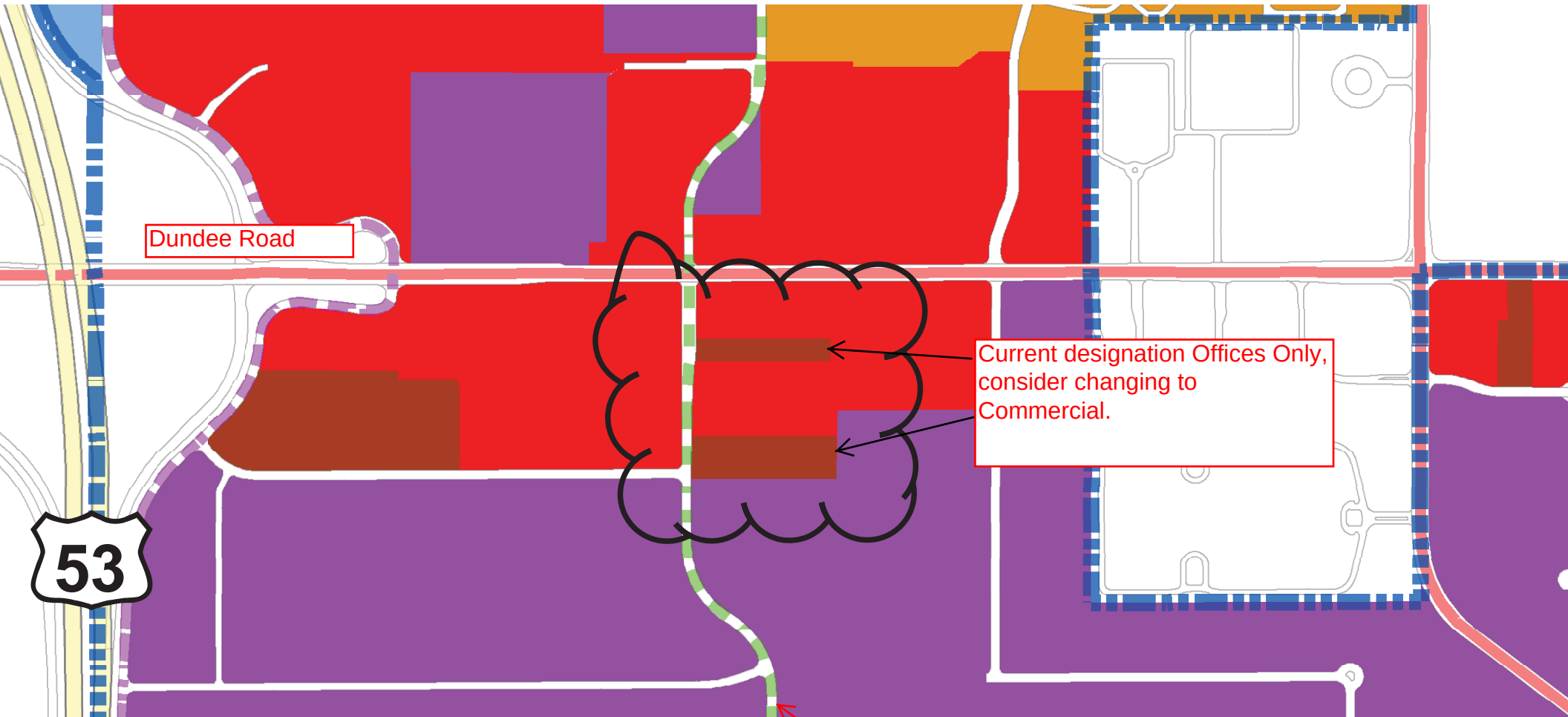
Kennicott Ave south of Dundee Road

Dundee Road

53

Current designation Offices Only,
consider changing to
Commercial.

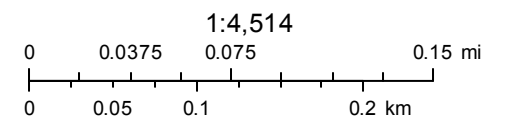
Kennicott Ave.



Dundee / Kennicott



December 4, 2014



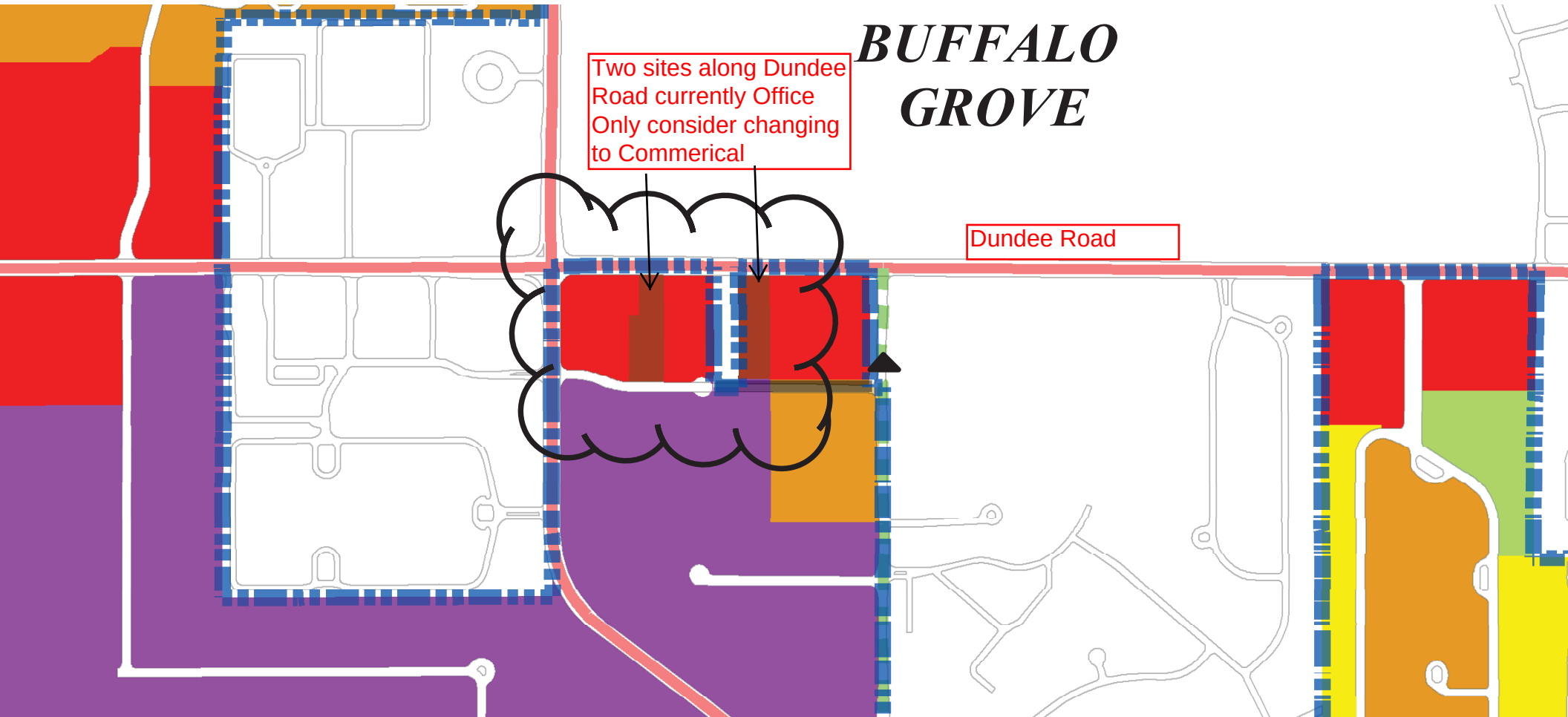
Dundee Road east of Arlington Heights Road

Arlington Heights Road

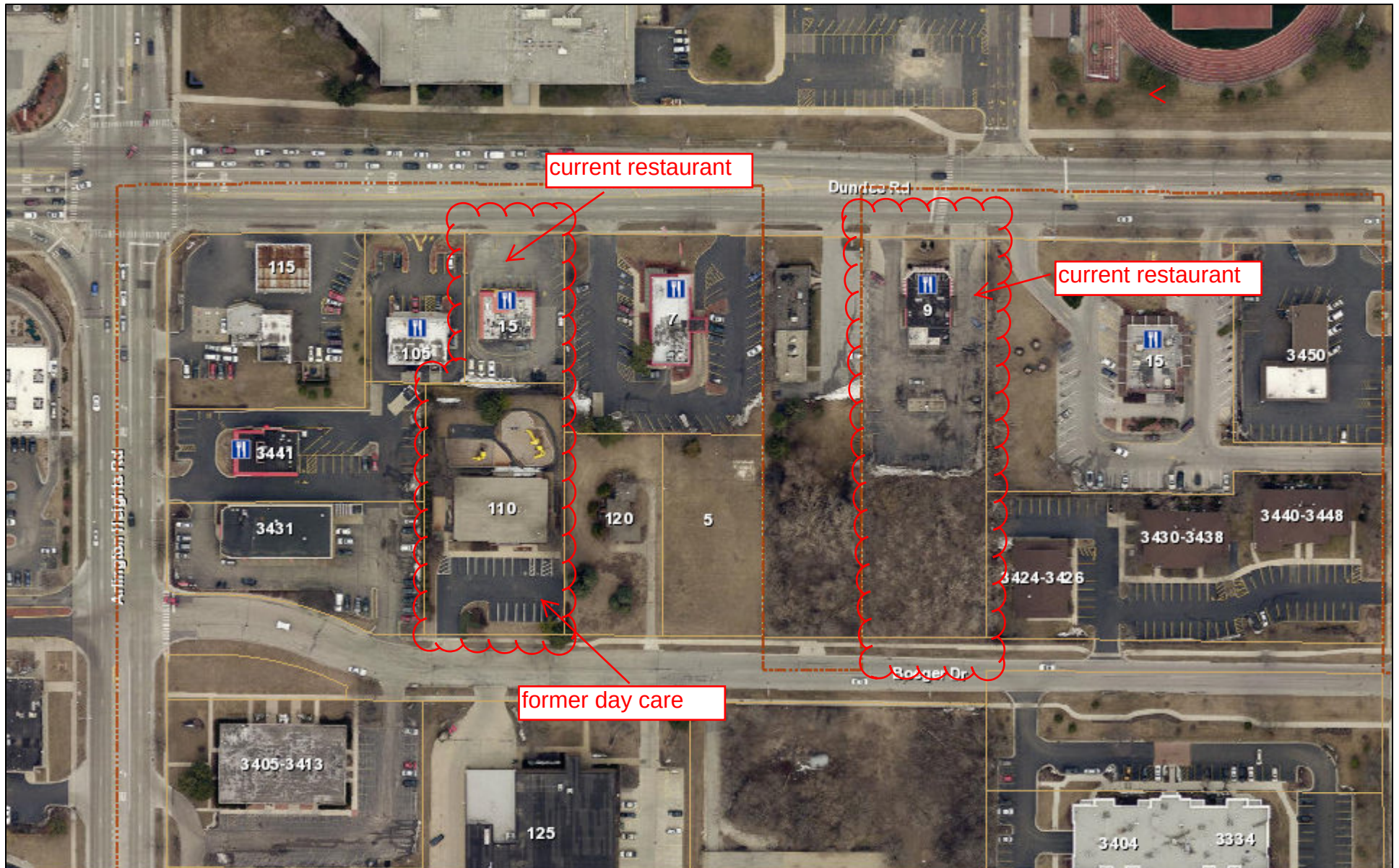
BUFFALO GROVE

Two sites along Dundee Road currently Office
Only consider changing
to Commerical

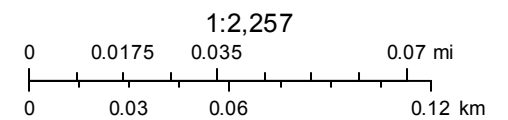
Dundee Road



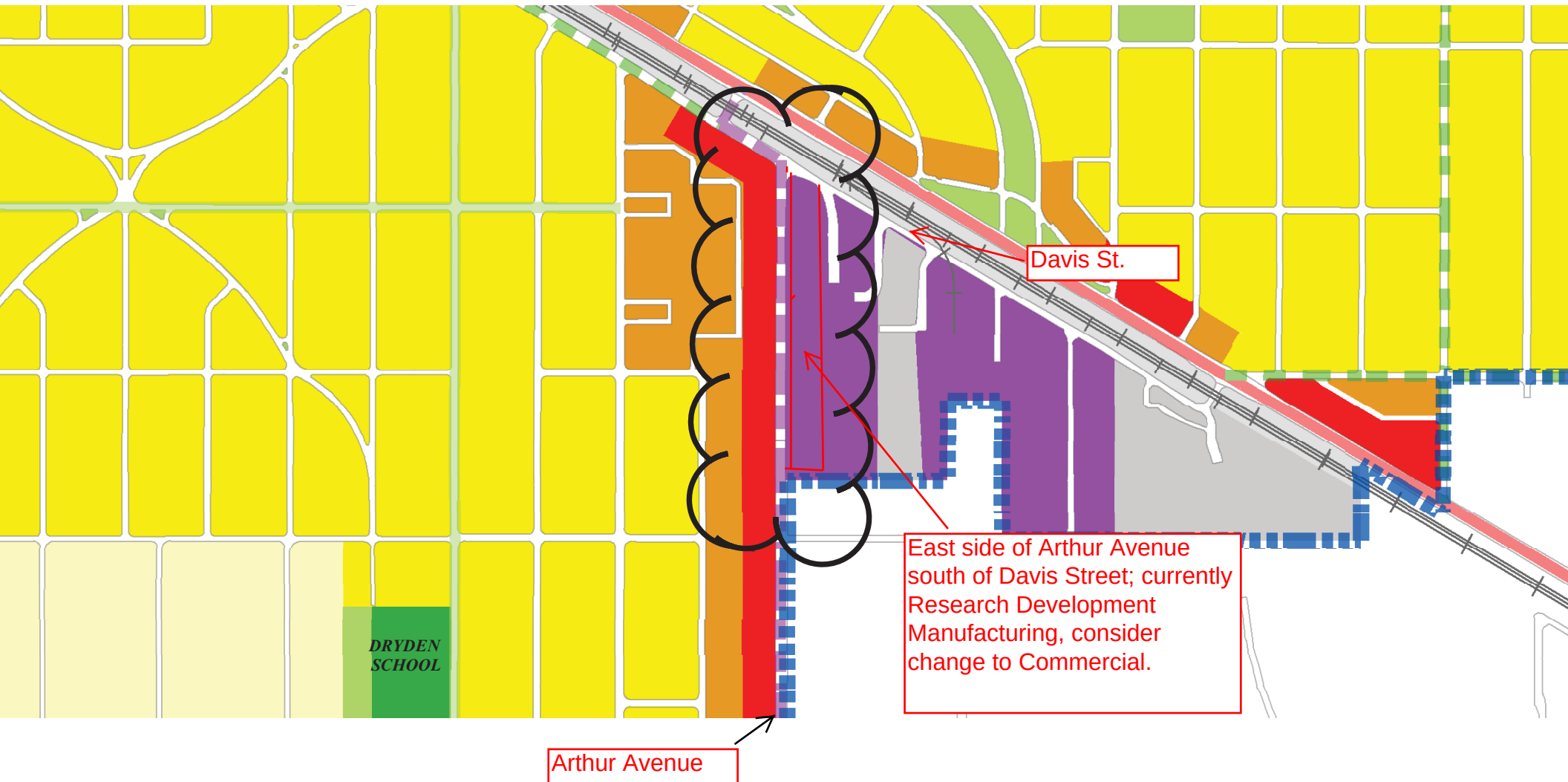
Dundee



December 4, 2014



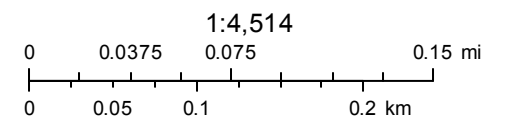
Arthur Avenue south of Davis Street



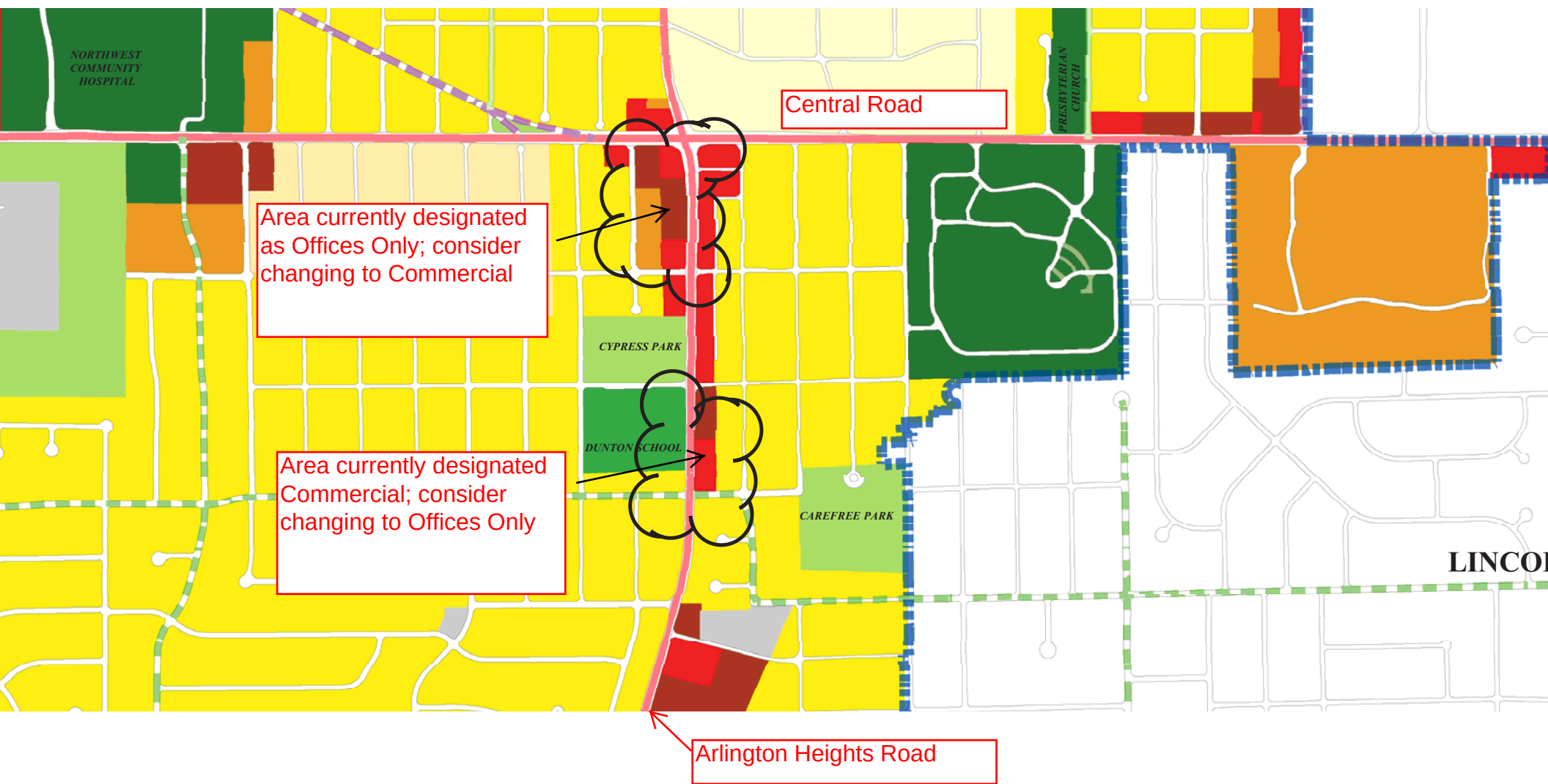
Arthur Avenue



December 4, 2014



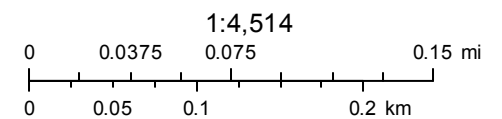
Arlington Heights Road south of Central Road



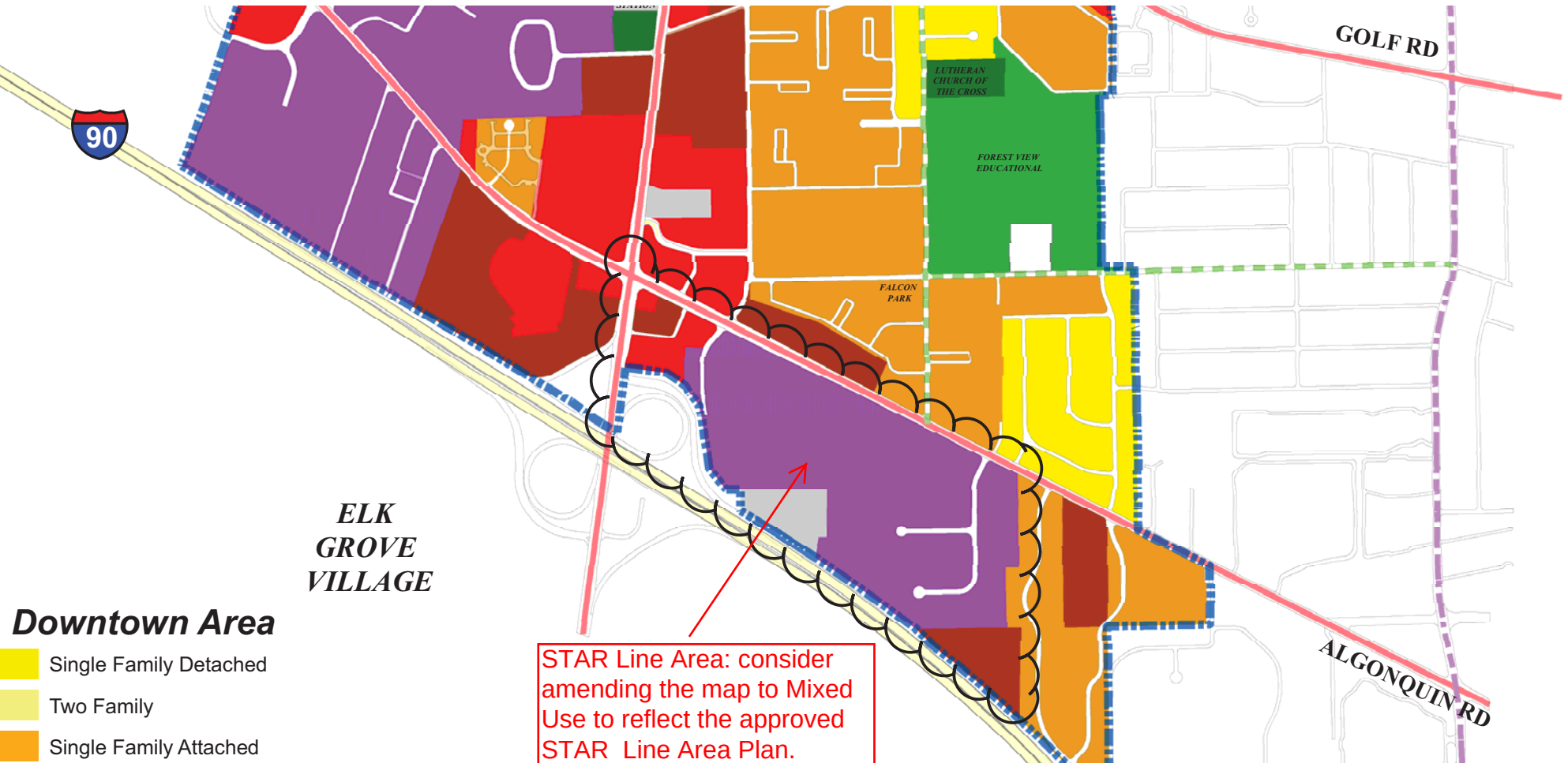
Arlington Height Rd south of Central Rd



December 4, 2014



STAR Line Area: Algonquin Road east
of Arlington Heights Road



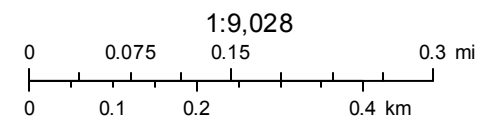
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STAR Line Area



December 4, 2014

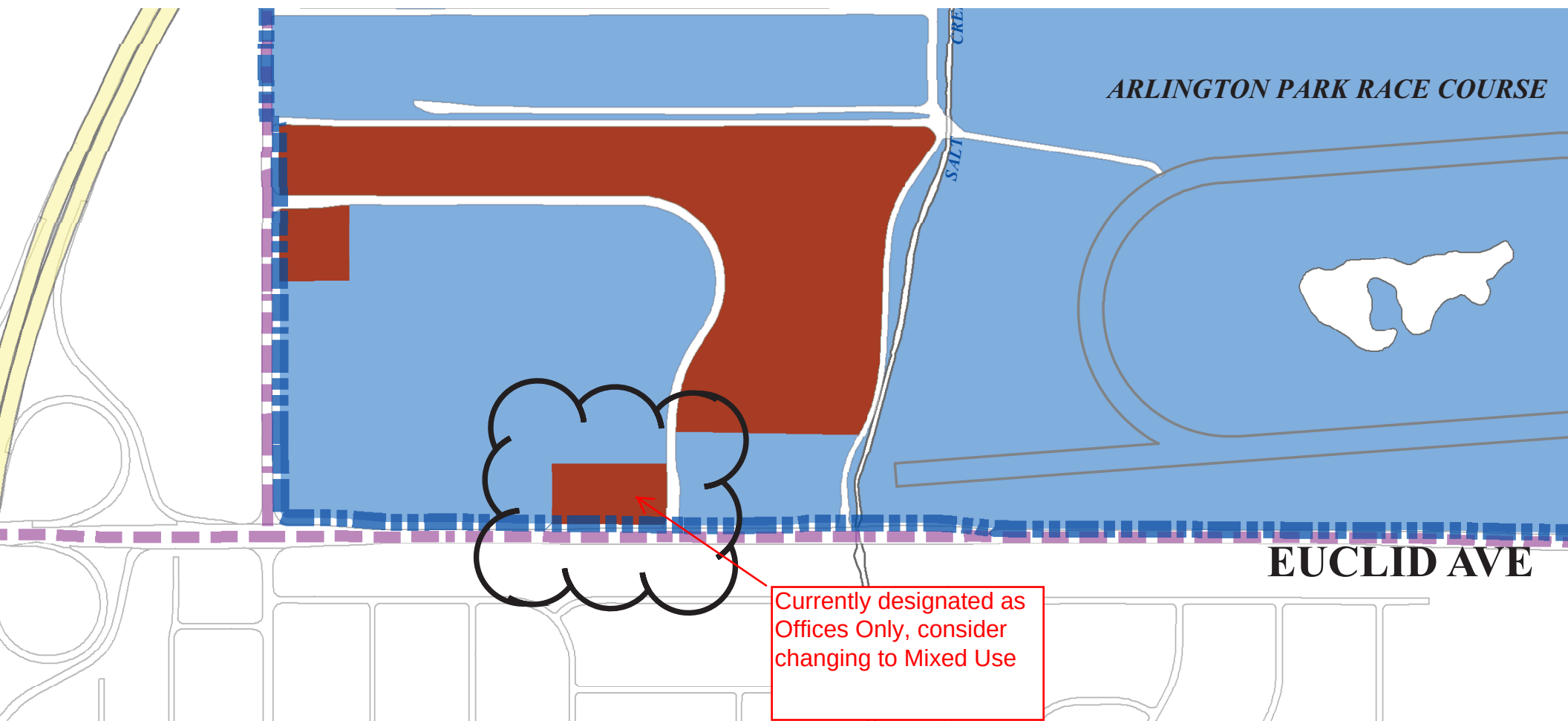


Euclid Ave and Salt Creek Lane

ARLINGTON PARK RACE COURSE

EUCLID AVE

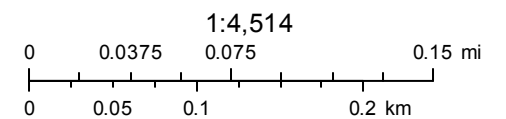
Currently designated as
Offices Only, consider
changing to Mixed Use



Euclid and Salt Creek Lane



December 4, 2014



June 5, 2015



Mr. Bill Enright
Deputy Director Planning & Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Dear Mr. Enright:

As we discussed on May 12, 2015, the Arlington Heights Park District prepared a short statement for each of the reservation sites requested by the Park District but not by the Village for the new Comprehensive Plan.

