

Planning & Community Development Department

2019 ANNUAL REPORT

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“A GOOD PLAN IS LIKE A ROAD MAP: IT SHOWS THE FINAL
DESTINATION AND USUALLY THE BEST WAY TO GET THERE.”

H. STANLEY JUDD

Review of Scope of Services provided by the Planning & Community Development Department

ABOUT THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

The Village of Arlington Heights Planning & Community Development Department Staff are dedicated to the betterment of our community. Department Staff provides professional and technical assistance regarding Planning, Zoning, Subdivision, Business and Economic Development, and Design. They also administer State and Federal Grant programs, Housing Initiatives, and Community Art program.

Vision Statement

A Planning & Community Development Department that is recognized as an award winning professional department providing a pro-business environment while maintaining a superior quality of life and ensuring quality development that is balanced and meeting needs of the citizens of Arlington Heights.

Mission Statement

To ensure professional, courteous, consistent and reliable service through management and oversight of the divisions within the Planning & Community Development Department.

Department Objectives

1. Provide professional expertise and assistance.
2. To promote the highest quality development that the community deserves.
3. Balance the needs and concerns of Arlington Heights residents.
4. Provide timely and professional advice to the Village Board and other Boards and Commissions.
5. Provide dedicated and courteous assistance to the public.
6. Implement the department's budget in a fiscally responsible manner.
7. Ensure that planning related data is up-to-date and maintained.

THE PLANNING & COMMUNITY DEVELOPMENT DIVISIONS

The Planning & Community Development Department is comprised of the following program areas:

1. Zoning & Development Review
2. Long Range / Comprehensive Planning
3. Redevelopment/Tax Increment Financing
4. Business & Economic Development
5. Design Review & Beautification
6. Housing

LEGAL AND OPERATIONAL RESPONSIBILITY

Responsibilities of the Department are established within the Illinois State Statutes and the Arlington Heights Municipal Code. The Illinois State Statutes set forth statutory obligations for

planning, zoning, tax increment financing, and other land use regulatory provisions. Section 3-307 of the Village of Arlington Heights Municipal Code creates the office of the Director of Planning & Community Development.

“The Director of Planning & Community Development shall oversee the following: the preparation and maintenance of the comprehensive plan, development review, community development, economic development, urban design and beautification, and redevelopment; shall act in advisory capacity on all planning related matters to the Board of Trustees; shall act as liaison to the Plan Commission, Zoning Board of Appeals, and other commissions as deemed necessary; and shall perform such other duties as the Village Manager may direct from time to time.”

PLANNING AND MANAGEMENT ASSISTANCE:

Maintains and updates planning related data, responds to inquiries on planning, zoning, signage, and subdivision matters, and conducts studies which assist the decision-making process of Village development. Analyzes and interprets zoning for all properties in the Village, Planned Unit Developments (PUD's) and special uses.

LONG RANGE/COMPREHENSIVE PLANNING

Formulates policies affecting overall and long-term Village development; collects, analyzes and presents data to determine community goals, assists in their attainment, interprets the Comprehensive Plan and implements the Comprehensive Planning Program. Facilitates development of the Downtown Master Plan, Metra STAR Line Master Plan, Hickory Kensington Redevelopment Plan, Tax Increment Financing Districts, and coordinates their implementation.

BUSINESS & ECONOMIC DEVELOPMENT

Coordinates the Village's Business Retention and Attraction Programs, recruiting new businesses to the community and working to retain existing businesses. Monitors community and economic development activities, and promotes and markets the Village to maintain and enhance its economic base. Develops and coordinates the Discover Arlington Marketing and the Village's Economic Development Strategy.

ZONING AND DEVELOPMENT REVIEW

Coordinates the Village's development review process for new development or redevelopment including PUD's, rezoning, special uses, preliminary and final plats of subdivision, land use variations and zoning variations. Analyzes issues and formulates recommendations to the Plan Commission and Village Board regarding the Zoning and Subdivision Control Regulations to better implement the Comprehensive Plan. Reviews building permits for compliance with zoning & subdivision, and sign codes. Zoning and Landscape enforcement was added in 2018.

