



Village of Arlington Heights
Comprehensive Plan Subcommittee
Planning Department Conference Room, 2nd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 24, 2015
6:30 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes 1/20/15

IV. OLD BUSINESS

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

V. NEW BUSINESS

VI. OTHER BUSINESS

VII. ADJOURNMENT

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



Item: Minutes - 1/20/15

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes 1-20-15 DRAFT	Minutes

REPORT OF THE PROCEEDINGS OF
THE COMPREHENSIVE PLAN SUBCOMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION

HELD AT VILLAGE HALL ON:

January 20, 2015

Project Title: Comprehensive Plan Update

Petitioner: Village Of Arlington Heights

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

Chairman Drost convened the meeting and asked for approval of the December, 2014 meeting minutes. Those present at the December meeting approved the minutes.

Meeting Discussion:

B. Enright introduced the draft outline for a sustainability section for the Comprehensive Plan. The draft includes more defined goals and specific policies, as well as action items, related to sustainable development. It is suggested that this section include examples of sustainable development in text and graphic format.

Commissioner Warskow thought it was a good idea to have action items in the Plan as it's more direct.

Chairman Drost asked if the Plan should encourage LEED development?

B. Enright indicated that at our previous meeting the Subcommittee discussed that LEED is not necessary but that all development should consider some of the sustainable practices of LEED certification. He suggested that Planning could develop a list of sustainable development practices to provide developers if they elect to incorporate into their development.

Trustee Tinaglia agreed that a list to hand out to developers to encourage sustainable practices would be a good step.

Commissioner Ennes thought that incentives should be used to promote sustainable development and that they don't necessarily have to be financial they can include zoning incentives.

B. Enright indicated that within TIF districts financial incentives could be offered, but for the most part density bonuses, etc could be utilized.

Trustee Tinaglia mentioned that more and more young persons are informed and conscientious about sustainability and green practices.

Commissioner Warskow suggested that maybe there could be bonuses in impervious surface coverage if sustainable practices are incorporated into residential development. Try to encourage permeable pavers, etc.

Trustee Tinaglia added that flooding is a primary issue in certain residential areas and reducing impacts of development will only help to reduce those impacts.

COMPREHENSIVE PLAN SUBCOMMITTEE

B. Enright added that about 75% of the Village's land area is single family, so development on those lots have a large impact.

Trustee Tinaglia suggested that the Subcommittee look at historic preservation as part of the Comprehensive Plan. There are certain buildings that should be preserved including residential and commercial buildings.

Commissioner Sigalos asked if there is anything that would prevent buildings from being torn down.

B. Enright indicated that in the downtown and on single family lots we do require a development plan being approved prior to tear downs, but there is no preservation ordinance to preserve worthwhile buildings. The Comp Plan goals and objectives can be reviewed to see if it adequately addresses historic preservation. If not maybe there could be additional goals and policies suggested.

Commissioner Lorenzini asked if we have a list of buildings? Also what are the State's historical preservation qualifications.

Commissioner Ennes added that we need to consider property owner rights in any discussion of historic preservation. Some owners may not like to be designated as historic.

Trustee Tinaglia agreed that there could be some disagreement, but he would like to explore the issue to see if there is a desire to do something.

B. Enright then introduced the topic of corridors by presenting a framework for updating the Comp Plan regarding corridors. One objective is to update the Plan which identifies which corridors to study and to prioritize the corridors.

Commissioner Ennes suggested we look at lighting, storm water issues, landscaping among others when reviewing corridors.

B. Enright added that the goals for corridors could be expanded upon to include sustainability issues.

Trustee Tinaglia had concerns with power lines in certain corridors which are costly to bury underground, but it is something to look at as a longer term element with possible funding. In addition, the UP railroad right of way, in particular near Euclid and Northwest Highway, looks very poor and is used as an open storage area for UP. He would like to see the Village work with UP to landscape this highly visible area.

B. Enright indicated that a few years ago Planning initiated talks with UP to landscape the area and we requested about 20 feet but UP only agreed to 3 feet parallel to Northwest Hwy.

Trustee Tinaglia suggested that the Village work with UP on moving their storage areas to the south side of the tracks maybe further east towards Ridge so it's not so visible, and then landscape the more visible area are Euclid.

B. Enright passed out the preliminary concepts for the Rand Road/ Palatine Road corridor. These concepts were developed by Teska Associates and are being refined. The corridor enhancement plan would provide aesthetic improvements to the area and give the area a unique identity. The plans are subject o review by the Board in the near future.

B. Enright then opened discussions on conducting a survey of the public to obtain input on the Comp Plan update. We need to soon think about types of questions to ask in an on line survey. We recently did a survey for our housing plans and received about 500 responses. The idea would be to get the word out by posting a link to the survey on Facebook and Twitter. The survey would be on the Village web site.

Commissioner Ennes asked who would be responding if its open to anyone on line? Also we need to develop focused questions related to the Comp Plan.

COMPREHENSIVE PLAN SUBCOMMITTEE

B. Enright indicated that the survey can ask what town each respondent lives in to determine who are citizens of the Village.

Commissioner Warskow suggested that we first review the corridors further at the next meeting in February and then the survey in March. This way we don't try to do too much at one meeting.

All agreed.

The Subcommittee agreed to meet again on February 20, 2015 at 6:30pm.