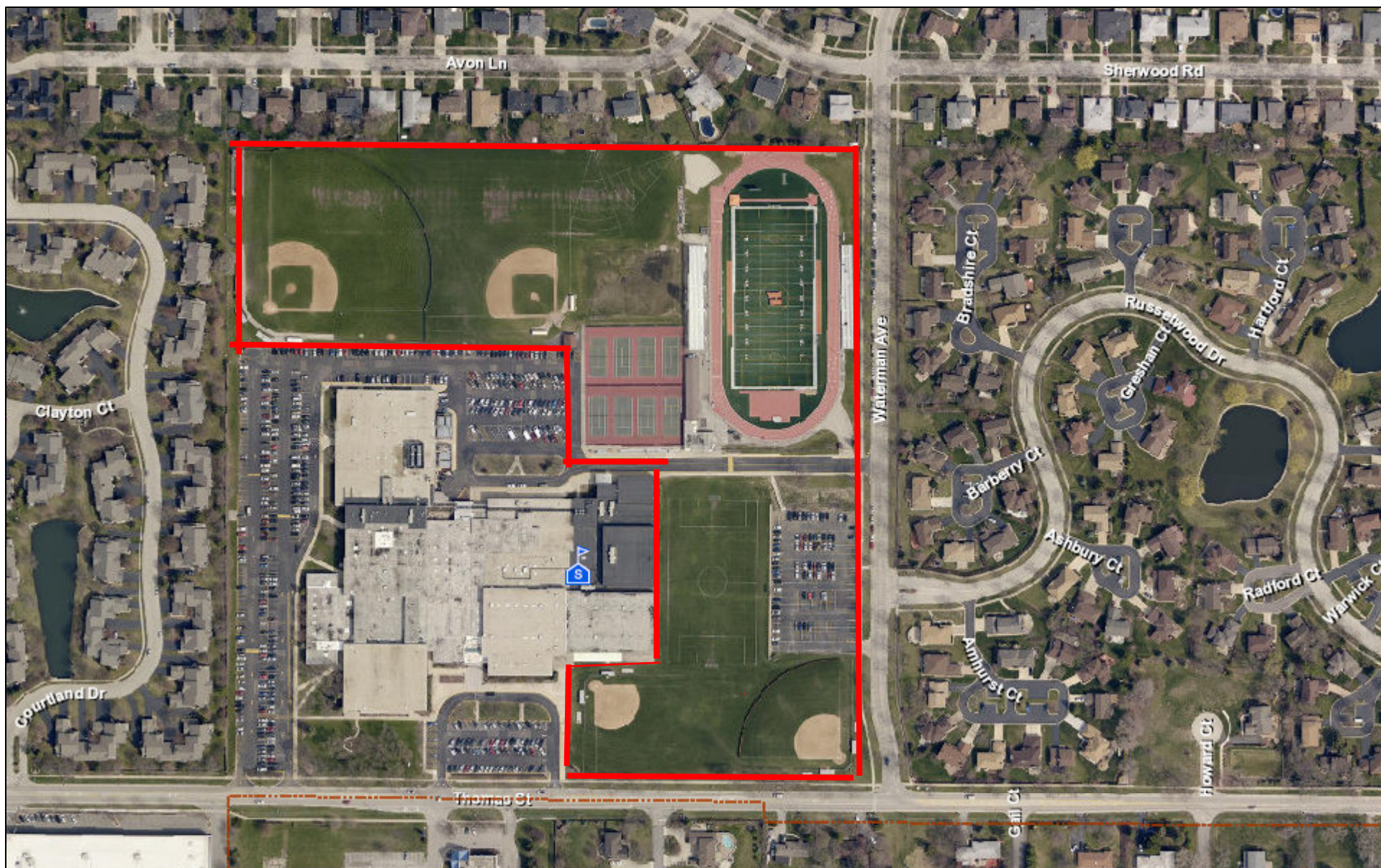
- **John Hersey High School** – This 17 acre site has existing athletic fields, tennis courts and parking lots. If the site was ever available, it would make an excellent location for a large community park.
- **University Dr. Industrial Property** – This 12 acre site could provide the Park District with a site for an indoor training facility or north side service center,
- **St. Peter Lutheran Church/School** – This 10 acre site could be developed into a neighborhood park.
- **Forest View Ed. Center** – This 15 acre site could be used for a variety of purposes on the south side of the District. If the site was ever available, it could be used to expand the existing Forest View Racquet and Fitness Club operated by the Park District. The site could also be developed into a community park.
- **Christian Liberty Academy** – This 8 acre site could be used to expand the existing Olympic Park operated by the Park District.
- **East Rockwell Street Property** – This .5 acre site could provide better access and expansion to the existing Dryden Park operated by the Park District.
- **St. Viator's High School** - This 20 acre site has existing athletic fields and parking lots. If the site was ever available, it would make an excellent location for a large community park.
- **406 E. Northwest Highway** – This .4 acre site would be used as an expansion to the existing Recreation Park operated by the Park District.
- **Viatorian Novitiate** – This 20 acre site could be developed into a large community park.

Please contact me with any questions or comments.

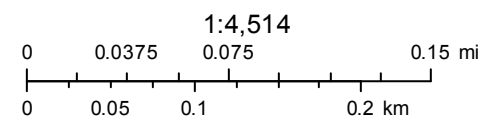
Sincerely,

Alann Petersen
Director of Parks & Planning

Hersey High School



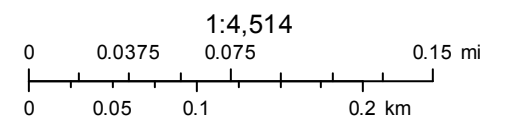
July 22, 2015



University Drive Industrial Properties



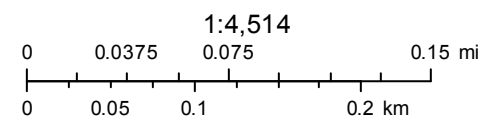
July 22, 2015



Forest View Educational Center



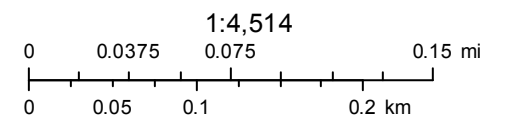
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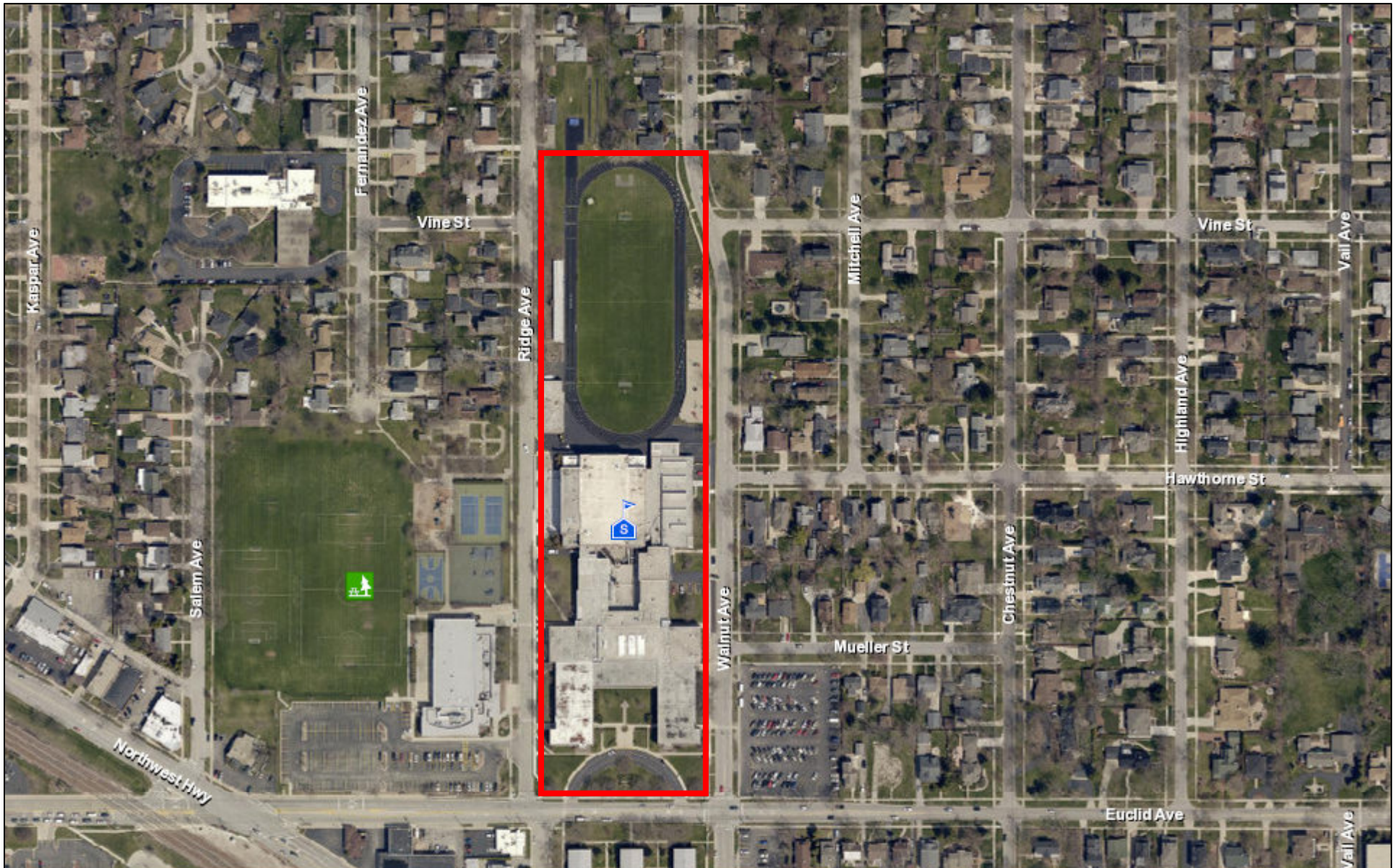
St. Peter Church/School



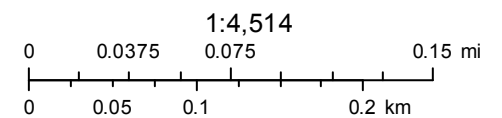
July 23, 2015



Christian Liberty Academy



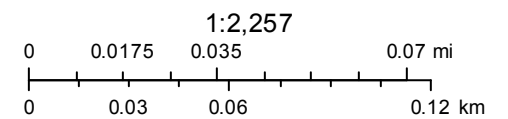
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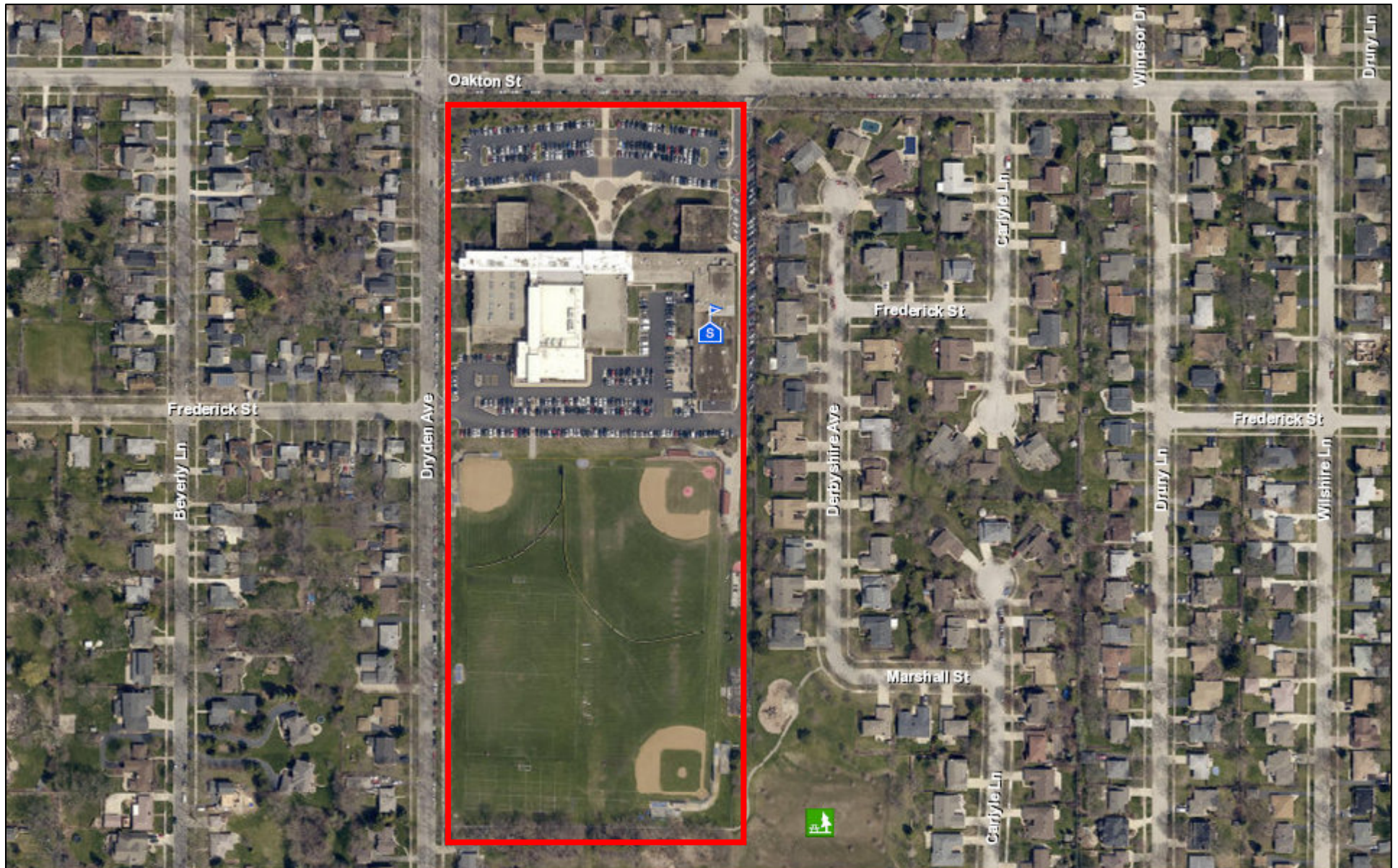
E. Rockwell



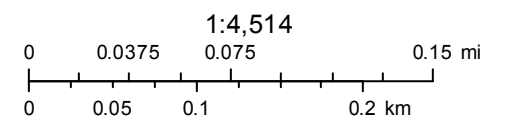
July 22, 2015



St. Viator



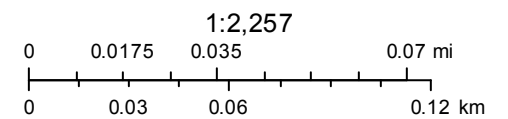
July 23, 2015



406 E. Northwest Hwy.



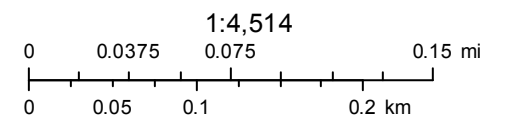
July 22, 2015



Viatorian Novitiate

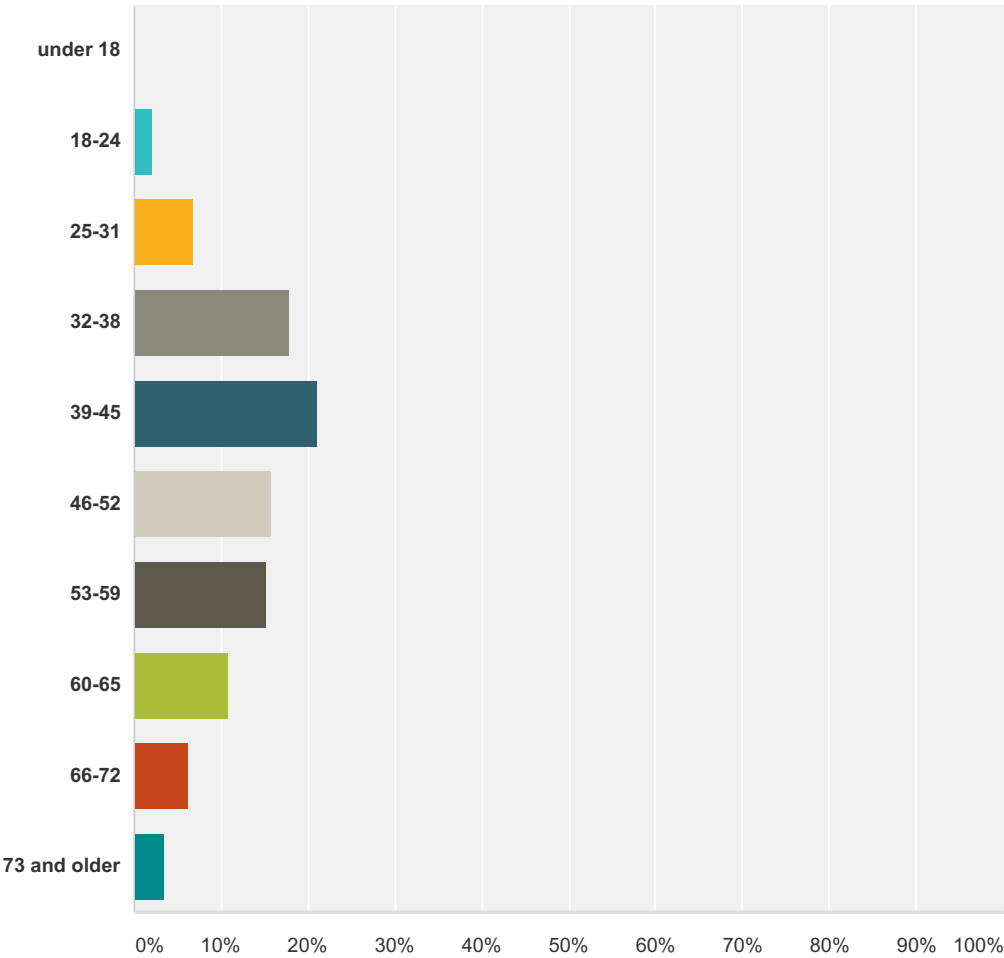


July 22, 2015



Q1 What is your age category

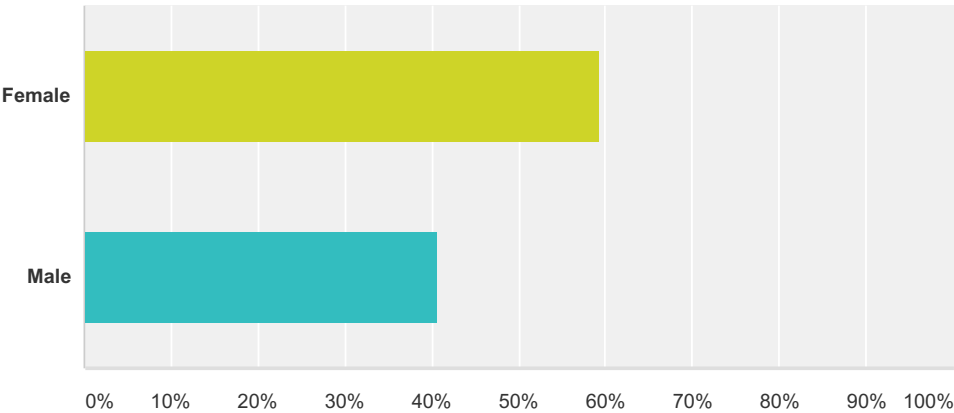
Answered: 535 Skipped: 1



Answer Choices	Responses
under 18	0.00%0
18-24	2.06%11
25-31	6.92%37
32-38	17.94%96
39-45	21.12%113
46-52	15.89%85
53-59	15.33%82
60-65	10.84%58
66-72	6.36%34
73 and older	3.55%19
Total	535