HOUSING

Administers various grant programs available from Federal agencies and provides assistance to qualified residents and public/private agencies in obtaining funds for eligible services. Prepares the Village's Consolidated Plan, Annual Action Plans, Fair Housing Plan, monitors legislation, and

develops proposals concerning affordable housing. Leads the Northwest Suburban Housing Collaborative in analyzing and addressing common housing issues.

DESIGN REVIEW AND BEAUTIFICATION

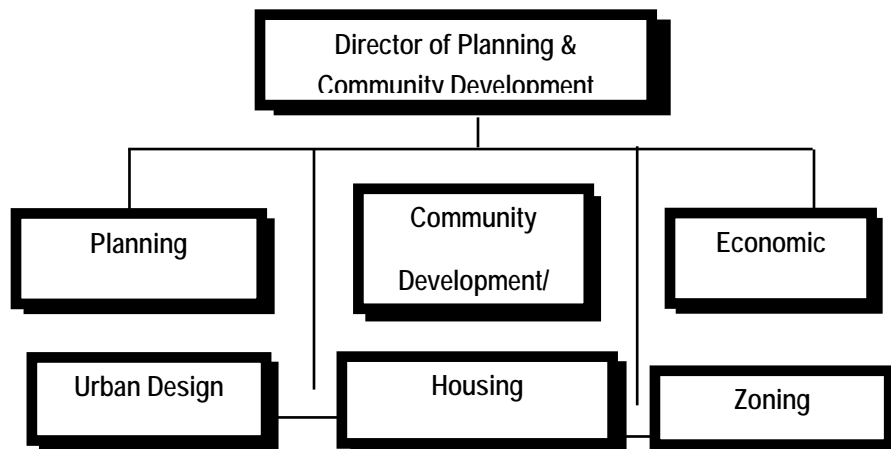
Oversees the Design Commission Review and Administrative Review process for single family homes, commercial development, signs and variances for signage. Implements Design Guidelines and Sign Code Tool Kit. Develop Capital Improvement design projects including Downtown streetscape, beautification, pedestrian spaces, banners, signage, and Green corridors.

REDEVELOPMENT/TAX INCREMENT FINANCING

Analyzes, defines, selects, and prepares specific area redevelopment studies including a systematic approach to Downtown revitalization. Administers the Village's four Tax Increment Financing (TIF) Districts.

BOARDS AND COMMISSIONS

Provides technical and administrative support, professional assistance and liaison to Boards and Commissions/Committees.



Workload and Performance Status

The Planning & Community Development Department continues to be extremely busy performing a multitude of tasks. It continues to be a balancing act to move forward on longer term complex and challenging projects given the voluminous day to day zoning permit activity and general department inquiries. Constant pressure regarding process and deadlines needs to be balanced with providing good customer service. Working with small businesses and residents is time consuming to provide the high level of service our customers deserve and should be provided.

Performance Measures	2016	2017	2018
Development – Plan Commission			
# of Temporary Files	52	39	31
# of Plat and Subdivision Cases	25	24	22
# of Comprehensive Plan Sub-Committee Cases	0	2	0
# of Ordinance Review Committee Cases	0	3	1
# of Special Use Waiver Cases for Antennas	5	12	12
# of PC Applications	26	16	24
Development – Other			
# of all Zoning Reviews	1,712	1,691	1490
# of ZBA Applications/Reviewed	60	62	41
# of Building Permit Reviews	1353	1,372	1237
# of Business License Reviews	168	131	134
# of Home Occupation Reviews	23	13	9
# of Sign Permits	227	216	247
# FOIA's	99	117	108
# Special Use Waiver Restaurant	N/A	1	4
# Special Use Waiver Antenna	5	12	12
# Admin. Parking Waiver	N/A	N/A	1
# Code Enforcement	N/A	N/A	6
Community Development			
# Single-Family Rehab Projects	3	1	2
# Rental Rehab Units	76	42	0
# CDBG Public Services Beneficiaries	692	505	538
# Public Facility Improvement Projects	3	7	6
Design Review			
# of Reviews by Design Commission	86	81	70
# of Administrative Single Family Homes	73	74	47
# of Administrative Signage Reviews	13	6	7
# of Administrative Commercial	3	2	3
# of Temporary Files	34	38	31
# of Miscellaneous Administrative Reviews	0	2	1
# of Small Rear Yard Addition Reviews	55	46	59
Special Projects			
# of Special Projects	38	37	37

