

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.

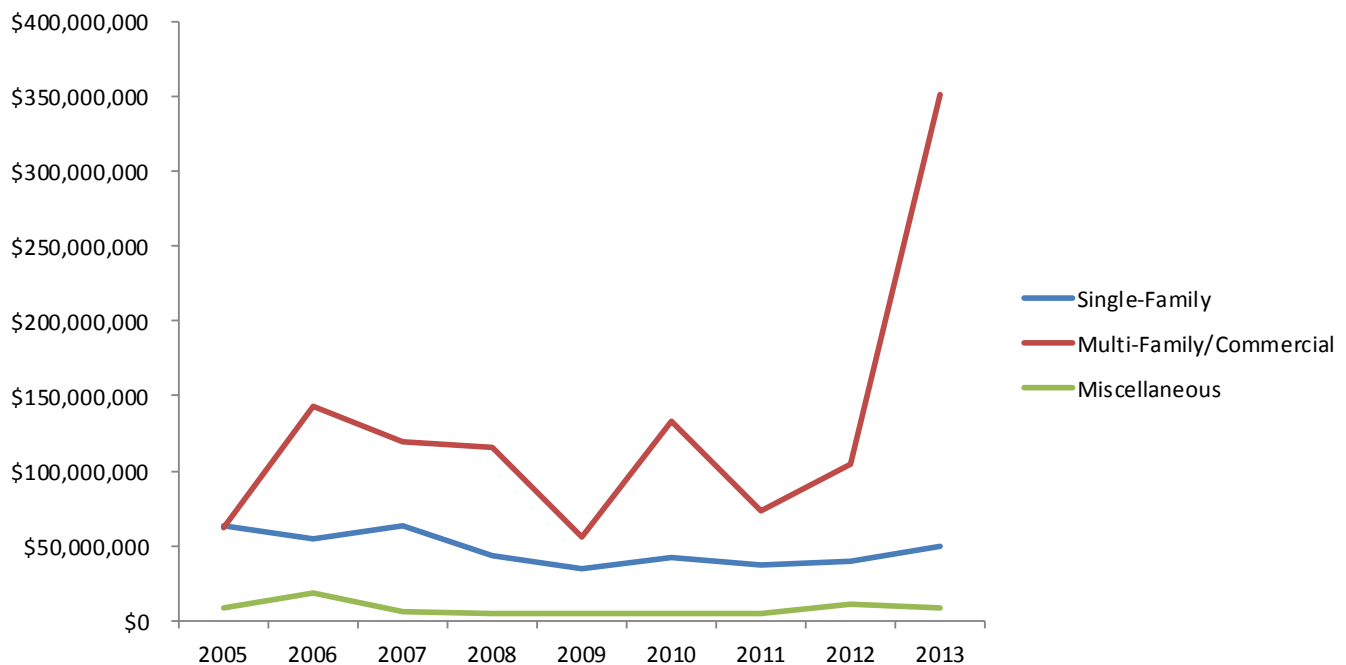
Economic Indicators

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)