Q2 What is your gender

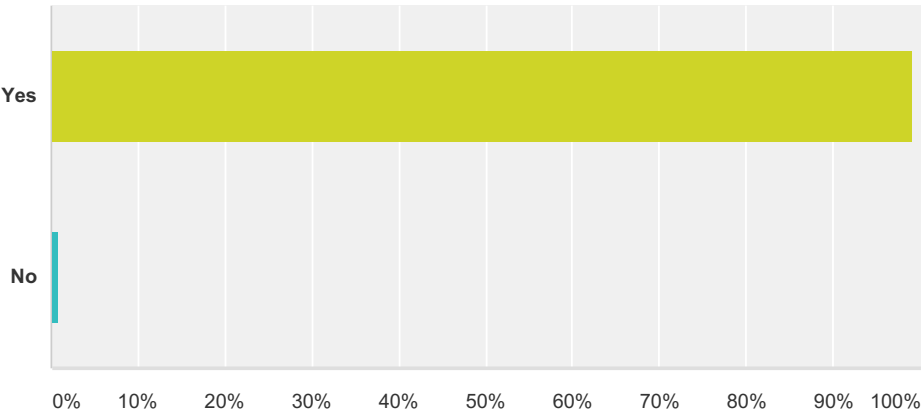
Answered: 534 Skipped: 2



Answer Choices	Responses	
Female	59.36%	317
Male	40.64%	217
Total		534

Q3 Are you a resident of Arlington Heights

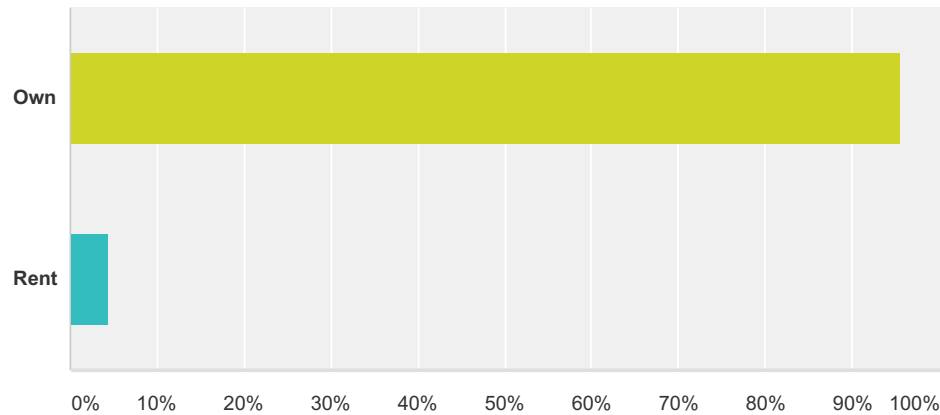
Answered: 532 Skipped: 4



Answer Choices	Responses	
Yes	99.25%	528
No	0.75%	4
Total		532

Q4 If yes do you own your home or rent

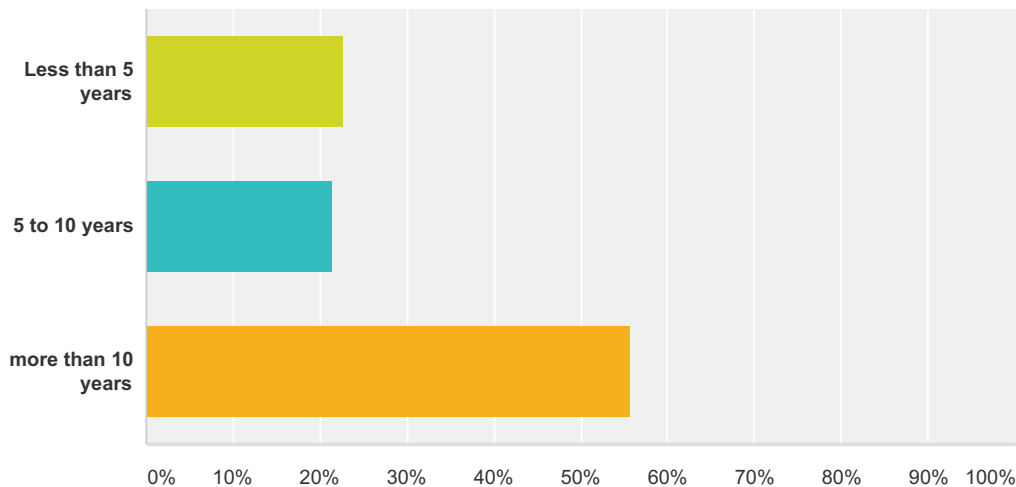
Answered: 529 Skipped: 7



Answer Choices	Responses	
Own	95.65%	506
Rent	4.35%	23
Total		529

Q5 If you live in Arlington Heights, how long have you lived in your current residence

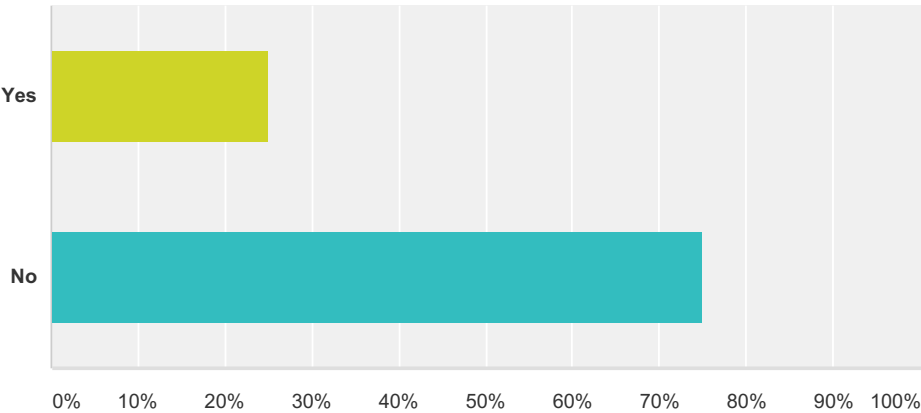
Answered: 529 Skipped: 7



Answer Choices	Responses
Less than 5 years	22.68%120
5 to 10 years	21.55%114
more than 10 years	55.77%295
Total	529

Q6 Do you work in Arlington Heights

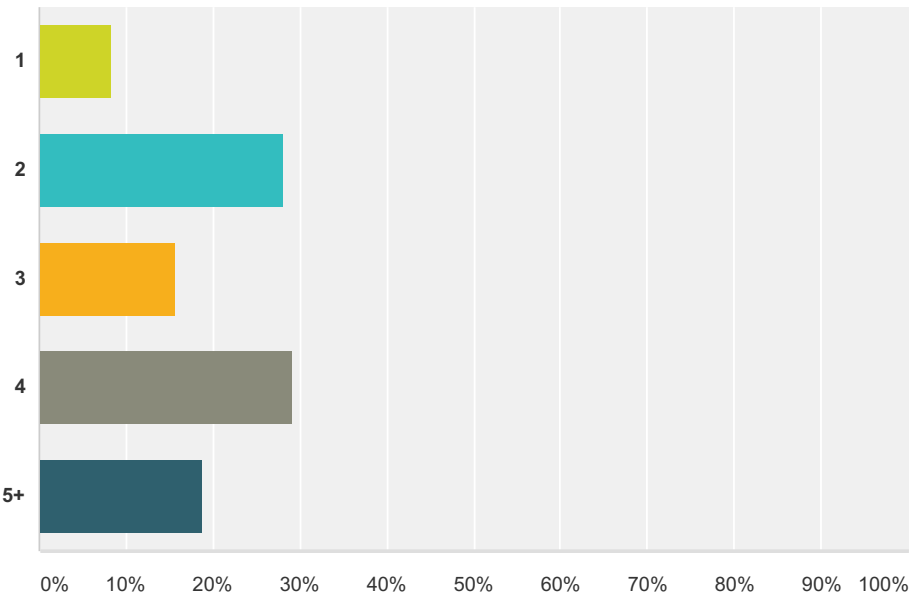
Answered: 533 Skipped: 3



Answer Choices	Responses	
Yes	25.14%	134
No	74.86%	399
Total		533

Q7 Including yourself, how many people live in your household

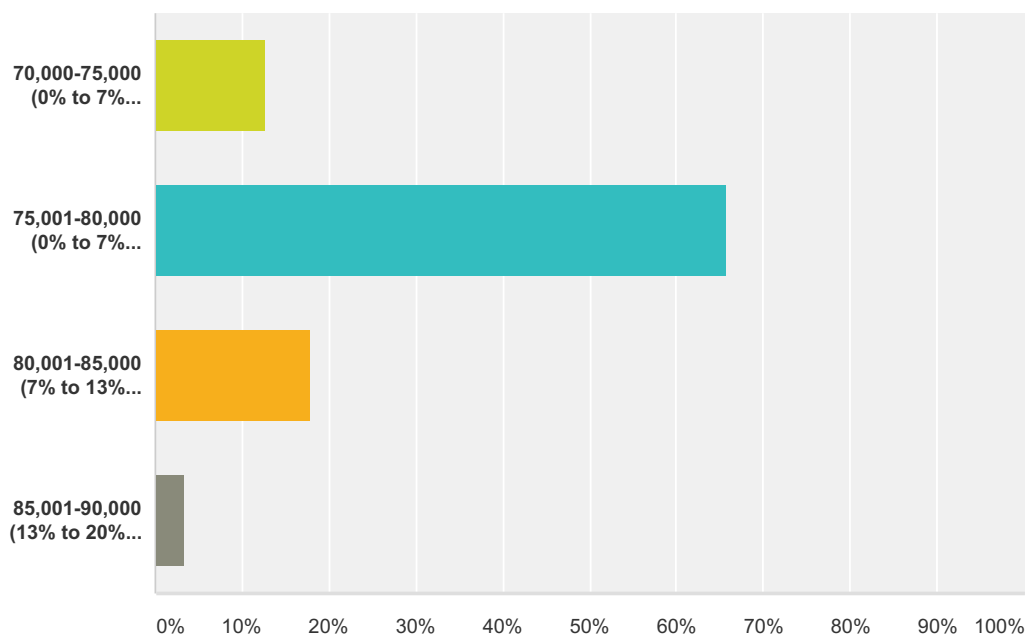
Answered: 532 Skipped: 4



Answer Choices	Responses	
1	8.27%	44
2	28.20%	150
3	15.60%	83
4	29.14%	155
5+	18.80%	100
Total		532

Q8 The Village's current population is 75,101. Please select one of the following desired populations for the community 15 years from now in Year 2030

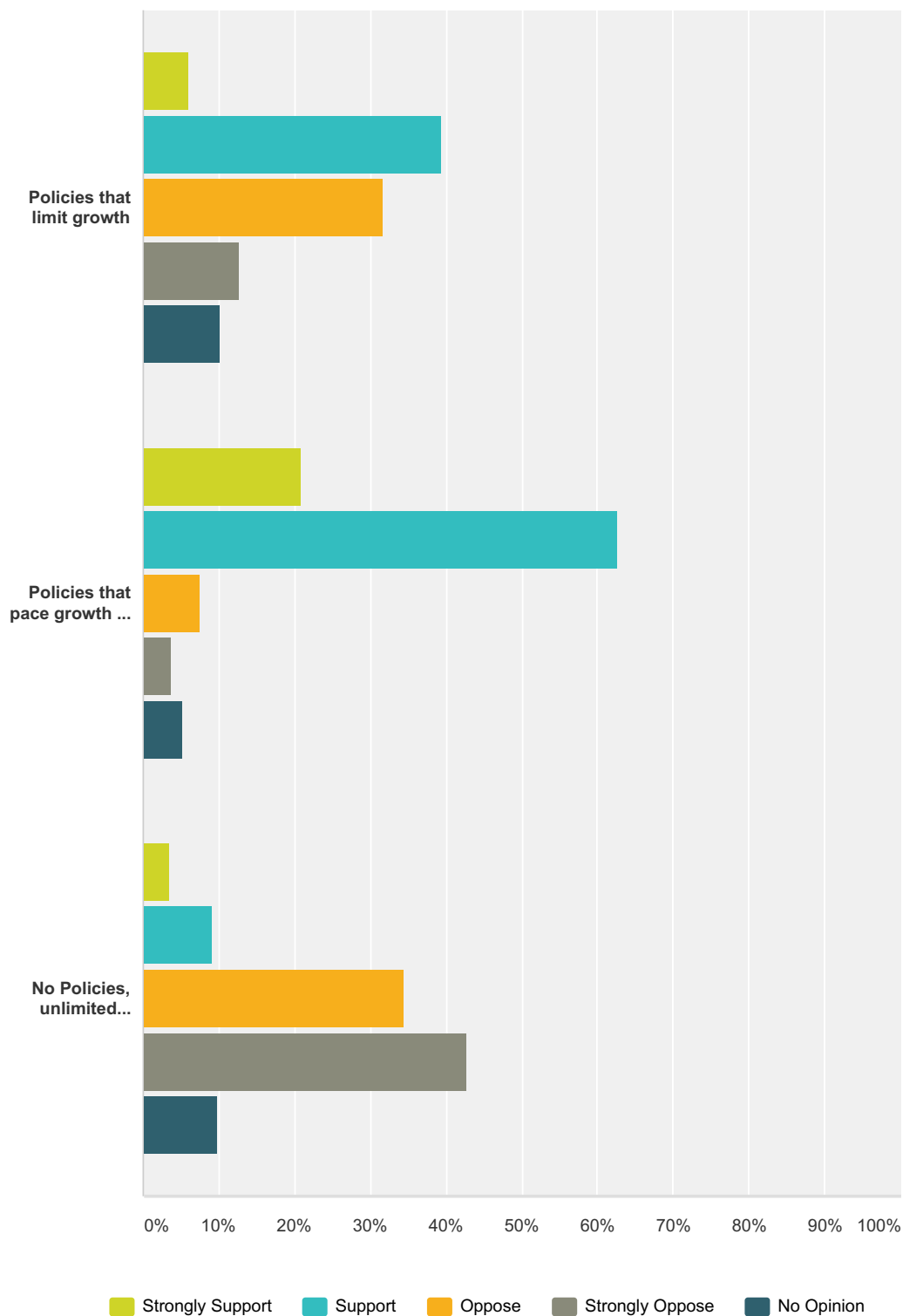
Answered: 533 Skipped: 3



Answer Choices	Responses	
70,000-75,000 (0% to 7% decline in population)	12.76%	68
75,001-80,000 (0% to 7% increase in population)	65.85%	351
80,001-85,000 (7% to 13% increase in population)	18.01%	96
85,001-90,000 (13% to 20% increase in population)	3.38%	18
Total		533

Q9 How strongly would you support or oppose policies regarding growth in the Village of Arlington Heights

Answered: 531 Skipped: 5

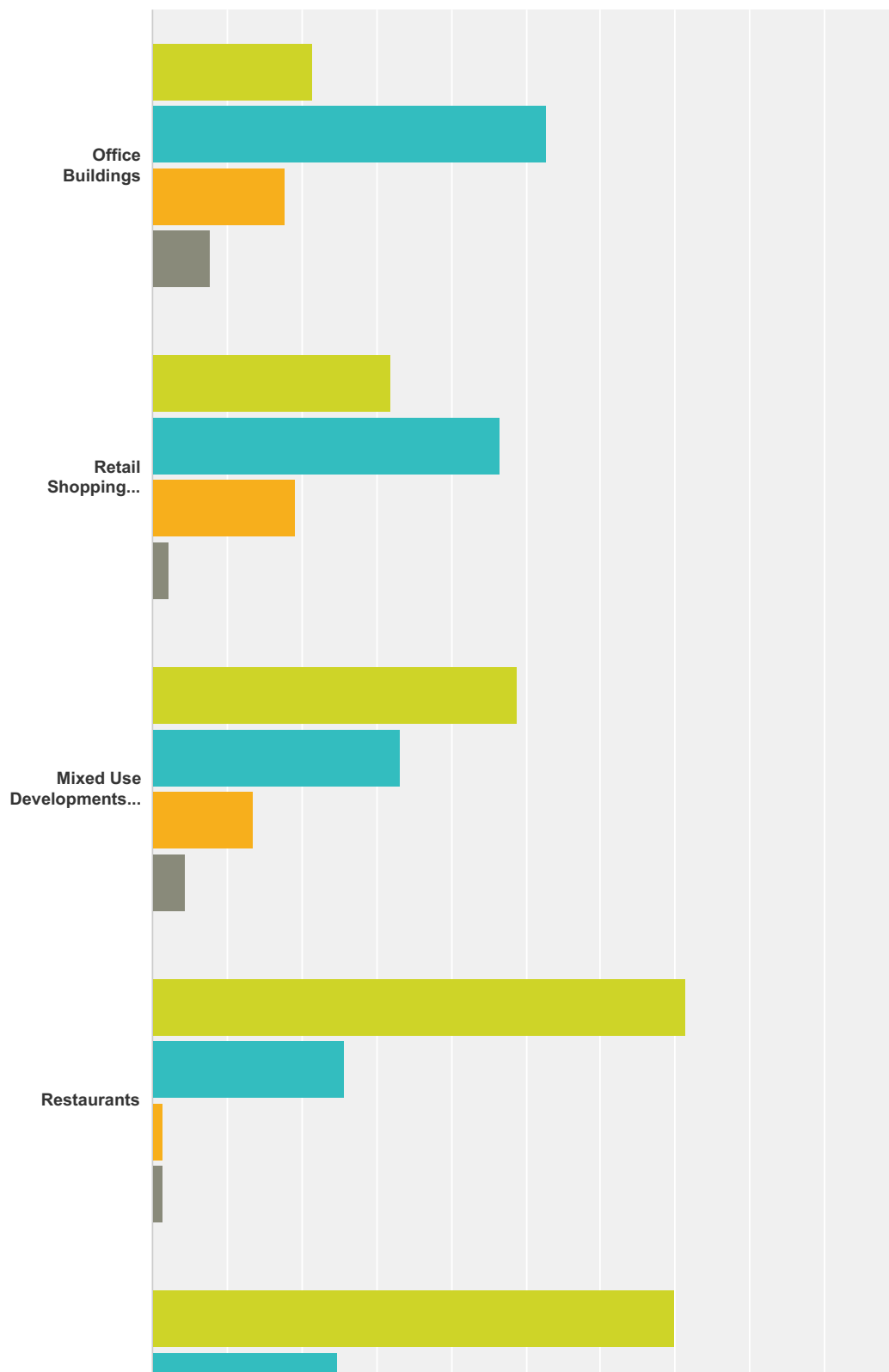


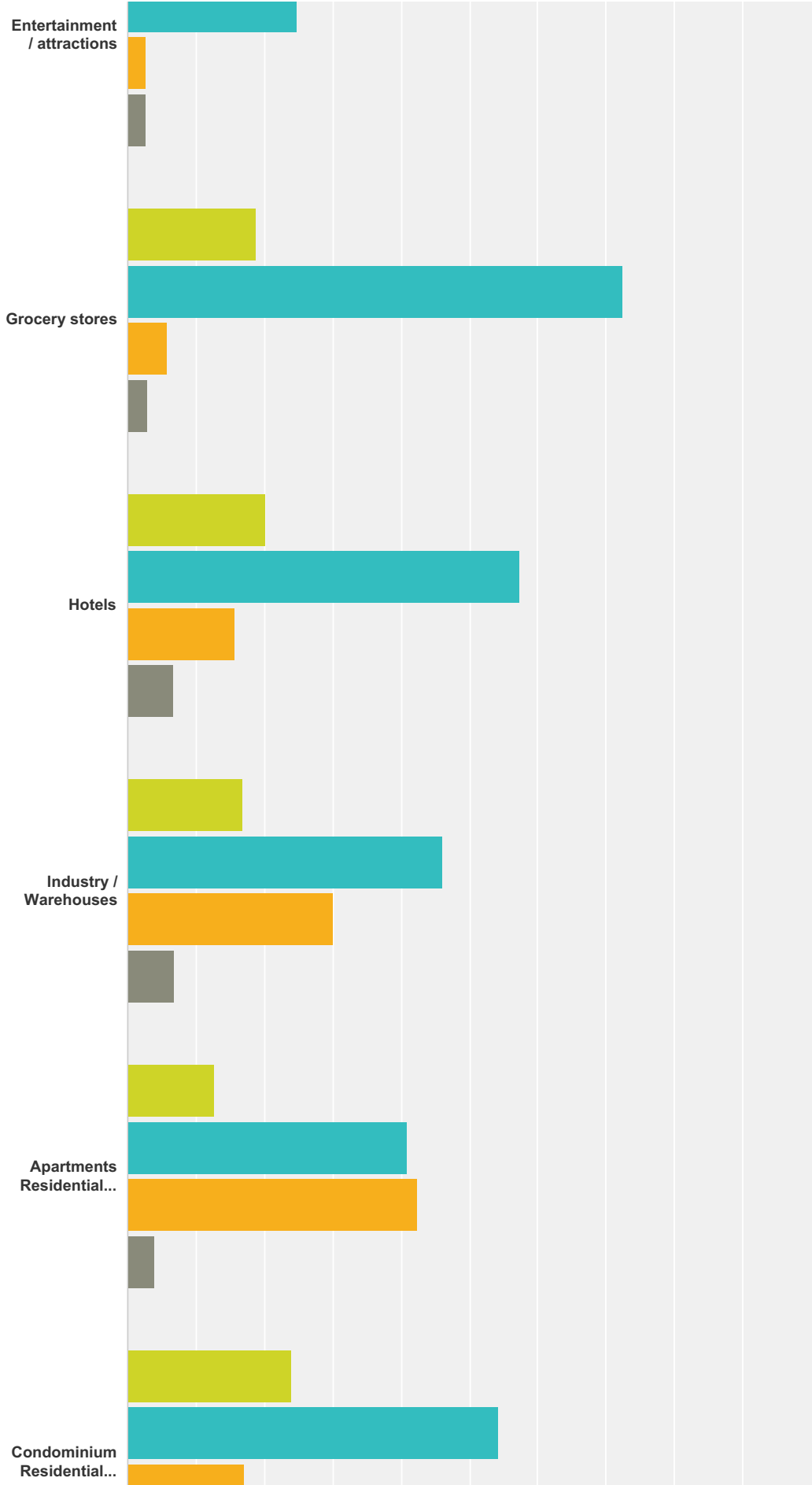
	Strongly Support	Support	Oppose	Strongly Oppose	No Opinion	Total
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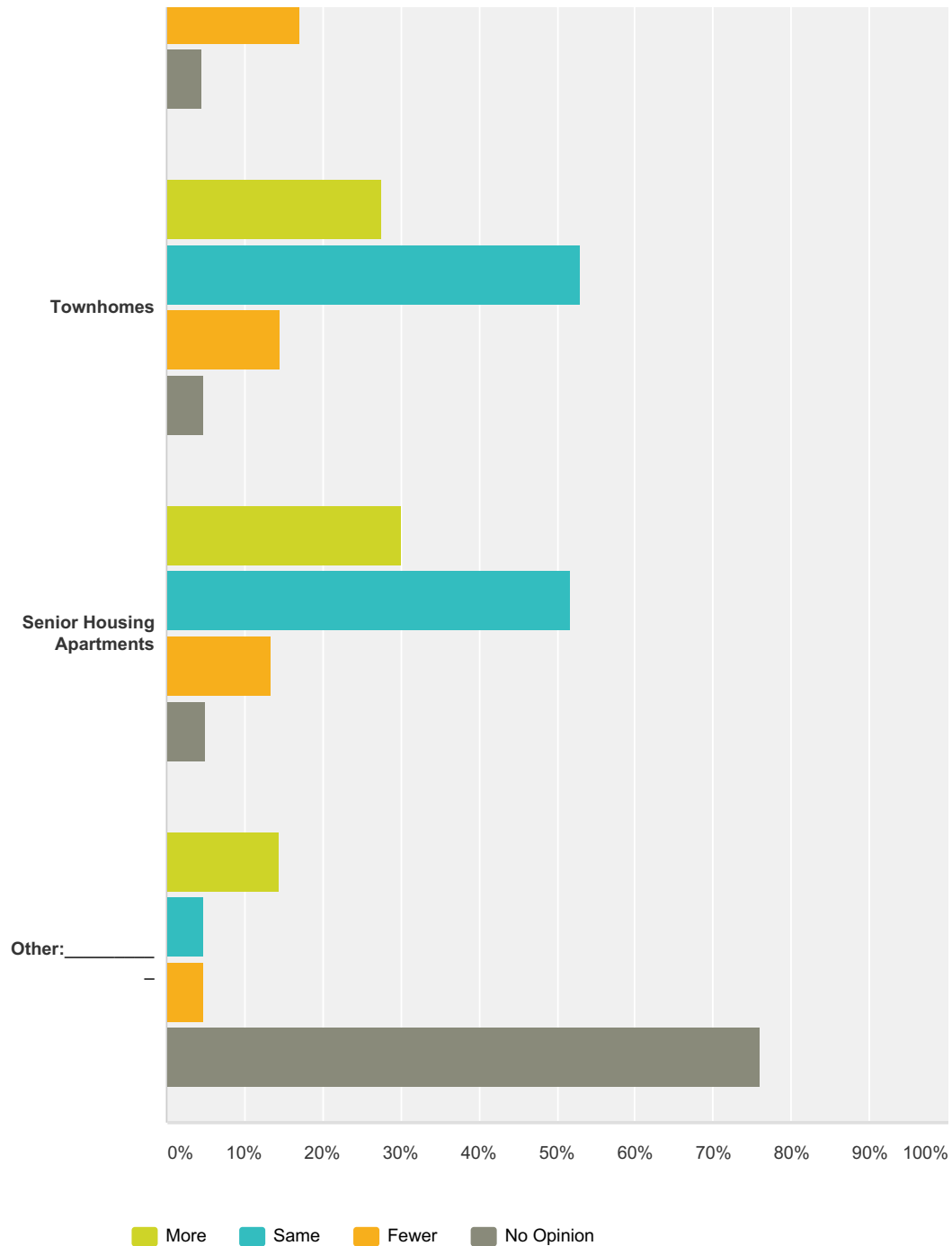
Policies that limit growth	6.05% 31	39.45% 202	31.64% 162	12.70% 65	10.16% 52	512
Policies that pace growth in targeted areas	20.92% 109	62.57% 326	7.49% 39	3.84% 20	5.18% 27	521
No Policies, unlimited growth	3.61% 18	9.22% 46	34.47% 172	42.89% 214	9.82% 49	499

Q10 Which of the following types of development would you like to see more, the same, or fewer in the Village of Arlington Heights