❖ Some data not comparable year to year (see below)

Performance data only provides a snapshot of the workload within the Department and does not reflect the complexity and time spent on even the smallest of projects. Several administrative review processes have been approved and implemented to assist customers such as Special Use Waiver for small restaurants, small rear yard addition Design Review and minor parking variation approvals. Other data is not tracked. Also, it is not possible to differentiate from the data above,

the time and complexity that are involved in both small and large projects. In 2016 process review changes were initiated amongst reviewing departments to rebalance permit review by eliminating certain types of small permit reviews and minimize duplication. This allows for more accurate timely reviews. Also, in 2017 and 2018 Zoning Code changes were made that eliminated the need for some applications and expanded certain types of administrative reviews.

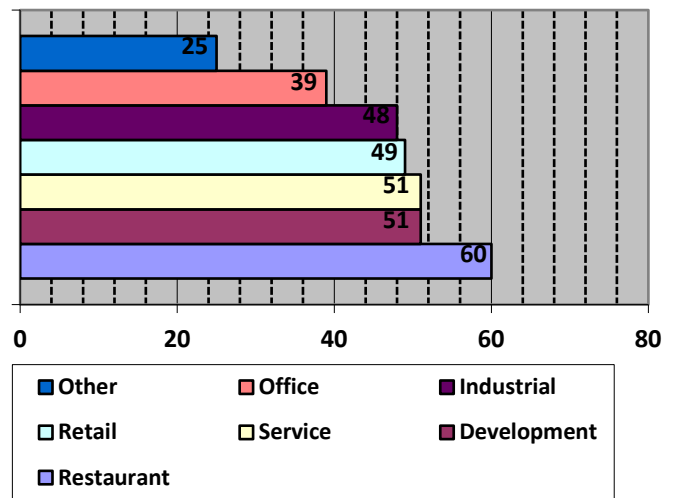
BUSINESS ATTRACTION AND RECRUITMENT 2018

In 2018, the Department engaged in 488 business attraction and recruitment efforts to try to attract 323 individual businesses and commercial/industrial developments to the community.

A total of 80 new licensed businesses actually opened in 2018 and are providing 692 jobs in the community, while reoccupying 389,010 square feet of previously vacant space.

Recruitment Efforts Individual Business Type

Business Type	TOTAL
Auto	3
Development/Mixed-Use	51
Entertainment	13
Hotel	3
Industrial/Manufacturing	48
Institutional/Education	6
Office	39
Restaurant	60
Retail	49
Service	51
TOTAL	323



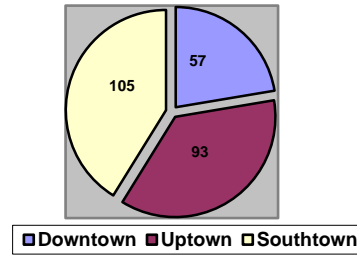
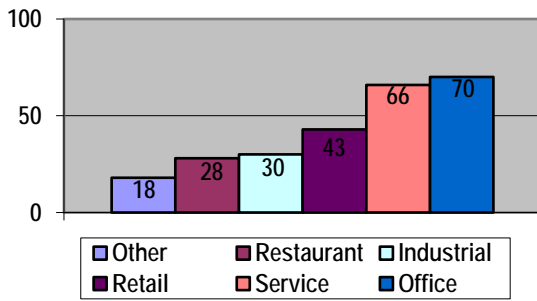
In 2018, the Department conducted 371 business retention efforts to 255 individual local businesses:

Retention Efforts by Business Type Location

Type	TOTAL	Type	TOTAL
Auto	3	Office	70
Entertainment	8	Restaurant	28
Hotel	3	Retail	43
Industrial	30	Service	66
Institutional	4	TOTAL	255

Retention Efforts by Location

Location	TOTAL
Downtown	57
Uptown	93
Southtown	105
TOTAL	255



Key Accomplishments over the Past Year

CURRENT VILLAGE BOARD STRATEGIC PRIORITIES

Strategic Priority Project 1B – Tax Base Expansion Opportunities Report

With an ever evolving economy, continuing emerging technologies and changes in the market and workplace, it is vital for Arlington Heights to stay on the cutting edge of growth potential and identify emerging growth sectors in the economy. Research has concluded on the first part of this report pertaining to a detailed analysis of various sectors that make up the tax base in Arlington Heights. During the remainder of this year, research and analysis will be prepared on emerging trends and technologies and identification of which clusters are growing regionally and nationally and provide opportunities for Arlington Heights to grow or diversify its tax base.

