

Corridors

Chapter Contents: Corridor Plans, Corridor Priorities, Characteristics and Key Issues, Design Guidelines

Corridors are areas along arterial streets that were developed incrementally over time with various land uses. A corridor includes the street itself and the abutting properties. There are five corridors in the Village that are recommended for further study to determine what type of improvements should be incorporated in order to improve the aesthetics of the corridor, and to evaluate abutting land uses for possible changes.

The five corridors designated for further study are:

- **Corridor A:** Arlington Heights Road: Sigwalt to Park
 - **Corridor B:** Arlington Heights Road: Central to White Oak
 - **Corridor C:** Arlington Heights Road: I 90 to Noyes
 - **Corridor D:** Rand Road: Hintz to Oakton
 - **Corridor E:** Northwest Highway: Arlington Heights Road to Waterman and Chestnut to Wilke
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Chapter Contents:



Corridor Plans



Corridor Priorities, Characteristics and Key Issues



Design Guidelines

Corridors



Corridor Plans: Goals and Objectives

The Comprehensive Planning Program includes a Corridor Plans Goal with four Objectives as follows:

Corridor Plan Goal:

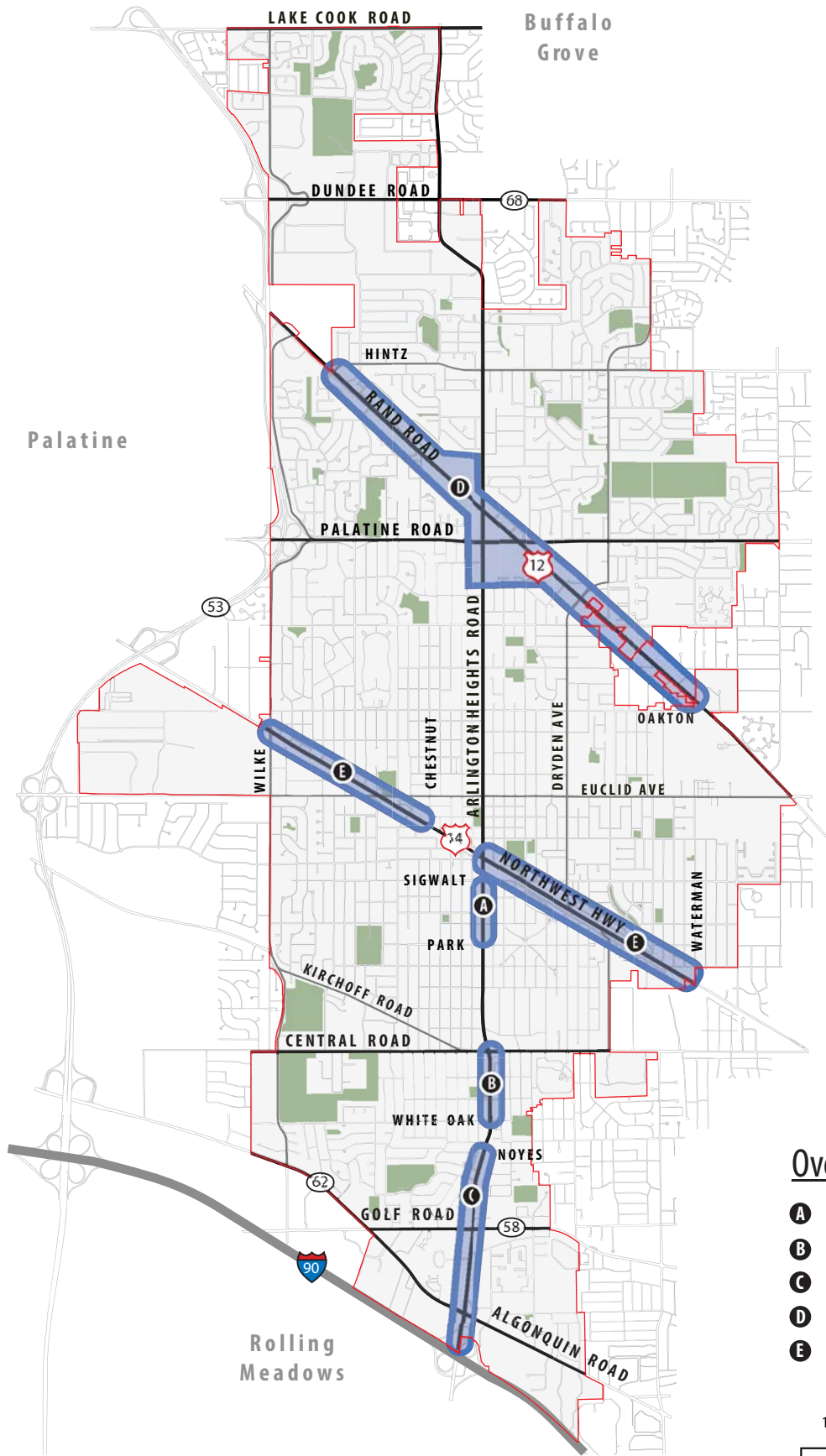
To improve upon existing conditions which detract from the overall functioning of the corridor.

