



VILLAGE OF ARLINGTON HEIGHTS COMPREHENSIVE PLAN

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2015

Prepared by the Village of Arlington Heights
Department of Planning and Community Development

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2015 Comprehensive Plan

Prepared by the Department of Planning and Community
Development



Village of Arlington Heights

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Introduction

Chapter Contents: Housing and Population, Economic Development, Recreation and Education, Traffic Circulation, Land Use, What is a Comprehensive Plan?, Implementation, Citizen Participation, Goal Setting

Background

Since its incorporation in 1887, the Village of Arlington Heights has grown into one of the largest suburbs in the metropolitan area. The Village has reached the “maturation” stage in its development growth and, therefore, faces new challenges and opportunities. Redevelopment of the Village’s commercial, manufacturing, and residential areas has become the predominant issue when planning for the future of the Village.

Historically, planning dates back to 1836 when the unincorporated Village of Dunton, which later became Arlington Heights, was first platted by Asa Dunton. In 1927, the first zoning ordinance was adopted by the Village Board. Comprehensive Plans have been produced by the Village in 1960, 1969, 1977, 1984, 1988, 1991 and 1997. This Plan, which was prepared, reviewed, discussed by the public, and recommended by the Plan Commission to the Village Board in 2015, should guide the citizens, Village leaders, developers, and other interested parties through the next 10 to 15 years. The Comprehensive Plan and the planning process cause the community to look ahead, peer into the future and anticipate what Arlington Heights will be like in the years ahead.



Downtown: Then and Now



Village of Arlington Heights Gateway Sign

Chapter Contents:

-  Housing and Population
-  Economic Development
-  Recreation, Leisure and Education
-  Traffic Circulation
-  Land Use

Introduction

Housing and Population

The Village experienced tremendous growth in the 1950's and 1960's when the population grew from 8,727 in 1950 to 64,884 in 1970. Growth slowed in the 1970's, increasing to 66,116 in 1980, however the Village experienced another growth spurt in the 1980's as the population reached 75,460 in 1990. Since then the Village's population has stabilized reaching 76,031 in 2000 with a modest decrease in 2010 to 75,101. This decrease was mostly attributable to an increase in vacancies due to foreclosures from the 'great recession' which began in 2007. The population of Arlington Heights is estimated to reach 86,059 persons by 2040 (source: Chicago Metropolitan Agency for Planning 'GO TO 2040' Regional Plan). This increase in population, if realized, would likely be the result of more dense housing in designated redevelopment areas. In addition annexation of unincorporated residential areas would add to the population. The median age of the Village population has continued to increase from 36.7 in 1990 to 42.7 in 2010, which reflects a regional and national trend.

Household characteristics have changed significantly over the past 25 years. The emergence of non-traditional households and life styles and the decrease in family size, as well as the aging of the population, have been the most significant changes. Total housing units have increased from 23,189 in 1980 to 30,428 in 1990, and 32,795 in 2010 primarily due to town home, condominium and apartment building construction. In 2014 total housing units is estimated at 33,150, due to new multi-family development and in-fill single family development. This trend of in-fill redevelopment, higher density redevelopment, and possible annexation of adjacent residential areas could increase the housing units to 35,500 by 2040 (CMAP GO TO 2040 estimate).



Downtown Arlington Heights

The growth in new households and area employment opportunities will continue to exert demand for housing in Arlington Heights and keep the median home price (\$209,000) well above the region. While the traditional single family residence will continue to be the preferred housing choice in Arlington Heights in the future, alternative housing options will become more available in the community in response to changing life styles and household characteristics. Additional information and observations about the Village's housing and population characteristics can be found in the Housing and Population section. (The Comprehensive Plan and all of the reports referred to in the Plan may be reviewed at the Arlington Heights Memorial Library and are available from the Village Planning and Community Development Department.)



Moderate to high density multi-family construction has led to a growth in Arlington Heights' population in recent years.



Economic Development

The Village of Arlington Heights economy is a prosperous, balanced and mature economy, having grown above the national averages for more than 20 years. The prosperity of the economy is reflected by the Village's per capita income, household expenditures, home values and low vacancy rates for commercial and manufacturing uses. Approximately 70% of Village property tax revenue is derived from residential uses and 30% from non-residential uses—which includes over 3.2 million square feet of retail, 4.2 million square feet of office, and over 3.0 million square feet of manufacturing space. However, there are very few vacant land parcels remaining to be developed, therefore the Village must now focus on maintaining the existing balance within its economy by encouraging redevelopment.

The Arlington Heights economy remains both diverse and dynamic, drawing from the region's vast labor pool, superior transportation systems and access to world-class research and educational institutions. We can anticipate that current trends in technology, labor and global economies will continue to shape our local economy. Non-traditional work arrangements will play an increasing role in the economy. Important features which Arlington Heights will need to prepare for are concentrations of service oriented (office) workers, work at home arrangements, and the need for state of the art telecommunications infrastructure. Additional information and observations about the Arlington Heights economy can be found in the Economic Development section.



30% of property tax revenue is from non-residential uses.



Recreation, Leisure and Education

The availability of recreation and cultural opportunities contribute to the quality of life in Arlington Heights. The diverse nature of the parks, gardens, and other recreation amenities across the Village enable community residents to enjoy a wide variety of passive and active recreation pursuits. There are more than 716 acres of parks and golf courses in the Village. The Arlington Heights Park District has on several occasions won national awards for excellence.

The Arlington Heights Memorial Library is a recognized leader in its field for the innovations and breadth of library services it offers community residents. The Library was expanded in 1995 from 76,000 square feet to 132,000 square feet. The Library has more than 350,000 items in its collection and a circulation over 2.66 million items. There are over 100 personal computers with internet access and software available to the public.

The local school system is a perennial top performer in the state and is complemented by the curriculum and services available at Roosevelt University, William Rainey Harper Community College, Northern Illinois University and other institutions of higher learning in the metropolitan area. Additional information and observations about the recreational and cultural opportunities in Arlington Heights can be found in the Recreation section.