Strategic Priority Project 3B – TIF IV Strategy Update

The Village retained the services of Ehlers Inc., Market and Facility Advisors, and architects Houseal Lavigne, to conduct a market feasibility assessment for the TIF IV area. Market feasibility and potential concept plans were developed and numerous discussions held late in 2018 with the property owners and potential developers. Department Staff continue to pursue all viable avenues for long term potential redevelopment of the TIF IV area.

Strategic Priority Project 4A – Report on housing needs and trends in Arlington Heights

Demographic and housing needs continue to evolve based upon population trends, market conditions, and location. The purpose of this study is to review past studies and analysis, and identify strengths and weaknesses in the Arlington Heights housing stock. While research on providing a report to the Board that addresses this strategy has commenced, the project timeline was amended to allow the Village to focus on the Village's affordable housing policy as it pertains to new developments. Phase I or the Housing report will be presented to the Housing Commission in late 2019.

Strategic Priority Project 5D – Police Station Construction

The Design and construction of a new 70,500 square foot state of the art Police Station was a Board priority and high Staff commitment. The new police station included creative

environmentally friendly improvements such as utilization of recycled Ash trees from Arlington Heights. Various punch list items and project closeout with the construction management firm and architect are ongoing.

Strategic Priority Project 5E – 2018-19 Corridor Beautification and Improvement Program

The Department continues to enhance and focus attention on corridor beautification that provide aesthetic and economic value.

- Davis Street - Landscape enhancement improvements were designed and completed.
- Northwest Highway - Phase 1 installation were installed.
- Rand/Palatine Road - Corridor improvements have been delayed, soliciting IDOT preliminary approval. Design work has now commenced for the uplighting along Palatine Road, while the Uptown signage improvements are being reworked in order to attempt to address IDOT requirements.

Strategic Priority Project 5F – Parking Capacity and Usage Study

A detailed Downtown parking analysis was commissioned and presented to the Village Board along with Phase I parking improvement plan. Phase I implementation is ongoing.

Strategic Priority Project 5G – South Town Corridor Planning Effort

The planning effort to enhance the Arlington Heights corridor south of Noyes Avenue culminated with the Village Board adopting the South Arlington Heights Road Corridor Plan. Funds were budgeted in the current fiscal year to commence preliminary traffic and corridor review to begin discussions with IDOT as well as preliminary economic analysis of various funding options. In addition, department Staff continue to meet with potential developers for significant redevelopment along the corridor.

Strategic Priority Project 7A – Discover Arlington Re-branding Research

Research was conducted and presented to the Village Board regarding numerous options for Discover Arlington re-branding. The Board provided direction, no re-branding, refreshed marketing ads, and re-evaluating the tag line. The marketing committee is following a step-by-step process during 2019, starting with an internal review and evaluation of the marketing ads and logos, developing a scope of work to refresh the logo, and possible expenditure of funds for implementation.

Development

Department Staff are proud of the relationships forged with the private sector. The building of relationships, managing development projects, understanding private sector needs, and molding them to meet Village codes and regulations for the betterment of the community is a challenging and rewarding experience.

Arlington Downs

Department Staff continue to work with the developers of the \$300 million Arlington Downs mixed-use development. The PUD was amended to allow for certain changes to the development plan such as the 116 room VIB Hotel and 263 unit Phase II residential.



4 N. Hickory Apartments

A redevelopment agreement was negotiated and approved by the Board for 4 N. Hickory. A 76 residential mixed use apartment development with 3,400 square feet of commercial space received Plan Unit Development approval. Permits have been submitted in order to commence construction and Staff are in negotiations with the same developer regarding phase II of the development.

Chez Hotel

Extensive time and effort was devoted to the proposed Chez Hotel. The 62 room boutique hotel on Algonquin Road will expand European Crystal Banquet hospitality offerings.

Moorings

The Moorings Senior Housing development was approved and their new assisted living facility has opened.