RECOMMENDATION

None at this time.

The meeting adjourned at 7:30 PM.

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



Item: Comprehensive Plan Update - PC#14-020

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Staff Memo	Memorandum
Arlington Heights Rd - Central to Wilke	Exhibits
Arlington Heights Rd - I90 to Noyes	Exhibits
Arlington Heights Rd - Sigwalt to Park	Exhibits
Northwest Hwy - East Arlington Hts Rd to Waterman	Exhibits
Northwest Hwy - West Chestnut to Wilke	Exhibits
Rand Rd - Oakton to Hintz	Exhibits

Memorandum

To: Chairman Drost and Members of the Comprehensive Plan Subcommittee

From: Bill Enright, Deputy Director Planning and Community Development

Date: February 20, 2015

Subject: Comprehensive Plan Subcommittee Meeting:
Tuesday, February 24, 2015 at 6:30 PM
Planning Department Conference Room - Second Floor
Comprehensive Plan Update

Please find as attachments the following:

1. Minutes of the January 20, 2015 Comprehensive Plan Subcommittee meeting
2. Corridor Study Areas (maps, aerials, street view photos)

Corridor Study Areas

Corridors are areas along arterial streets that were developed incrementally over time with various land uses and are showing signs of age. Corridors are separate from Redevelopment Plan areas, but they do sometimes overlap. Redevelopment Plans are area specific, whereas Corridor Plans are typically linear and adjacent to major thoroughfares.

I propose establishing a new section in the Comprehensive Plan focusing on Corridors. This section would include maps, aerial images, photos of each corridor and include new specific goals for each corridor. Also, illustrations of types of improvements such as landscaping, signage, etc. would be included. This new section would serve as a guide for more detailed future corridor specific plans developed over time and according to a recommended priority schedule.

Current Comprehensive Plan

The current Comprehensive Plan 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.

Currently there are 5 corridors designated on the back of the Comprehensive Plan Land Use Map as future corridor study areas as follows:

- South Arlington Heights Road: Central Road to I90
- Northwest Highway East: Dryden Place to Waterman Avenue
- Northwest Highway West: Chestnut Avenue to Wilke Road
- Rand Road: Oakton Street to Dryden Avenue
- Arlington Heights Road: Sigwalt Street to Park Street

Regarding the 5 existing corridors, I propose splitting the South Arlington Heights Road corridor into two: 1) Arlington Heights Road from Central Road to White Oak Street and 2) Arlington Heights Road from Noyes Street to Interstate 90. These two segments are vastly different in their characteristics thus warranting separate studies and goals. Splitting also breaks down this long corridor into two more manageable corridors.

Discussion Items

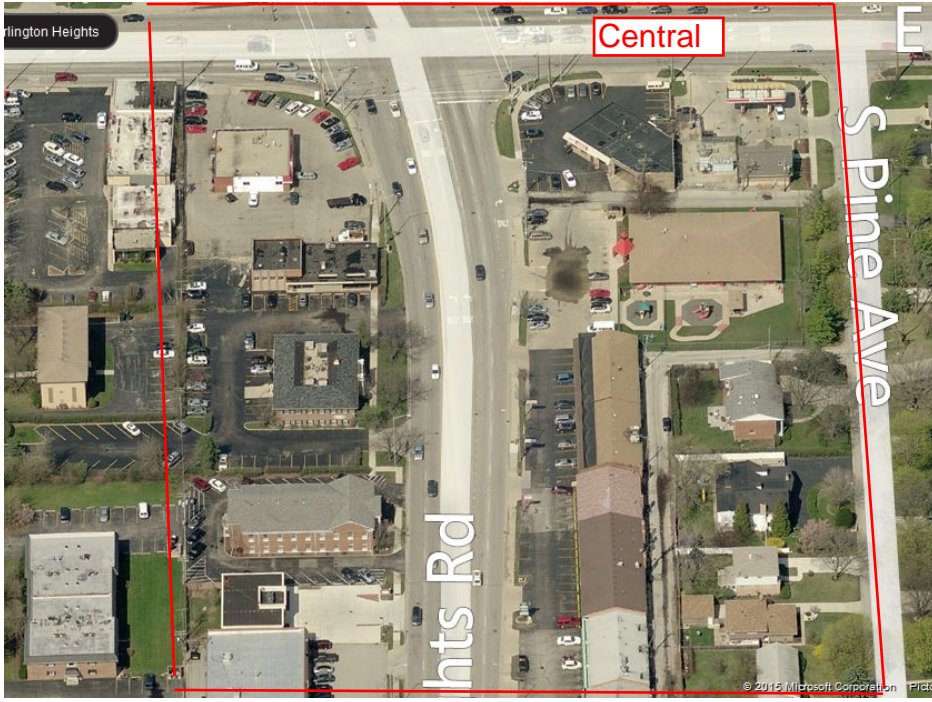
At this month's meeting I would like to review each of the 6 proposed corridors and identify characteristics and issues for each. I have provided a PDF file for each of the corridors which contains aerials, street views, and the current Land Use Map. Also included in this memo is a spreadsheet for each corridor which outlines characteristics and issues to facilitate the discussion. Feel free to add ideas as you review. We can begin to formulate specific goals for each area as well, and prioritize the corridors as either 1 for highest, 2 or 3. We can certainly spend more than one meeting on corridors, and the intent is once the survey is conducted, the Corridor section can be finalized for review by the Subcommittee at a later date.