Arlington Heights Memorial Library

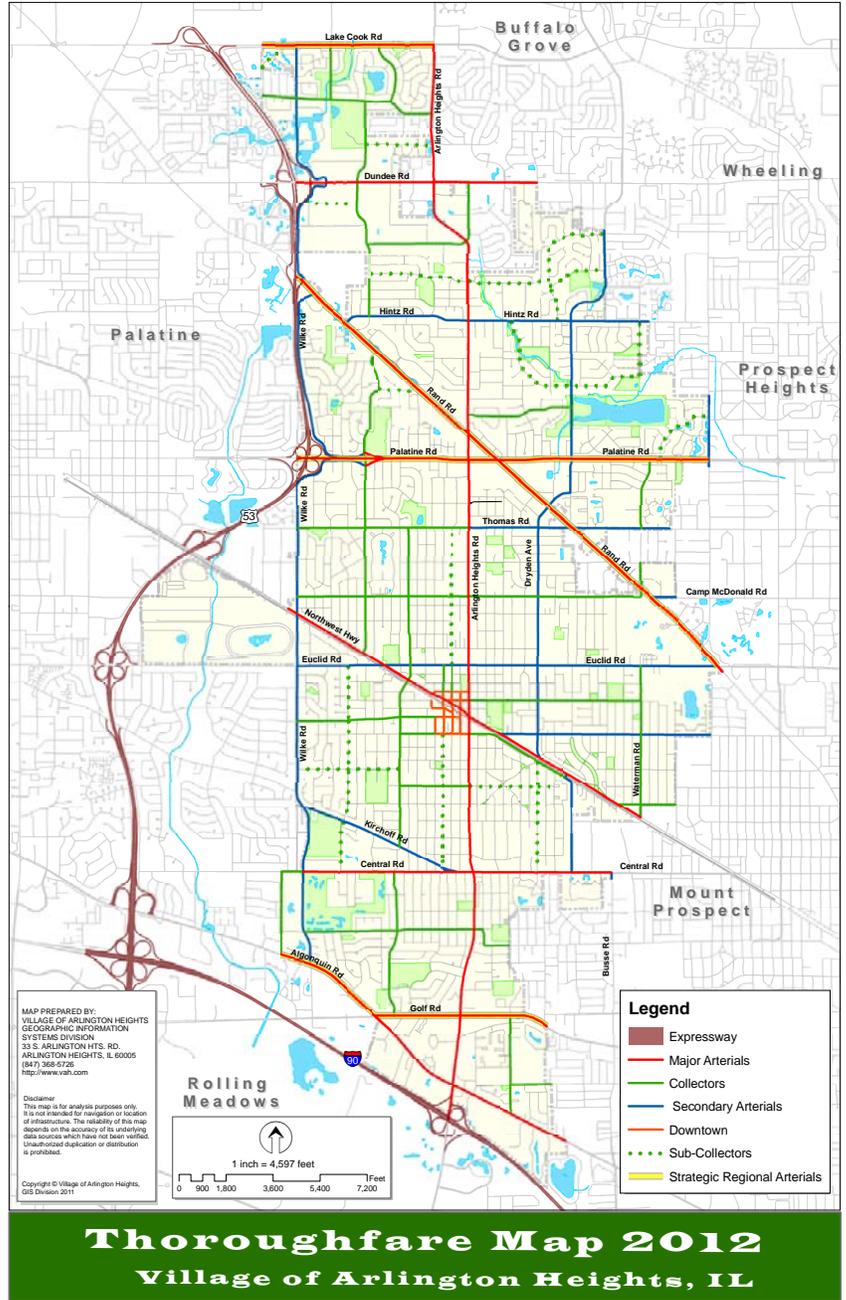
Introduction

Traffic Circulation

Mobility is essential to the long-term economic and social development of the Village. The layout and arrangement of transportation systems affect the pattern of land development in the Village and the ease, safety, and convenience with which people travel. The proximity of O'Hare International Airport, the accessibility to two adjacent expressways, convenient commuter rail service at two Metra stations and bus service, regular freight rail service, and the efficiency of the transportation system are likely to continue their influence on development in the Village in the future. Additional information and observations about the Arlington Heights circulation systems can be found in the Thoroughfare and Transportation Policy Plan, approved in 2012.



Interchange at Arlington Heights Road and the Northwest Tollway



Village of Arlington Heights Thoroughfare Map

Land Use

Land development in Arlington Heights has reached maturation as vacant land for manufacturing, commercial and residential uses has declined to less than 50 acres. Given this current growth stage, Arlington Heights has and will continue to focus on redevelopment of underdeveloped property. Several shopping centers in the Village have either redeveloped or are in the process of redeveloping to meet current market standards in the retail industry. In-fill redevelopment of residential areas and replacement of older homes with new, larger homes has become more prevalent. Mixed land use development, which is particularly attractive because it is more functional, efficient, and can mitigate most land use conflicts, will continue as land becomes a premium commodity in the Village. Below is a table which approximates the current Comprehensive Plan land use distribution.



Downtown Train Station and Village Green

Land Use Designation	Acres	Percent
Single Family Detached	4,525	43.2
Single Family Attached	55	0.5
Moderate Density Multi Family	670	6.4
High Density Multi Family	29	0.3
Commercial	505	4.9
Offices Only	225	2.2
Research, Development, Manufacturing, Warehousing	590	5.7
Institutional	285	2.7
Mixed Use	398	3.8
Parks	803	7.6
Schools	190	1.8
Government	89	0.9
Open Space	100	1
Streets	200	19.1
TOTAL	10,464	100

Introduction

What is a Comprehensive Plan?

A Comprehensive Plan is a public document which establishes an overall strategy to guide the growth and development of the community. It is a policy statement aimed at the unified and coordinated physical and social development of Arlington Heights. The Comprehensive Plan consists of the Comprehensive Plan Map which indicates proposed land uses in the community, and the text of the Comprehensive Plan, including Goals and Policies. Background material explaining the rationale for the Comprehensive Plan can be found in the following documents:

1. Comprehensive Planning Program
2. Downtown Master Plan
3. Consolidated Plan; Housing
4. Bicycle and Pedestrian Policy Plan
5. STAR Line Master Plan
6. Hickory Kensington Area Plan
7. Thoroughfare and Transportation Policy Plan

Comprehensive Planning Program

The Comprehensive Planning Program was initiated and approved by the Village Board of Trustees on March 4 and April 1, 1991. The program objective is to develop long range plans for specified redevelopment, corridor and annexation areas. These studies will address the future development of vacant and/or underdeveloped land in selected areas throughout the Village in order to ensure proper development within these areas.

Redevelopment studies address issues such as land use, access, consolidation of parcels, proper utilization of land, parking lot interconnects, etc. for specific sites.

Corridor studies address many of the same issues, but with a broader scope than the more site specific redevelopment areas. Characteristics of a commercial corridor include: developed in a linear fashion along major routes; residential areas directly abutting with little or no screening; business developed incrementally with little relationship or connection to each other; and, showing signs of age, deterioration, poor maintenance, vacant buildings, among others.

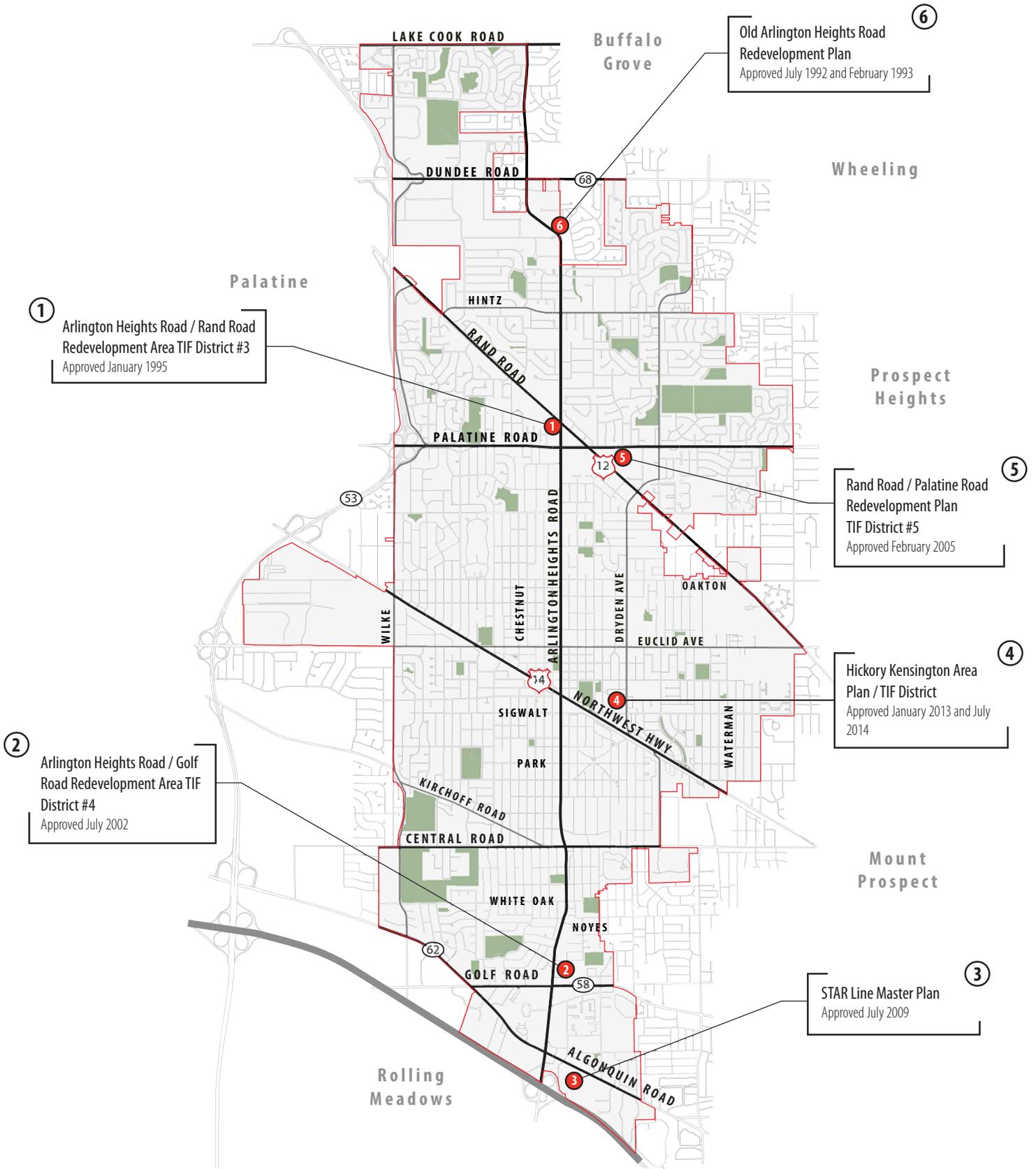
Annexation studies analyze the social and economic issues related to annexing areas designated on the Comprehensive Plan map as potential annexation areas. This version of the Comprehensive Plan includes a new section on Corridors which describe each corridor and past efforts to improve each area.