Other projects assisted in include Kensington School, Lexington Heritage Townhomes a 48-unit townhome development, St. James Church expansion, Hearts Place PUD Amendment, Olympic Pool expansion, Algonquin Road warehouse distribution facility, and Taco Bell at Wilke Road and Algonquin Roads.

DOWNTOWN DEVELOPMENT

Continued redevelopment of Downtown and maintenance of existing infrastructure is vital in helping keep Downtown Arlington Heights as a dining and entertainment destination.

212 N. Dunton Parkview Apartments

Preliminary and final PUD was facilitated for this new 45 unit development on the north side of Downtown seven affordable units were required with 41 affordable currently provided. The building was completed in late 2018.

Block 425

Department of Staff have spent a significant amount of time with the developers of the proposed Block 425 which went to early review in Fall of 2018 and proceeding with the Plan Commission application process. Arlington 425 is a 361 unit mixed use development consisting of three buildings, which if approved will generate substantial economic value to Downtown.

In addition, two proposals for the southern portion of Block 425 were processed, but not supported by the Board.

Staff are currently in discussions with a different developer regarding a 16 unit row home development for the southern portion of Block 425.

PLANS & STUDIES

A number of plans and studies were initiated and completed during the past year.

2018 ANNUAL BUSINESS DEVELOPMENT REPORT

The report was completed and outlining the past year's activities regarding business attraction, business retention, and marketing efforts. This report is available on request.

DOWNTOWN ENTERTAINMENT MARKET RESEARCH

Entertainment Market analysis was completed and distributed

SOUTH ARLINGTON HEIGHTS ROAD CORRIDOR STUDY

The South Arlington Heights Road Corridor Study was developed, completed and approved through the appropriate public hearing processes.

BUSINESS RETENTION SURVEY

Business Retention Survey was completed and distributed with presentations to the Committed of the Whole and the Board during the summer of 2018.

DOWNTOWN PARKING STUDY

Parking Study and analysis was completed and accepted by the Board.

TAX INCREMENT FINANCING AND CONFIDENTIAL REPORTS

Numerous confidential reports are provided to the Board throughout the year. In addition, the Planning & Community Development Department is responsible for managing and implementing the Tax Increment Financing Districts filing the appropriate reports with the State.

TIF District #4

This District is located at the northeast corner of Arlington Heights Road and Golf Roads. Staff was instrumental in implementing the Autumn Leaves development that was described above which will generate TIF increment for this district. Properties at the immediate corner of Golf and Arlington Heights Road have been purchased by the Village for future redevelopment.

TIF District #5

Located at Rand and Palatine Roads and includes Town & Country Shopping Center and Southpoint Shopping Center. Town & Country was successfully redeveloped several years ago, although Southpoint Shopping Center remains to be redeveloped. Planning & Community Development Staff continue to meet and discuss redevelopment strategies and options with the three different property owners that comprise Southpoint Shopping Center.

Hickory Kensington Tax Increment Financing District:

This District is located east of Downtown Arlington Heights and generally northeast of Kensington Road and Douglas Avenue. This is the most recent TIF District and the appropriate areas have been rezoned to facilitate redevelopment. Department Staff continue to meet with property owners and interested developers regarding this redevelopment area.



PROCESSES

Staff continue to review Village Codes and processes and explore ways to make them more efficient and business friendly as time permits. Within the past couple of years, several administrative processes have been established to expedite reviews.

Electronic Filing

Electronic Filing for some applications continue in efforts to streamline the submittal process. Other applications for electronic filing are being evaluated.

BUSINESS & ECONOMIC DEVELOPMENT

Arlington Heights continued to see great Economic Development success in 2018. The past year brought new business that contributed approximately 692 jobs and re-occupying 389,100 square feet of previously vacant space. Refer to the 2108 Annual Business Development Report for details.

Significant new businesses include, Northrop Grumman and Hey Nonny in the Downtown.



DESIGN/BEAUTIFICATION

Design Review: In 2018, 218 Design Applications were reviewed. Projects ranged from single family homes to large scale developments such as 4 N. Hickory and Arlington 425.

Sign Code Updates completed in 2018

Dealing with window signs, awnings and signs in residential districts.

Review of Current and Anticipated Challenges

LOCAL CHALLENGES

There are several local challenges identified below.