Answered: 535 Skipped: 1





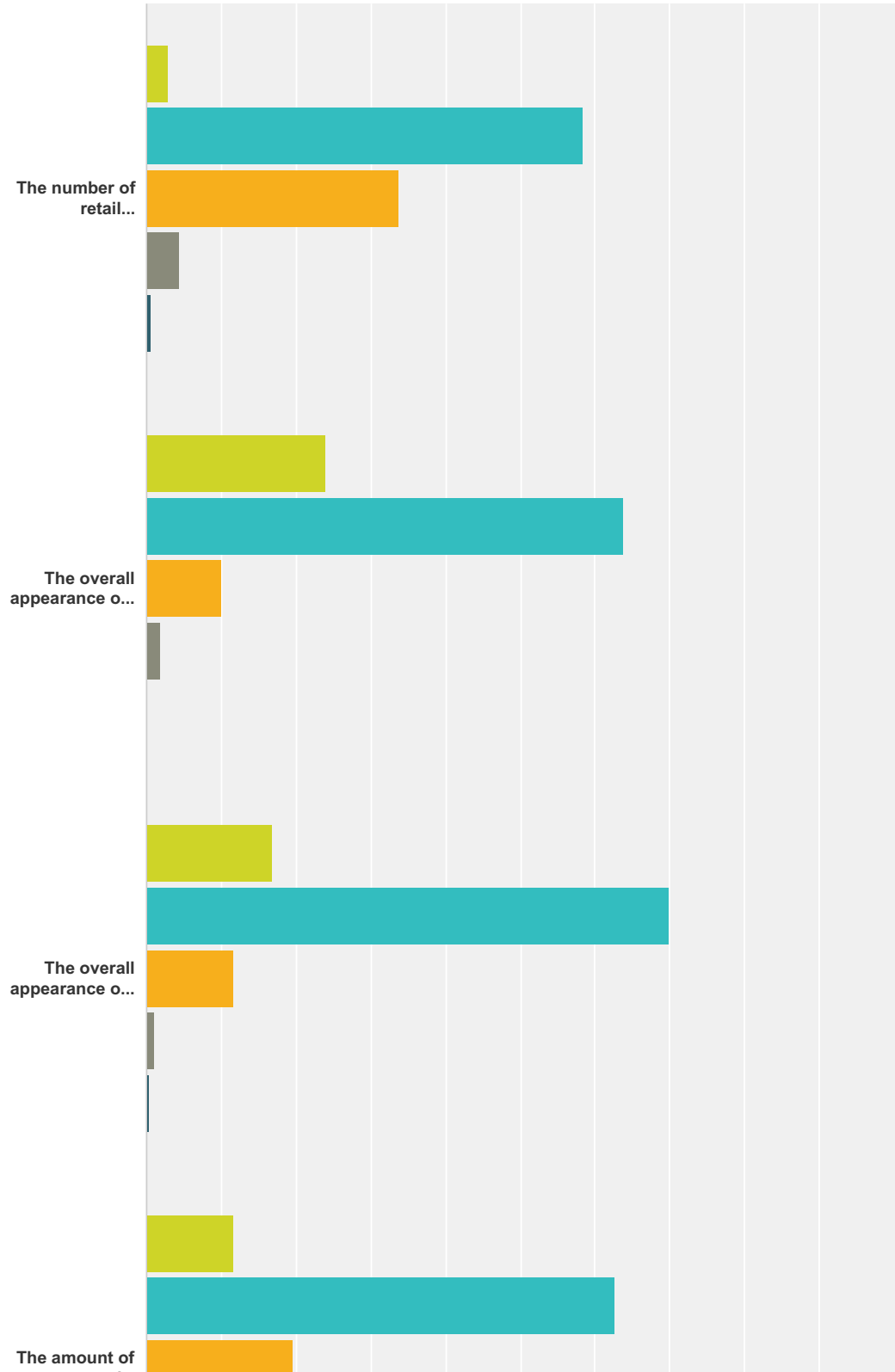


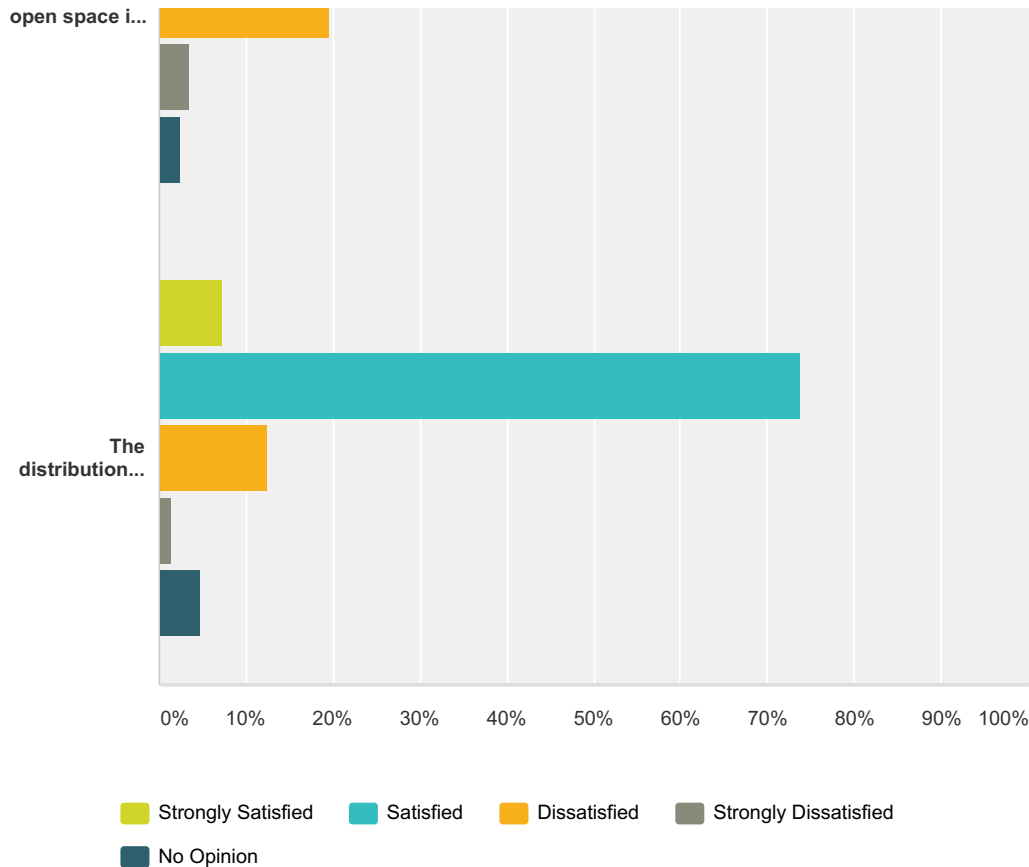
	More	Same	Fewer	No Opinion	Total
Office Buildings	21.58% 109	52.87% 267	17.82% 90	7.72% 39	505
Retail Shopping Centers	31.91% 165	46.62% 241	19.15% 99	2.32% 12	517
Mixed Use Developments with retail on first floor and residential above (4 to 5 floors total)	48.94% 254	33.14% 172	13.49% 70	4.43% 23	519
Restaurants	71.32% 378	25.66% 136	1.51% 8	1.51% 8	530

Entertainment / attractions	69.87% 364	24.76% 129	2.69% 14	2.69% 14	521
Grocery stores	18.88% 98	72.45% 376	5.78% 30	2.89% 15	519
Hotels	20.35% 105	57.36% 296	15.70% 81	6.59% 34	516
Industry / Warehouses	16.89% 88	46.07% 240	30.13% 157	6.91% 36	521
Apartments Residential (Rental)	12.67% 66	40.88% 213	42.42% 221	4.03% 21	521
Condominium Residential (Owner)	24.09% 126	54.30% 284	17.02% 89	4.59% 24	523
Townhomes	27.59% 144	53.07% 277	14.56% 76	4.79% 25	522
Senior Housing Apartments	30.00% 156	51.73% 269	13.27% 69	5.00% 26	520
Other: _____	14.44% 27	4.81% 9	4.81% 9	75.94% 142	187

Q11 Presently how satisfied or dissatisfied are you with the following aspects of the Village of Arlington Heights (check one for each aspect listed)

Answered: 534 Skipped: 2

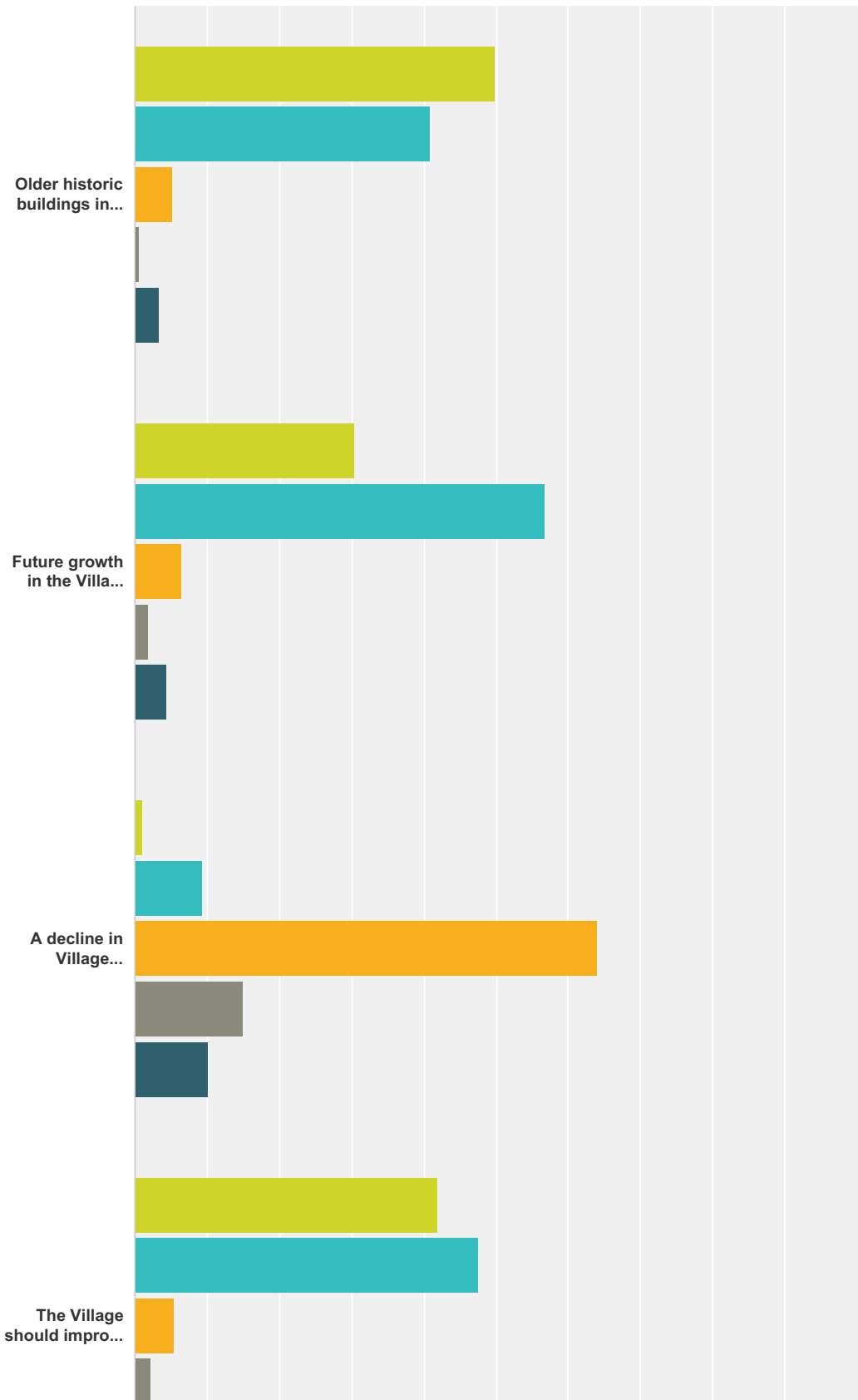


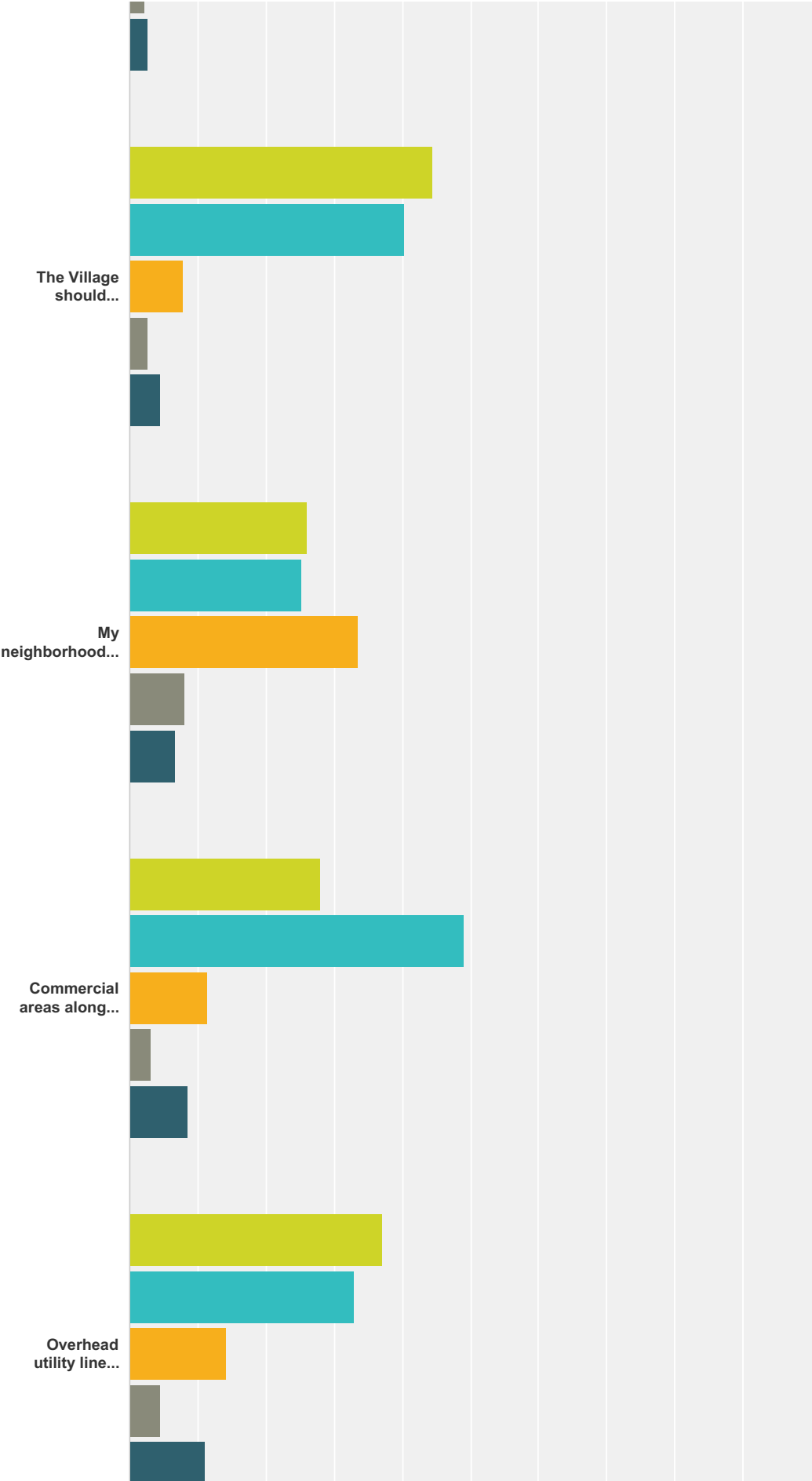


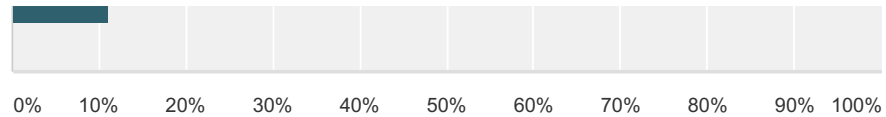
	Strongly Satisfied	Satisfied	Dissatisfied	Strongly Dissatisfied	No Opinion	Total
The number of retail businesses in the Village	2.82% 15	58.46% 311	33.83% 180	4.32% 23	0.56% 3	532
The overall appearance of your neighborhood	23.97% 128	63.86% 341	10.11% 54	1.87% 10	0.19% 1	534
The overall appearance of the Village	16.89% 90	69.98% 373	11.63% 62	1.13% 6	0.38% 2	533
The amount of open space in the Village	11.70% 62	62.64% 332	19.62% 104	3.58% 19	2.45% 13	530
The distribution of commercial and residential property in the Village	7.34% 39	73.82% 392	12.43% 66	1.51% 8	4.90% 26	531

Q12 Please indicate how you feel about the following statements

Answered: 535 Skipped: 1





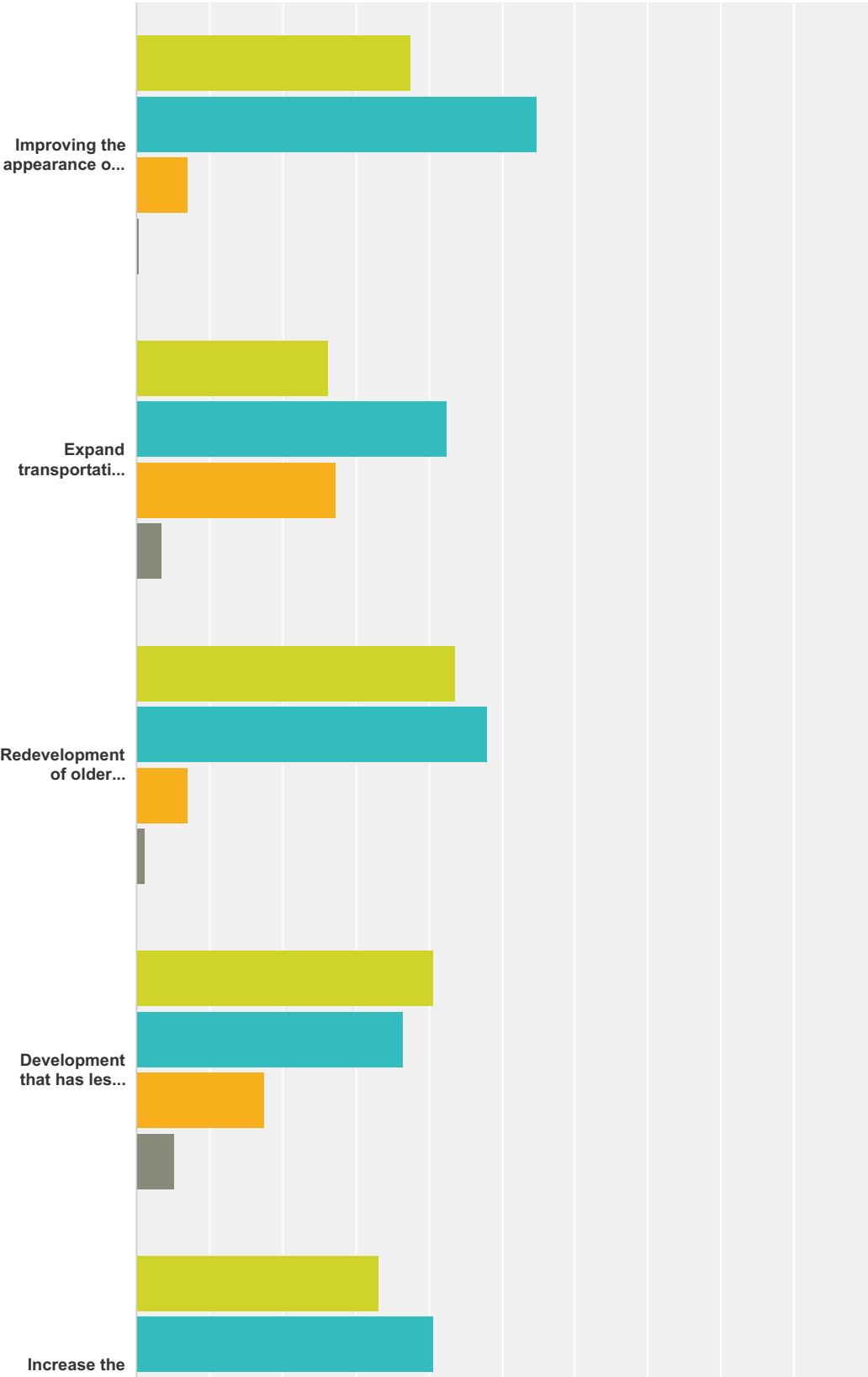


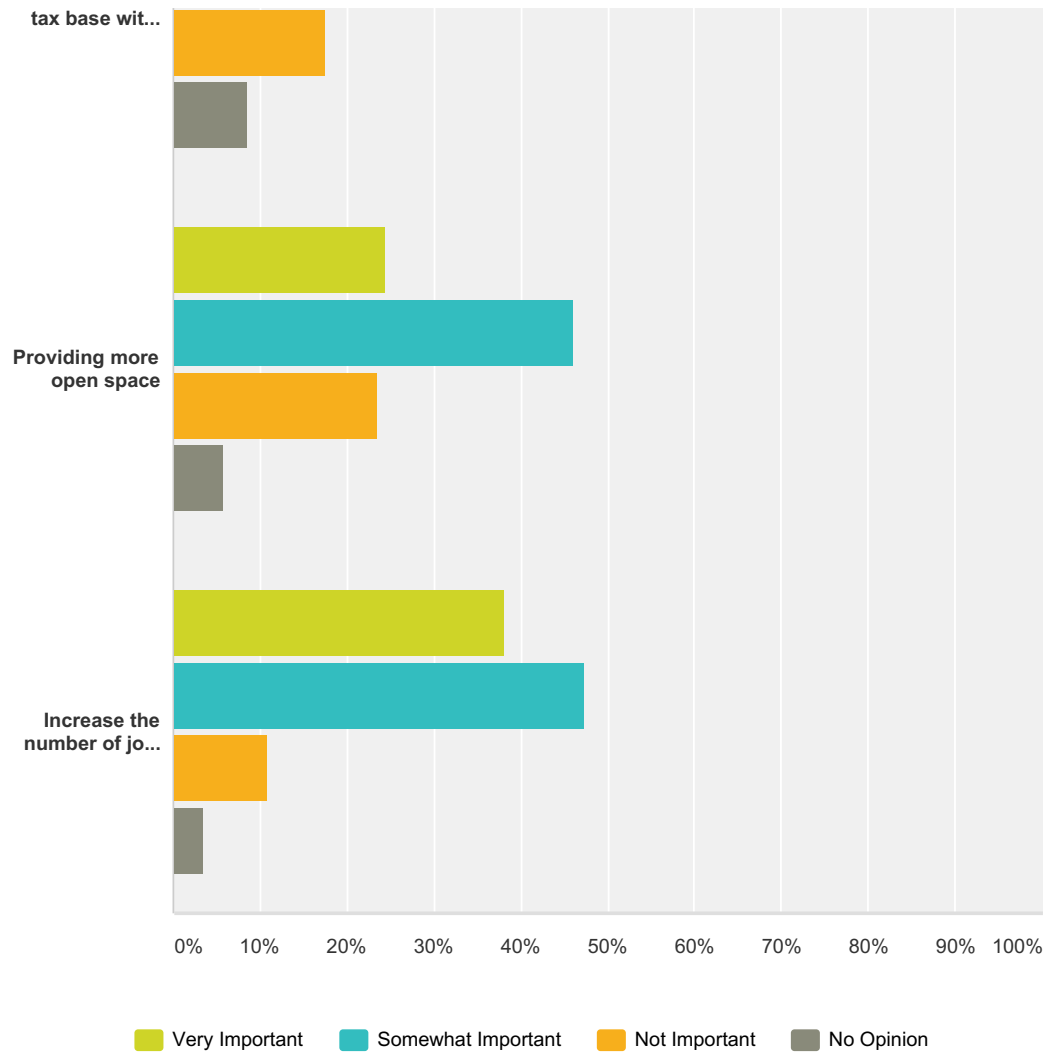
■ Strongly Agree
 ■ Agree
 ■ Disagree
 ■ Strongly Disagree
 ■ No Opinion