Illustration from STAR Line Master Plan



Bird's-eye rendering of Hickory Kensington Area Plan



Comprehensive Planning Program Map



Implementation

To be effective the Comprehensive Plan must be utilized. The Plan's purpose is to give guidance and direction in the process of development of the Village. The policies within the Plan should be constantly referred to by citizens and decision makers when weighing the assortment of development issues facing the Village.

The formulation and enforcement of zoning and subdivision regulations and a capital improvement program is the principal means by which the village implements the objectives of the Comprehensive Plan.

Zoning Ordinance

Chapter 28 of the Municipal Code is adopted to promote and protect the health, safety, and general welfare of the people of Arlington Heights by regulating the use of land and buildings in the Village.

Subdivision Control Regulations

Chapter 29 of the Municipal Code governs the design and layout of subdivisions and the requirements for subdivision of land in Arlington Heights. The subdivision regulations are intended to provide for sound comprehensive development of the Village's infrastructure.

Capital Improvement Program

The Capital Improvement Program (CIP) is the financial plan for implementing public improvements such as new fire stations, street improvements and major equipment purchases needed to meet the demands of growth and development in the Village. The CIP schedules capital improvements over a period of time, usually five years, based upon some measure of present and projected need, allowing the Village Board to plan ahead for future expenditures and to set priorities.

Companion documents, including but not limited to redevelopment plans, may from time to time be amended or adopted by the Village Board to reinforce and support the goals and policies of the Comprehensive Plan. The companion documents generally focus on a specific area of concern and devote more resources toward developing detailed recommendations for improvement or development than can be expected from the Comprehensive Plan.

Official Map

The Official Map identifies present and future public facilities and improvements such as parks and schools, fire stations, other municipal uses, thoroughfares and bikeways in the Village. As a planning tool, the Official Map allows the Village to identify areas where future public improvements are needed, thus allowing the Village to budget time and/or money to develop, improve or acquire the resources needed to provide the improvement or facility. The Official Map can be found in the Appendix.

Thoroughfare and Transportation Policy Plan

The Arlington Heights Thoroughfare and Transportation Policy Plan sets forth policies and recommendations addressing all aspects of development and maintenance of the Village thoroughfare network. It provides decision makers with direction and guidance when considering issues affecting the thoroughfare network. The Plan was updated in October, 2012.

Downtown Master Plan

The Downtown Master Plan (originally approved in 1986) is a planning tool setting forth recommendations for improving downtown's public environment and to enhance the downtown's business climate. It is the central feature of a strategy to promote diversity and concentration of uses in the Downtown. In 2006, the Plan was updated to reflect upon accomplishments in redeveloping the Downtown and to evaluate what future improvements are needed over the next 15 years.

Citizen Participation

The Comprehensive Plan and its companion documents are statements of the community's desires and aspirations resulting from public input. Citizen participation is initiated early in the planning process to allow opportunity for suggestions for improvement or change. Public input after the Plan is adopted is equally important because it provides Village officials and staff with the feedback needed to determine whether decisions have been made consistent with the Plan's goals and policies, or whether aspects of the Plan need to be improved or changed to reflect changing community needs and attitudes.

Introduction

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Goals and Policies

Chapter Contents: General Planning, Land Use, Housing and Population, Economic Development, Recreation and Open Space, Municipal Services, Energy Efficiency and Conservation, Thoroughfare and Transportation, Downtown Master Plan

Goal Setting

The planning process is a series of steps which include goal setting, data collection, analysis of problems and opportunities, plan formulation, implementation and evaluation. Of these steps, goal setting is certainly one of the most basic and important steps. It is in this stage that citizens, local officials, and planners try to provide answers to the most fundamental questions. What vision do we hold for the future quality of life in the Village? What decisions shall we make to help meet the challenges of the present and of the future?

The Comprehensive Plan can be an effective instrument to guide the future only if it is based upon carefully formulated goals and policies. Goals represent the general aim and direction of the Plan. Policies are courses or methods of action selected, in the light of existing trends and future needs, to guide future decisions in pursuit of goals.

Goals and Policies

The goals and policies that follow establish the basis for continuity of the decision making process. They become the basis for the direction of all other plans and documents relating to the Comprehensive Plan. Together the goals and policies and the Comprehensive Plan Map comprise the Arlington Heights Comprehensive Plan.

Chapter Contents:

	General Planning		Municipal Services
	Land Use		Energy Efficiency and Conservation
	Housing and Population		Thoroughfare and Transportation
	Economic Development		Downtown Master Plan
	Recreation and Open Space		

Goals and Policies



General Planning Goals

1. To maintain a self-sustaining community where people may reside, pursue education, earn a living, shop, and enjoy their leisure time.
2. To preserve and enhance nature and the existing environment.
3. To permit the utilization of the full potential, talents, capabilities, and productivity of all residents, regardless of race, origin, color, religion, income, sex, age, or education.
4. To create a flexible plan which will reflect changing conditions.
5. To preserve physical resources of historic value which exemplify the heritage of Arlington Heights.
6. To exercise due regard for the goals of neighboring communities and other governmental units in planning activities.
7. To focus on Village wide business development.
8. To develop effective transportation planning.
9. To promote affordable housing for various income levels and housing types.
10. To maintain and improve Village infrastructure.
11. To promote and encourage sustainable based policies and services.
12. To improve the overall quality of life.