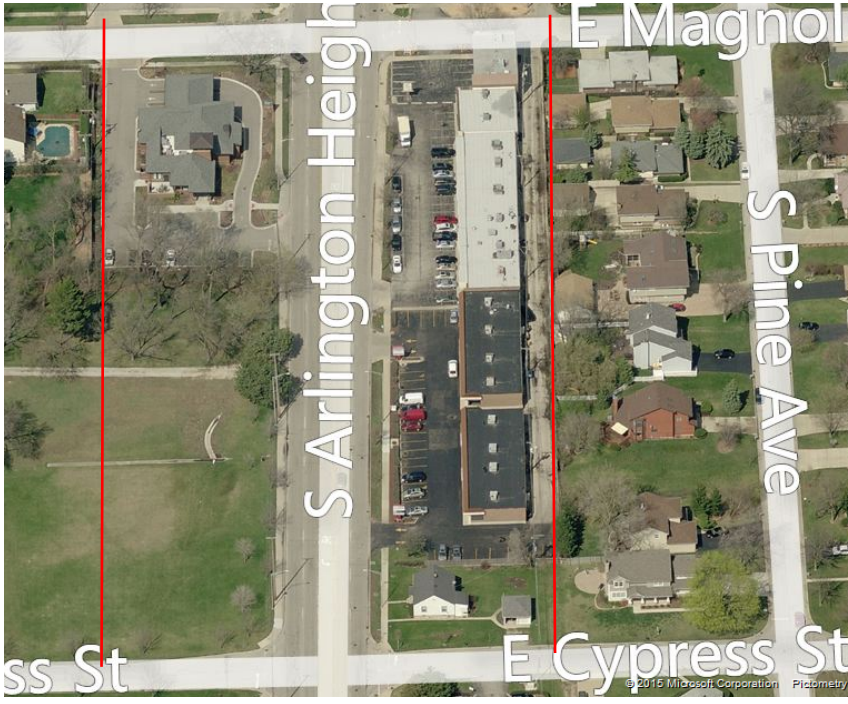
Next Steps / Meeting

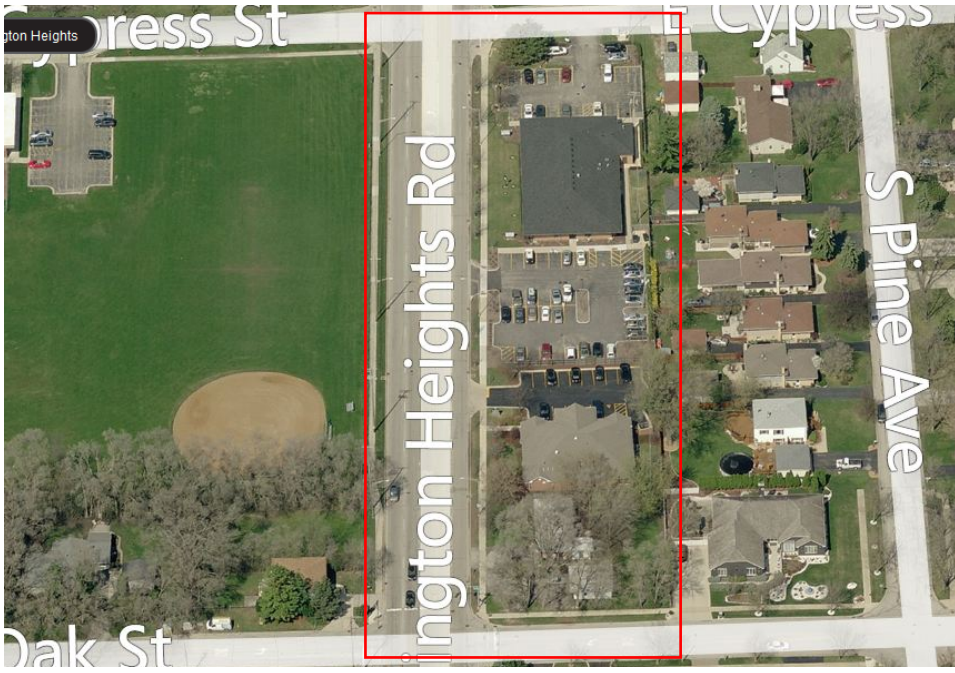
March 24, 2015 is the next scheduled meeting date. The focus of this meeting will be development of a community survey, focusing on the corridors and sustainability.