	Strongly Agree	Agree	Disagree	Strongly Disagree	No Opinion	Total
Older historic buildings in the Village should be preserved	49.81% 266	41.01% 219	5.24% 28	0.56% 3	3.37% 18	534
Future growth in the Village should be in targeted areas pursuant to an approved redevelopment plan	30.58% 163	56.85% 303	6.38% 34	1.88% 10	4.32% 23	533
A decline in Village population is good for the community	1.13% 6	9.38% 50	64.17% 342	15.01% 80	10.32% 55	533
The Village should improve the appearance of certain "corridors" along major roadways that are showing signs of age	42.06% 225	47.66% 255	5.42% 29	2.24% 12	2.62% 14	535
The Village should encourage sustainable (green) development for new construction by encouraging energy efficient buildings that have less impact on the environment	44.47% 237	40.34% 215	7.88% 42	2.63% 14	4.69% 25	533
My neighborhood has storm water drainage problems	26.18% 139	25.24% 134	33.71% 179	8.10% 43	6.78% 36	531
Commercial areas along some major streets lack landscaping	27.87% 148	48.96% 260	11.49% 61	3.20% 17	8.47% 45	531
Overhead utility lines along certain major streets are an eyesore	37.15% 198	33.02% 176	14.26% 76	4.50% 24	11.07% 59	533

Q13 Please indicate the level of importance for each issue described below as it relates to Arlington Heights

Answered: 534 Skipped: 2

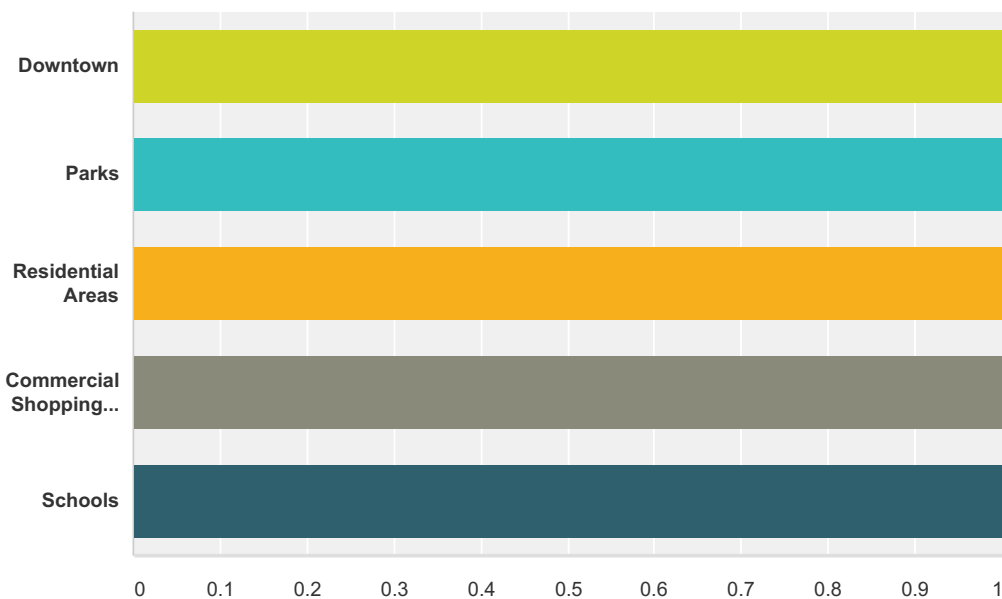




	Very Important	Somewhat Important	Not Important	No Opinion	Total
Improving the appearance of the Village	37.64% 201	54.87% 293	7.12% 38	0.37% 2	534
Expand transportation options	26.32% 140	42.67% 227	27.44% 146	3.57% 19	532
Redevelopment of older commercial areas	43.61% 232	47.93% 255	7.14% 38	1.32% 7	532
Development that has less impact on the environment	40.79% 217	36.47% 194	17.48% 93	5.26% 28	532
Increase the tax base with new, compact mixed use development	33.21% 176	40.75% 216	17.55% 93	8.49% 45	530
Providing more open space	24.39% 130	46.15% 246	23.64% 126	5.82% 31	533
Increase the number of jobs located in the Village	38.16% 203	47.37% 252	10.90% 58	3.57% 19	532

Q14 Please rate the quality of each of the following in the Village on a scale of 1 to 10 (with 1 being highest)

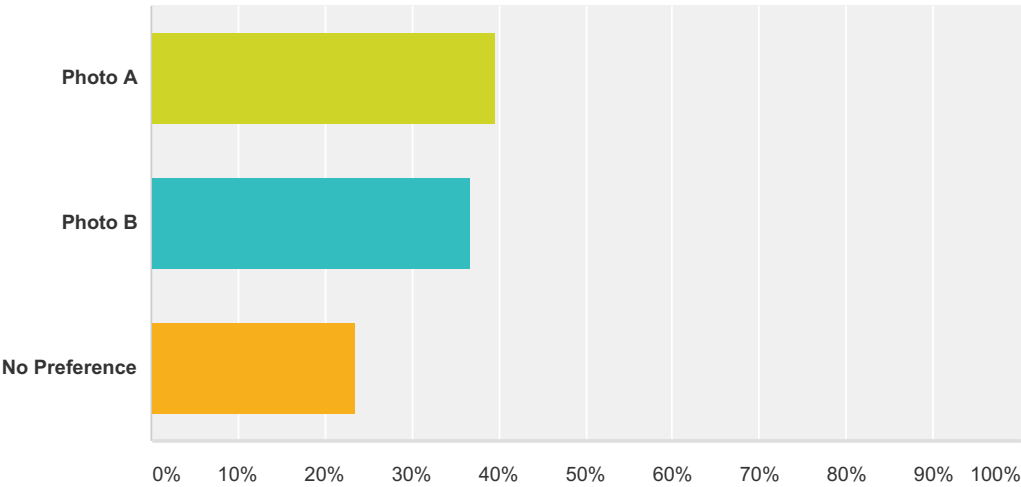
Answered: 533 Skipped: 3



	1	2	3	4	5	6	7	8	9	10	Total	Weighted Average
Downtown	12.38% 66	22.33% 119	18.39% 98	4.32% 23	5.63% 30	6.38% 34	9.38% 50	12.76% 68	6.19% 33	2.25% 12	533	1.00
Parks	16.89% 90	22.33% 119	15.57% 83	6.57% 35	5.25% 28	3.75% 20	5.63% 30	11.82% 63	7.88% 42	4.32% 23	533	1.00
Residential Areas	9.06% 48	19.62% 104	20.94% 111	9.81% 52	6.23% 33	5.47% 29	8.87% 47	10.38% 55	7.92% 42	1.70% 9	530	1.00
Commercial Shopping Centers	3.00% 16	7.50% 40	12.38% 66	21.95% 117	20.64% 110	11.26% 60	12.20% 65	6.57% 35	3.38% 18	1.13% 6	533	1.00
Schools	22.16% 117	24.43% 129	9.28% 49	4.73% 25	4.92% 26	1.89% 10	5.87% 31	7.01% 37	10.98% 58	8.71% 46	528	1.00

Q15 Reviewing photos A and B below, do you prefer buildings closer to the street with parking to the left as shown in Photo A, or do you prefer buildings setback with parking in front as shown in Photo B

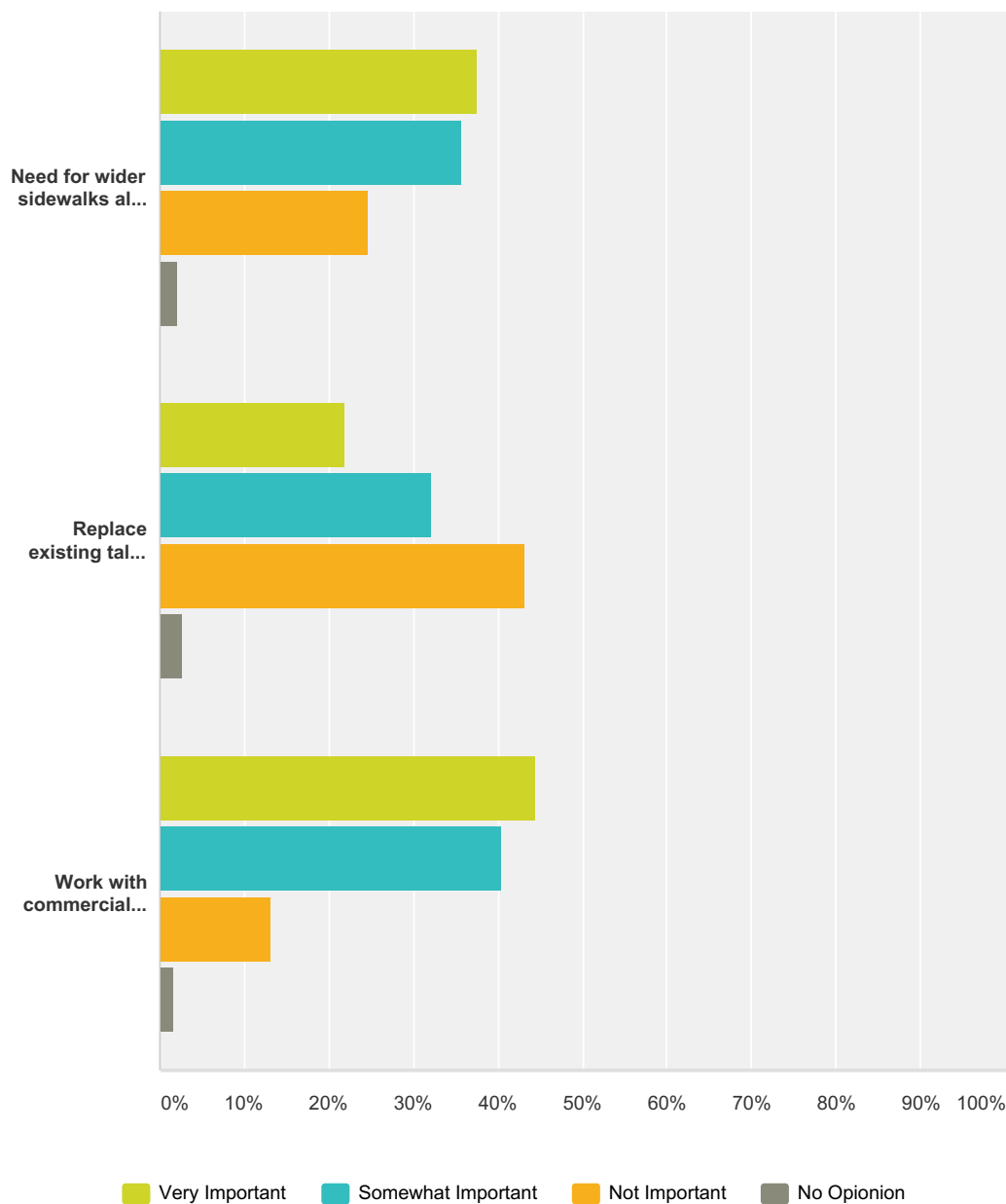
Answered: 532 Skipped: 4



Answer Choices	Responses	
Photo A	39.66%	211
Photo B	36.84%	196
No Preference	23.50%	125
Total		532

Q16 In Photo C below (Arlington Heights Road south of Downtown), please rate the importance for each of the following

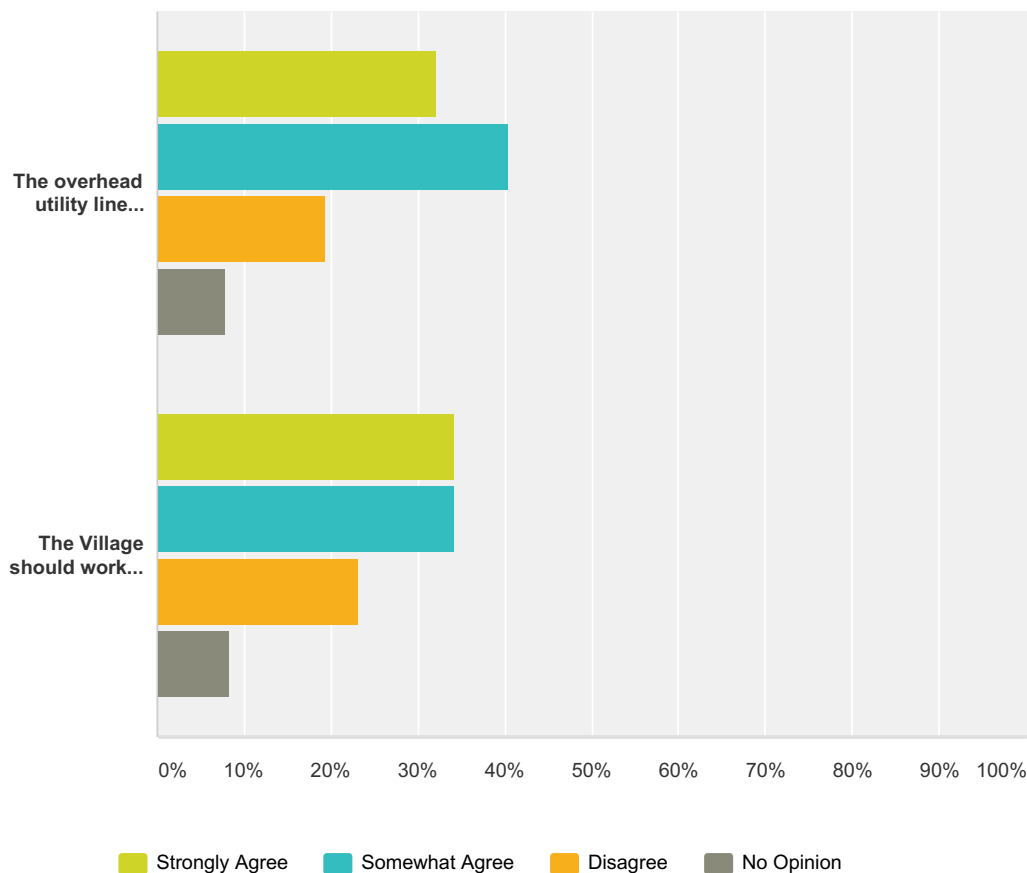
Answered: 533 Skipped: 3



	Very Important	Somewhat Important	Not Important	No Opinion	Total
Need for wider sidewalks along Arlington Heights Road	37.59% 200	35.71% 190	24.62% 131	2.07% 11	532
Replace existing tall street lights with more decorative streetlights similar to Downtown	21.95% 117	32.08% 171	43.15% 230	2.81% 15	533
Work with commercial property owners to provide landscape screening of their parking areas	44.53% 236	40.57% 215	13.21% 70	1.70% 9	530

Q17 In Photo D below (Arlington Heights Road north of Algonquin Road), please rate the following

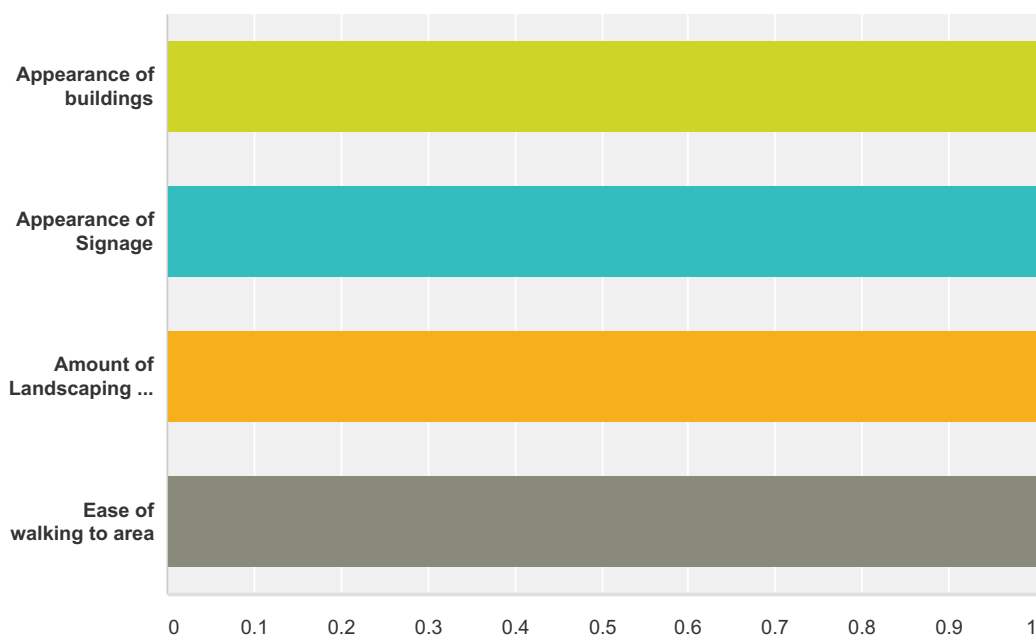
Answered: 534 Skipped: 2



	Strongly Agree	Somewhat Agree	Disagree	No Opinion	Total
The overhead utility lines to the left along Arlington Heights Road are a visual blight	32.08% 171	40.53% 216	19.51% 104	7.88% 42	533
The Village should work with the Illinois Department of Transportation to provide medians with landscaping in the center of the road where possible	34.34% 182	34.15% 181	23.21% 123	8.30% 44	530

Q18 Please rate the following for the corridor along Arlington Heights Road from Sigwalt Street south to Park Street utilizing the photos below and your own personal familiarity with this area (1 being the most positive perception)

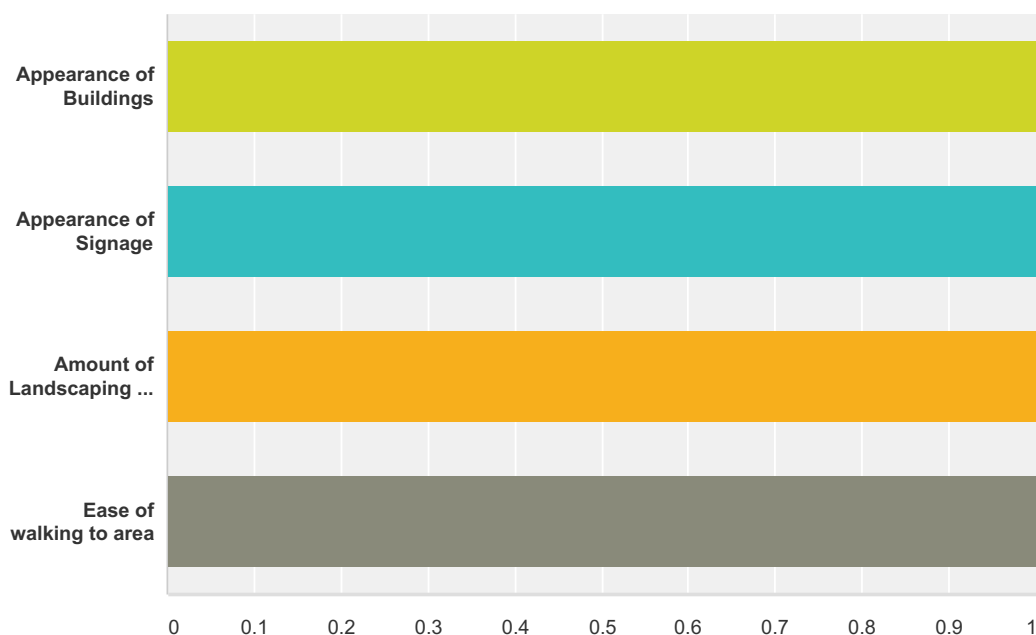
Answered: 518 Skipped: 18



	1	2	3	4	5	Total	Weighted Average
Appearance of buildings	3.68% 19	18.96% 98	41.97% 217	24.95% 129	10.44% 54	517	1.00
Appearance of Signage	3.47% 18	17.95% 93	43.82% 227	25.48% 132	9.27% 48	518	1.00
Amount of Landscaping / Greenery	4.25% 22	12.16% 63	33.98% 176	30.31% 157	19.31% 100	518	1.00
Ease of walking to area	7.35% 38	22.24% 115	31.53% 163	23.98% 124	14.89% 77	517	1.00

Q19 Please rate the following for the corridor along Arlington Heights Road from Central Street south to White Oak Street utilizing the photos below and your own personal familiarity with this area (1 being the most positive perception)

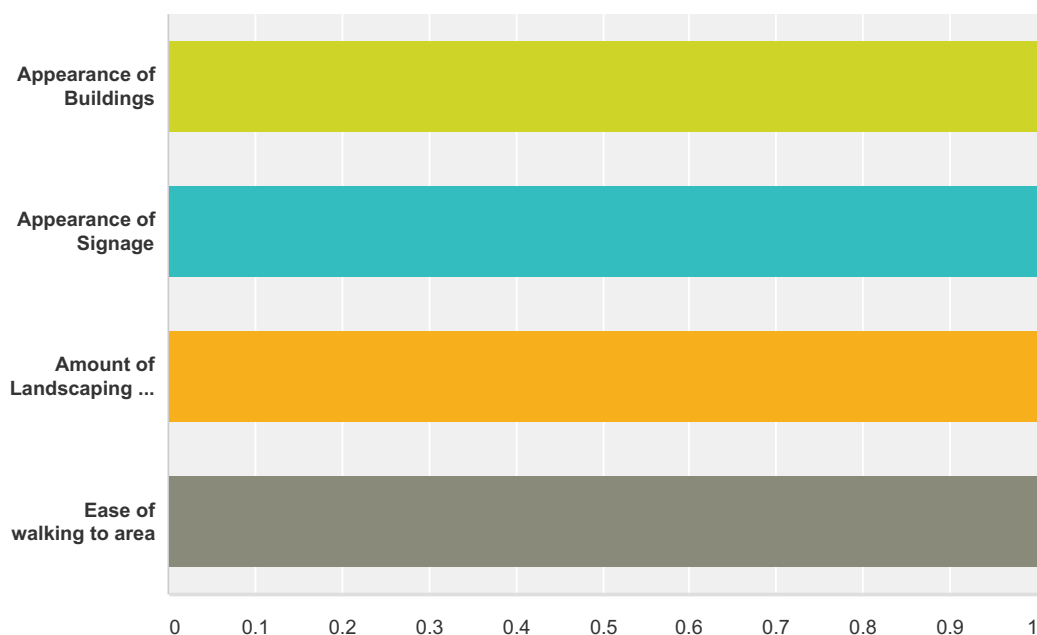
Answered: 517 Skipped: 19



	1	2	3	4	5	Total	Weighted Average
Appearance of Buildings	3.48% 18	17.79% 92	37.72% 195	26.69% 138	14.31% 74	517	1.00
Appearance of Signage	2.90% 15	14.89% 77	41.97% 217	26.11% 135	14.12% 73	517	1.00
Amount of Landscaping / Greenery	2.91% 15	13.20% 68	31.84% 164	32.04% 165	20.00% 103	515	1.00
Ease of walking to area	4.47% 23	14.37% 74	31.26% 161	27.38% 141	22.52% 116	515	1.00

Q20 Please rate the following for the corridor along Arlington Heights Road from Golf Road south to I 90 Tollway utilizing the photos below and your own personal familiarity with this area (1 being the most positive perception)

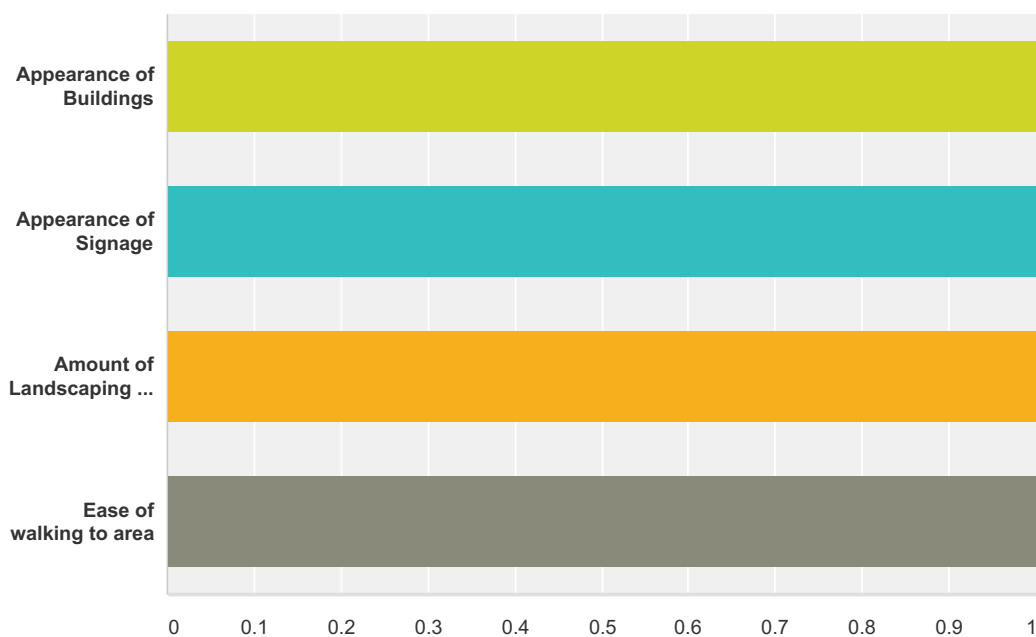
Answered: 516 Skipped: 20



	1	2	3	4	5	Total	Weighted Average
Appearance of Buildings	4.28% 22	19.26% 99	42.02% 216	22.96% 118	11.48% 59	514	1.00
Appearance of Signage	3.69% 19	19.61% 101	45.24% 233	21.75% 112	9.71% 50	515	1.00
Amount of Landscaping / Greenery	3.88% 20	13.40% 69	31.84% 164	31.84% 164	19.03% 98	515	1.00
Ease of walking to area	4.48% 23	12.09% 62	27.10% 139	26.32% 135	30.02% 154	513	1.00