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.

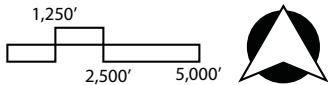
Objective 3: Promote a safe and effective traffic circulation system which adequately accommodates the varied types of traffic movement utilizing the corridor.

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



Overall Corridor Map

- A** Arlington Hts. Rd: Sigwalt to Park
- B** Arlington Hts. Rd: Central to White Oak
- C** Arlington Hts. Rd: 190 to Noyes
- D** Rand Road: Hintz to Oakton
- E** Northwest Hwy: Arlington Hts. Rd to Waterman, Chestnut to Wilke



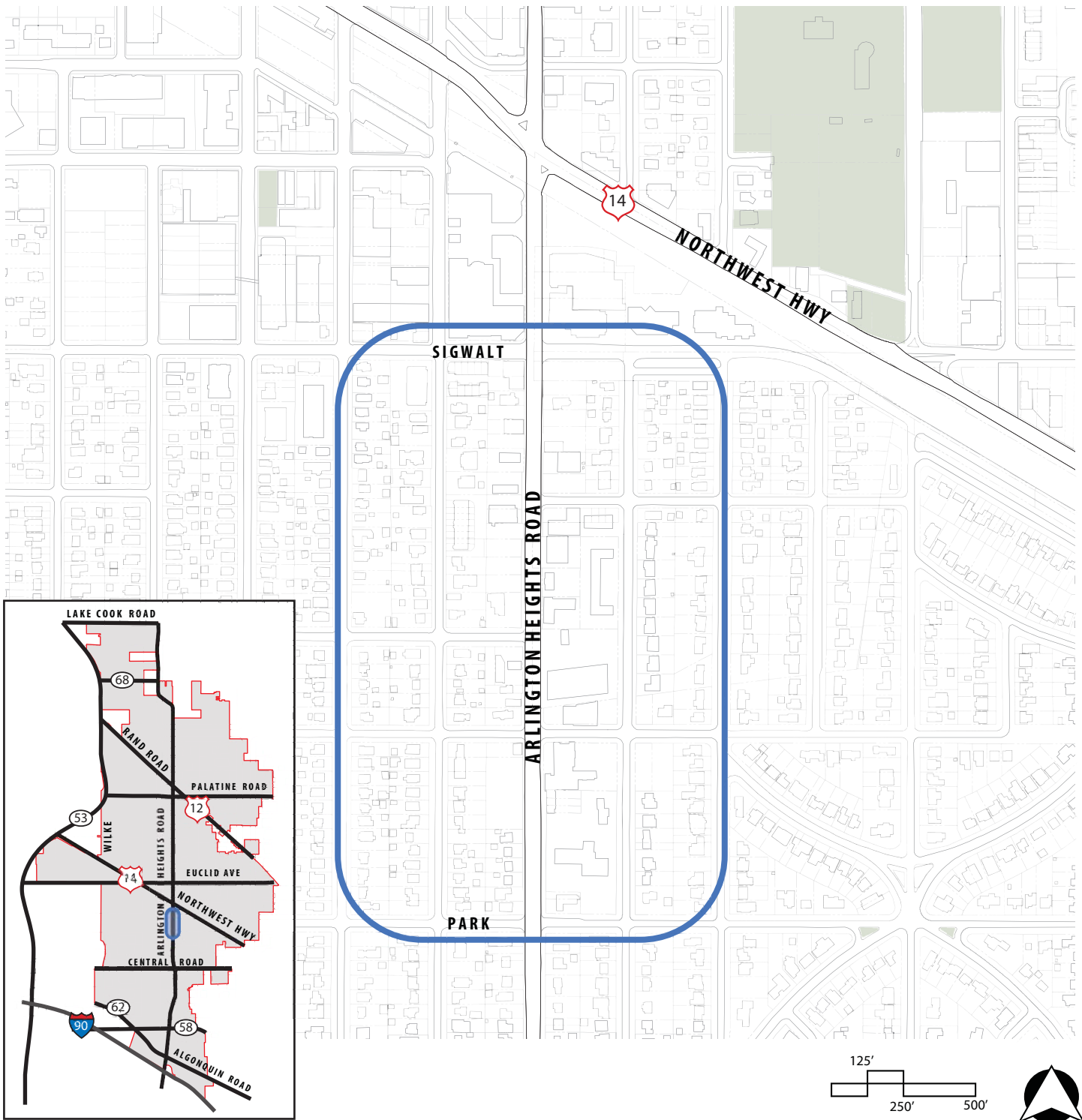
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Corridor Priorities, Characteristics and Key Issues