Retention/Attraction of Revenue Generating Uses

The Village under constant pressure from Woodfield Mall, Deer Park, Randhurst Village, and other influences. The ability to attract and retain sales tax generating uses is critical to the Village's budget. In 2000 total retail sales in Arlington Heights were \$1.141 billion. Retail sales in 2018 were \$1.27 billion. There is a concern about the long term increase in the multitude of discount stores, non-profit retailers at key locations and requests for other non-retail uses along commercial corridors. Internet sales is significantly impacting customers' shopping habits and reducing the number of "brick and mortar" retailers that are considering expansion into the marketplace. New residential developments in key areas will add an influx of disposable spending benefiting the local business economy.

Funding for Corridor Improvements

The Board recently provided funding for aesthetic and economic corridor improvements identified as critical in maintaining an attractive viable community in which to do business. The issue was initially raised by Department Staff as well as in the Comprehensive Plan that was adopted in 2015. As a result of presentations and analysis of certain Arlington Heights corridors as well as adjacent competing communities, the Board allocated funds to implement long-range comprehensive corridor improvements for Northwest Highway, Rand/Palatine Road corridors and some initial funding for South Arlington Heights Road.

It is imperative that Arlington Heights find the right balance to maintaining public and private sector corridor enhancements in efforts to maintain an attractive community for businesses, customers, and residents.

Continued Downtown Redevelopment:

Continued development of Downtown is critical to its long term success. Further development becomes more challenging with existing residents that have already invested in the community, as well as the need to address traffic and parking. Continued development is even more challenging without Tax Increment Financing as a mechanism to provide assistance to acquire land or for other infrastructure costs. Other communities were successful in extending their Downtown TIF Districts and have a competitive edge. Maintaining the correct balance of retail/restaurant and non-retail uses remains critical. Department Staff have been in constant communication with potential developers who are interested in building additional apartment buildings in Downtown. It is imperative that appropriate development plans receive favorable consideration in order to add additional development Downtown, whose future residents will support existing businesses and entertainment options.

DOWNTOWN PARKING

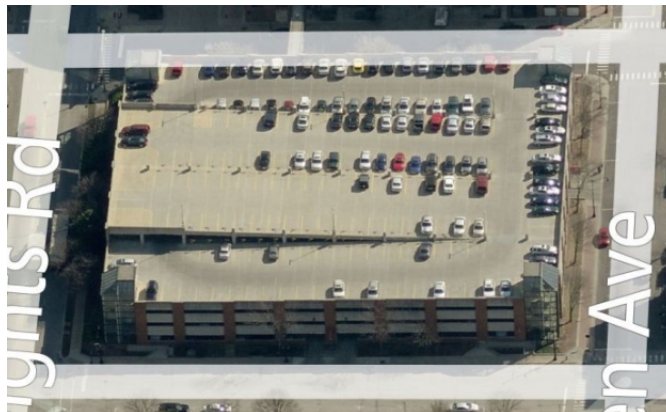
Downtown parking will continue to be a resource that needs to be actively managed.

Parking Implementation Plan

The Board recently accepted the Downtown Parking Study and authorized implementation of Phase 1. Continued funding for future measures is critical for the success of Downtown.

Possible North Garage Expansion

In 2016, the Department facilitated a feasibility study regarding the possible expansion of the North Parking Garage. If and when it is determined that parking expansion is needed, a critical decision will face the Village on how to fund such an expansion.



Promoting Utilization of Existing Parking at Off-Peak Times

This is an important measure as it actively utilizes an existing resource. Measures to promote existing available parking at off-peak times should be explored. At a cost of \$30,000 to \$50,000 to build one new parking garage space, other options such as shuttles and Tuk Tuk or trolley service could be tested as a cost effective solution.

AFFORDABLE HOUSING

The Village Board has identified affordable housing as an important policy to pursue.

Inclusionary Housing Policy

The current Affordable Housing Policy requires new developments needing a Planned Unit Development to provide 15% of the units as affordable or pay a fee in lieu of up to \$75,000 per unit. No developer has provided these maximum limits and each development entails lengthy negotiation on a case-by-case basis. Over the past year, the “bar has been raised” relative to expectations of providing affordable units. While Arlington Heights is a leader in this field and one of only a few communities to require the inclusion of affordable units, the exact limits will need to be further defined. Over the next 12 to 18 months, the parameters should be modified so that affordable units are included within the developments as directed by the Board, and the policy modified to eliminate the need for onerous negotiations on a case-by-case basis.