Q21 Please rate the following for the corridor along Northwest Highway from Chestnut Avenue west to Wilke Road utilizing the photos below and your own personal familiarity with this area (1 being the most positive perception)

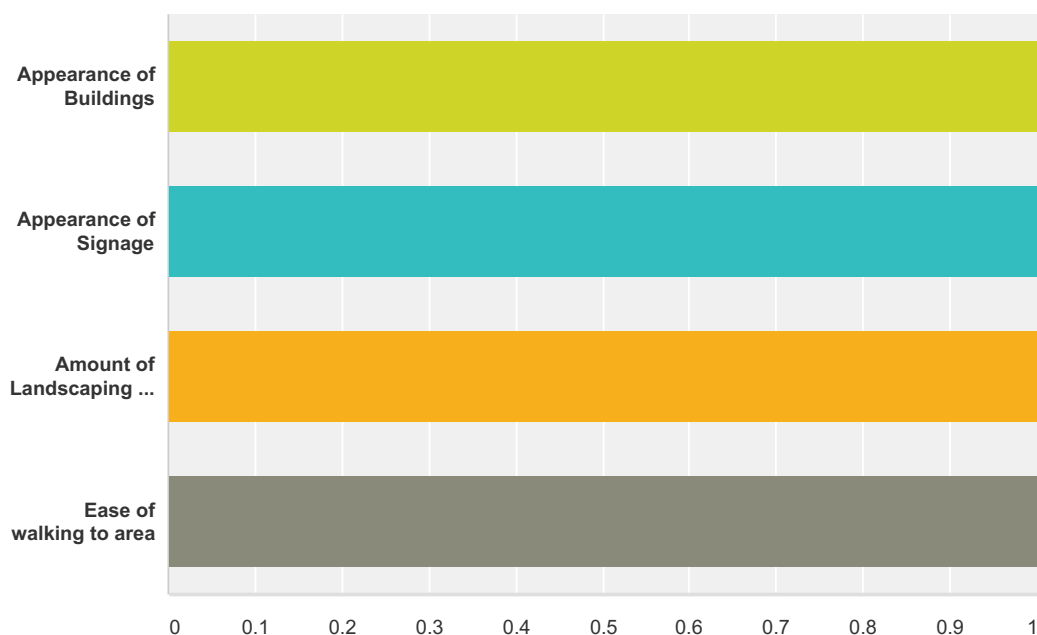
Answered: 500 Skipped: 36



	1	2	3	4	5	Total	Weighted Average
Appearance of Buildings	3.61% 18	14.83% 74	40.28% 201	26.85% 134	14.43% 72	499	1.00
Appearance of Signage	3.21% 16	16.87% 84	41.57% 207	26.31% 131	12.05% 60	498	1.00
Amount of Landscaping / Greenery	4.82% 24	12.65% 63	34.14% 170	30.32% 151	18.07% 90	498	1.00
Ease of walking to area	6.43% 32	16.87% 84	30.32% 151	26.51% 132	19.88% 99	498	1.00

Q22 Please rate the following for the corridor along Rand Road from Camp McDonald Road west to Hintz Road utilizing the photos below and your own personal familiarity with this area (1 being the most positive perception)

Answered: 501 Skipped: 35



	1	2	3	4	5	Total	Weighted Average
Appearance of Buildings	4.41% 22	19.04% 95	42.08% 210	22.65% 113	11.82% 59	499	1.00
Appearance of Signage	4.01% 20	18.64% 93	43.69% 218	23.65% 118	10.02% 50	499	1.00
Amount of Landscaping / Greenery	5.02% 25	14.66% 73	33.53% 167	31.12% 155	15.66% 78	498	1.00
Ease of walking to area	4.45% 22	8.91% 44	33.40% 165	27.13% 134	26.11% 129	494	1.00

Q23 Please provide any additional comments about the Village with respect to land use and development

Answered: 226 Skipped: 310

#	Responses	Date
1	Good job downtown. Rest of village mostly generic strip malls. On separately topic, trash pickup. I like pickup twice a week. I do not like dealing with the landscape stickers. Also would like curb side leaf pickup like palatine.	6/27/2015 4:43 PM
2	More mixed used buildings like downtown with more bars and things to do after dinner.	6/18/2015 8:10 PM
3	Less antique & jewelry stores in downtown, too cyclical.	6/1/2015 8:16 PM
4	There are currently two buildings being built on Arlington Heights Rd, both medical buildings, memory care etc. that are being built with cheap materials and are extremely unattractive. There should be higher standards for companies that want to build in our village and I would like to see some architectural uniformity. An overall cohesiveness that you'd find on the North Shore.	5/20/2015 5:54 PM
5	The Village should update the comprehensive plan and zoning code to encourage commercial buildings, industrial development and multi-family housing closer to the street to ease pedestrian access and make transit use more feasible. 1960s style development with large parking lots in front of large buildings is outdated and should be discouraged. The pictures and maps above are perfect examples of potential areas for redevelopment with a more pedestrian friendly design.	5/19/2015 4:22 PM
6	I live in Rec Park and would love to see the few houses that don't have sidewalks be encouraged/incentivized to add them. Also would be great to have the electric lines buried where they have not already done so.	5/15/2015 1:26 PM
7	Streets need to be tended to near the new memory loss building at Arlington Hts. Rd. and Council Trail. Maybe a stoplight should be installed.	5/14/2015 8:01 PM
8	Street lighting, public parks, sidewalks, and accessibility for walking and biking is terrible in Arlington Heights. Besides resale stores such as Goodwill, Salvation Army, Community Thrift and Lucille's there is no retail shopping in Arlington Heights for clothing or home needs. I must travel to Mt. Prospect or Schaumburg for my retail needs. How many restaurants and abandoned strip malls do we need? There are no quality hotels, B&B's or unique experiences to make this a vibrant city for spending a weekend in especially if you are a young professional adult, empty nester or single.	5/11/2015 2:51 PM
9	Stop supporting the Metropolis Performing Arts Center. The theater has been a huge drain on village financial resources with no positive gain and no hope of being self-sufficient in the future.	5/11/2015 1:47 PM
10	More place for walking and biking more green space make Arlington Heights look like a town rather than a suburb re-design major arterials to be complete streets	5/10/2015 8:01 PM
11	Consider offices incubators downtown for small businesses that normally work from home and can not afford a building or office. There are many vacant office space near Arlington Heights train station e.g. Hancock Apartments and across the tracks. I'm sure if the space was divided into rooms with a receptionist at the front door with a conference and small training room, it could be rented to small businesses that work at home that could not afford the rent AH and have a place to see clients. It would also give them an opportunity to increase profits to move into a larger space e.g. provide a strategic plan to grow their business if this is what they want to do.	5/9/2015 12:54 AM
12	open space needed, if you must have strip malls require landscaping	5/6/2015 8:29 AM
13	Needed housing for aging baby boomer, nice one level small open concept housing, All new construction is geared toward crowding in as many units as possible. Not intended for people who do not want stairs any longer. Taking better care of the exiting remodeling that was done not too long ago. Bricks in downtown falling apart, sidewalks, roads. We cannot ask our business to be worried about appearances if you don't take care of yours.	5/5/2015 12:12 PM
14	Overall, things a good, over head power lines need to be buried	5/5/2015 10:59 AM

15	You've selected great areas in which to focus, but would like to see success build success - and we may not be there yet. I believe that the main downtown area - train station neighborhood - needs to remain the Village's primary economic focus. If that community hub cannot thrive and support successful businesses/restaurants, while attracting new residents, Arlington Heights is nothing special.	5/5/2015 10:18 AM
16	I think all the questions had a purpose mainly to be answered in a negative way. Because we all know that there isn't a lot of green, the sidewalks are terrible, how about biking? Take Belgium and The Netherlands as an example to make things more cozy and less commercial but the coziness will attract more people to business. Please add shelter bike trails to your plans!!!! Easy to do with dividing lanes with green and trees. Like I said learn how bike countries do it. And ask business to have bike racks. How many do you have at stores or in the city? Thank you for listening. Joy	5/5/2015 10:06 AM
17	would love to see more visually appealing buildings and landscape with significantly better walking and biking paths!	5/5/2015 9:04 AM
18	My input is that I don't want to spend excessive amounts of money, AH or County, State or Federal, for AH window dressing. We need to be fiscally conservative in our spending on ourselves. I enjoy living in AH, but will retire in ~4 years and I don't want to have to leave AH due to the taxes being too high.	5/1/2015 9:38 AM
19	No TIFs please	5/1/2015 6:53 AM
20	I'd like to see safer connections between the areas near downtown to cross AH Rd. and NW Hwy., plus more restaurants north of downtown near Dunton, etc. The parks are great but it was disappointing the referendum failed to work on enhancing some of the older parks. Preserve the old bldgs. and build green, plus incentives for small business to get their workers near downtown would be good. I struggled to find decent affordable office space in town so I work in Schaumburg.	4/30/2015 11:55 PM
21	I would rather have wider sidewalks, and clearly marked bike lanes and/or routes than median landscaping. Every time I see someone riding a bicycle on Arlington Heights Rd out of economic necessity, I cringe at the danger they are stuck with. Fancy streetlights are just bling if the sidewalks and building access are almost exclusively for cars, instead of being built to human scale. I am a strong proponent of Chuck Marohn, and his Strong Towns principles. http://www.strongtowns.org	4/30/2015 4:36 PM
22	In the 8 years I've lived here, the thing i hate the most is the water main break and 2 floods that hit me. I read all about helping businesses and nothing to help us homeowners. I went to a planning meeting and heard more concern over developer hardships than what's best for the neighborhood. I drive down Campbell and Campbell Pl. confuses and irritates me, what kind of plan and development committee do we have and what are they getting out of it!!	4/30/2015 4:13 PM
23	I find that the village is overly concerned with the appearance of things at the expense of neglecting basic infrastructure. The parking garage, the new police station, metropolis theatre, all in the downtown area btw and many of the later questions all relate to how things look in the village and mostly all relate to retail concerns. Where are the questions about resident wants and needs? These questions are all tailored to meet the expectations and agenda the board has set for itself. Then you leave this tiny little box for comments. I don't think the board conducted this survey to find out resident wants so much as they want a rubber stamp for the ideas they have already chosen to implement. I don't find that the board is responsive to resident needs and is very defensive when citizens appear before it offering suggestions and or criticism. The last time I appeared before the board at a March or February board meeting I asked three simple questions. Mayor Hayes stated that those questions would be looked into and answers provided to me. Since that time nobody from the village has contacted me to follow up or provide any information on my request. I wish I could say I was surprised, but given my experiences before the board, more than a half dozen appearances with the village board and trustees, this is pretty much how the board always acts, non responsive.	4/30/2015 3:44 PM
24	We still would like to see more family-friendly (both from an environment and cost standpoint) restaurants uptown. Palatine is the closest "real" pizza place. Not looking for fast-food, but affordable.	4/30/2015 3:07 PM
25	It seems challenging at times for the village to keep businesses and restaurants open in the downtown area. Please commit to keeping these businesses and restaurants. It makes a big difference to the downtown appearance and for the members of the community. Redevelopment of certain shopping areas would be in order as well. Continuing to provide landscaping and lighting improves the appearance of the village.	4/30/2015 2:51 PM
26	I really wish we could get walls or trees along the tracks like all the other cities have. We are one of the few towns that do not shield their residents from the look of tracks.	4/29/2015 5:14 PM
27	The curb cuts in downtown AH, north of NW Highway, are in disrepair and should be fixed.	4/29/2015 3:37 PM
28	Lots of green cheaply covers up a lot. :)	4/29/2015 1:06 PM

29	I would like more fast food restaurants along Arlington Heights Rd. between Golf and Northwest Highway. I can only think of a Subway near George St.	4/29/2015 10:08 AM
30	Downtown area at signals and evergreen needs business improvement. That area is so open I would like to see more cafes, restaurants, pubs put in with outdoor areas to drive foot traffic to the area. That area has jewelers, real estate offices, financial planning offices are extremely boring and drive very little foot traffic to the area. Take example with European cities like Amsterdam, creating businesses that have foot traffic and easy pedestrian walkways and downtown will bloom!	4/29/2015 7:52 AM
31	Something as basic as continuous sidewalks would be an easy fix that would make a huge impact. Certain houses along areas like North Dwyer have no sidewalk in front, forcing kids, walkers, runners, etc to take to the street in a high traffic area.	4/29/2015 6:56 AM
32	Let's clean up south Arlington heights rd between white oak and downtown. A lot of those businesses look like crap. I'm for what ever it takes I like the idea of condos and shopping along that area first floor commercial or just creating ordience for this property owners either get them out or make it nicely landscaped	4/29/2015 6:36 AM
33	Sewage & water back up have become a major issue for residence south of Memorial Gardens & should be addressed sooner then later	4/29/2015 12:10 AM
34	Would like to see an option to cross train underpass on nwhwy btwn s Forrest and Prindle by foot or bike.	4/29/2015 12:02 AM
35	Please fix the sewer problems south of downtown area	4/28/2015 11:43 PM
36	Draining of storm sewers should be a higher priority than corridor and villGe appearance!	4/28/2015 10:40 PM
37	Can we bury the powerlines, make sure all retail signs are in good condition (no broken signs), cleanup the garbage along sides of road, where possible along each road there should be parkways and then the sidewalks further away from the road. Has a multi use sports facility similar to libertyville sports complex been considered? It could hold tournaments for basketball, wrestling, soccer, lacrosse, etc.	4/28/2015 10:00 PM
38	It would be nice to have a dog park since you can't take resident dogs to any of the village parks.	4/28/2015 9:21 PM
39	Please do not bite off more than you can chew. Tend only things that need attention and do not throw money at any wish list projects that are not necessary.	4/28/2015 8:20 PM
40	Thank you for asking for our input. I hope that all areas of Arlington Heights will considered for improvements, not just downtown! Also, change the parking time limit to three hours vs two hours...can't shop, and dine without getting a ticket!	4/28/2015 8:01 PM
41	Please address biking to areas within the village. Consideration for route to Busse Woods. The amount of available retail space in downtown arlington heights is disappointing.	4/28/2015 7:53 PM
42	Do not implement policies that would increase taxes.	4/28/2015 7:13 PM
43	I am a small business owner who wants to buy land or a building to re-build ecologically and beautifully for my business near the CBD. I have called but don't get any help. Wouldn't this be something positive for the village? Thank you for the survey, Kate Leipprandt	4/28/2015 6:37 PM
44	Please develop slowly and with restraint.	4/28/2015 6:12 PM
45	some of the parks should be dog friendly on leash. Would be nice to have more stop signs in residential areas and more sidewalks.	4/28/2015 5:55 PM
46	You approved plans for the building up of the area Northwest of Kensington & Dryden and then you CAVED-IN to the changes made by the developer. You approved plans for the high-rise downtown to have balconies and then you CAVED-IN to the changes made by the developer. No penalties to the developers - - no ownership by the trustees !!!!! Fix the process before you move forward with any plan for the future.	4/28/2015 3:42 PM
47	wrong picture above. I don't see Camp McDonald Rd!	4/28/2015 3:12 PM
48	The chase bank next to the tracks downtown is horribly ugly and needs to be updated.	4/28/2015 1:33 PM
49	The area of Paltine/AH Rd especially the tow yard is an eyesore. Also, crossing as a pedestrian or not in a car is extremely dangerous.	4/28/2015 12:51 PM
50	Students need a walkway to cross rand at olive. Also, oakton needs more police presence at night during the summer as it becomes a speeding corridor. Great park option would be at Carlyle court, Windsor. Two open lots!	4/28/2015 12:34 PM

51	Locations of building next to busy streets i.e. downtown AH, should have guard rails on the sidewalks so if a car or truck approaches the pedestrian sidewalk, guard rails will avoid or stop a pedestrian from getting hit and / or killed. Lets use preventive action before reactionary measures after something happens.	4/28/2015 12:19 PM
52	I've lived at Sigwalt and Walnut for 4 years and have never had a sewer/water problem until this past year. I had black sludge sewer water come in my basement twice last summer (2014), which resulted in my insurance carrier dropping me for 2 claims. I have alsonumerous neighbors throughout the area install flood control systems this past year. I've had plumbers AND Village water employees come out and admit there is a sewer problem in my area. I would suggest fixing this problem first before worrying about appearances in the village. Sewer issue are much more important for health reasons of the residents. Maybe the village would consider offering more than 50% cost to residents you are forced to get the flood control systems, as I am a single mother of 2 small kids and cannot afford the \$8,000+ to install such a system, even with your flood control rebate program.	4/28/2015 12:12 PM
53	It's always nice to make the community look better. You're not going to get much disagreement there, so I'd be shocked if your survey results suggest anything else. But there is a cost to everything, it's all a trade off. Yes, it would be great to have more landscaping and nice lightpoles, and generally improve the corridors, but who pays? Do we want to make it more costly to open and operate businesses in AH? Any survey that doesn't include those realistic tradeoffs and choices and discussions around costs should not be relied upon for making these important decisions. It seems as though we're trying to steer the results in a certain direction here. Aside from the budget issues, I'm concerned that we're not including some important development issues in the survey such as affordable housing, TIF, etc. Unfortunately, without including these issues, I must presume the development staff does not believe the results would align with its viewpoint.	4/28/2015 11:37 AM
54	In all the pictures but the Rand Rd area, the appearance of buildings and signage could be improved. There are a handful of buildings and signs in each area that are fine but overall they need to be improved. The downtown does not need any more salons, there are way too many and it deteriorates the perception of the retail that exists in the downtown. Sidewalks in the areas listed in the survey need to be widened. I will walk on side streets to get closer to my destination on AH Rd, rather than walk on AH Rd. At times I'd prefer to walk on AH Rd so I can window shop along the way, but not with my dog or baby in tow.	4/28/2015 10:43 AM
55	This is a very general and subjective survey. While I think it is good for taking the pulse of the community I do not feel the information gathered is sufficient to support specific decisions. Almost all of the answers could change when reviewing specific proposals. Residents should continue to have input during each step of the process.	4/28/2015 10:25 AM
56	Need to be careful. I don't think downtown development has paid off, has it? Rents for commercial space way too high down there. Can't keep tenants often.	4/28/2015 10:25 AM
57	I would "encourage" green building practices, but not burden homeowners or business owners by requiring it as part of the code.	4/28/2015 9:52 AM
58	less low income housing.	4/28/2015 9:37 AM
59	Green development and improvements should be considered while redeveloping AH.	4/28/2015 7:20 AM
60	In the winter when the snow covers the sidewalks on Arlington Heights Road south of Central down to I90, people walk in the street. This is an area of major concern for me!	4/28/2015 5:27 AM
61	We strongly believe in preserving historic buildings in Arlington Heights.	4/27/2015 11:40 PM
62	Walking path completion around Rec Park baseball field would be very nice for families. Bridge or underpass at Palatine and Windsor to connect more neighborhoods to Lake Arlington. Thanks!	4/27/2015 11:20 PM
63	Modernization is good but there has to be a good balance between that and the preservation, better still adding of greeneries in our village. This ensures a healthier environment for healthier and happier population.	4/27/2015 10:13 PM
64	Please limit the teardowns of older homes. Demolition is not green and we must preserve our architectural history. These old homes are irreplaceable!!!	4/27/2015 10:05 PM
65	Something should be done about the vacant stores and poorly cared for parking lots by laser quest	4/27/2015 9:38 PM
66	more taxpayer type buildings (retail on street level and condos above) need to be brought to Arlington. The failing strip malls are an eye sore and quite frankly a waste of otherwise very useful space. Speaking of empty lots, the empty lot that borders Sigwalt and Campbell is also an eye sore. Either turn it into practical space or build on it. It would be nice to have walking and biking trails which lead into the downtown and major park areas.	4/27/2015 8:48 PM
67	Revitalize concentrated areas rather than new construction and empty crumbling buildings. We moved to this city for a vibrant downtown and community (similar to Libertyville and Highland Park)	4/27/2015 8:44 PM

68	I live on the south end of AH and love it, but I often feel like we are forgotten when it comes to development. I feel that this end of the village is the entrance to AH, especially from 90. I really think we should improve the south end and make it more welcoming and reflective of the development and care that have been put into other areas, like the downtown. I would love to see a major change at International Plaza at AH Road and Golf, either a complete overhaul or at least improvements to the existing structure. That has been an eye sore in the area for many years. Thank you for reading!	4/27/2015 8:27 PM
69	Commercial areas along Arlington heights need work for sure. More landscping, better looking buildings. Time for an upgrade. Thanks for asking the questions.	4/27/2015 8:22 PM
70	Any chance we could have a design review board that has actual taste and a sense of aesthetic? Or is t doomed to political hacks?	4/27/2015 8:04 PM
71	Arlington Heights has many wonderful ammenities that are not easily accessible by walking or biking. It would be helpful to improve accessibility.	4/27/2015 6:17 PM
72	Lower rent costs for businesses in the downtown so they don't close.	4/27/2015 5:36 PM
73	This is the 21st century....our businesses need to step up and get a face lift, add green spaces or at least interest and modern signage. With the internet and younger people utilizing that mode of shopping, the Village needs to be stealth in attracting 'attractive' services that are not available on the internet to populate our community, support it's continued growth and redefine what storefront commerce is in this century.	4/27/2015 5:27 PM
74	Business' that use vans or vehicles as signage and park them in the front parking lot so that they are visible should be ticketed and fined for having improper signage.	4/27/2015 4:47 PM
75	You are going to be having tens of thousands of adult millenials living in Arlington heights within 10 years. Please develop Arlington heights with that in mind and seriously improve energy efficiency and being green coupled with embracing technology and LED lights very seriously just as we do. (Millenials)	4/27/2015 3:49 PM
76	First survey with 1-10 with 1 being best... hope it doesnt mess up your results	4/27/2015 3:36 PM
77	Need a soccer/baseball facility like they have in many city to hold tournaments!! Need to attract families!	4/27/2015 2:43 PM
78	please no more useless construction or TIFF areas to raise my taxes for new business to get a break	4/27/2015 2:11 PM
79	Although downtown has a lot of great restaurants, it lacks that community gathering destination that communities like Naperville & Elmhurst have. Where do you go for a stroll or gather after dinner? I'd like to see more of a community gathering space in that area.	4/27/2015 12:37 PM
80	Based upon the questions asked in this survey, you have captured each of the areas I believe have a lot of opportunity for improvement.	4/27/2015 12:09 PM
81	The amount of vacant retail spaces in downtown Arlington Heights is concerning. We need a few more anchor (especially now that paper a closed)	4/27/2015 11:23 AM
82	Would love to see more restaurants and stores to fill up the vacancy downtown AH and around Marianos.--but quality retail/stores/restaurants. What about a Potbelly downtown AH? Also a bar/restaurant by Marianos? Also, the sidewalk on Kensington next to Marianos to cross NW Hwy to downtown is not appealing or really safe (uneven).	4/27/2015 11:05 AM
83	1. Improve access to USABLE handicapped street parking in downtown area 2. Replace dangerous ribbed curb cutouts (wheelchair) 3. Improve traffic and speed controls in residential areas by use of (carefully planned) traffic signage, choke points, dead ends, one way streets and speed bumps - where appropriate).	4/27/2015 9:48 AM
84	One question about true infrastructure and is to ask if there is a problem with the sewer problem, not should it be upgraded TO CODE. This survey seems to be about appearances and not about substance.	4/27/2015 8:41 AM
85	Develop the corner of Golf and Arlington Heights Road. It is an eyesore.	4/27/2015 7:22 AM
86	Try to get more stores and casual restaurants and less nail salons, dry cleaners, and exercise/PT places. We need more sales tax dollars. New places like Sweet T's and Charisma really reflect well on the types of shoppers that we have. Get something similar to Panera into that open spot. Thank you.	4/26/2015 9:49 PM
87	It seems there are no gas stations around A.H. any longer. It was a shame to see the Citgo on the corner of AH road and Maude be replaced by another commercial bank. Why do we need another bank?	4/26/2015 9:38 PM
88	Less cement and bricks, more plants and drought resistant ground cover	4/26/2015 5:57 PM
89	better trees	4/26/2015 5:33 PM