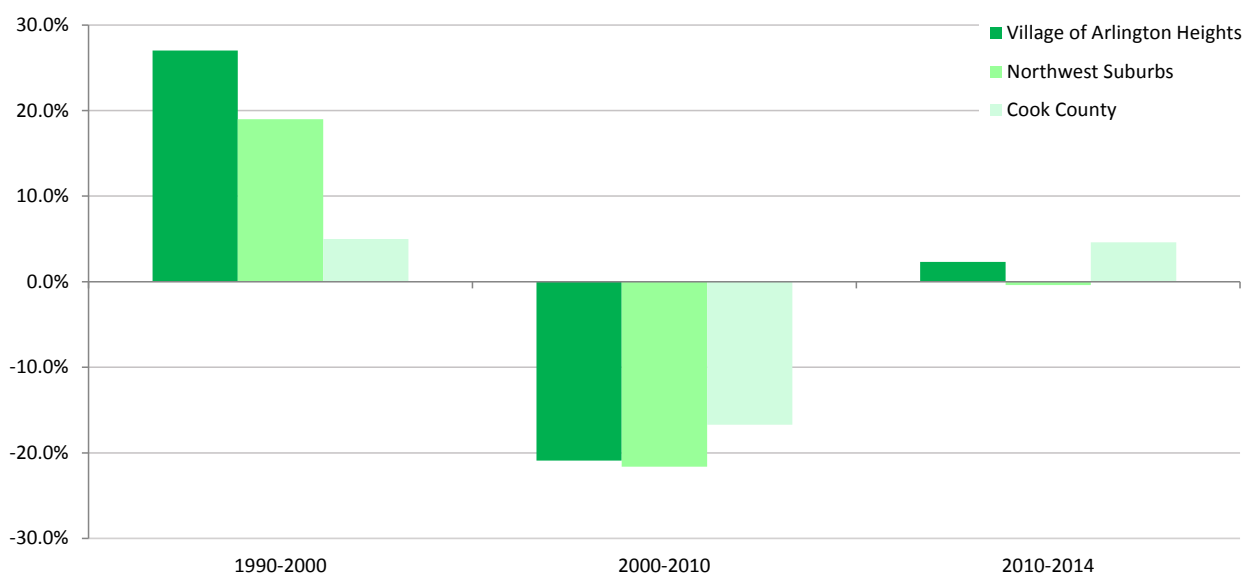


Economic Development

💰 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



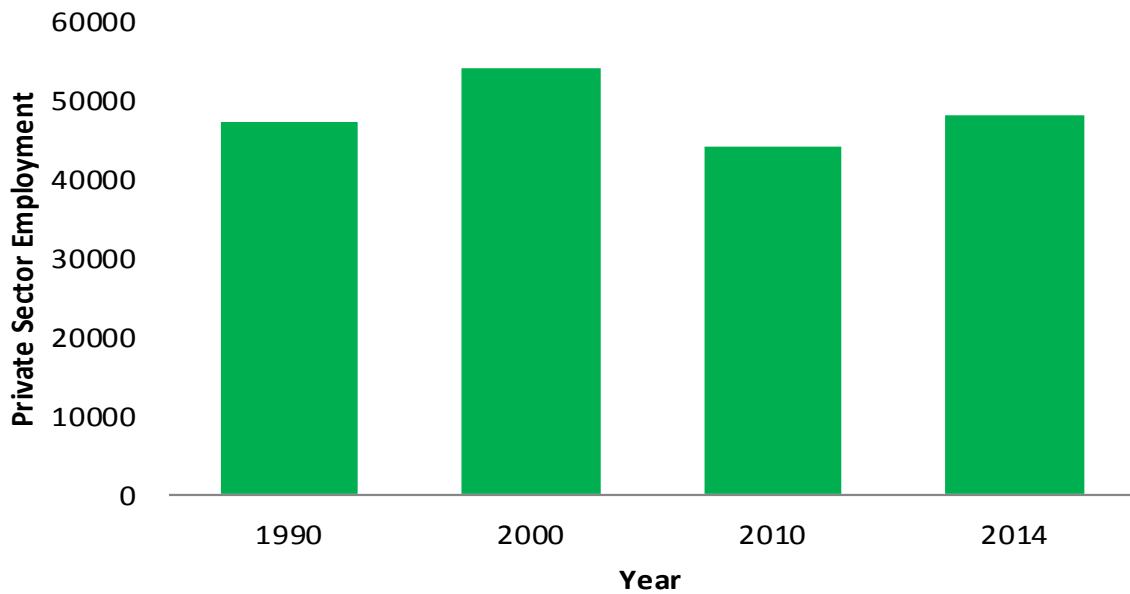
One North Arlington

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

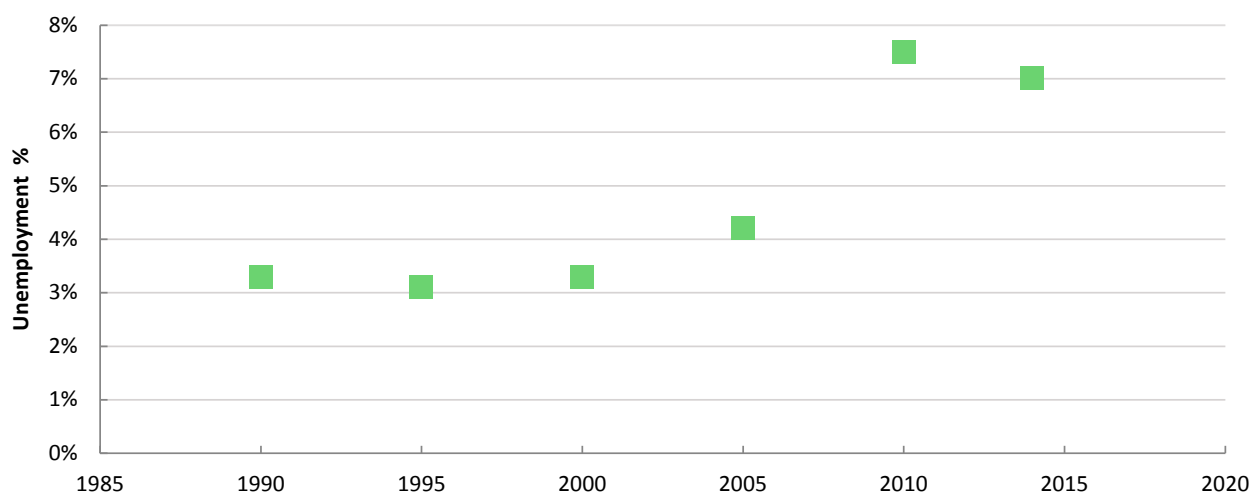