CDBG Funds

The Village faces a challenge on how to allocate on an annual basis, the \$150,000 that for the past 20 years had been allocated to the Senior Center Debt Service. This use of the CDBG fund needs to be programmed towards brick and mortar projects.

Affordable Housing Trust Fund

The Affordable Housing Trust Fund and has received its first influx of funds from the sale of an Industrial Revenue Bond (IRB) and also from fees in lieu of providing units. While the current balance is not sufficient to entertain a sizable project, potential future payment obligations from developments will generate additional revenue to this fund. The Village will need to explore options to develop an affordable housing project to utilize these funds.

FUTURE USE OF ZERO INTEREST LOAN FUNDS

In 2014, the Village created the Zero Interest Loan Program for small businesses that was funded by a 10% repayment on the savings that property owners and businesses received from issuance of a Class 6b or Class 7 Tax Abatement. The Zero Interest Loan Program provides for up to \$20,000 at a zero interest rate for small businesses. Over the past 5 years, 8 loans have been provided for a total value of \$139,750. Over the course of the next 10 years, it is anticipated that revenue into the Zero Interest Loan Program from the 10% payback and repayments of the zero interest loans themselves will increase the fund balance to approximately \$1,250,000. Evaluation of potential economic development projects for use of these funds will need to be considered by the Village over the next few years.

STATE & NATIONAL TRENDS

There are several state and national trends will impact Arlington Heights.

Internet Sale

Internet sales are impacting retail business of all sizes and types, and many “brick and mortar” retailers are downsizing. Very few new retailers are currently entering the marketplace.

WORK FORCE DOWNSIZING

Many companies are downsizing their work force and allowing employees to work remotely. When they do relocate or expand office space as in the case of HSBC and Northrop Grumman, office work spaces are shrinking resulting in higher occupancy buildings. This in turn impacts available parking. At Northwest Crossings, Staff worked closely with property ownership, who removed some buildings on the site to substantially increase available parking well above minimum code. This change in workforce employment habits does create new opportunities such as new co working spaces.

Long Term Sustainability of Arlington Park

The long term sustainability of Arlington Park should be a priority for the community. Future uses and expansion in Arlington Pak have been held up in Springfield. The Village should actively engage now and in the future regarding the long term sustainability of Arlington Park.

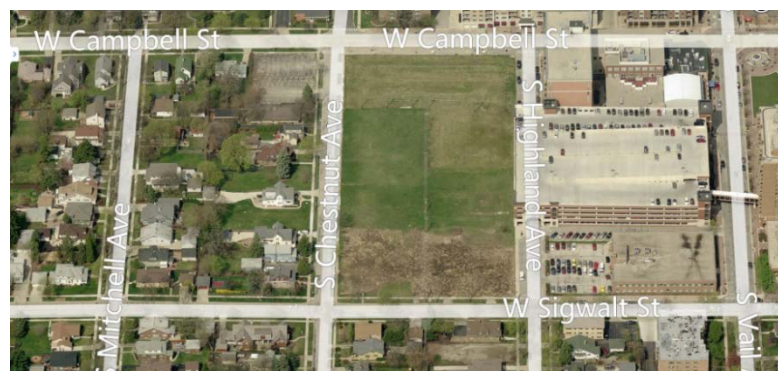
New Trends

Adapting to new trends such as open air dining and brewery/tap rooms are vital to the community.

Key Potential New Initiatives to Explore in the Future

DOWNTOWN

Continued Downtown redevelopment is critical to its long term success.



DEVELOPMENT

Department Staff have been in constant communication with potential developers who are interested in building additional apartment buildings in Downtown Arlington Heights. Several

key redevelopment sites allow for potential future redevelopment. Active or potential redevelopment sites include:

- Arlington 425
- South ¼ block 425
- Former AT&T property
- Other assembly sites

DOWNTOWN PARKING

The Village Board has given the green light to implementing the Phase 1 Parking Improvement Plan. In order to utilize existing parking during off-peak times that were identified in the parking study, other possibilities could be explored with appropriate funding, including the development and subsidy of operating a shuttle or Tuk Tuk service in and around the Downtown.