90	pedestrian access is very poor any time you have carriage walks adjacent to the street. With snow, it becomes impossible to walk in those locations. Plant more trees EVERYWHERE. Fix the trip hazards in the down town area.	4/26/2015 3:08 PM
91	Streets are a mess. Ex. Campbell from Downtown West to Wilke. Main corridor coming into Downtown and it is embarrassing. Riding a road bike on that street is impossible.	4/26/2015 12:36 PM
92	The amount of homes flooding in the north end has increased drastically, leading to many homeowners leaving. These homeowners sell at low prices to get out, and lower everyone's property values. Something must be done immediately to address the storm sewer flooding problem. This is a civic issue, not an individual issue. This should be the number one priority!	4/26/2015 11:46 AM
93	The problem of storm water drainage is the most pressing problem in Arlington Heights. The appearance of specific corridors or more landscaping does not matter when home flooding occurs to the residents of the village. Why would I care what the landscaping looks like when all I am concerned about is whether storm water is going to flood my home every time it rains. I don't have the luxury of worrying about the appearance of signage or landscaping. I have never seen flooding like this in any other village. If an action plan for fixing the flooding in the village is developed I am leaving Arlington Heights. Not addressing the problem of storm water flooding before aesthetic updates to village property is inappropriate.	4/26/2015 10:31 AM
94	There are 3 psychics within a mile of each other. They make AH look trashy and scary.	4/25/2015 10:31 PM
95	We need a high-end restaurant like Wildfire close to downtown. I often go dinner in other suburbs and would rather spend that money in Arlington Heights. The buildings across Arlington Heights road from Village Hall looks unappealing as you drive by.	4/25/2015 9:23 PM
96	Concentrate on the north and south side for development and forget about the downtown area.	4/25/2015 7:32 PM
97	The more landscaping the better. Clean up eyesore areas.	4/25/2015 6:32 PM
98	I am disappointed there are no questions covering any area north of Hintz. I live in the far north of the village and it seems we are always an after thought. There are questions about the far southern border of the village and nothing about the 2 miles of the village north of Hintz.	4/25/2015 5:02 PM
99	I would Love for a more Urban feel in the downtown area that brought in some boutique shops and more high end dining to make it more of a destination off the metra. I think there is a good start, but a lot of room to improve to keep up with other suburban downtown areas.	4/25/2015 1:55 PM
100	Rather than redeveloping commercial strips or in the north end industrial area since we only get more of the same kind of stores or vacant buildings, that land can be used for mix use for more senior housing.	4/25/2015 1:25 PM
101	be careful how you spend our money	4/25/2015 11:31 AM
102	It would be spectacular if we had something similar to Southport Ave (in Lakeview). I love how they mix restaurants, bars, shopping. Highland Park and Evanston have something similar. Downtown Arlington Heights is very pretty and we certainly have the beginnings of it. Would be great if we were a destination downtown that people made the trip to spend time in!	4/25/2015 11:20 AM
103	Allow dogs in the parks. More green space. More diversity in our population.	4/25/2015 11:10 AM
104	Village must work on drainage issues throughout village as that issue can destroy all other work done.	4/25/2015 10:51 AM
105	Need better parking downtown on Campbell. The tall buildings have ruined the feeling of a home town. If you look at other cities that have not put up tall buildings and kept the original buildings they have more character and have not tried to make their villages look like Chicago and more people from other areas visit and shop there. We are, or use to be, a family village. We still have many events that attract families.	4/25/2015 10:16 AM
106	Fix the streets in the Northgate development and the sewer drainage problems as well. I have been flooded twice in the last 4 years in the area of Hintz and North Dryden Place. Thank you.	4/25/2015 9:55 AM
107	Spending on what is needed first	4/25/2015 9:36 AM
108	We have too many parks -- and not enough industry. Our tax base is needs to be lowered - more industry would help.	4/25/2015 9:36 AM
109	Fewer high rises!	4/25/2015 8:53 AM
110	Increase of greenery and parking lots behind buildings would be an improvement overall	4/25/2015 8:52 AM

111	Planning needs to be more consistent, particularly in outlying areas. Businesses along major roads must be required to plan parking and landscaping appropriately, according to a master plan.	4/25/2015 8:14 AM
112	Tax increase not an option. Cut salaries.	4/25/2015 7:51 AM
113	How about spending more funds on our terrible roads as a higher priority. they not only look unsightly but cause constant debris from breakup of surface, like Verde drive north of Palatine road.	4/25/2015 7:46 AM
114	Snow removal along northwest highway and arl Hts road is poor. I have to walk down the middle of northwest highway if it snows more than 4 inches due to poor plowing. Whomever did the brick sidewalk along Nw highway near egg harbor should be fired. It's uneven with big gaps in it and it is terribly icy in winter. More trees should be planted in rec park near the tennis courts, it's a mess and people,park on the grass.	4/25/2015 4:59 AM
115	It is such a shame to see so many vacant buildings in downtown Arlingotn Heights. Businesses are forced to move out because the rent is too high. It would be nice to if the village could do something about that.	4/24/2015 9:33 AM
116	I would like to see deeper involvement with the affected residents and businesses in any given area up for review rather than staff making the lions share of decision for usage and design	4/23/2015 4:38 PM
117	Many of these questions REALLY bother me. The idea that you can plan or "encourage" how a community grows is ridiculous. The market will dictate economic balance and density with or without your version of the 10 year plan. Run ith Village efficiently and at a low cost and people will choose to live and work here and THAT will drive appearance improvements.	4/23/2015 3:20 PM
118	There is a definite argument to look at building at least one turf field at Sunset Meadows park.	4/23/2015 2:51 PM
119	The parks are beautiful except where you have the tall grass growing. It is an eyesore, especially if you live across from one of the parks.	4/23/2015 2:07 PM
120	Eliminate the restriction on not having bars/taverns	4/23/2015 11:03 AM
121	Village should focus on infrastructure and security. Please continue to push for private commitment up front if pursuing TIF redevelopment. And lesson learned on what Palatine was able to do with their blighted area with the placement of its new Police Station.	4/23/2015 10:15 AM
122	The village needs to do something about retaining retailers. The rent is too excessive for favorite restaurants and shops to stay in business. It's shameful!	4/23/2015 10:05 AM
123	There needs to be more attention to efforts of getting commercial/retail businesses in the downtown area that will stay more than 6 mos to a year. There also needs to be AFFORDABLE entertainment for the young school age people in the village that they can safely walk to with friends. The theater was a great loss for the community. New housing should be better monitored so houses are not intrusive to the neighborhood.	4/22/2015 12:55 PM
124	More green landscaping is always welcome and we need more condos downtown, NOT more apartments. There is NOT enough parking ever, even in the lots. Love downtown Libertyville where the parking is located behind the commercial corridors. Think there is great demand for a townhome development downtown. But of course, property taxes are too high. Good luck!	4/22/2015 10:51 AM
125	Not a single dime should be spent on beautification projects until the village's flooding problems have been addressed. The Board must serve the residents. The appearance of the village is irrelevant if people's lives are continually harmed by regular flooding. Fix this before anything else.	4/22/2015 9:32 AM
126	Plan commissioners have allowed less landscaping and variances for YEARS- I have been here 30 years.....TIME to put the landscaping back- Move the parking behind or to the side of the buildings and STOP ALL THE RESALE SHOPS- I moved into the village in 1982 and there was NOTHING but resale- we are back to that. LOOK AT RAND RD- 5 of them HORRIBLE in a one mile stretch Why can't we upgrade the quality of shops and restaurants. AH used to be a place of destination- Now I leave to go to other towns to eat and shop SAD	4/22/2015 7:31 AM
127	all powerlines/telephone poles should be underground. And we need more sound barriers along route 53 to make neighborhoods quieter	4/18/2015 11:18 PM

128	The auto shop on the Northeast corner of Arlington Heights Road and Palatine Road is a big eye sore. It has been a big eye sore for the 24 years I have lived in Arlington Heights. Why haven't they had to clean up their facility? It looks like a junk yard. The other problem with the facility is when they are delivering a vehicle. they back up traffic on the main road by blocking the right lane while they wait to go in with a vehicle. Is the house even being used? It looks like it could fall at any time. I remember when the person by the off ramp from route 53 going east on Palatine Road had the airplane in their yard. His property didn't look half as bad as the body shop facility. If the person with the airplane had to clean up his property, why doesn't the body shop have to clean up their facility. It seems that there have been the same vehicles parked inside the fence along Arlington Heights Road forever. Why doesn't the village clean up the areas out side the downtown area? Image isn't only in the downtown area. The village needs to monitor these type of problems are address them with the property owners.	4/16/2015 10:23 AM
129	Used car lots (Japan Auto) should be highly regulated when in residential areas. They are almost always over the allowed cars in the parking lot. Plus their string of LED holiday light just make the corner look cheap.	4/14/2015 12:32 PM
130	There are still too many empty storefronts in downtown Arlington Heights. Not sure why, but it does affect the overall appearance of the area. Also, I feel that the new developments along Dryden at the site of the former Arlington Market are unsightly. Tiny houses built so close together make one wonder why they weren't built as townhomes instead. The whole concept looks way too crowded and seems to beg for a more balanced use of open land and residential buildings	4/14/2015 12:05 PM
131	Would like to see a park in the land off S. Beverly just one block parallel to oakton.	4/14/2015 11:13 AM
132	The south end of town is a total eye sore and wasted space. It's the step-child of the Village and needs attention! Getting off I-90 doesn't make you feel welcome or 'at home'. A single community center with a real fitness center would also benefit all residents.	4/14/2015 3:49 AM
133	keep as much green space as possible. residents should be held responsible for the upkeep of their property,	4/13/2015 9:08 PM
134	The priority for this city should be the water/sewer problems. I live in Scarsdale subdivision and have experienced water issues for 20 years with zero help.	4/13/2015 8:58 PM
135	The priority for this city should be the water/sewer problems. I live in Scarsdale subdivision and have experienced water issues for 20 years with zero help.	4/13/2015 8:58 PM
136	Stowater management should be more seriously considered, both in terms of modernizing/upgrading existing infrastructure and also in future planning/development policies. Likewise for sustainability initiatives.	4/13/2015 8:13 PM
137	#1 concern is the large number of vacant retail spaces in downtown area. Rents must be too high if no businesses can afford to be here - IMHO more important to ensure some "core" attractions in the village than to worry about overhead phone lines!	4/13/2015 8:06 PM
138	Commercial areas along some major streets lack landscaping - SO WHAT!!! It's time for infrastructure improvements. Spending money once again on appearances like the Taj Mahal instead of long term improvements to an aging infrastructure. To bad the sewers weren't above ground, then you would do something about it. Out of site out of mind is that the philosphy you guys are following.	4/13/2015 5:46 PM
139	It seems like somebody resurfaces Hintz road every year. Whose job is it to keep track of how often they pave that street? They seem to do it in six foot strips.	4/13/2015 5:09 PM
140	Provision for Section 8 housing...so as not to become an isolated upper middle class enclave.	4/13/2015 4:14 PM
141	How about redeveloping the old shopping center on Rand road where laser quest is? There are currently only one or two tenants and it is an eyesore. I live near there and that whole end old town is historically neglected. We pay a lot of property taxes, too.	4/13/2015 3:44 PM
142	I would love to see: more green areas, more plants in the medians & fewer closed-up buildings. I would love more coffee shops—specifically better meeting places for the community. Currently, downtown AH lacks good places that offer big tables and WiFi (the Starbucks is tiny and crowded). A local book store, flower shop or even a new pub would be fun too.	4/13/2015 1:39 PM
143	There are too many vacant stores/offices in too many abandoned-appearing strip (and even larger) malls and office complexes. Rather than new development, village efforts should be concentrated on repurposing the vacant commercial properties in the village or building new on such sites. Nothing like abandoned buildings to start a community's downhill slide.	4/13/2015 12:48 PM
144	Any redevelopment / change in land use should be paid for by the new use of the land development without raising property taxes - which are already too high.	4/13/2015 12:10 PM

145	Parking in the downtown area needs to be increased. Would be nice to increase more open recreational outdoor space in the downtown area, perhaps with a playground for children who live in the downtown area. Try to purchase that large open area next to the parking garage, and across from Peggy's.	4/13/2015 11:22 AM
146	Westgate subdivision's storm sewers overflow into people's homes and needs to be fixed. Separate pipes for sewage waste, not combined.	4/13/2015 10:29 AM
147	Westgate subdivision's storm sewers overflow into people's homes and needs to be fixed. Separate pipes for sewage waste, not combined.	4/13/2015 10:28 AM
148	We need to quit screwing with the brewery that wants to open in our village	4/13/2015 9:16 AM
149	I love our village...glad to see we are going to address some of the areas that need some improvements. We need to invest in our parks and green space!!!	4/13/2015 8:10 AM
150	The Village has become business bland... There are very few unique businesses that draw people to the Village. What would compel me to drive to AH when I can spend money at the exact same chains in my own town, or any town along the train line? AH offers very few reasons for folks to travel here. It seems the Village is very willing to bend over backwards for national chains & franchises (how many Subway restaurants does a town of +72k really need?), but does nothing to cultivate the types of innovative small businesses that would make AH a destination vs just another also-ran town. We own a small business in AH, and the Village makes it very difficult to get started, and then does very little, if anything, to offer support. I also think the Village needs to do more to attract young people of diverse backgrounds. This town is OLD and it acts stodgy. Decisions seem to favor viewpoints of people 60+. Finally, the AHPD needs to get some leadership, organization and a strategic plan. There is a tremendous amount of unproductive organizational behaviors at the AHPD -- turf issues, a "Culture of No", a program guide full of redundant and tired and boring classes, and a seeming inability to present a cogent and persuasive plan to update facilities. There is absolutely no reason why -- other than failed leadership at the Board & senior staff level -- that AH park facilities are not a revenue-generating, self-sustaining entity, much like Scaumburg, Buffalo Grove and other neighboring communities. The AHPD is a big missed opportunity for the Village.	4/13/2015 7:45 AM
151	Removing or displacing established companies with a long history in Arlington Heights for commercial and residential tax dollars is very disappointing. Work your plans around current businesses.	4/13/2015 7:40 AM
152	Let development occur in a natural way. Quit trying to create new and fill the empty stores,condos, and apartments that already exist.	4/13/2015 7:19 AM
153	We need to have a building that can have multiple gyms and work out areas... The little one building gyms are nice but don't work well. A lot of buildings on Arlington heights road are nice but a lot need updating and are an eye sore. Storm drains and infrastructure need to get fixed, everyone in the town is unhappy with it and it would make everyone a lot happier if it would just be resolved.	4/13/2015 6:51 AM
154	Please do something with the black sign at Campbell and Wilke shopping mall. It's been empty/covered for years!	4/13/2015 5:00 AM
155	Can you please consider changing the mulch in the parks to rubber? Thanks!	4/13/2015 4:25 AM
156	need a dog park! And more pet-friendly areas everywhere!	4/12/2015 11:41 PM
157	More trees! More green! Buildings and plants can coexist!	4/12/2015 11:36 PM
158	We would like to see an indoor ice rink built in AH. There is a huge population of children from AH that skate in Rolling Meadows, Glenview, or Barrington. We should have our own ice rink! I think the skating and hockey programs would bring good money back to the community (park district).	4/12/2015 9:33 PM
159	Move the tow truck company at Arlington Heights and Palatine road. Building is an eye sore and they block traffic all the time.	4/12/2015 9:13 PM
160	Please focus on flooding issues within the village. Eau more important than any of these topics.	4/12/2015 9:12 PM
161	Realize that our aging community and the millennial generation will both require and want a community that is not designed around the automobile. Glad that this survey acknowledges walking as an option, but the village needs safer and more complete bike lanes.	4/12/2015 8:27 PM
162	The game of musical stores is ridiculous, the side walks and streets look old and run down. Downtown AH has no uniqueness. AH schools and parks are great.	4/12/2015 8:04 PM
163	little league baseball stadium would be great to see developed even making it multi use for pop warner football and other special events	4/12/2015 7:34 PM

164	Too much commercial blight and blue collar transient residents!!!!!! Attract and cater to young white collar families more. Diversify the park facilities better. Build a real fitness center. Build a real golf course. Also try to attract a major corporation to settle here since Motorola and Sears are dead.	4/12/2015 5:47 PM
165	NO more TIFFS. Schools and the park district are doing a far superior job with our money than the Village. VAH should recognize shopping competition at Deer Park and other areas that are dog friendly.	4/12/2015 5:14 PM
166	Please stop allowing restaurants to expand onto the sidewalks in downtown AH. There is no room to walk for those of us who live in downtown AH. I am very unhappy that you allowed the wine store on Wing to expand onto the sidewalks because it effects our property value for those of us who live in the building and did not anticipate that would ever happen since the sidewalk is not a court yard.	4/12/2015 4:49 PM
167	It's a bit misleading to ask about the importance of growth to the Village without addressing residual effects. I'd support growth and think it good for the community if traffic flow was better managed, parking was improved. To build new shops, etc. while we let other original areas Roy - and stand vacant, does not improve the overall image or appeal of the downtown area. Work on improving the terrible condition of neighborhood streets! Quit approving monstrosities of overly sized homes in the smaller neighborhoods.	4/12/2015 2:51 PM
168	The overall appearance of Algonquin and Arlington Hts. intersection should be dramatically improved. 5 of 10 Arlington Heights hotels are located here. Since there is absolutely nothing to do within walking distance – all of those hotels are sending their guests to the surrounding communities for shopping and upscale dining experience (loss of sales tax). Developing that intersection would retain sales tax and draw additional tax traffic from Elk Grove Village.	4/12/2015 1:48 PM
169	The bulk of the invesent dollars should be spent on downtown improvements and tax credits to attract better retail and restaurants. Also the parks, baseball fields, football/soccer fields should be better maintained and improved. Put in some artificial turf fields.	4/12/2015 11:41 AM
170	We love our town but the entrance to ah from 90 along ahr is awful, bare and dirty. The area south of central doesn't have the same feel as the rest of the town. People coming off the tollway cannot have a good impression.	4/12/2015 9:17 AM
171	Fix the drainage issues and replace the trees. The loss of mature trees is a tragedy and a blight. Spend money here first.	4/12/2015 8:04 AM
172	Fix downtown before there are no more businesses left!	4/12/2015 8:02 AM
173	Fix lake arlington and start burying power lines	4/12/2015 7:08 AM
174	The redevelopment of the ridge park area deeply concerns me. I do not care for the new home popping up because of their garages in front design. One of the aesthetics that makes this area unique is the look of an older home without the ugly garage in front. As a youngster I saw this change in development in Hinsdale, and to this day I believe they ruined a nice upper middle class town to become an only for the truly wealthy town. We moved to Arlington Heights because of it's feel and charm of old and new. We moved her for the schools and we moved here because we believed it would be an opportunity for our children to grow in an area where people valued families, people and experiences over money and big houses. Please please be careful when approving new development. Thank you.	4/12/2015 6:51 AM
175	We need to have the empty malls and storefronts cleaned up and greened up. They are a blight. The owners of these properties need to maintain the appearance and make the available stores more appealing and rentable. There are a lot of empty retail spaces that look terrible. The Village also needs to do more to fix the potholes and side streets. My Cul de Sac needs replacing. I've lived here 20 years and it has yet to be replaced. Potholes are terrible. Also a lot of sidestreets have a ton of potholes that need to be filled. We shouldn't have to call the Village to get them filled. The weather has been nice and the Village should actively be out driving the streets and filling those holes. Need to replace the trees that were cut down. Putting 1 tee in the parkway where there were 2 or 3 is not acceptable.	4/12/2015 5:59 AM
176	I live north of Dundee. I feel this area is completely ignored in terms of future development, park services, and road maintenance.	4/12/2015 2:11 AM
177	Please add more time to the stop lights in the downtown area and library for people to cross the street. It's dangerous and discourages people from walking downtowns from their homes. Also consider adding timers to the stop lights for walkers. The area near the race track train station could also use better crossings. Look up Mark Fenton- walkable communities. Good info for city planning.	4/12/2015 1:49 AM
178	We want more townhouse that has nice space back yeard	4/12/2015 12:29 AM
179	No need to develop for the sake of development. If don't have funds don't do it. Don't take federal grants for mixed income housing developments!	4/11/2015 10:47 PM

180	Would like to see a beautification of north side of NWHwy from AH Rd. to Walnut, similar to downtown.	4/11/2015 10:22 PM
181	Make a better balance of land use rather than building cookie cutter housing developments. All the towns along Northwest Highway look the same. Stay within budget & keep building heights down. Keep our community the same. Don't try to compete with the north shore. We don't need brick sidewalks or majestic municipal buildings!	4/11/2015 10:16 PM
182	Why not a mini Buckingham Fountain style park in that blighted field west of the parking garage downtown? Something really beautiful could go there - maybe a play off of a Chicago park, or a garden, or an indoor year round greenhouse/butterfly house. Or how about a community center? I'm assuming that it's privately owned ... But surely someone could be contacted.	4/11/2015 10:03 PM
183	It's funny that this survey came out, I drive from the south end of town, down Arlington hts rd, multiple times a day and there certainly is room for improvement. Small businesses need your support to make some upgrades. Good luck!	4/11/2015 9:32 PM
184	I'd like to see more shops in the downtown area and also busses that take you from the residential neighborhoods to the station or randhurst mall or schauburg etc	4/11/2015 9:31 PM
185	Arlington Heights has a great mix of neighborhoods and business areas. Continue to invest in the downtown as opportunities present themselves. Try to maintain connections between neighborhoods through protected crossings, pedestrian/bike bridges, etc., to promote non-auto transport.	4/11/2015 9:22 PM
186	Replace sewer and storm sytem to one that meets code	4/11/2015 6:41 PM
187	Too many questions for one survey . Keep it short or people won't click on your mect survey ;). I know , it's terrible buy likely true .	4/11/2015 5:00 PM
188	The Village should look like One Village from Siuth to Central to North...equally good and visually defining to people that they are in AH. Thanks for your efforts and for seeking feedback.	4/11/2015 3:58 PM
189	The Village does a pretty good job overall balancing all of the planning goals in the comprehensive plan and the competing interests that necessarily come with a town of this size and makeup. But a few things to consider moving forward. One, controlled population growth and will help the grow the property tax base, and will in turn increase the attractiveness of the village to prospective retailers and office users. This may mean greater density in some spots, especially in the neighborhoods nearer to downtown. But most vibrant communities have considerable density near downtown cores. Two, careful thought should be given as to how to make the community more attractive to both millenials and baby boomers through a variety planning techniques. There are some great assets here already (schools, transportation, etc.), and more that can be improved to continue to attract these desirable demographics. Three, the village should give some real thought to economic diversity amongst its population and how to promote that with its housing policies. Yes, it is great to have residents with high disposable incomes, but a village this size needs to have an economically diverse workforce, all of which have a chance to be a true part of the community.	4/11/2015 3:55 PM
190	Less multi- family housing, expand green space when possible. Fix flooding issues!!!!	4/11/2015 3:52 PM
191	Need more upscale retail stores. More landscaping. The empty patch of land at Golf and Arlington Hts road is an eye sore. Something needs to be done with the strip mall on Golf just East of AH road (Elly's). Very unappealing and shady looking. I thought a Target was supposed to move in. What happened?	4/11/2015 3:41 PM
192	Please no more townhomes or apartments!	4/11/2015 2:56 PM
193	EXTREMELY dissatisfied with the theater. Haven't bee to th "bar" after first visit. Also can't believe Panera closed. How is it we can't even keep a Panera in our town? Two family type places for a supposedly family town gone.	4/11/2015 2:35 PM
194	Please consider green infrastructure and sustainable development.	4/11/2015 2:11 PM
195	Add charging ports for electric cars.	4/11/2015 1:54 PM
196	Please add levels to the parking ramp for more public parking in downtown AH.	4/11/2015 1:29 PM
197	I would like to see the village work harder to fill vacant spaces in the downtown area with attractive viable businesses - it is such a shame that we lost Panera, and even the GAP years ago.	4/11/2015 1:29 PM