Figure 13. Labor Force Employment by Industry

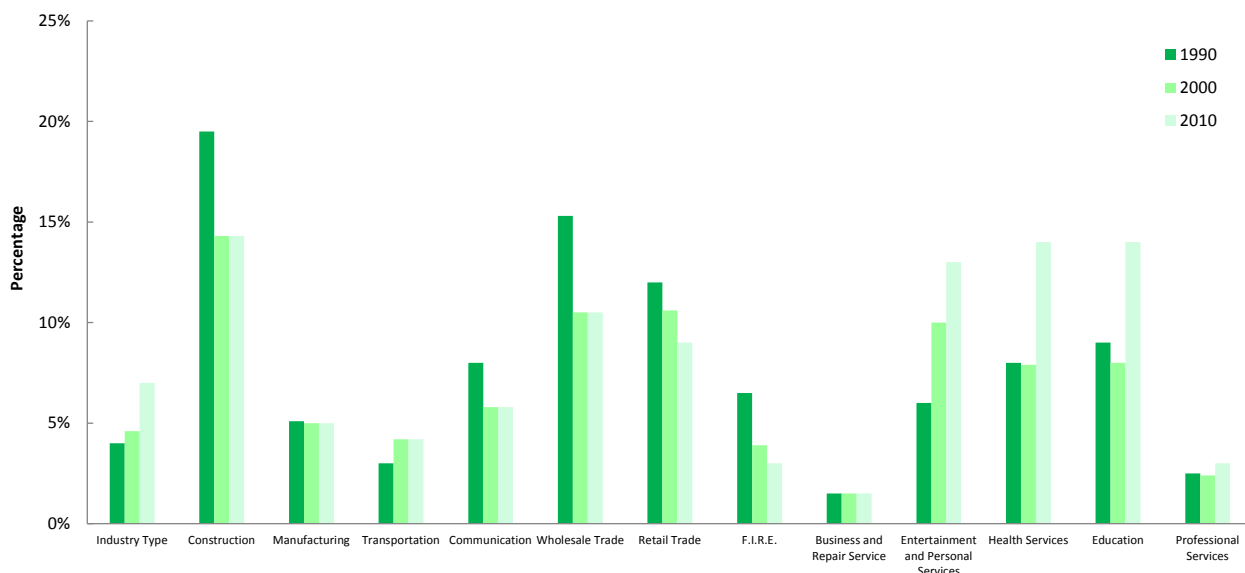
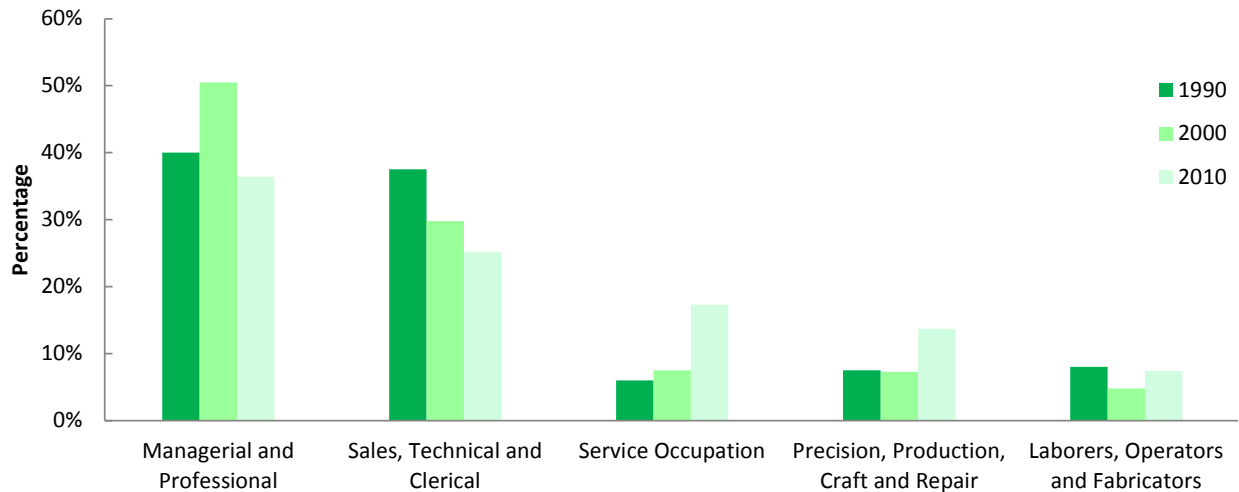


Figure 14. Labor Force Employment by Occupation

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 retailing 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