DOWNTOWN AMENITIES

The continued addition of Downtown amenities helps keep Arlington Heights' Downtown on the cutting edge. These amenities can be broken down into aesthetic, design and entertainment.

- Design - Several design concepts have been explored, including:
 - Vail Avenue as a curb less street for ease of closure and events.
 - Expansion of the Downtown light ceiling.
- Entertainment - Other entertainment options for the outdoor environment could be explored, including such things as mini-golf, exterior climbing wall, art and sculpture gardens.

COMPLETION OF ARLINGTON DOWNS DEVELOPMENT

Arlington Downs is a \$300 million mixed-use development of the former Sheraton Hotel property. The first phase of Arlington Downs is completed with the renovation of the apartment tower. However the second phase has not yet started. Financing and implementation of these future phases is critical for the success of this development, which is seen as a gateway to Arlington Heights. The Village needs to continue its positive relationship with the developer in efforts to facilitate this continued development. Department Staff continually meet with the developer, their real estate broker, and potential tenants to facilitate the additional phases of this development.

REDEVELOPMENT AREAS

Several redevelopment areas present challenges to implement but are opportunities for the community. These include the Tax Increment Financing Districts referenced above but also corridors with vacancies or parcels ripe for development such as South Arlington Heights Road, Rand Road, and Dundee Road.

CORRIDOR IMPROVEMENTS AND REDEVELOPMENT

Rand Road Corridor Improvements

Developing a strong and positive image and appearance which establishes a unified image and sense of place reinforces and supports commercial and economic activities along the corridor. This corridor contains approximately 1.5 million square feet of commercial space generating approximately \$270 million in annual sales. The Board accepted the corridor improvement plan and authorized implementation over a 5-7 year time period. The first two phases recommended by the Board were the Palatine Road uplighting and gateway and banner identification projects. Both projects have been delayed due to efforts of obtaining preliminary IDOT approval. Modifications to the Palatine Road uplighting project have been designed and submitted to IDOT for permit review prior to bidding. The gateway sign and banner project has not received preliminary approval from IDOT. Staff is in the process of reevaluating and identifying other ways to move the project forward.

Northwest Highway Corridor Improvements Implementation

This corridor represents a significant visual gateway and runs through the core of Downtown. The Board a plan focuses on landscaping and improvements that include gateway features and intersection identity elements. Corridor enhancements can help create an identity and keep Arlington Heights competitive with other communities. The Department is working with the Public Works Department on continued phased implementation.

South Arlington Heights Road Corridor Improvements

The Village met in 2016 with hoteliers representing the southern corridor of Arlington Heights to hear their concerns about this important gateway to the community. As a result of these meetings, the first phase of improvements were code enforcement, installation of decorative banners on light poles, and marketing flyers for the hotels. The second step included research and preparation of the South Arlington Heights Road Corridor Plan and after significant public input and public hearings, this plan was approved by the Board in 2018. Funds were budgeted by the Board to commence preliminary review of potential traffic/pedestrian improvements to discuss with IDOT and to conduct economic impact along the corridor. This corridor represents a significant opportunity for potential new development. There are four significant redevelopment possibilities along the corridor that represent a tremendous opportunity to implement key components of the corridor plan, create a significant gateway with tremendous economic potential for the community.

REDEVELOPMENT

TIF 4 Redevelopment

Redevelopment of obsolete commercial properties to ameliorate blighted conditions continues to be explored. The Village has acquired several properties in the TIF District and will continue to work on identifying long term strategies for the area. The Village

recently completed a market feasibility study and developed concept redevelopment plans. Meetings with the major property owners and potential developers are ongoing.

TIF 5 Redevelopment

TIF 5 consists of two shopping centers, Town & Country and Southpoint. Town & Country was redeveloped, although now has some vacancies. Southpoint has struggled to lure tenants and customers. The center has great access, visibility and high traffic counts, but multiple property ownership complicates redevelopment. Department Staff has continued to work with Southpoint and Town & Country regarding additional development and tenancy to help reinvigorate the shopping center. In particular, Department Staff have been working diligently on a potential outlots at the Southpoint Shopping Center along Palatine Road. Department Staff continues to work with the ownership of Town & Country regarding multiple tenants in the shopping center, in addition to reaching out to Albertsons, controller of the lease of the former Dominick's space.