C: Charles Witherington Perkins

Corridor	Priority Level	Characteristics	Zoning	Comp Plan
Arlington Heights Road: Sigwalt to Park	1 or 2 or 3	<ul style="list-style-type: none"> ▪4 lanes with center turn lane; ▪Buildings close to street, 1 to 2 floors height; ▪narrow sidewalks; ▪West side lot depth small. 	B-2	Commercial High Density MF Single Family
Arlington Heights Road: Central to White Oak	1 or 2 or 3	<ul style="list-style-type: none"> ▪lack of landscaping older commercial; ▪minimal depth for landscaping; ▪multiple sign poles; ▪multiple traffic lanes; ▪Mostly 1 floor buildings. 	B-1; B-2; OT	Commercial Offices Only
Arlington Heights Road: I90 to Noyes	1 or 2 or 3	<ul style="list-style-type: none"> ▪Large roadway pavement 6-9 lanes; ▪Overhead utilities; ▪Lack of identity; ▪Buildings various setbacks, 1 to 5 floors height. 	B-2; B-3; OT	Commercial; Offices Only STAR Line Plan
Rand Road: Hintz to Oakton	1 or 2 or 3	<ul style="list-style-type: none"> ▪Vast right of way Rand Road: ▪subject to current corridor study; ▪Mostly Commercial, but Multi Family to west; ▪Multiple driveways; ▪Haphazard border to east with Prospect Heights. 	B-1, B-2, B-3 R-6; OT	Commercial Moderate Density MF Offices Only Teska Study
Northwest Hwy East: AH Road to Waterman	1 or 2 or 3	<ul style="list-style-type: none"> ▪4 lanes' with turn lanes at certain cross streets; ▪mix of old and new; ▪older building close to street ; ▪lack of landscaping. <p>mostly 1 floor, 2 to 3 floors for MF</p>	B-2; B-3; R-6	Hickory Kensington Plan Rec Park Expansion Plan Commercial; Offices Only Parks Moderate Density MF
Northwest Hwy West: Chestnut to Wilke	1 or 2 or 3	<ul style="list-style-type: none"> ▪Newer development well landscaped; ▪older auto repair sites lack of landscaping; ▪UP railroad ROW storage area east of Euclid poor visually. <p>Commerical 1 floor, auto repair; MF 2 floors</p>	B-2; B-3 R-3; R-6	Commercial Moederate Density MF Single Family









Looking South from Central



Looking South approaching Magnolia



Looking South at Magnolia



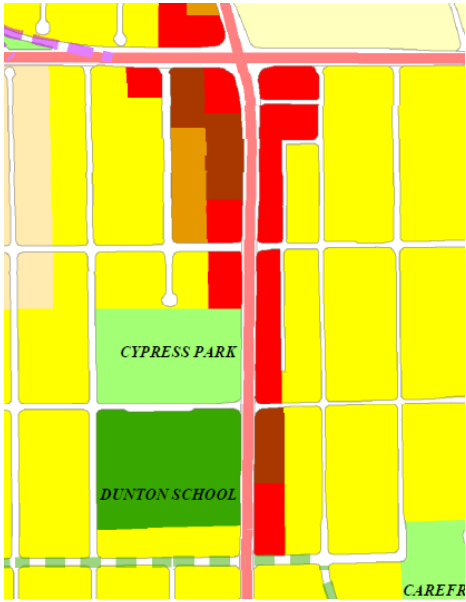
Strip Center East Side AH Road at Magnolia



East side of AH Road south end strip
center across from Magnolia



South along AH Road at SD 25 to right and offices to left



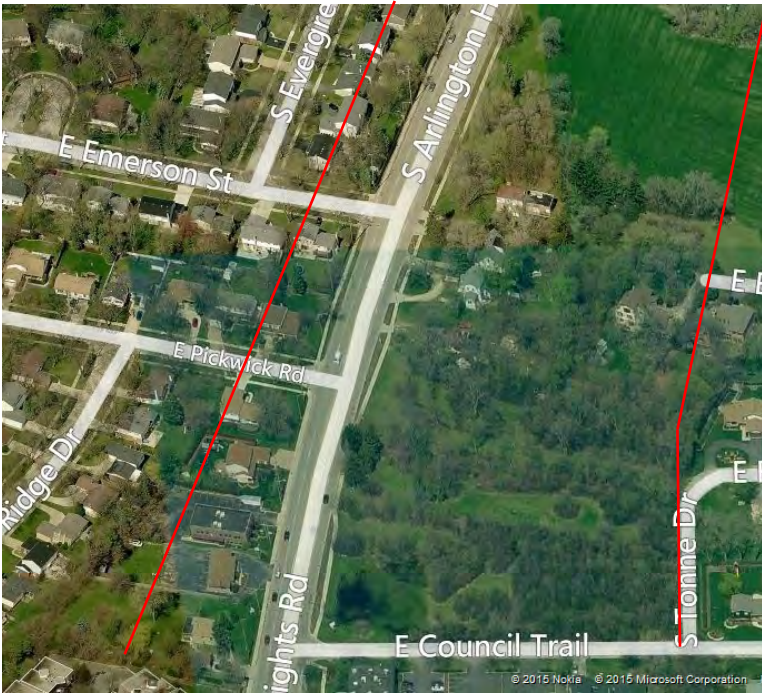
Comp Plan













Looking North at
I90 and AH Road



AH Road and Algonquin Road
Intersection looking North



Looking North at driveway
entrance to Mitsuwa



Looking North in front of the former Wellington site



In front of hotel and Dunkin
Donuts to left.