The five corridors have been assigned a priority level of either 1, 2 or 3 based on a review of existing conditions for each corridor. The chart below provides an overview of each corridor and the recommended priority level for each. The following pages provide a more detailed map for each corridor as well as images and key issues. Detailed studies for each corridor should be developed according to the priority level assigned.

Corridor	Priority Level	Characteristics	Zoning	Comp Plan
A.				
Arlington Heights Road: Sigwalt to Park	1	<ul style="list-style-type: none"> 4 lanes with center turn lane; Buildings close to street, 1 to 2 floors height; narrow sidewalks; West side lot depth small. 	B-2	Commercial High Density MF Single Family
B.				
Arlington Heights Road: Central to White Oak	2	<ul style="list-style-type: none"> lack of landscaping older commercial; minimal depth for landscaping; multiple sign poles; multiple traffic lanes; Mostly 1 floor buildings. 	B-1; B-2; OT	Commercial; Offices Only
C.				
Arlington Heights Road: I-90 to Noyes	3	<ul style="list-style-type: none"> Large roadway pavement 6-9 lanes; Overhead utilities; Lack of identity; Buildings various setbacks, 1 to 5 floors height. 	B-2; B-3; OT	Commercial; Offices Only STAR Line Plan
D.				
Rand Road: Hintz to Oakton	3	<ul style="list-style-type: none"> Vast right of way Rand Road: subject to current corridor study; Mostly Commercial, but Multi Family to west; Multiple driveways; Haphazard border to east with Prospect Heights. 	B-1, B-2, B-3 R-6; OT	Commercial Moderate Density MF Offices Only Teska Study
E-1.				
Northwest Highway East: Arlington Heights Road to Waterman	1	<ul style="list-style-type: none"> 4 lanes' with turn lanes at certain cross streets; mix of old and new; older building close to street; lack of landscaping. mostly 1 floor, 2 to 3 floors for MF 	B-2; B-3; R-6	Hickory Kensington Plan Rec Park Expansion Plan Commercial; Offices Only Parks Moderate Density MF
E-2.				
Northwest Highway West: Chestnut to Wilke	1	<ul style="list-style-type: none"> Newer development well landscaped; older auto repair sites lack of landscaping; UP railroad ROW storage area east of Euclid poor visually. Commercial 1 floor, auto repair; MF 2 floors 	B-2; B-3 R-3; R-6	Commercial Moderate Density MF Single Family



Corridor A
Arlington Heights Road : Sigwalt to Park

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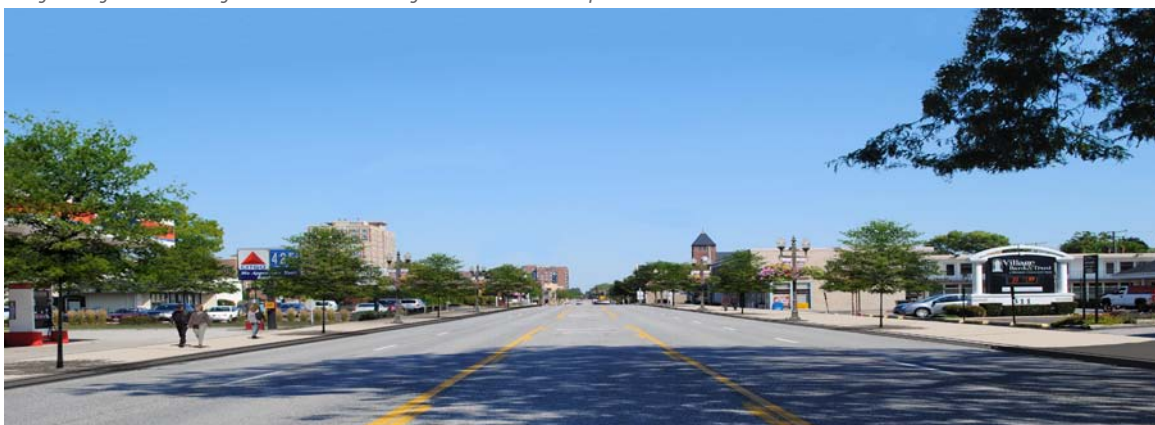
Corridor A: Arlington Heights Road: Sigwalt to Park

Key Issues:

- Gateway into Downtown
- Lack of depth of certain lots limits redevelopment opportunities.
- Improve landscape screening of parking areas/poor condition of some parking areas.
- Sidewalk location adjacent to roadway not pedestrian friendly.