198	After living in Schaumburg all my life then having to move to Arlington Hts after I got married I have noticed w dated Arlington Hts was! I do love that we can walk to downtown Arlington and its quaint town but you have to start getting rid of the overhead utility wires and lines that are such an eyesoar throughout the neighboring streets not just the main streets. That was the one thing that bothered me most about looking to buy a house in Arlington . The board needs to get input from neighboring cities such as Schaumburg to get complete overhaul of the town. Just drive around all over town of Schaumburg and you'll notice they even have brighter, reflective stop signs! (I had a car almost crash into mine the other night here on Saint James Street because he shouted he didn't see the stop sign!) You can make your main roads more attractive and appealing all you want but you got to start paying attention to neighboring curve appeal too to increase future buyers and increase population!	4/11/2015 1:24 PM
199	Although I travel all these streets frequently, it would have been more accurate and easy to respond to this survey if I could see street level pictures...difficult to see in my mind! Love A.H.! Limit growth, improve south A.H. Rd. areas visually, fill up unused retail space i.e. Southgate, strip malls, etc.	4/11/2015 12:29 PM
200	While I feel it is important to improve appearance and foot traffic (for environmental concerns), we need to balance those needs with an increase in property or sales taxes. The Village should also weigh the need for increased revenue via new business with the quality of the new business. Does it reflect the needs/wants of the residents.	4/11/2015 11:39 AM
201	I would like to see the light industrial area near the Mariano's where Heller lumber is stay as it is, with a number of successful businesses there and potentially a brewery coming to the area, it seems silly to tear it down and build more condos/retail when plenty are available nearby. I understand the desire to make the empty lots and businesses in the area look nicer, but taking over the whole area and kicking out current and future businesses to do it seems extreme. I have no problem with the way that the current street lights and medians in AH look. Adding fancy ones seems like an unnecessary expense. I can't imagine anyone choosing not to live here or locate their business here due to the appearance of the streets.	4/11/2015 11:39 AM
202	I'm surprised there are no questions surrounding the TIM area near marianos. I have mixed feelings about adding more retail since downtown has so many vacancies now. I am also concerned about adding more residences since Windsor is at capacity already.	4/11/2015 11:34 AM
203	If taxes increase, we will leave Arlington Heights. You are concerned with land use but will threaten us with loss of essential services so you can increase taxes to pay for this development. You have squandered our tax dollars for years on the Metropolis, yet want credit for finally waking up and paying attention to it. If I behaved that irresponsibly at work, I would get fired.	4/11/2015 11:31 AM
204	I commented on many areas but I would ask the village to focus on removing or updating old commercial buildings that are an eyesore in the photos above and doing it in a tax efficient way.	4/11/2015 11:11 AM
205	Should not ticket people after two hours in the Evergreen complex (by Starbucks)	4/11/2015 10:47 AM
206	Crosswalks at rand and palatine for people to access shops!!!	4/11/2015 10:39 AM
207	I'm most concerned with creating a DIVERSE (racial/socioeconomic) community where opportunities exist for all to live (affordable housing), work (local opportunities) and play (parks/open space).	4/11/2015 10:25 AM
208	EXTREMELY dissatisfied with the theater. Haven't bee to th "bar" after first visit. Also can't believe Panera closed. How is it we can't even keep a Panera in our town? Two family type places for a supposedly family town gone.	4/11/2015 10:15 AM
209	Businesses in Arl Hts need to take ownership of sidewalks in the winter and clean them--including street corners, where snow is piled up from removal of snow from the streets.	4/11/2015 10:10 AM
210	Green initiative needed! No chains in the downtown. Put chains on the perimeter of the village. More foot traffic downtown. More dense population downtown to support businesses.	4/11/2015 10:06 AM
211	The Northeast corner of Palatine and Arlington Heights Rd. (auto body/ collision) is a real eyesore. The buildings are run down and the landscaping or lack thereof, definitely needs to be addressed and taken care of. It's a DUMP! It's at a major intersection and something we see as we come into the village off of 53. The property with the airplane at 53 and Palatine road was not as bad as this and that had to be cleaned up years ago or be fined. Why hasn't something been done with property?	4/11/2015 9:16 AM
212	This planning seems to focus heavily still on areas near downtown instead of areas of blight such as the strip malls along Rand road with ugly parking lots, empty store fronts, disconnected sidewalks and intersections that are dangerous for cyclists and pedestrians.	4/11/2015 9:15 AM

213	We really need some more family restraints and entertainment options. A Dave & Busters and/or Arcade/Restruant would be great. I am planning a graduation party and looks like I'll be having it in Schamuburg. We need a Red Robin - no more Breakfast places. A Portillos near the downtown area would be great. Go Roma would be a great replacement for the Panera that left.	4/11/2015 9:14 AM
214	leave the light industrial area with Beverly Lanes in it alone!	4/11/2015 9:12 AM
215	We'd appreciate more street lights along residential streets. We also have really low hanging utility lines in our backyard. They are an eyesore and interfere with recreational play (volleyball, catch, etc.) We hope the Village will become more bike friendly. Please consider adding walk buttons to the lights on major streets. For example, the lights at Kennicott/Dundee and Rand/Dryden. Thanks for the opportunity to provide feedback.	4/11/2015 9:09 AM
216	Really, where are the questions about infrastruacter. I counted just one. People dealing with flooding really don't care about visuals. Are water mains and sewers need major upgrading and you want to work on appearance. WTF.	4/11/2015 8:58 AM
217	Taxes really are too high, but the parks and schools are important. Keep the downtown area bustling - that's why we live here.	4/11/2015 8:51 AM
218	Please fix the storm sewers before you spend money on anything else!	4/11/2015 8:45 AM
219	I would like to see more businesses added to downtown. Naperville has done a great job with their downtown space.	4/11/2015 8:37 AM
220	Don't spend tax dollars for "pretty" places.	4/11/2015 8:05 AM
221	Hard to access/cross Rand/Palatine/AHR area with anything other than a car.	4/11/2015 7:57 AM
222	I did not think that this survey was especially worthwhile. Some of these areas are just older. I am more concerned with the condition of the streets.	4/11/2015 7:36 AM
223	Please please please, do something with the open spaces no businesses in downtown! There's such amazing potential to make our downtown a great place for retail shopping and restaurants. But instead we have a bunch empty store fronts and few pubs, restaurants, and bars. There's so much disposable income in our area, why should I drive to Schaumburg or Mt. Prospect? Also, our farmers market is a joke compared to others in the area. Allow more vendors at the market to sell food and vendors at the Christmas events and other public events, food trucks and such. Open arlington Hts up yo more friendly business policies. A brewery that CAN sell good items too, why not? Survey the community, everyone I know with a lot of income and young kids, are truly disappointed with our downtown restaurants and lack of real retail. Even Panera left! It can be such an amazing place. Like Glenviews shopping area. Thank you. Less restrictions on food vendors, trucks. Booths at the market, better retail in downtown is all I'm saying.	4/11/2015 7:28 AM
224	I would be delighted to see improvements in the South AH Road area, especially the sidewalks. There's too much traffic to ride a bike in the street, but the sidewalks are full of obstacles, like light posts and fire hydrants. But if I had to single out one top priority issue, it would be drainage improvements and flood mitigation in the area south of downtown.	4/11/2015 7:20 AM
225	The survey missed the ALGONQUIN and ARLINGTON HTS question! We live in this area and it has really declined in scene/view. Many stores are gone and buildings vacant! The south end of town needs much attention!	4/11/2015 1:03 AM
226	preservation of older buildings is a good idea, but should not be done by penalizing existing owners with excessive costs to maintain and remodel those buildings nor impacting there value.	4/9/2015 10:38 AM

Ryan L. Greely
Writer's Direct Dial:
(312) 506-4462
Writer's Email Address
rgreely@koponairdo.com

August 18, 2015

VIA EMAIL/PDF, FACSIMILE AND FED EX OVERNIGHT

FedEx Tracking No. 8088 9866 6894

Bill Enright
Deputy Director Planning and Community Development
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005
(847) 368-5988 (fax)

Re: *The Clerics of St. Viator's Objection Letter to Arlington Heights' New Comprehensive Plan and the Park District's Park Site Reservations*
Our File No: 149-1-2-31-48

Dear Mr. Enright:

I am writing on behalf of my client, Clerics of St. Viator ("Viatorians"), in response to your July 7, 2015, letter regarding the Village of Arlington Heights' ("Village") and the Arlington Heights Park District's ("Park District") request to place a Park Site Reservation on the Viatorian Novitiate site and the St. Viator High School site (collectively hereinafter "the properties"). The Viatorians have enjoyed a mutually beneficial relationship with the Village for the past 67 years, and look to continue this relationship for many years to come. That said, as set forth in detail below, the proposed designations could significantly impact the economic value of the properties and, if the Village opted to exercise the rights under the Park Site Reservation, it would result in a violation of the "Takings Clause" under the Fifth Amendment to the United States Constitution, which is applicable to all states and local governments through the Fourteenth Amendment. Accordingly, this letter will serve as the Viatorians' objection to the Village's and Park District's Park Site Reservation being placed on the properties.

According to Illinois law, a regulation on property can amount to a "takings claim" if such regulation has an economic impact on the owner's property, particularly if the regulation interferes with distinct investment-backed expectations of the property owner. *David v. Brown*, 221 Ill.2d 435 (2006), citing *Penn Central Transportation Co. v. City of New York*, 438 U.S. 104, 124 (1978).

The Village's and Park District's Park Site Reservation would place the properties on the Village's Official Map and provide public notice that if the properties were to be subdivided for

residential purposes, the Park District would either exercise a right of first refusal to purchase the entire property or request a portion of the properties' land as payment in lieu of a fee pursuant to the Village's Land Contribution Ordinance, Chapter 29, entitled "Subdivision Control Regulations." Without the Viatorians' consent, or without providing proper compensation to the Viatorians, both of the above options will amount to a takings claim, should the Viatorians decide to sell the land, because either request will significantly devalue the properties and interfere with the Viatorians' investment expectations as the landowner.

A right of first refusal would permit the Park District the ability, if the properties were ever sold, for first right to purchase the land. This right to purchase would be permitted even if the Viatorians had a prior agreement with a private purchaser or developer. Such a right places an encumbrance on the properties which makes them less attractive to potential buyers and, consequently, will cause the properties to lose value.

Illinois property law classifies a right of first refusal as a negotiable condition which requires proper compensation in order to be enforceable. See *Crestview Builders v. Noggle Family Ltd. Partnership*, 352 Ill. App. 3d 1182, 1135 (2d Dist. 2004). Article I, Section 15, of the Illinois Constitution, and the Fifth Amendment of the United States Constitution, prohibit the taking of private property for public use without just compensation. *Morton Grove Park Dist. V. American Nat. Bank and Trust Co.*, 78 Ill. 2d 353, 362 (1980). Therefore, without proper compensation, the right of first refusal provision places an unjust economic restraint on the properties and damages the Viatorians' ability to receive expected value for the properties.

Furthermore, the Village's and Park District's request to take a portion of the land upon the sale of the properties is also a violation of the Takings Clause. Illinois law specifically states that "the transformation of private property into public property on a bare assertion of authority is the very kind of thing that the Takings Clause of the Fifth Amendment was meant to prevent, and that Clause stands as a shield against the arbitrary use of governmental power." *Canel v. Topinka*, 212 Ill. 2d 311, 332 (2004).

Not only does this provision allow the Village and the Park District to arbitrarily take a portion of the properties from the Viatorians, but it further violates the Takings Clause because it reduces the value of any potential purchase price and compromises the Viatorians' bargaining power as the seller of the properties. *Penn Central Transportation co.*, 438 U.S. at 124. The provision places a cloud on the title and over the properties by permitting the Village or Park District to take a portion of the properties from any potential sale and dedicate it according to the Village's wishes. Such a cloud will certainly concern potential buyers because it may affect a private developer's or entity's plan for the properties or may ruin whatever aspirations a private party has for the land altogether.

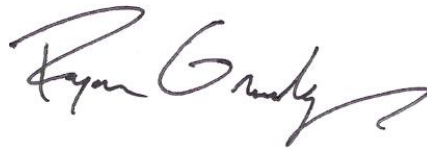
In effect, Park Site Reservation would act as a *de facto* lien on the properties by clouding the title to the properties to any future developers if the Viatorians were ever inclined to sell the properties or any portion thereof. With these types of liens and encumbrances in place, this effectively decreases the properties' values and interferes with the Viatorians' investment expectations as a land owner. As a result, if the Park District decides to exercise its right under

Mr. Bill Enright
August 18, 2015
Page 3

the Park Site Reservations, the actions will amount to an unlawful takings claim under Illinois law. *See Canel*, 212 Ill.2d at 332.

For the foregoing reasons, the Viatorians respectfully object to the Park Site Reservation being placed on the properties. Given the longstanding relationship between the Viatorians and the Village of Arlington Heights, we hope that you respect the Viatorians' wishes in this regard, and omit the Viatorian properties from the proposed Park Site Reservation.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ryan Greely", with a stylized flourish at the end.

Ryan L. Greely

RLG/MAA/LJS

cc: Fr. Thomas von Behren, CSV
James Thomas
Michael A. Airdo, Esq.



Township High School District 214
2121 South Goebbert Road
Arlington Heights, Illinois 60005
847-718-7600 ■ www.d214.org

Dr. David R. Schuler
Superintendent

VIA EMAIL AND HAND DELIVERED

August 24, 2015

Mr. Bill Enright
Deputy Director Planning and Community Development
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499

Re: Park Site Reservation Request-School District Objection

Dear Mr. Enright:

Thank you for the August 10, 2015, notification regarding the petition filed by the Village to consider amending the Village Comprehensive Plan to consider a request of the Arlington Heights Park District to place a Park Site Reservation on John Hersey High School and Forest View Educational Center. The purpose of this letter is to inform the Village and the Plan Commission that the School District is opposed to the proposed designation.

At this time, the School District has no current intention of selling either property. Such a designation, however, would create a cloud on the title of these properties and adversely impact the value of the properties should the School District attempt to market them for sale. School properties are a school district's (and by extension its taxpayers') most valuable assets. Also, keep in mind that the School District's taxpayers include residents of municipalities other than Arlington Heights and the interests of those taxpayers must also be considered. The School District must make every effort to protect the value of these taxpayer assets. Placing such a reservation on these properties would likely impact the number of potential buyers that may be interested in the properties should the properties ever be made available for sale. As a result, the School District cannot support such a designation.

The School District has also reviewed St. Viator's letter of objection to the designation. At this time, the School District has not requested that its counsel review St. Viator's counsel's conclusion that the designation would constitute a takings but would consider making such a request should the Village proceed further with the Park District's request.

While the School District cannot support the Park District's request, the School District is mindful that should it ever decide to sell either property, any redevelopment would significantly impact the community. The School District has a long history of working with its fellow local government partners on matters that impact the community and would certainly have an interest in such a partnership should it decide to sell either property. The School District objects to unnecessary restrictions being placed on either property as that could adversely impact the value of these significant community assets.

Respectfully,

David R. Schuler, Ph. D.
Superintendent

1577917.1

Buffalo Grove High School ■ Community Education ■ Elk Grove High School
John Hersey High School ■ Newcomer Center ■ Prospect High School ■ Rolling Meadows High School
The Academy at Forest View ■ Vanguard School ■ Wheeling High School

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SORIN A. LEAHU

Writer's Direct Line:
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August 25, 2015

VIA EMAIL: benright@vah.com

The Comprehensive Plan Subcommittee
Attn: Bill Enright
Deputy Director Planning and Community Development
Village of Arlington Heights
33 South Arlington Heights Road Arlington Heights, Illinois 60005

Re: *Christian Liberty Academy's Letter of Objection to the Arlington Heights' Park District's Site Reservation for 502 W. Euclid Ave, Arlington Heights, IL. Pursuant to the New Comprehensive Plan 2015.*

Dear Chairman Drost and Commissioners:

Thank you for allowing the landowners to make their concerns known before the Board takes further action with regard to the Park District's Request to place Park Site Reservations on 9 additional sites in Arlington Heights. Christian Liberty Academy ("Academy") objects to the Park District's request to place a Park District Site Reservation on its property located at 502 W. Euclid Ave, Arlington Heights, Illinois ("the property"). The basis for Academy's objection is twofold: 1) the Park District's Site Reservation would negatively impact the value of the property; and 2) the Site Reservation will not significantly advance the goals of the Village or the Park District so as to justify the harm to the landowners.

1. The Park District's Site Reservation Would Negatively Impact the Value Of The Landowner's Property

While Academy has no plans to sell its property and move its school, the Park District's proposed Site Reservation, if placed on the property, could effectively decrease the property's value were it to sell its property in the future. In this regard, the Academy shares the concerns raised not only by other affected property owners, but by members of this Subcommittee at the last meeting on July 28, 2015. There Chairman Drost raised concerns about the Park District's proposed reservations in that they could "taint the property," or, as Trustee Tinaglia agreed, put a "black mark on a property."

The black mark tainting the property by imposition of the Site Reservation includes the power it would confer on the Park District to purchase the property a whole year after subdivision. 65 ILCS 5/11-12-8 provides in relevant part:

... Whenever a final plat of subdivision, or part thereof, has been approved by the corporate authorities as complying with the official map and there is designated therein a ... park site ..., the corporate authorities ... be it a ... park board or other authority, such authority shall acquire the land so designated by purchase or commence proceedings to acquire such land by condemnation *within one year* from the date of approval of such plat; and if it does not do so within such period of one year, the land so designated may then be used by the owners thereof in any other manner consistent with the ordinance including the official map and the zoning ordinance of the municipality. (*Emphasis Added*)

As was pointed out on page 50 of the 2015 Comprehensive Plan Draft B, Chapter 5, Recreation ("Comprehensive Plan"):

Illinois statutes permit municipalities to designate land in the Village for school, park or other public land on the Village Comprehensive Plan map... The Village Official Map, however, serves notice to property owners that the Village or Park District may consider acquisition of all or part of the subject property in the future. Should a subdivision plat be approved for property having this designation, the Park District or Village has one year in which to negotiate a sale or land donation or commerce condemnation proceedings to acquire the property.

This one year Reservation from the time of subdivision approval is, in many respects, tantamount to a right of first refusal and could have the same effect; discouraging potential buyers knowing the gauntlet they would face if they attempted to acquire the property subject to Site Reservation. Accordingly, Site Reservation places an encumbrance on the reserved properties making them less attractive to potential buyers and, consequently causing the properties so designated to lose value.

2. The Reservation Would Not Significantly Advance Goals Of The Park District So As To Justify The Harm To The Landowners.

The Park District doesn't need the additional acreage that would be provided by the additional 9 properties it seeks to reserve. Section 29-401(a) of the Arlington Heights Village Code sets the acreage criteria for acquiring park and recreational land dedication requirement at 9.0 acres of land per 1000 of ultimate population. Using the acreage standards set for in Section 29-401(a) the Park District requires 742.5 acres of land for its activities based on a projection of a population of 82,500. ($82,500/1000=82.5 \times 9= 742.5$ acres.)

However, the Park District's stated goal in listing the additional 9 properties for Site Reservation is to bring its acreage into line, not with Arlington Heights' standards, but with national standards. "Using national standards, the desirable future park acreage in the Village is 825 acres or 10 acres per 1,000 population (assumes population of 82,500 in 2030)." (Comprehensive Plan, p.45) More specifically, the

Park District states:

It is the goal of the Arlington Heights Park District to maintain a ratio of 10 acres of park land for every 1,000 persons in the Village. Thus the Park District needs to increase its land inventory from 716 acres to 825 acres to achieve this goal by the time the population is expected to peak at 82,500. (Comprehensive Plan, p. 46)

As is also pointed out in the Memorandum to the Plan Commission from Bill Enright dated August 21, 2015, the Park District already has 43 Site Reservations, located throughout Arlington Heights and many of which are sites adjacent to existing parks. While the Park District indicates that it seeks to add up to 110 acres of land, it has already reserved approximately 470 additional acres, or more than 4 times the acreage necessary to meet national standards or approximately 22 times the acreage necessary as set by Arlington Heights' standards. (Comprehensive Plan, Draft B, Figure 21, pps.47-48) Given the amount of acreage already reserved, the additional Site Reservation of 9 sites is unnecessary. Moreover, of the sites already reserved by the Park District, a number of those sites are in close proximity (1/2 to 2 miles) to Academy's property. (See Comprehensive Plan, Figure 22, p.49) Those properties (including some that are adjacent to parks) are identified as:

PO8	Kensington School
P06	South Junior High School
P03	Festival Park
P05	Our Lady Of The Wayside Church
R15	Thomas Junior High School
R 11	Olive School
R06	Green Slopes Park
R05	Greens Park
R 07	Hickory Meadows Park

It should be noted that the Academy's property, though near, is not adjacent to Olympic Park, the very basis given for including it in the list of Site Reservations.

From the taxpayer's perspective, given these other factors, the Park District's policy on reserving land for acquisition is not the best use of tax dollars. According to the Comprehensive Plan, the Village's population growth has stabilized and growth over the next 20 years is expected to be minimal. Not only is growth minimal, but demographics are changing as the average age of Village residents continues to rise. This has admittedly impacted Park District programs and facilities which now place an emphasis on providing programs not only for youth, but for adults and seniors. (Comprehensive Plan, p.43) Further, the Comprehensive Plan points out that in addition to the Arlington Heights Park District, neighboring Park Districts serve portions of the Village.

The Arlington Heights Park District has reciprocal agreements with the Mount Prospect Park District, Buffalo Grove Park District and Rolling Meadows Park District which allow non-residents to use facilities and programs in the other Park Districts subject to certain conditions. These agreements are renewed periodically and permit the participating park district to concentrate on the facilities and programs it can best provide,

thus avoiding costly duplication of facilities, programs and administration.
(Comprehensive Plan, p.44)

Given that other municipal and county park districts also serve the Village, there is less need for acreage by the Arlington Heights Park District, even using the national standards. Thus, by sharing facilities, the Park District is lessening the demand for increased acreage based on population as well as reducing the burden to tax payers that is incurred through purchase and maintenance of facilities, thereby leaving more revenue available for programing, keeping taxes lower and not encumbering land owners unnecessarily. Again, as stated on page 44 of the Comprehensive Plan:

These relationships benefit the taxpayer by making available new facilities and programs at lower economic and social cost. The local governmental jurisdictions should explore additional applications of this cooperative approach towards providing public recreation opportunities.

Moreover, Site Reservation of 502 W. Euclid Ave. is not in line with the Overall Corridor Map being proposed in the 2015 Comprehensive Plan Update.(See Overall Corridor Map, Comprehensive Plan, p. 61) According to Draft E, attached to the Comprehensive Plan, the Academy's property at 502 W. Euclid is located in Corridor E2: Northwest Highway West: Chestnut to Wilke. As set forth on page 62, the Comprehensive Plan calls for Commercial, Moderate Density Manufacturing and Single Family Residential in B-2, B-3, R-3 and R-6 zoning districts in the E2 Corridor. In contrast, Corridor E1 east of Arlington Heights Rd. on Highway 14 specifically calls for parks. (Comprehensive Plan, p.62) Finally, as is also pointed out in the Comprehensive Plan, if and when it is determined that the property is needed in light of a specific project, the Park District has the power to acquire all or part of the land without the Site Reservation. As stated in the Comprehensive Plan:

An alternative to the outright purchase of land for park purposes is the Village's land contribution requirement in connection with land subdivision and residential development. In short, the contribution requirement requires residential builders in the Village to contribute land in an amount proportionate to the estimated population of the development, or cash in-lieu of land to the Village, according to a prescribed formula. The contributions are used to acquire or assemble the park sites designated on the Comprehensive Plan map or Official Map. *Much of the Arlington Heights Park District's land inventory and physical improvements thereon have been acquired in this manner.*
(Comprehensive Plan, p.50)

As the Code reflects, Site Reservation should not be the norm for acquiring land since it diminishes the value of the land thereby encumbered. In light of the fact that the Park District has already put Site Reservations on between 4 and 22 times the amount of land it needs for recreational purposes, and in light of the fact that under both 65 ILCS 5/11-12-8 and Section 29 of the Arlington Heights Village Code, the Park District can acquire land that was not reserved, the encumbrance and its harm to the land owners in this case is not justified.

In sum, Site Reservation of the site by the Park District would cloud the title to the property subject to it with regard to any prospective buyer wishing to subdivide the property for development. Site Reservation thereby effectively reduces the value of the property and infringes upon the legitimate financial expectations of the land owners burdened by it. It should be therefore used sparingly.

Additionally, given the factors listed in the proposed revisions to the Comprehensive Plan, the Park District does not need the additional acreage that it seeks by encumbering 9 additional properties through Site Reservation. For the foregoing reasons, Christian Liberty Academy respectfully joins with the Clerics of St. Viator and other land owners in objecting to the Park District's Site Reservation of 502 W. Euclid Ave, as well as to the other properties in question.

Very truly yours,

MAUCK & BAKER, LLC

A handwritten signature in black ink, appearing to read "Richard C. Baker", followed by a horizontal line extending to the right.

Richard C. Baker

RCB:rcb

Cc: Ken Kramer



Item: Budget FY2016

Department: Planning & Community Development

ATTACHMENTS:

Description

Budget FY2016

Type

Exhibits

VILLAGE OF ARLINGTON HEIGHTS

BOARDS & COMMISSIONS 2016 BUDGET REQUESTS

Name of Board or Commission: PLAN COMMISSION

Chair: JOSEPH LORENZINI

	2014-15 Actual	8 Month Period Ending Dec. 2015 Adopted Budget	8 Month Period Ending Dec. 2015 Estimated Actual	2016 Proposed Budget	Accounts
COMPENSATION:					
Boards & Commissions	\$1,425	\$2,300	\$1,725	\$3,400	101-1009-502.10-03
1 Chair x 24 mtgs x \$20					
8 Members x 24 mtgs x \$15					
Social Security	88	100	90	200	101-1009-502.19-11
Medicare	21	100	90	100	101-1009-502.19-12
CONTRACTUAL SERVICES:					
APA membership dues	0	200	200	200	101-1009-502.22-02
Travel & Training					
Educational/training materials	0	300	0	300	101-1009-502.22-03
Photocopying	116	1,000	150	500	101-1009-502.22-15
TOTAL EXPENDITURES	<u>\$1,650</u>	<u>\$4,000</u>	<u>\$2,255</u>	<u>\$4,700</u>	