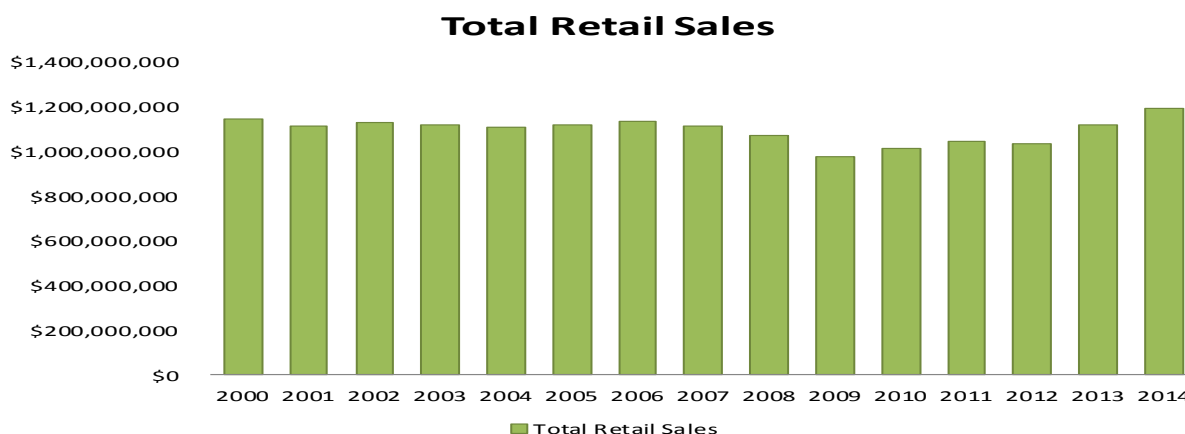


Figure 16 A. Village Retail Sales Comparison-1995/2014

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%

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

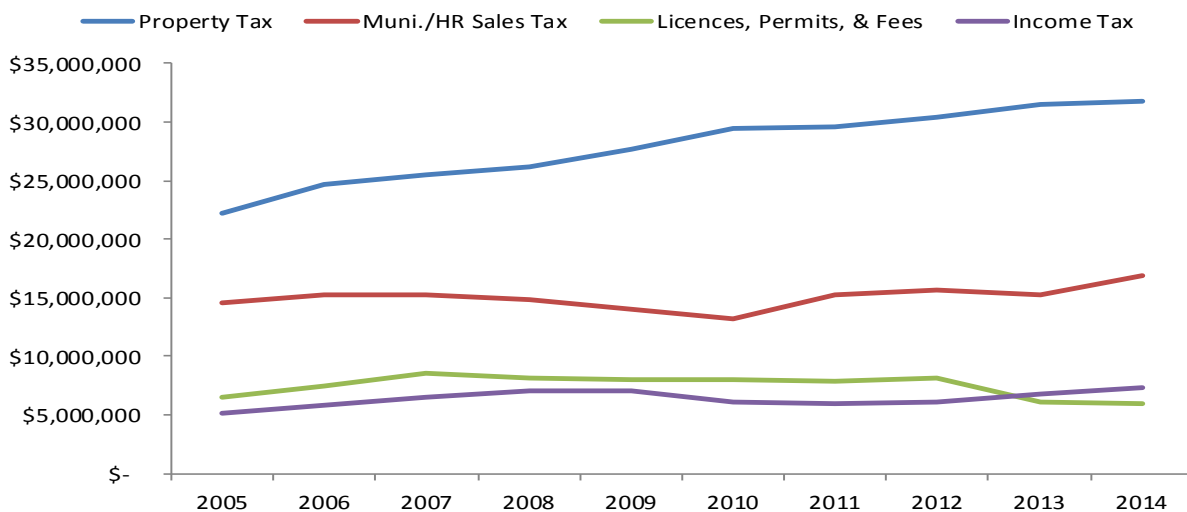
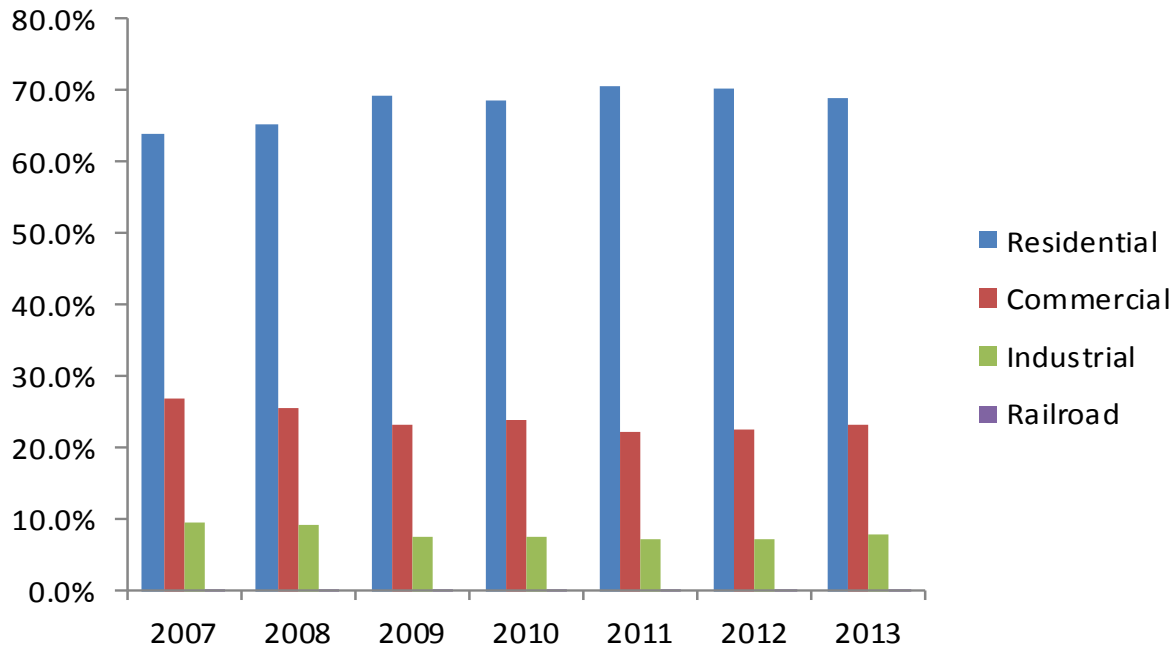