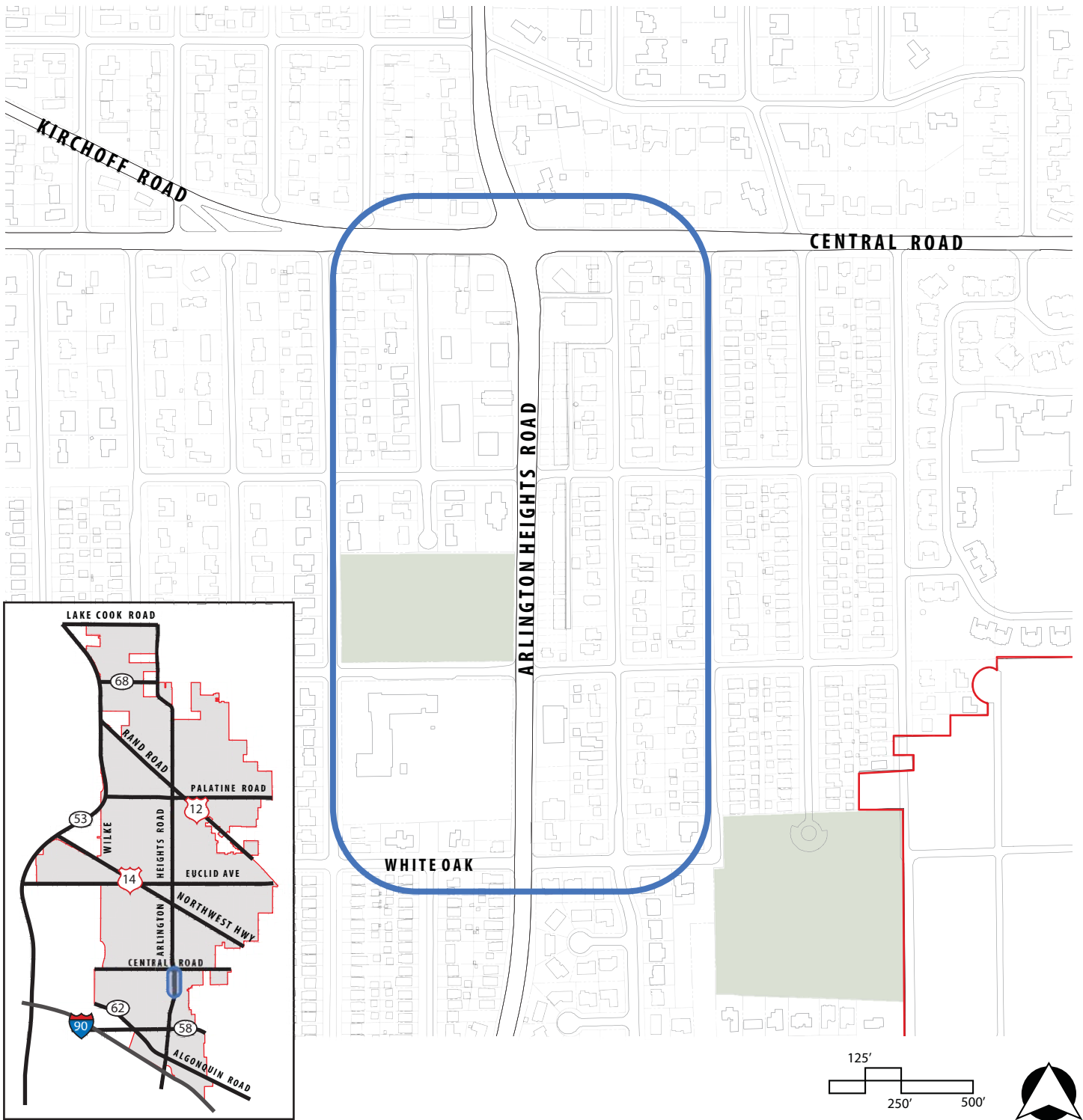
Arlington Heights Road and Sigwalt Corridor - Credit: Fregonese Associates-Conceptual Enhancements