General Planning Policies

1. To provide adequate facilities, improvements, and institutions to adequately support all basic activities of present and future residents. Foster economic growth through necessary governmental actions. Initiate Village and private business partnerships to create new developments.
2. All developments should respect and take advantage of land and natural features.
3. The Planning and Economic Development Programs should stimulate citizen and business interest and participation in community planning and development processes.
4. To review and periodically update the entire Comprehensive Plan.
5. 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 techniques which contribute to the architectural interest of its environs either as an accent or a counter point.
 - 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.
6. To analyze existing boundary agreements and communicate with adjoining communities when considering projects that could affect these communities.
7. To provide a broad spectrum of recreational, educational, social, cultural, and entertainment opportunities to improve the quality of life.



Land Use Goals

- 1 To ensure that the general land use pattern and relationships of all land uses remain or become acceptable to the present and future community.
- 2 The remaining limited amount of undeveloped land shall be utilized in a manner which benefits the community.
- 3 The intensity of development should be related to the location and availability of transportation facilities.
- 4 Incompatible zoning should be avoided.
- 5 Only well planned commercial and industrial developments should be built.
- 6 Remaining unincorporated land, adjoining or within the Village, should be annexed only if beneficial to the Village as a whole.
- 7 Future growth should be accommodated and encouraged through a redevelopment program in selected priority areas as defined in the Comprehensive Planning Program.



Land Use Policies

- 1 To require quality planning in new developments utilizing advanced land planning and development concepts. Encourage mixed land use concepts in proper locations consistent with the Village's Land Use Map.
- 2 Intensive developments should be limited to the downtown area, in areas where there is adequate access to public transportation and those areas which are adjacent to controlled access intersections and/or major intersections, or in conjunction with an approved redevelopment plan.
- 3 The rezoning of land should be considered only where such rezoning is supported by detailed studies.
- 4 Encouragement should be given to commercial and industrial developments which have safe access, respect nearby land uses, do not landlock nearby land parcels, and which can provide adequate screening and landscaping.
- 5 Determination of redevelopment sites should be based upon the Village Comprehensive Planning Program.
- 6 Protect distinct functional areas from intrusion and encroachment of incompatible uses.
- 7 Revitalize declining areas through rehabilitation, redevelopment, and In-fill strategies as appropriate.

Goals and Policies

Population and Housing Goals

- 1 To preserve the basic single-family character of the Village.
- 2 To preserve and protect existing and future residential neighborhoods in the Village.
- 3 To encourage construction of necessary housing to meet present and future residential needs consistent with Population & Housing Goals #1 and #2.
- 4 To encourage a wide variety of housing alternatives by type, size, and price range.
- 5 To maintain and improve property values.
- 6 To maintain the social and economic viability of neighborhoods.
- 7 To utilize good housing redevelopment concepts in areas where rehabilitation of existing housing is not practical.
- 8 To encourage the development of an adequate residential population base in and around the Downtown to improve its economic viability.

Population and Housing Policies

- | | |
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| <ol style="list-style-type: none"> 1 To construct a necessary amount of single-family detached and attached single-family houses, and multi-family housing to meet market demands while maintaining a proper housing balance. 2 To protect present and future residential areas from encroachment by other less desirable land uses or improvements that could diminish quality of life or property values. 3 To prepare and maintain results of demographic and housing studies to assist in planning future developments. 4 To utilize Federal, State, and local programs to assist in the development of affordable housing while retaining Village controls pursuant to the Village's affordable housing tool kit for homeownership and rental units. 5 To construct smaller housing units necessary to maintain smaller households in the community. 6 To provide a wide variety of housing for young, elderly, disabled and single households, including rental housing. | <ol style="list-style-type: none"> 7 To enforce Village codes and regulations in order to prevent housing deterioration and, when appropriate, to utilize State, Federal, or local assistance programs. 8 To preserve and renovate housing of historic or aesthetic value and upgrade and renovate public improvements and facilities in Village neighborhoods. 9 To designate future redevelopment sites and proceed with necessary steps leading to redevelopment of selected sites pursuant to the Comprehensive Planning Program. 10 To prepare realistic plans for the areas in and around downtown with all necessary safeguards for fine residential and historical properties. |
|--|--|



Economic Development Goals

- 1 To promote balanced economic growth through imaginative planning leading to a strong, vital local economy.
- 2 To work closely with local businesses to promote their growth and expansion and prevent the loss of existing establishments.
- 3 To facilitate redevelopment and modernization of mature business and industrial areas of the Village.
- 4 To attract new business enterprises by taking full advantage of Arlington Heights' location in the transportation "hub" of the Midwest, as well as its labor market, business climate, educational facilities and governmental resources.
- 5 To improve the downtown through rehabilitation and redevelopment of targeted properties pursuant to the Downtown Master Plan and provide assistance to parties interested in the rehabilitation and redevelopment of the Downtown.
- 6 To realize the full development potential of Arlington International Race Course.
- 7 To attract educational facilities and promote development of educational programs to maintain the well trained labor market of Arlington Heights and meet the training and retraining needs of tomorrow's technology driven firms.
- 8 To effectively balance population, housing and economic growth with reasonable and effective environmental safeguards to enhance the established quality of life in the village.



Arlington Racecourse

Goals and Policies



Economic Development Policies

- 1 To undertake necessary research and planning to create information systems and implement programs which promote balanced economic growth.
- 2 To assist businesses in transition by maintaining access to resources and available space to facilitate relocations and expansions.
- 3 To assist owners of outdated or deteriorated business facilities with facility renovation and modernization.
- 4 To continue to enhance and maintain the Village web site which highlights Arlington Heights' unique advantages for business to attract investors, developers and business owners.
- 5 To encourage rehabilitation and redevelopment of the Downtown through improved public facilities and additional financial assistance when appropriate.
- 6 In cooperation with ownership at the Arlington International Race Course, prepare bold plans and promote practical development of corporate office structures, retail, hotel, convention, exhibition, entertainment, sports and high density living in the race course area.
- 7 To assist local educational institutions and work force training organizations and access industrial training programs to provide vital advanced technology training.
- 8 To monitor existing business and industrial establishments and comprehensively screen all new development to mitigate any potential detrimental effects on the community.



Recreation and Open Space Goals

- 1 To protect the environment and provide adequate resources for active and passive recreation.
- 2 To explore new concepts in recreational facilities.
- 3 To fully implement water detention and recreational facilities.
- 4 To make provisions to acquire future recreational land.
- 5 To encourage additional new types of parks and recreational facilities such as linear parks, vest-pocket playgrounds, neighborhood squares, pedestrian and bicycle paths.
- 6 To fully develop present undeveloped park land according to potential needs of residents while utilizing existing facilities by means of expanding recreational, educational, vocational, and cultural programs.



Downtown Arts Fair

Municipal Services Goals

- 1 To provide adequate municipal services and facilities in developing areas and improve them where necessary in the existing Village area.
- 2 To improve the economy and efficiency of municipal services and facilities.
- 3 To promote the cooperation of all concerned governmental agencies in planning, development, and operation of services and facilities.



Village of Arlington Heights Public Works

Municipal Services Policies

- 1 To plan, in advance, for land acquisition for municipal services and facilities for future development areas.
- 2 To establish priority systems, corresponding to budgetary resources utilizing new technology to improve municipal services and facilities.
- 3 To economize expenditures, streamline the operation through joint operations. Merge Village operations with other units of government if such action will bring improvements and savings.



Arlington Heights Fire Station No. 1

Goals and Policies



Energy Efficiency and Conservation Goals

1. To link transportation and land use in order to enhance transit options for residents and the labor force.
2. To promote and encourage energy efficiency for residential and commercial buildings.
3. Encourage the use of renewable energy and resources such as solar, wind, geothermal, and bio fuels.
4. Continue to promote and encourage both residents and businesses to reduce waste and increase recycling.
5. To optimize tree planting and protection of existing trees for maximum carbon reduction and to increase water conservation measures.
6. Keep abreast of new policies and research regarding energy efficiency and provide support for local, state, and Federal efforts to promote energy conservation measures.
7. Educate and Promote using Public Relations to encourage energy conservation and support for the Village Energy Efficiency Conservation Strategy.