Figure 18. Village Equalized Assessed Valuation - 2007 to 2013

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

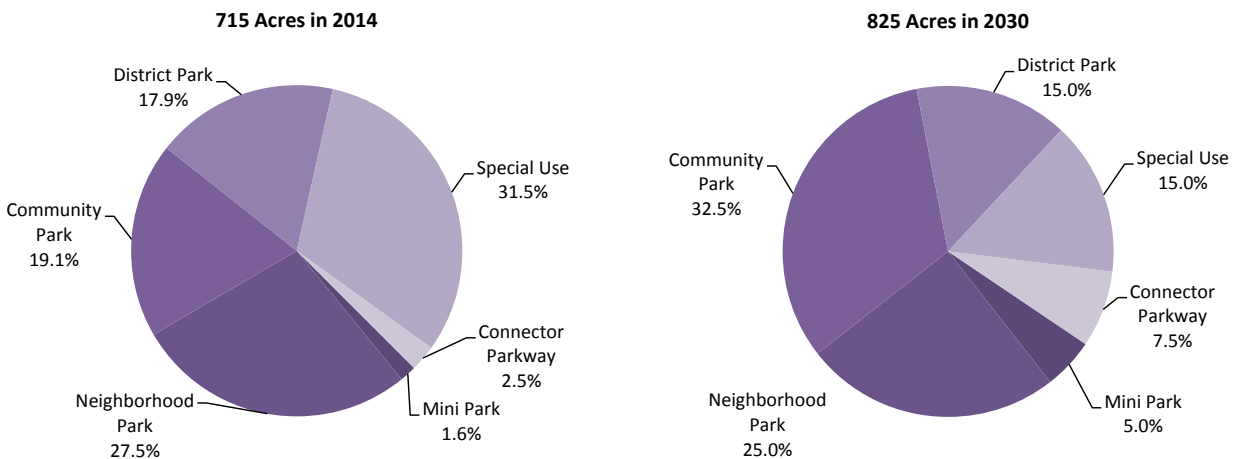
The Village is primarily served by the Arlington Heights Park District, which oversees 58 park sites of all sizes and classifications, and over 1500 recreational programs. Among the 716 acres of park land are 6 pools (1 indoor), 2 golf courses, 2 tennis clubs, and numerous other special recreation facilities. 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

Figure 21. Park Site Reservations

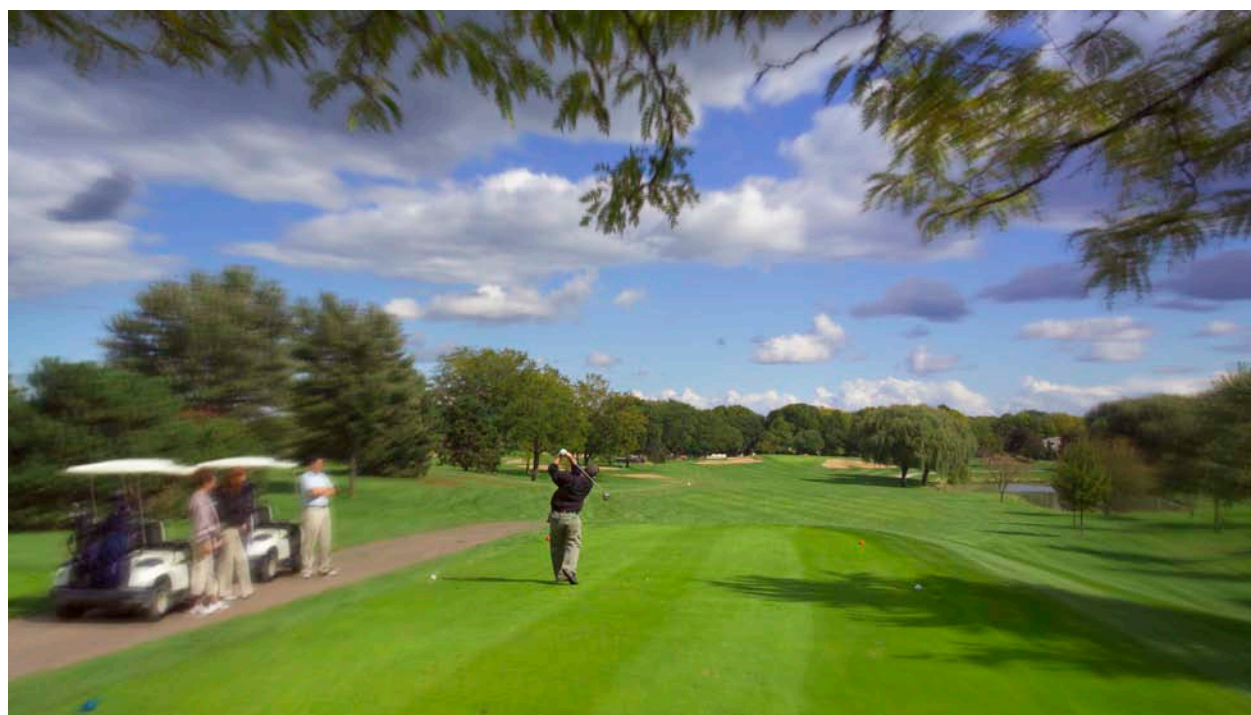
#	Site Name	Neighborhood	Acres	Address	PIN #
C01	Carousel Park	Camelot	5.8	1901 E. Suffield	03-16-105-006
C02	ComEd Right-of-Way	Camelot	8.5	Various	03-15-400-007
C03	Commerce Point Property	Camelot	3.5	3825 N. Ventura	03-06-108-006
C04	Glenkirk School	Camelot	4	2501 N. Chestnut	03-17-100-015
C05	Insolia - 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

