

March 7, 2018

Messrs. William Enright and Charles Witherington-Perkins  
Planning and Community Development Department  
Village of Arlington Heights  
33 South Arlington Heights Road  
Arlington Heights, Illinois 60005

**Re: South Arlington Heights Road Corridor Plan**

Gentlemen:

I am writing to express our opinion of the proposed 2018 South Arlington Heights Road Corridor Plan on behalf of Bradford Allen Realty, the owner (through its various subsidiaries) of a site on the southeast corner of Arlington Heights and Algonquin Roads.

We have read the materials provided to us by—and have met with—members of the Planning and Community Development Department. Subsequent to our meeting, and after a thorough review of what is being proposed, we lend our full support to the proposed Plan.

In our opinion, amending the Comprehensive Plan in such a well-thought-out manner as has been presented will underpin the entire Corridor Plan. If properly executed, and adequately funded, the strategies articulated will clearly achieve the stated objectives. We believe that the suggested short and long-term street-level enhancements will dramatically better the overall appearance of the Corridor, reduce or eliminate the current banality of the area, and bring a true sense of place that is currently lacking. Further, the creation of a more pedestrian friendly environment through “traffic-calming” devices will improve circulation and, perhaps, provide the street life that is clearly needed.

The proposed increase in density and allowance for mixed use development on ours and other area sites suggested in the Plan will give the property owners’ the ability to create a mixed-use environment and true full-time community within the Corridor. At the same time, these changes will increase property values in, and adjacent to, the Corridor, providing the maximum benefit to both current and future businesses and residents of Arlington Heights.

Specifically, in the case of our site, a full redevelopment of these highly visible “keystone” parcels will allow for the realization of their highest-and-best use; and can act as a significant catalyst to future area development and the eventual fulfillment of the Village’s vision for the entire Corridor. As importantly, the proposed increased density will provide the critical mass and support a properly contextual overall design that will be a prominent “Gateway” for the Village and will serve as the perfect bookend to the well-known and highly successful redevelopment of Downtown Arlington Heights.

We look forward to the eventual realization of the profound changes that the Plan proposes and we look forward to working closely with you as the Plan evolves.

Very truly yours,



Jeffrey A. Bernstein