Thoroughfare and Transportation Goals

- 1 To promote the adequacy, efficiency, convenience, aesthetics and safety of traffic and transportation.
- 2 To promote and coordinate transportation systems, including public transportation, through co operation with other involved agencies and other communities, when such improvements benefit the Village.
- 3 To minimize conflict between vehicular and pedestrian traffic.
- 4 To provide for bicycle traffic, preferably separated from vehicular traffic.
- 5 To improve the aesthetics of existing traffic facilities.
- 6 To minimize the need for the operation of individual vehicles within the Village.
- 7 To ensure that the character of and quality of life in the Village is not adversely affected by future traffic and transportation improvements.
- 8 Encourage public participation in planning thoroughfare network improvements.
- 9 Review traffic calming measures in residential areas.

Thoroughfare and Transportation Policies

- 1 To schedule, plan, and construct necessary physical improvements including widening, turning lanes, and bays and other appropriate improvements if appropriate before serious problems develop.
- 2 To establish close cooperation with adjoining communities and other agencies for traffic and transportation planning and implementation.
- 3 To construct safe pedestrian walkways separate from automotive traffic.
- 4 To establish safe bicycle path systems away from motorized traffic where the volume of bicycle traffic through cooperation with other agencies (i.e., Park District, Commonwealth Edison, and bicycle clubs) will justify such investments.
- 5 To landscape, where possible, arterial roadways; screen parking areas; improve street graphics; and improve the appearance of signalization and other elements related to traffic and transportation.
- 6 To explore and implement alternate modes of local transportation such as minibuses, tramway, monorail, van and carpooling, and establish locations for parking facilities.
- 7 To examine all proposed traffic and transportation improvement projects from the aspect of impact on local housing, neighborhoods, business and industry.



Village of Arlington Heights Train Station

Goals and Policies

Downtown Master Plan

“

Vision:

A Downtown that is recognized as the business, cultural and entertainment heart of Arlington Heights – offering a thriving business climate, a sense of community and residential pride and is viewed as a desired destination for all residents of the Northwest suburbs.

”

Downtown Master Plan Objectives

1. Promote diversity and concentration of use in the downtown core.
2. Create a quality pedestrian environment.
3. Strengthen downtown’s residential base by encouraging additional residential development.
4. Create a unique identity and positive image.
5. Promote quality development through design review.
6. Emphasize public / private partnerships in implementation.
7. Emphasize early action and tangible results.
8. Facilitate growth and development of selected areas including guidelines for redevelopment.
9. Develop retail strategy to attract and retain quality commercial businesses.
10. Evaluate and recommend funding options for long term infrastructure needs, redevelopment, special events and marketing.
11. Develop a marketing plan and strategy, including a communication plan, for downtown.



Bird's-eye view of Downtown Arlington Heights

Comprehensive Planning Program Goals and Objectives

Annexation Studies Goal: To determine the viability of annexing remaining unincorporated areas adjacent to the Village as designated on the Comprehensive Plan.

Objective 1: Analyze and assess the fiscal impacts of annexation for both the village and affected property owners.

Objective 2: Identify all issues, fiscal, social and otherwise, that pertain to the particular area being studied.

Corridor Plans Goal: To improve upon existing conditions which detract from the overall functioning of the corridor.

Objective 1: Develop a strong and positive image and appearance which establishes a unified image and sense of place which reinforces and supports commercial and economic activities along the corridor.

Objective 2: Create a system of on- and off-street parking facilities which adequately serve the needs of commercial uses within the corridor in a safe and functional manner.

Objective 3: Promote a safe and effective traffic circulation system which adequately accommodates the varied types of traffic movement utilizing the corridor.

Objective 4: That development activities within the corridor be compatible with adjacent non-residential and residential uses.

Redevelopment Plans Goal: To assure that the future development of blighted, vacant and/or underdeveloped land in selected areas throughout the Village is properly developed.

Objective 1: To limit the effects of piecemeal development by encouraging unified, cohesive development.

Objective 2: To limit the impacts of non-residential uses on adjacent residential uses by providing adequate buffering and screening.

Objective 3: To promote and enhance the economic vitality of each redevelopment area.

Goals and Policies

Comprehensive Plan Map

The use of land greatly affects the quality of life in Arlington Heights. The Comprehensive Plan Map illustrates desired land uses and their location throughout the Village. Also, the map identifies existing and future thoroughfares in Arlington Heights illustrating their relationship to the use of land across the Village. The map is updated annually and included as an insert as part of this document.

Housing and Population

Chapter Contents: Purpose, Population Characteristics, Household Characteristics, Housing Characteristics, Summary, Growth of Municipal Limits

Over the past 25 years, the Village's population has undergone several changes. The population has grown older, household size has declined, and more non-traditional households are being formed. All these changes have had an impact on the housing demand in the Village, such as the demand for multi-family and senior housing. Many "empty nesters" are looking to downsize their housing needs by selling their homes and purchasing smaller and easier to maintain condominiums or renting. Many wish to remain in the Village, therefore creating the high demand for multi-family housing. At the same time, new families are moving into the homes sold by the older population, thus creating an increase in elementary school enrollments. Although the 'Great Recession' from 2007 to 2012 negatively impacted housing values, the Village has seen a recent increase in values with the economic recovery. Housing ownership nationally has declined as more persons rent apartments, which has increased demand for rental apartments in the country and Village as well.

As the Village continues to mature, maintenance of the existing housing stock will be one of the primary concerns. Encouraging preservation and renovation of existing housing and enforcement of property maintenance codes are the primary ways to preserve neighborhood character and property values. Housing programs for low and moderate income persons to facilitate home improvements will also contribute to maintenance of the housing stock. The Village has also begun to see the replacement of older homes with new, larger homes as available land for new homes decreases.

The affordability of housing in the Village is another concern as the value of homes continues to increase as well as average rents in the Village. Programs such as the Single Family Rehabilitation Program and the Affordable Housing Trust Fund will help low and moderate income persons live and maintain their homes in Arlington Heights. More detail on the Village's housing policy and affordable housing can be referenced in the Consolidated Plan.

The quality of life in Arlington Heights is the community's greatest asset and it is reinforced by the quality of housing and the character of the Village's neighborhoods. Preserving the character of the Village, maintaining and improving neighborhood property values, and providing a wide variety of housing opportunities in the community the primary issues facing the Village.