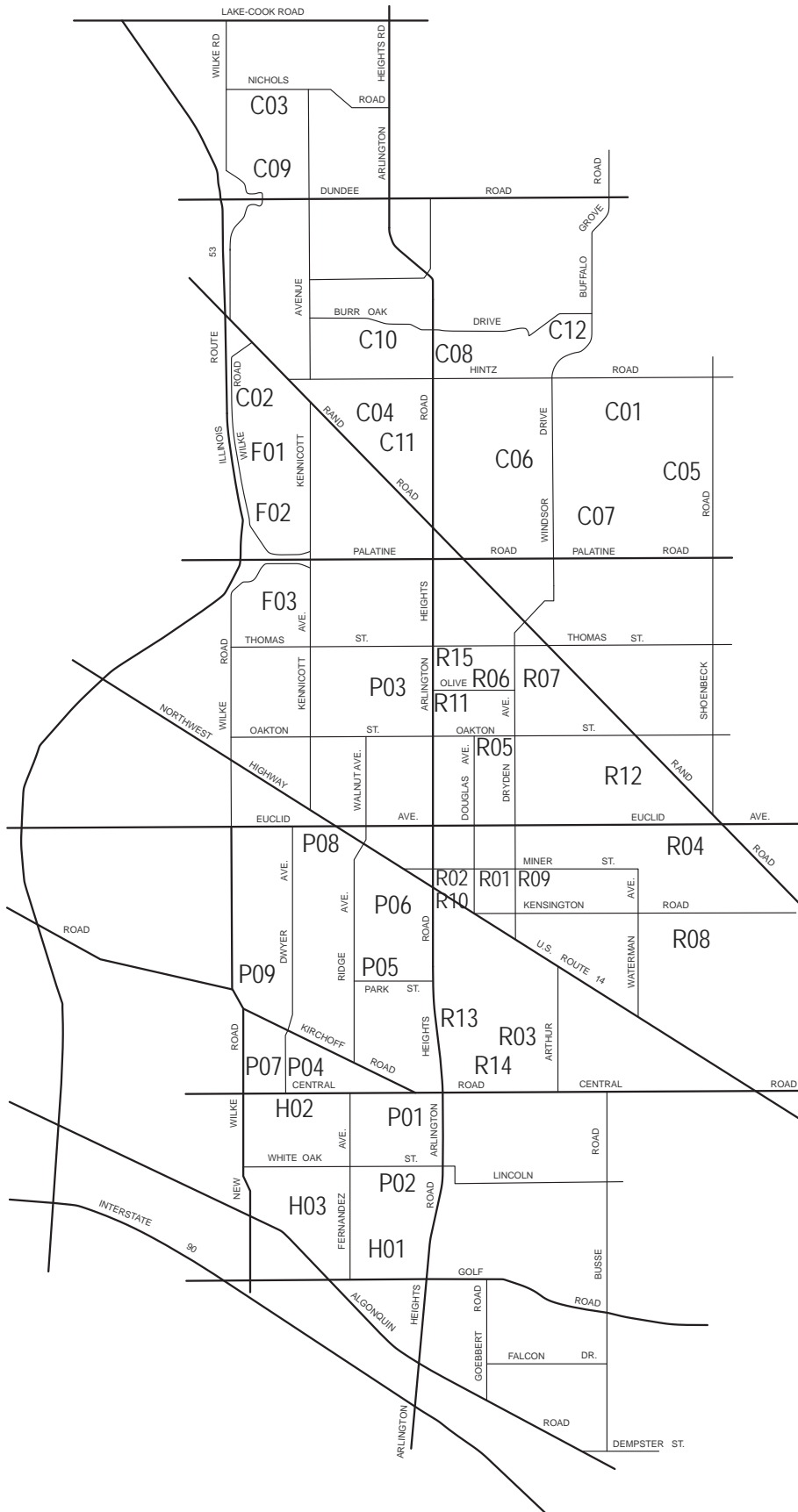
#	Site Name	Neighborhood	Acres	Address	PIN #
R05	Greens Park	Recreation	4.2	501 E. Olive	03-20-306-040/ 041/069
R06	Greenslopes Park	Recreation	5	1401 Belmont	03-20-304-009/010
R07	Hickory Meadows Park	Recreation	5	1309 N. Douglas	03-20-417-011
R08	Kensington School	Recreation	5	201 S. Evanston	03-33-218-001
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 Duntun 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.

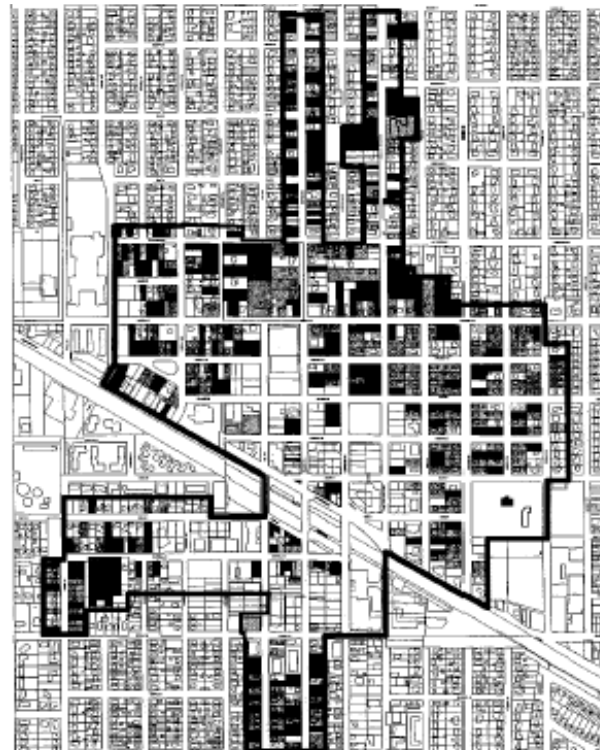
To prepare realistic plans for the areas in and around downtown with all necessary safeguards for fine residential and historical properties.