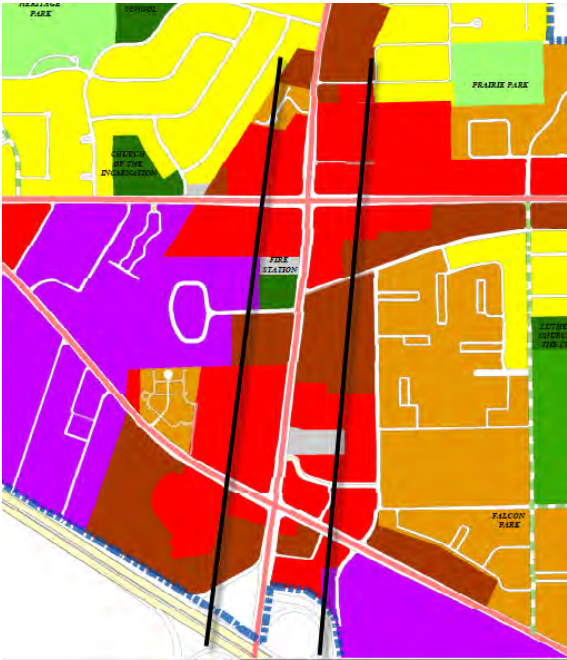
Looking North in front of OSHA offices



In front of Johnnys Beef and
Fire Station to left



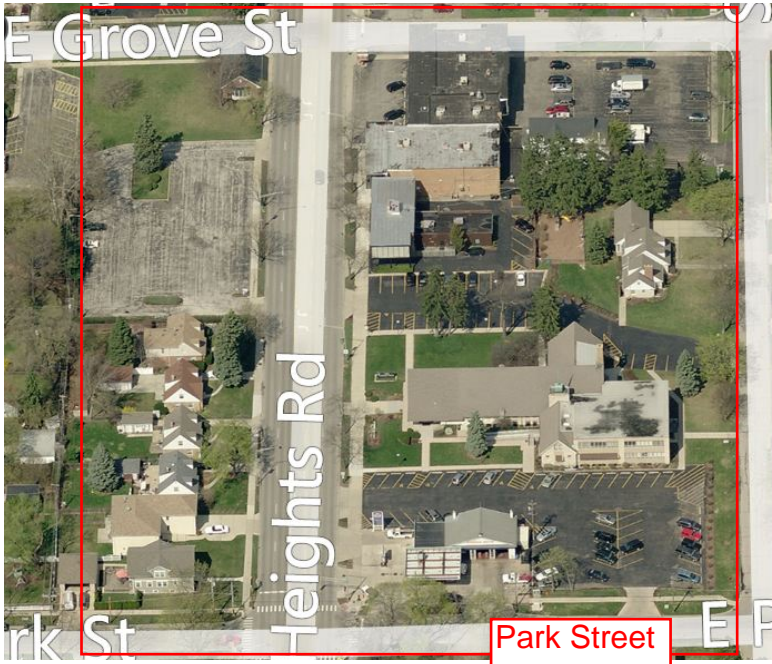
Golf and AH Road
Intersection



Comp Plan









AH Road looking
North at Park St



Looking North just
south of South St



Looking North at Grove Street
(7-11 to right)