Chapter Contents:



Population Characteristics



Household Characteristics



Housing Characteristics



Growth of Village Municipal Limits

Housing and Population

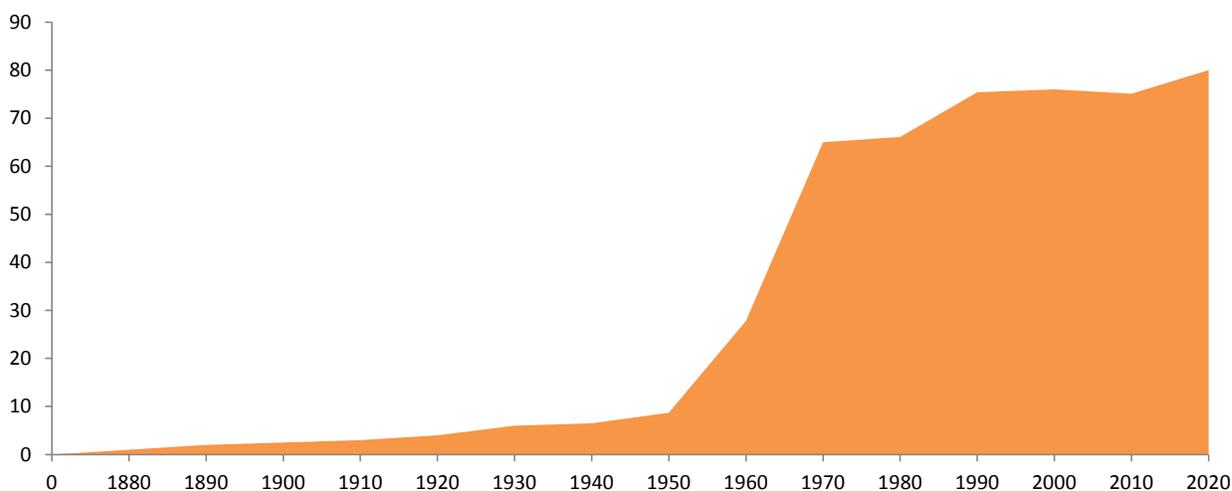
Purpose

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 population and housing characteristics of the Village. Also, needs or areas of concern are identified which may require the Village's attention or intervention in order to maintain and improve the housing inventory and opportunities for housing in the Village. The goals and policies of the Comprehensive Plan directly result from the data included in this section.

Population Characteristics

The Village experienced tremendous growth in the 1950's and 1960's when the population grew from 8,727 in 1950 to 64,884 in 1970. Growth slowed in the 1970's, increasing to 66,116 in 1980, however the Village experienced another growth spurt in the 1980's as the population reached 75,460 in 1990. The population peaked in 2000 at 76,031 as it slightly declined in 2010 to 75,101. This decrease was mostly attributable to an increase in vacancies due to foreclosures from the 'great recession' which began in 2007. As vacancies decline and new housing is built, the population of Arlington Heights is estimated to reach 86,059 persons by 2040 (source: Chicago Metropolitan Agency for Planning 'GO TO 2040' Regional Plan). This increase in population, if realized, would likely be the result of more dense housing in designated redevelopment areas. In addition annexation of unincorporated residential areas would add to the population. The median age of the Village population has continued to increase from 36.7 in 1990 to 42.7 in 2010, which reflects a regional and national trend.

Figure 1. Population Growth from 1880 to 2020



Housing and Population

Age of Population

In addition to the growth of the population, the median age in the Village has increased from 25.8 in 1970 to 32.2 in 1980, 36.7 in 1990 and 42.7 in 2010. This trend reflects the nation as a whole and is expected to continue. Figure 2 below delineates the Village population by age group for 1990, 2000 and 2010. The increase in the median age of the population can be attributed to the large number of “baby-boomers”. In addition, people are living longer, therefore the 65+ age group has continued to increase from 4% of the total population in 1970 to 8% in 1980, 12% in 1990, 16% in 2000 and 17% in 2010.

Another factor contributing to the number of 65+ persons was the development of two large senior housing complexes - Luther Village and the Moorings, during the 1980’s and 90’s. Although the population is aging, the Village has still experienced waves of new families with children, therefore creating recent increases in elementary school aged children.

Racial Composition

Minority population has continued to increase in the Village to 12% in 2010, up from 3% in 1980 and 7% in 1990.

Figure 3. Village Population by Race - 2014

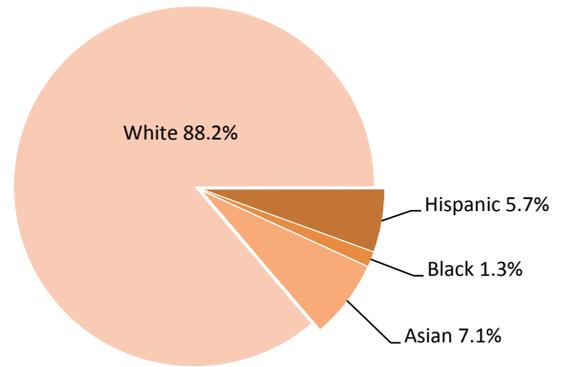
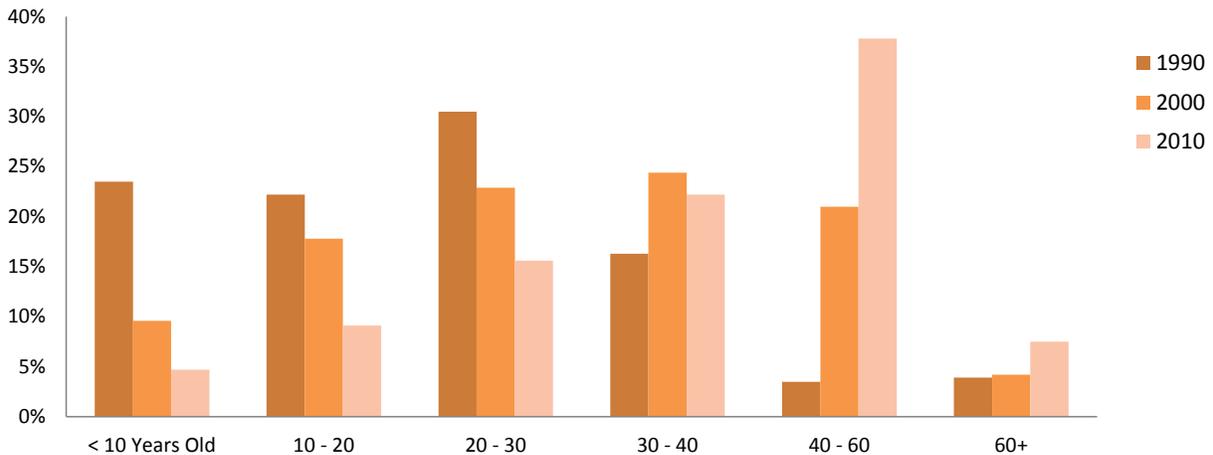


Figure 2. Age Distribution of Village Population - 1990, 2000, 2010



Housing and Population



Household Characteristics

The number of households in the Village of Arlington Heights increased dramatically since 1980. In 1980, there were 22,218 households. By 1990, the number increased by 29% to 28,810. In 2010 the number of households was 30,919. Households are occupied housing units, therefore these numbers differ from the total number of housing units. Figure 4 below compares housing growth in Arlington Heights to Cook County

Figure 4. Household Characteristics - Village of Arlington Heights and Cook County

Number of Households

YEAR	1990	2000	2010	Percent Change 1990-2010
Village of Arlington Heights	28,810	30,763	30,919	7.3%
Cook County	1,879,488	1,974,181	1,966,356	4.6%

The number of households has been increasing nationally as a result of a variety of factors including the increasing number of one person households, more working women, increased divorce rates, lower marriage rates, decreased birth rates, and a growing number of elderly persons. Although the number of households has been increasing, the average size of households has continued to decrease due to the factors listed above. This trend is expected to continue. Average household size is depicted in Figure 5 below.

Figure 5. Average Household Size - 1990, 2000, 2010

YEAR	1990	2000	2010
Persons per Household	2.61	2.60	2.55

As mentioned above, various factors have led to the decline in household size. In 1970, single person households comprised 9% of all households, compared to 18% in 1980, 24% in 1990, and 30% in 2010.

Housing Characteristics

The total number of housing units in the Village increased significantly from 1980 to 1990 as 7,239 units were constructed, an increase of 32%. Since 1990, an additional 2,367 units have been built. Most of the additional housing stock since 1980 has resulted from town house, condominium, apartment, and senior housing developments. Since 1990 most of the new development has been in the downtown. Figure 6 below indicates the number of housing units in the Village since 1950. Housing units are projected to reach 34,102 by 2040.