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.

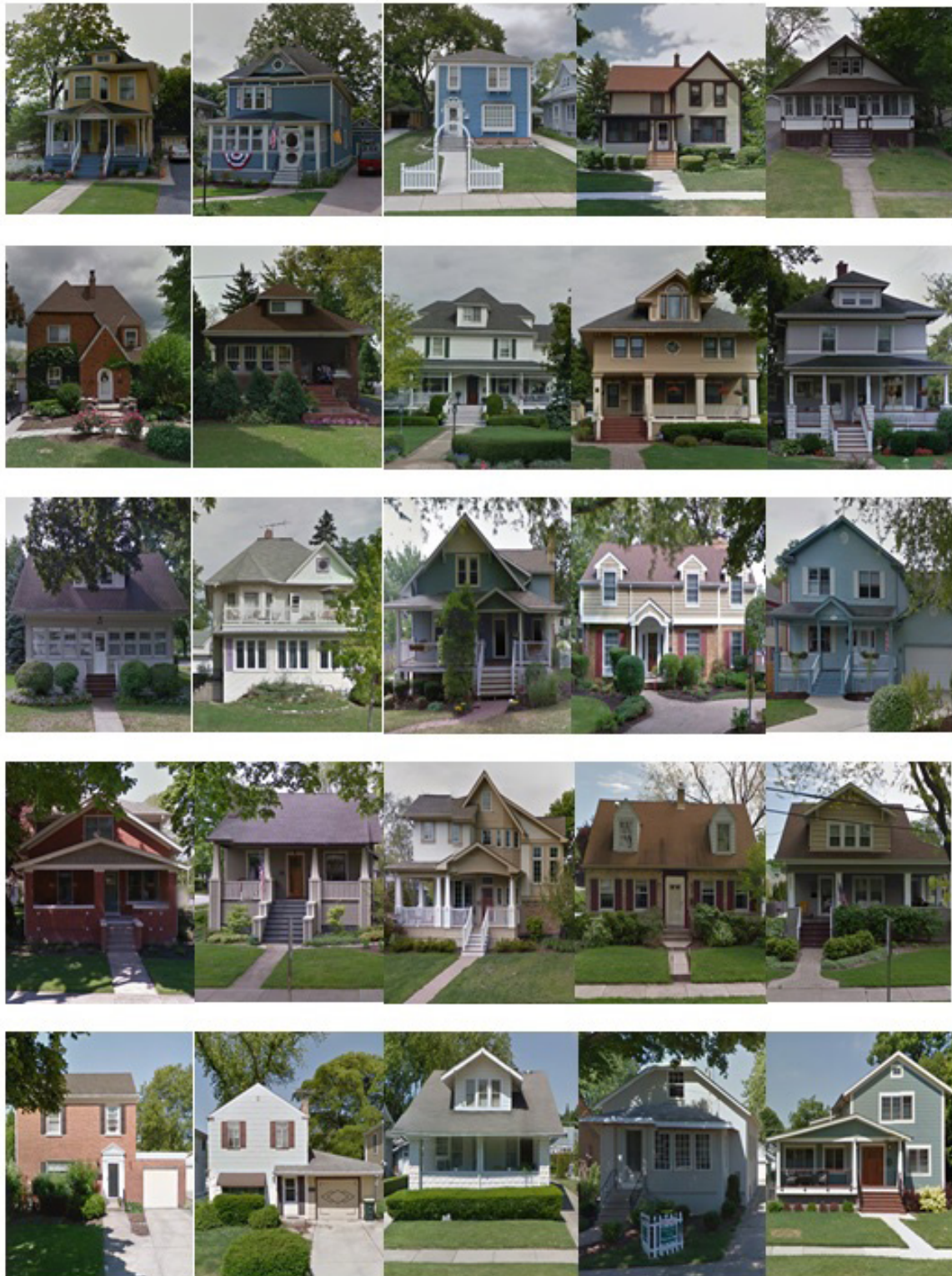


The School of the Art Institute of Chicago Study

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



 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.