Just North of South St looking North



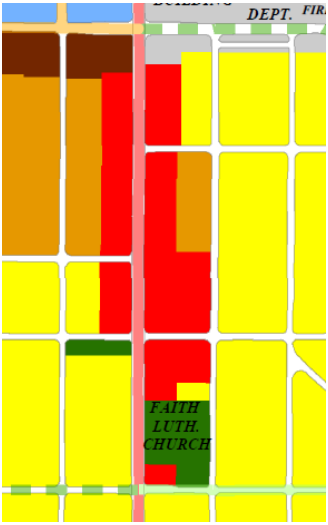
Looking North at George St



Looking North just
south of Sigwalt St



AH Road and Sigwalt St



Comp Plan













Looking East at AH
Road and NWH



Looking East approaching Pine Ave



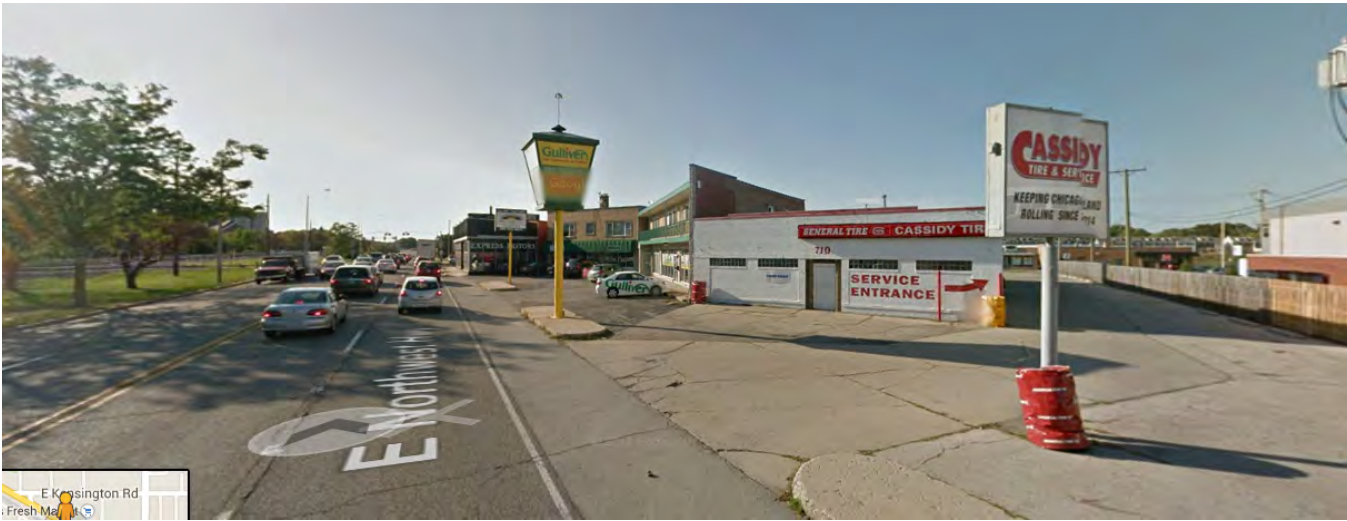
Looking back, west
at Pine Ave



Looking West near
Rec Park



Looking East again, at Kensington Road



Looking back West just east of Kensington Road



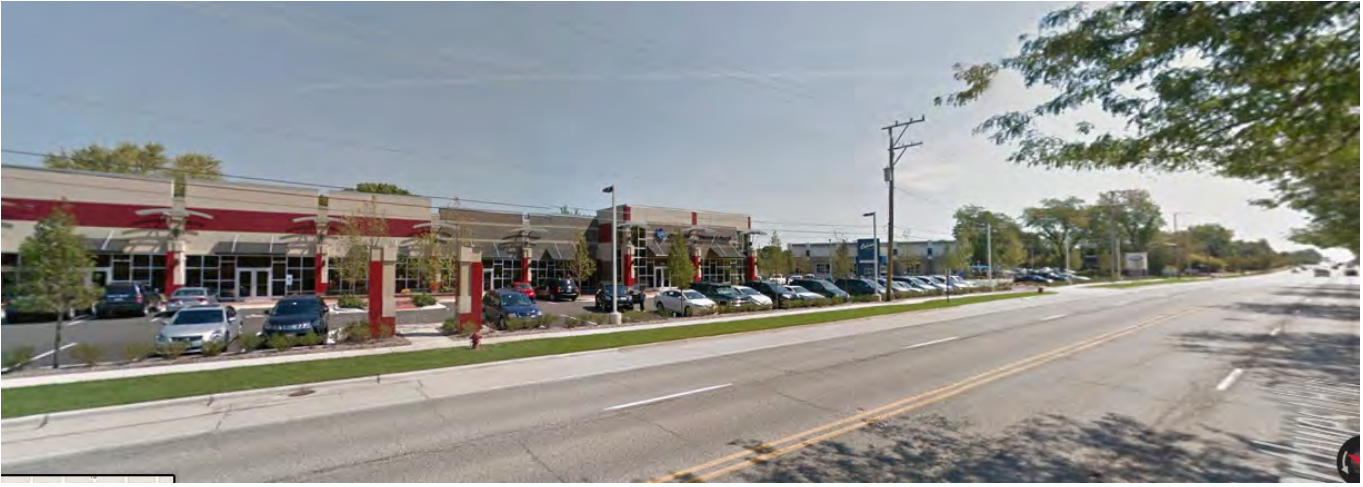
Looking East toward Dryden Place in front of Walgreens



Looking East at
Carlyle Place /
Townhomes



Looking East from
Windsor Dr



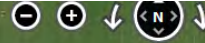
New Strip Center/ Culvers at NWH/
Waterman Ave



Comp Plan







W Euclid Ave

N Salem Ave

Davis Rd

N Kaspar Ave

W N

14

14

14



Illinois Ave

Yale Ave

Princeton Ave







Looking West at Chestnut



Looking back East at NWH / Ridge Ave



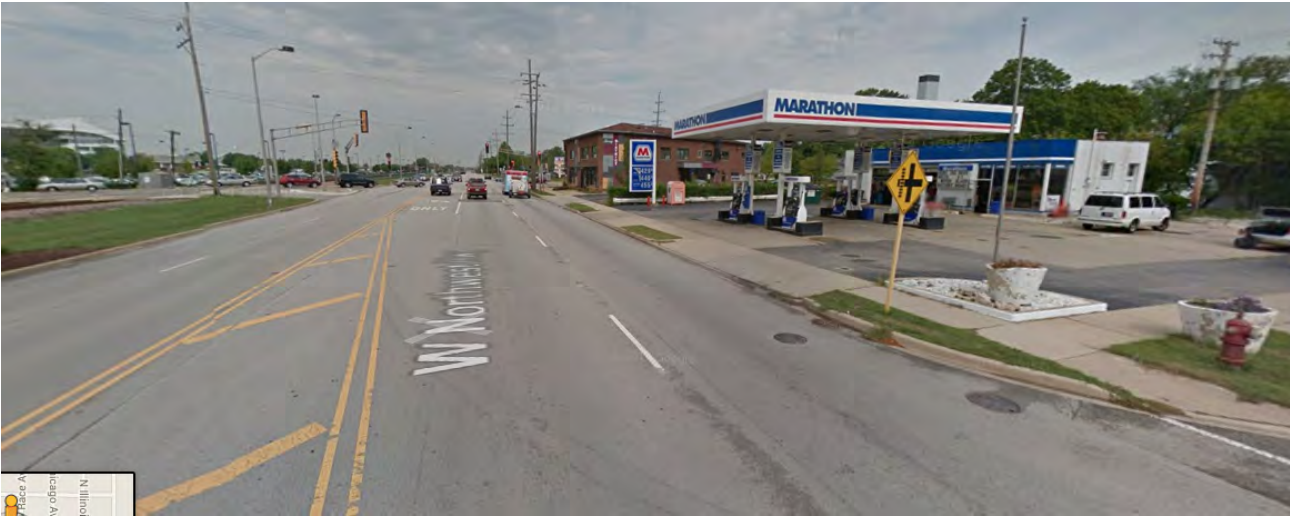
Looking West towards Euclid Ave
just west of Ridge