Arlington Heights Road and Sigwalt Corridor - Credit: Fregonese Associates-Conceptual Enhancements



Arlington Heights Road and Sigwalt Corridor - Credit: Fregonese Associates-Conceptual Enhancements



Corridor B
Arlington Heights Road: Hintz to Oakton

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Corridor B: Arlington Heights Road: Central to White Oak

Key Issues:

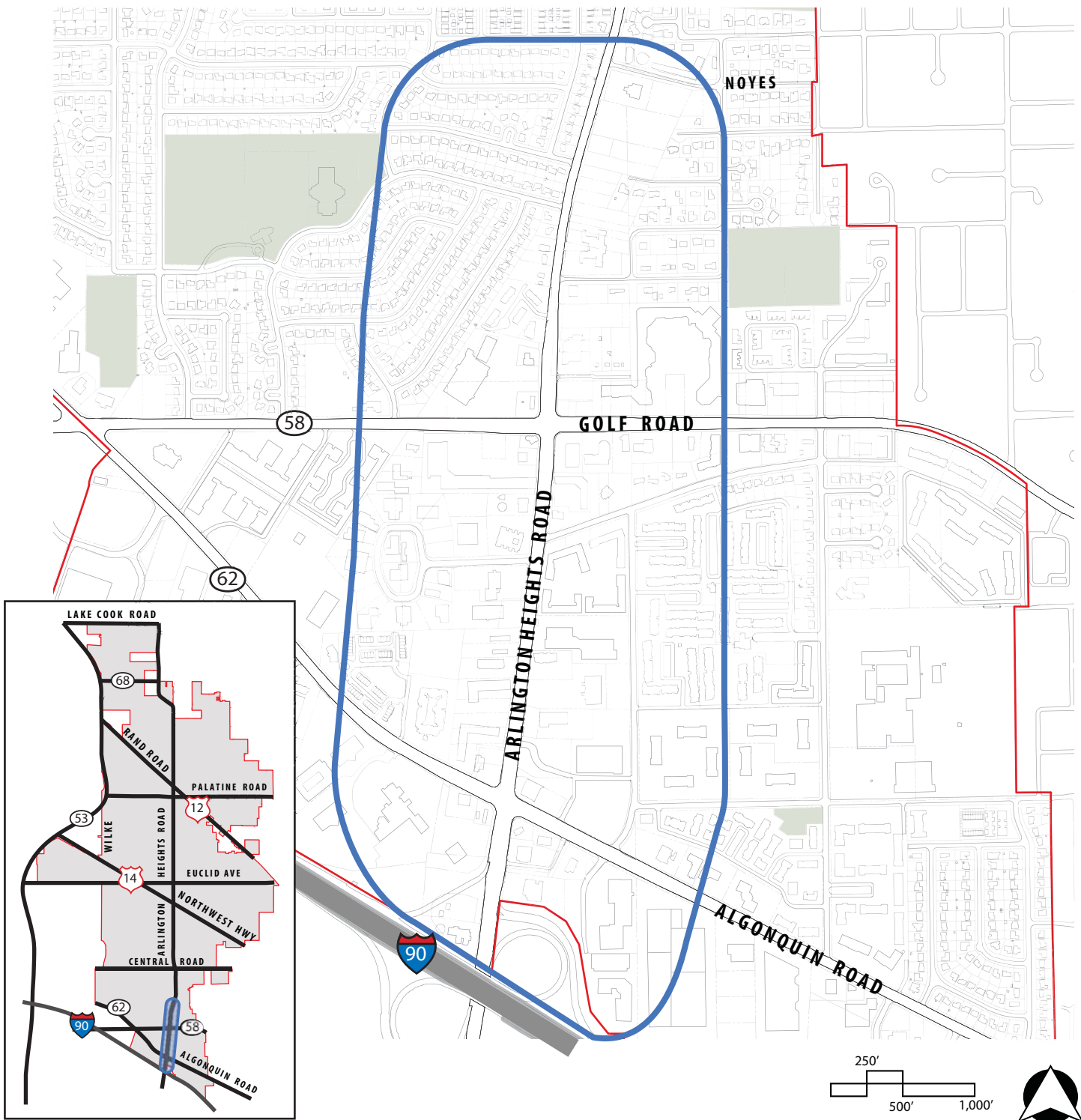
- Lack of landscape screening of parking areas.
- Multiple pole signs, degree of sign blight.
- Multiple commercial driveways along east side of roadway.



Existing Conditions



Proposed Enhancements



Corridor C
Arlington Heights Road: I-90 to Noyes