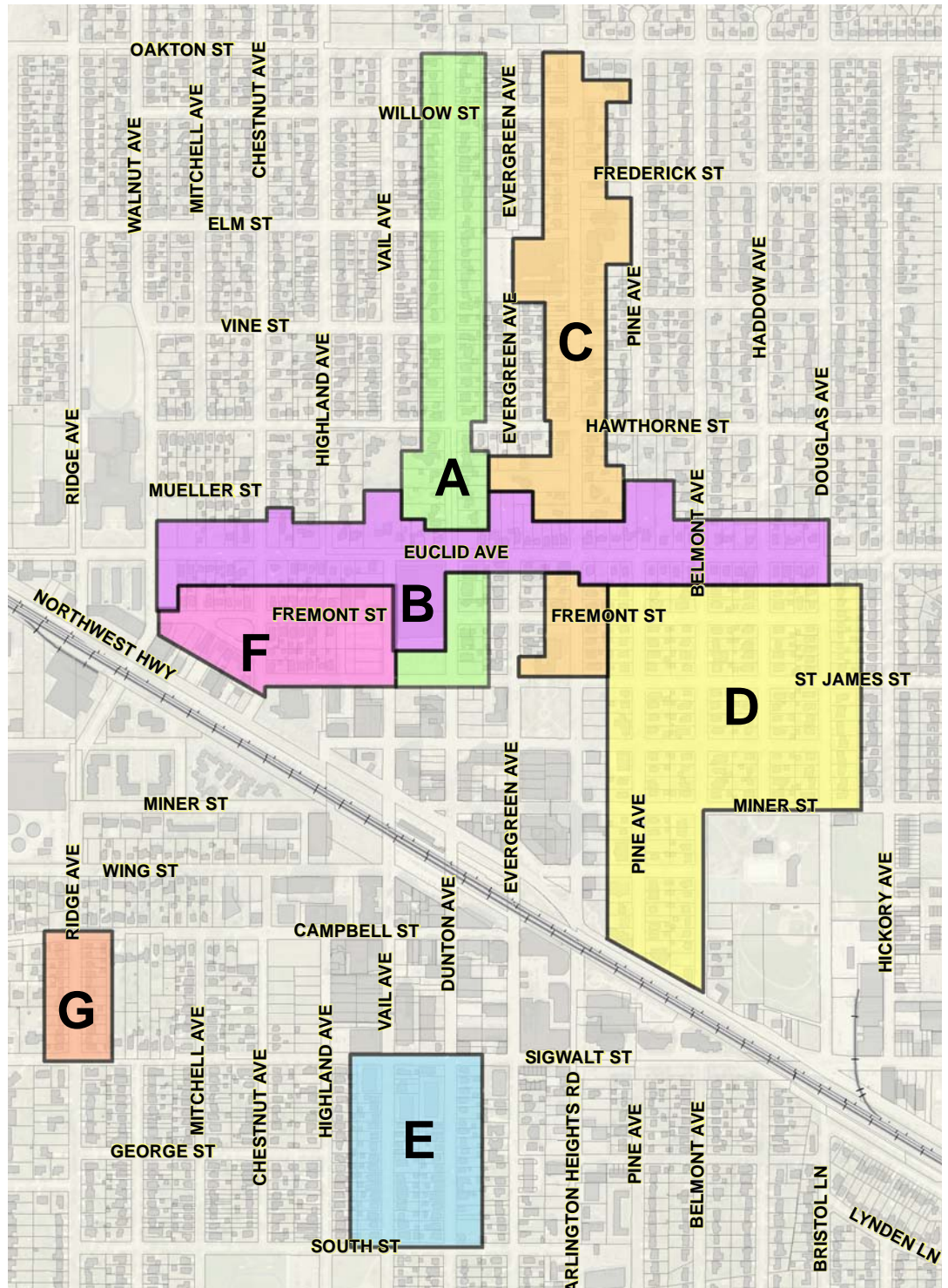
Each structure evaluated in the survey was rated as one of the following:

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

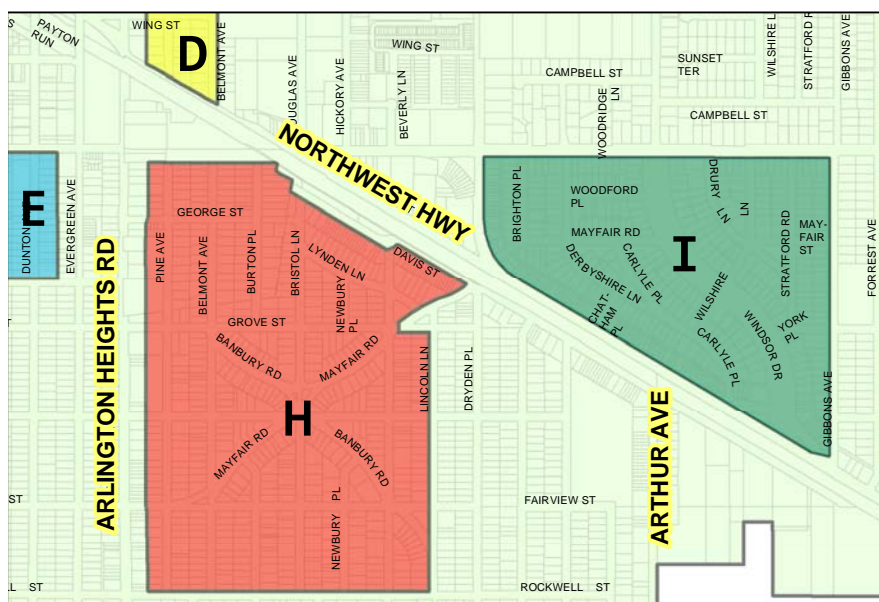
The following chart lists each of the potential NCD's and the number of structures rated either Exceptional, Notable, Contributing, or Unrated.

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.*