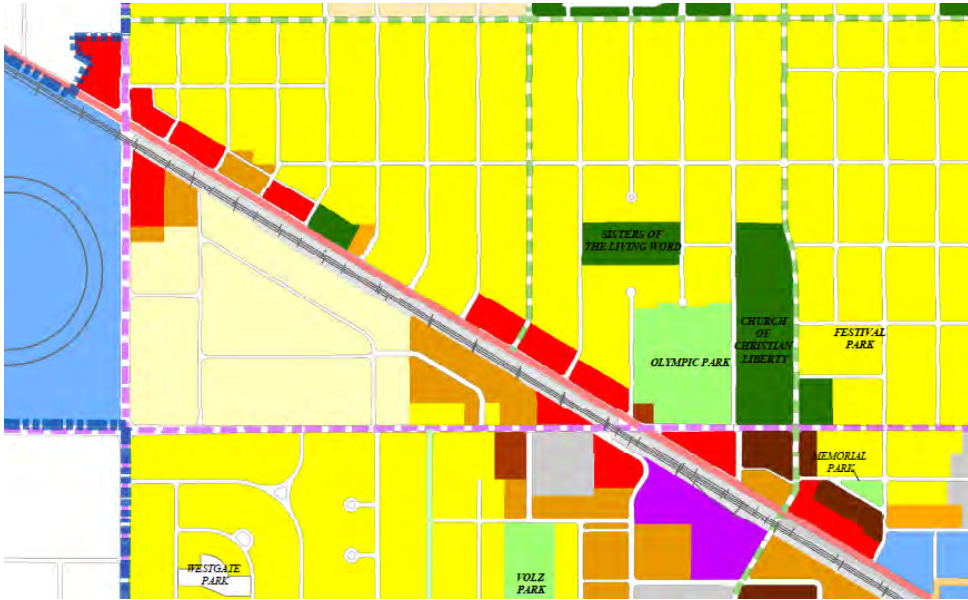
Looking West near Kennicott Ave



Looking West at
Chicago Ave

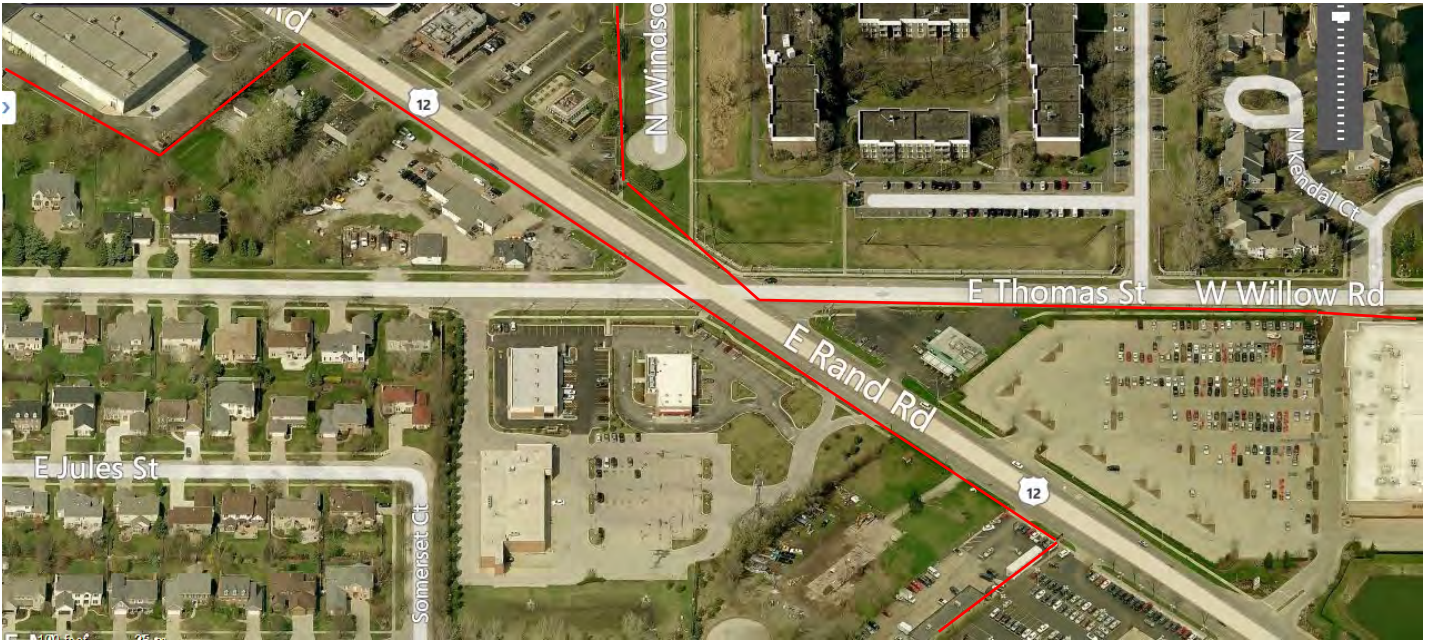


Looking West towards Wilke Road at Race Ave



Comp Plan













Heights, Illinois
Street View - Aug 2012



Looking West
Rand at Oakton/
Camp McDonald



Looking West in front of Target and Roto Auto



Looking West
towards Dryden



Looking West
towards Beverly



Looking West at
Rand and Beverly



Looking West in front of Southpoint Shopping Center (at right)