Figure 6. Total Housing Units Since 1950

Year	Total Number of Housing Units
1950	2,255
1960	7,223
1970	16,511
1980	23,189
1990	30,428
2000	31,725
2010	32,795

Housing Characteristics

Almost 51% of the housing in Arlington Heights was constructed prior to 1970, therefore 49% of the housing stock is less than 45 years old. Only 22% of the housing stock was constructed prior to 1960. Figure 7 below depicts the age of housing in the Village.

Figure 7. Age of Housing Stock - 2010

Age	Number	Percentage
0 - 10	1,529	4.7%
10 - 20	2,979	9.1%
20 - 30	5,104	15.6%
30 - 40	7,288	22.2%
40 - 60	12,387	37.8%
60+	2,450	7.5%

Housing and Population

Type of Housing

There is a variety of housing types in the Village, which has grown even more varied since 1985 with downtown development. Single family homes consisted of 65% of the housing types in 1985 decreasing to 59% in 1990. Currently in 2015, single family homes consist of approximately 57% of the housing types. This figure is expected to slightly decrease if more multi-family residential is constructed. Rental units comprised 24% of the total units in 2010, compared to 26% in 1980.

Value of Housing

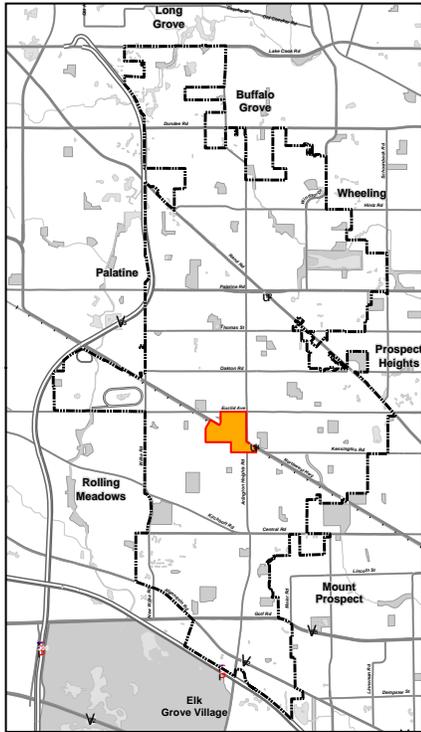
The median home value in 1990 was \$171,798, rising to \$222,900 in 2000. This includes single family homes, duplexes, town homes and condominiums. In 2012 the median value was \$286,100. Median rents have risen from \$692 in 1990 to \$1,103 in 2012. Median rents are expected to continue to increase as higher end rental developments are constructed. The Village's affordable housing policy includes the provision of affordable units based on a percentage of total units being proposed.



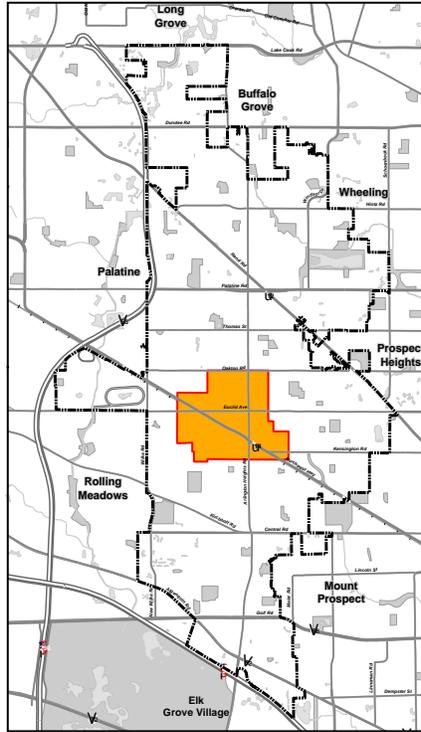
Summary

Housing affordability, maintenance of the housing stock, and meeting the demand for differing housing types in the future pose the greatest challenges to the Village. Detailed information on the Village's policy towards housing related issues is provided in the Consolidated Plan, a five year plan which outlines the housing needs and priorities of the Village. In addition, the Village in 2013 collaborated with neighboring municipalities on a housing study for the sub-region. This study "Homes for a Changing Region" provides insight into the Village's current and future housing needs and affordability.

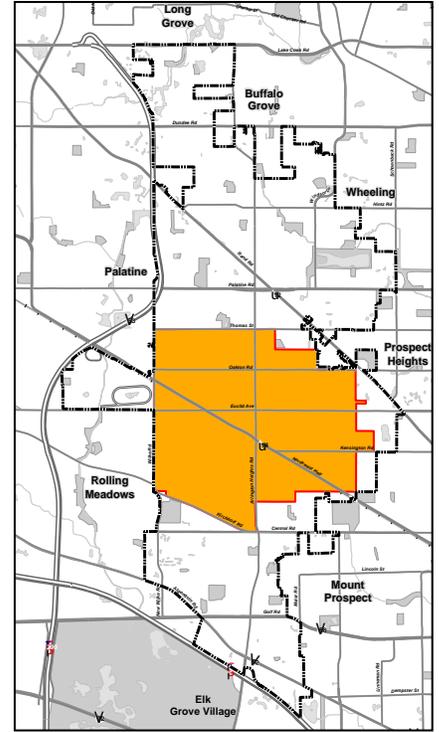
Growth of Village Municipal Limits - 1920 to Present



