

Memorandum

To: Members of the Plan Commission

From: Bill Enright, Deputy Director Planning and Community Development

Date: March 9, 2018

RE: Plan Commission Public Hearing – March 14, 2018

South Arlington Heights Road Corridor Plan

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

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

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

Comprehensive Plan Subcommittee

The Subcommittee met on December 13, 2017 to discuss the proposed corridor plan. As reflected in the minutes attached, the Subcommittee was supportive of the Plan and recommended approval to the Plan Commission.

Public Outreach

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

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

Over the past several weeks, staff has met or spoken with individually with several stakeholders such as hotel management/ownership and property owners of large parcels which could redevelop. Staff also reached out to School Districts 59 and 214 to discuss the plan and possible funding. In addition, as part of the survey staff allowed for persons to provide their email address for future notices and updates regarding the Plan. Staff has notified 220 email addresses of the date of the Plan Commission hearing, and had also previously sent an email blast to inform those who provided emails that the draft plan was on the Village web site for review.

The corridor plan is intended to outline various improvements for the area, and provide a vision for future redevelopment of sites. Several recommendations are made with action items to implement each recommendation. The next step thereafter is a Plan Commission public hearing. In addition to notice in the newspaper,