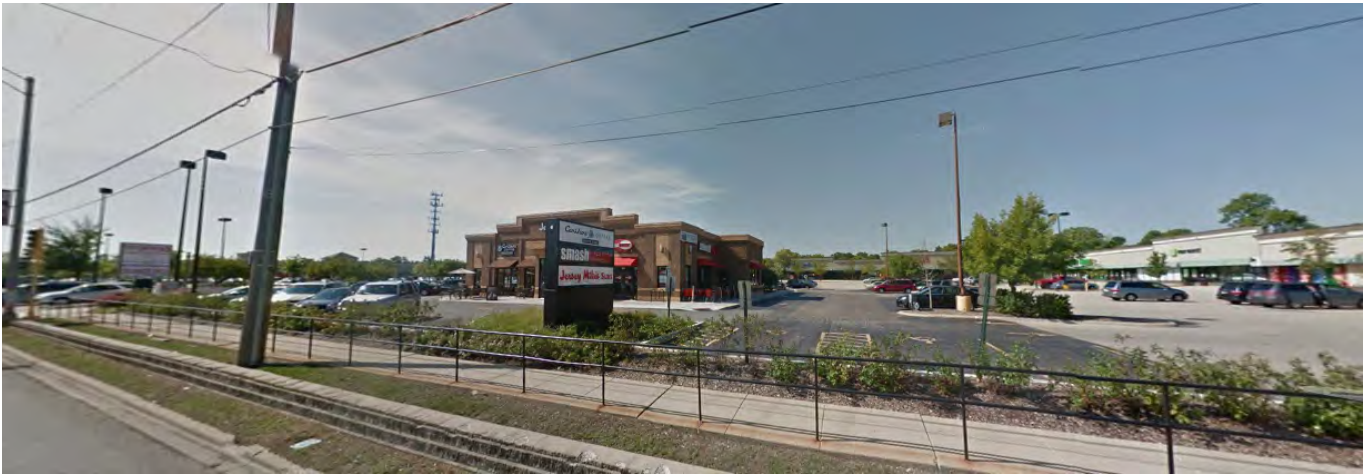
Looking West at
Rand and Palatine
Road intersection



Looking West on Rand in front of Northpoint Shopping Center



Looking West just West of AH
Road in front of the Annex
Shopping Center (left)



New landscaping
at The Annex



Looking West just
West of The Annex



Looking West approaching
Chestnut Ave



West Rand in front of Stonebrooke
Apartments (right) and condominiums
(left)



Looking West towards intersection with Kennicott)



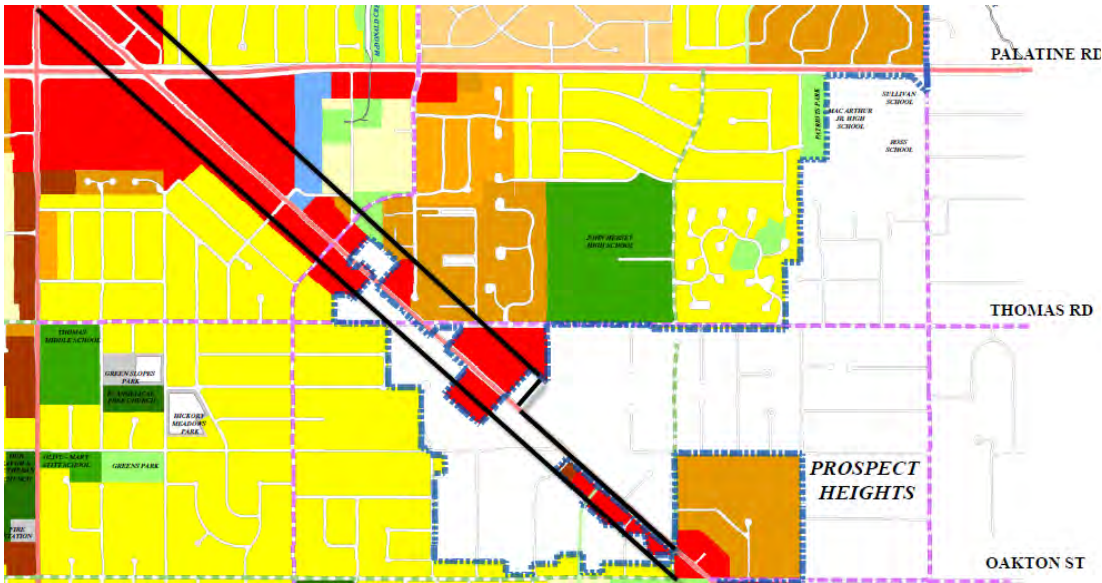
Rand at Kennicott



Rand looking
towards Hintz



Townhomes at Rand and Hintz
(left) Cross and Crown church
(at right)



Comp Plan: East
Rand Road



Comp Plan West
Rand Road