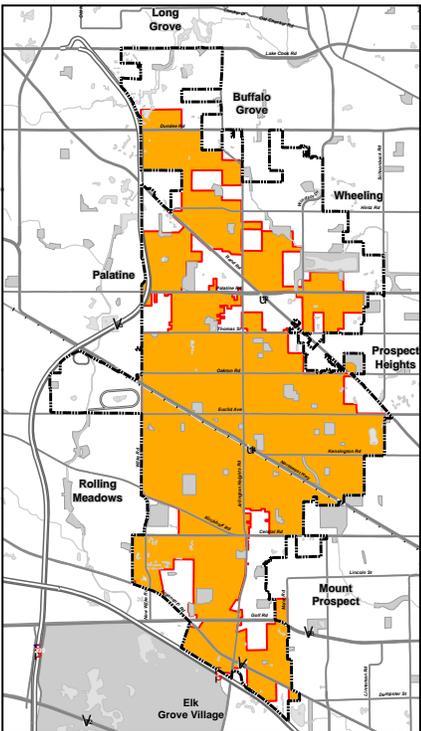
1850



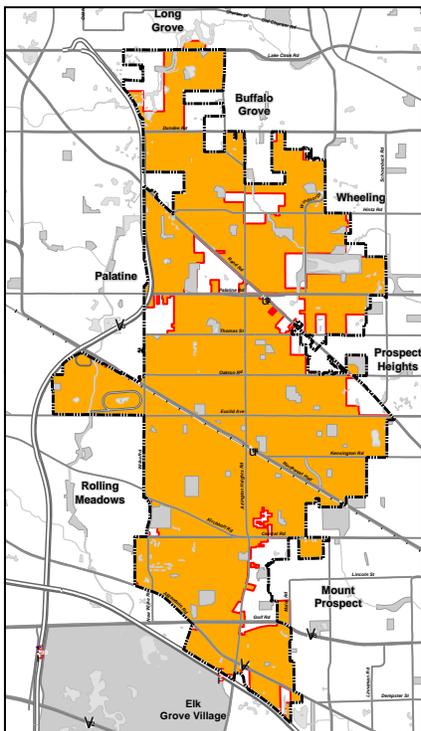
1910



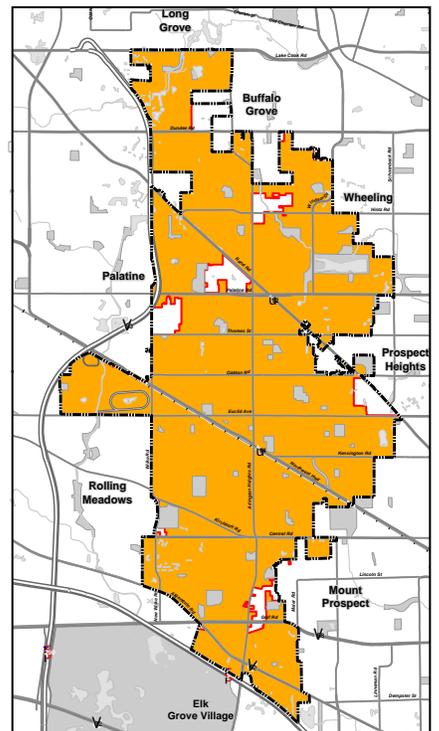
1920



1960

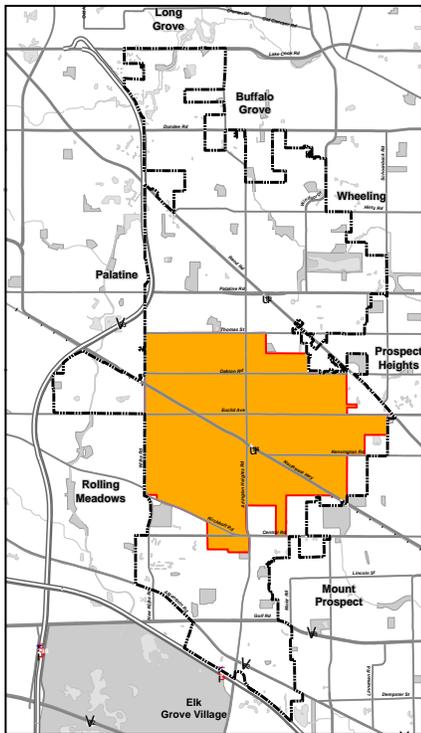


1970

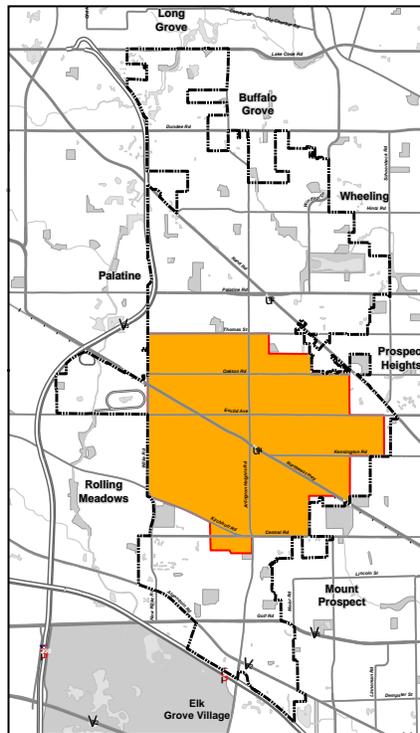


1980

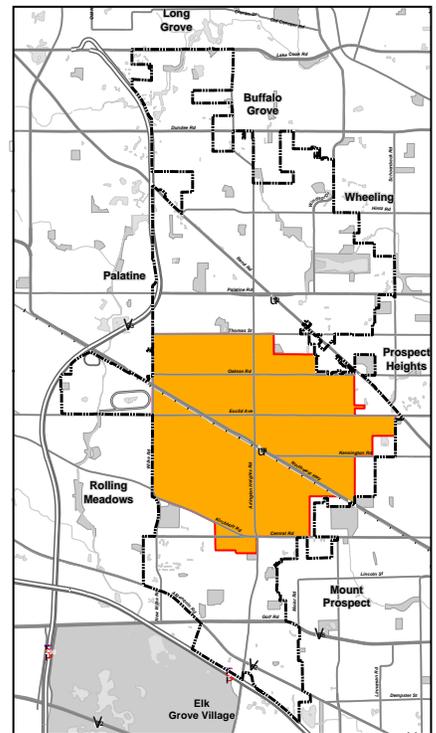
Housing and Population



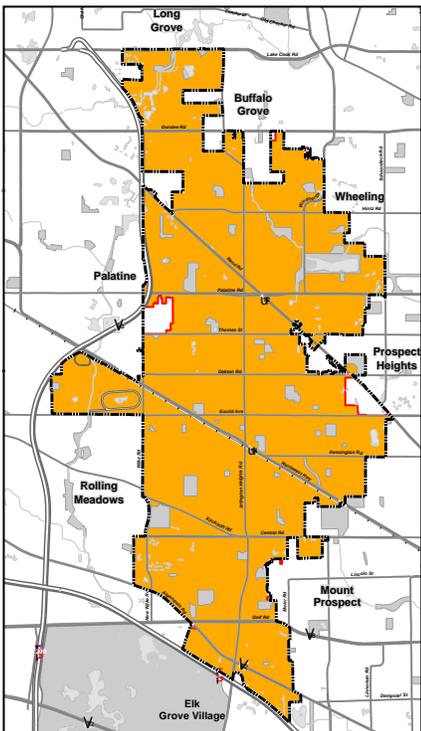
1930



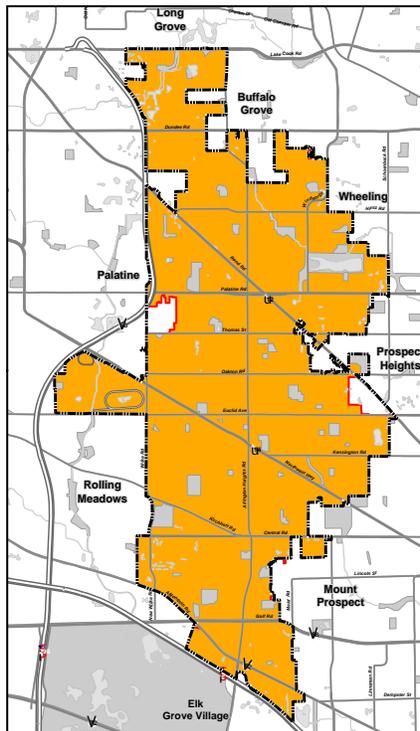
1940



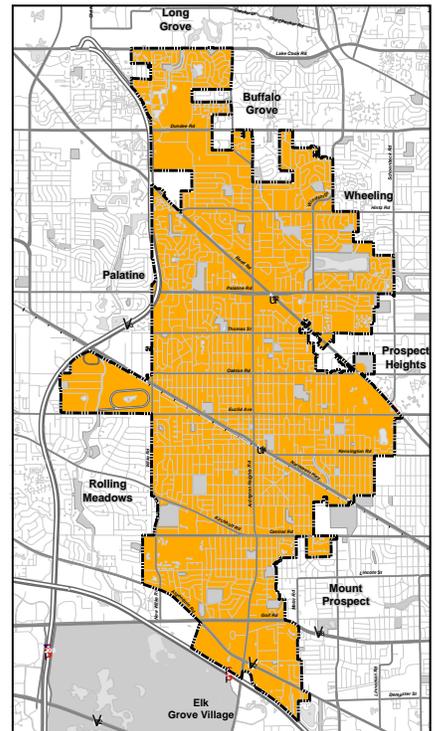
1950



1990



1995



2015