

Village of Mount Prospect

COMPREHENSIVE PLAN



Adopted June 5, 2007 (Ordinance No. XXXX)
Published Month XX, 2007

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ACKNOWLEDGEMENTS

The Community Development Department would like to extend a special thanks to the School Districts, Park Districts, Townships, Mount Prospect Library, Economic Development Commission, Chamber of Commerce, Mount Prospect Downtown Merchant's Association, key business and commercial property owners, and residents who participated in the 2007 Update Process. The following individuals provided invaluable input to this Plan Update effort:

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TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION.....	6
Background and Process	6
Existing Sub Area and Strategic Plans	8
2007 Comprehensive Plan Update Process.....	10
Benefits of a Comprehensive Planning Program.....	11
CHAPTER 2: MOUNT PROSPECT – A 2006 SNAPSHOT.....	12
Demographics: Population & Housing.....	13
Economic Development.....	20
Transportation & Utilities	26
Community Facilities.....	31
Land Use, Zoning & Annexation	37
CHAPTER 3: VISION, GOALS, AND OBJECTIVES	40
Mount Prospect Vision Statement	40
Housing and Residential Areas	41
Economic Development.....	42
Transportation and Infrastructure	44
Community Facilities, Parks, and Open Space.....	45
CHAPTER 4: LAND USE MAP AND DESCRIPTIONS.....	46
Land Use	46
Residential Areas.....	47
Commercial Areas	48
Industrial and Office Research Areas.....	49
Community Facilities, Parks, and Open Space.....	50
Transportation	51
CHAPTER 5: IMPLEMENTATION PROGRAM	55
APPENDIX A: ADDITIONAL DEMOGRAPHICS	63
APPENDIX B: LARGE SCALE MAPS	67

LIST OF FIGURES

Figure 2.1: Characteristics of our population	13
Figure 2.2: Age Distribution of Mount Prospect Residents	14
Figure 2.3: Hispanic or Latino By Race	14
Figure 2.4: Origin of Foreign-Born by Continent.....	15
Figure 2.5: Notable Groups of Foreign-Born by Country in Mount Prospect (2000)	15
Figure 2.6: Foreign-Born Population in Mount Prospect (1960-2000)	15
Figure 2.7: Year of Entry for the Foreign-Born Population.....	16
Figure 2.8: Language Capability of Mount Prospect Residents, Ages 5 Years +	16
Figure 2.9: Select Mount Prospect Demographics.....	16
Figure 2.10: Mount Prospect Housing Occupancy and Tenure (1990-2000)	17
Figure 2.11: Construction Date of Occupied Housing Stock	17
Figure 2.12: Village of Mount Prospect Permit Summary and Estimated Cost Valuations (2000-2006)	19
Figure 2.13: Major Development Activity, Village of Mount Prospect (2000-2006).....	19
Figure 2.14: Employment by Industry	20
Figure 2.15: Type of Employment Available (2001-2005) (Number of jobs).....	21
Figure 2.16: Major Mount Prospect Employers (2006)	21
Figure 2.17: EAV Trend Village of Mount Prospect*	22
Figure 2.18: Principal Taxpayers of Mount Prospect (2005)	23
Figure 2.19: Village of Mount Prospect Revenue Sources (2005)	24
Figure 2.20: Total Sales for the Village of Mount Prospect	25
Figure 2.21: Local School Inventory and Enrollment Projections.....	34
Figure 2.22: Village of Mount Prospect Inventory of Existing Open Space and Park Facilities	35
Figure 2.23: Fire and Emergency Activity of Mount Prospect	36
Figure 2.24: Mount Prospect's Zoning Composition.....	37
Figure 5.1: Functional Classification of Area Streets.....	53
Figure A.1: Characteristics of population	63
Figure A.2: Housing Occupancy and Tenure (2000)	63
Figure A.3: Hispanic or Latino By Race	64
Figure A.4: Language Capability, Ages 5 Years and Over.....	64
Figure A.5: Origin of Foreign-Born by Continent	64
Figure A.6: Year of Entry for the Foreign-Born Population	65
Figure A.7: Construction Date of Housing Stock	65
Figure A.8: Total Sales (based upon municipal tax receipts which equal 1% of total sales).....	65
Figure A.9: Employment by Industry	66

RESPONSIBILITY

The preparation of the Comprehensive Plan and coordination of planning for development within Mount Prospect rests with the Planning & Zoning Commission of the Village of Mount Prospect. The Planning & Zoning Commission is established under authority granted by Article VII of the Illinois Constitution (concerning Home Rule, adopted 1970) and by Chapter 24, Sec. 11-12-5, of the Illinois Municipal Code, which reads in part as follows:

The Planning and Zoning Commission is authorized

“(1) To prepare and recommend to the corporate authorities a comprehensive plan for the present and future development or redevelopment of the municipality. Such plan may be adopted in whole or in separate geographical or functional parts, each of which, when adopted, shall be the official comprehensive plan, or part thereof, of that municipality. This plan may include reasonable requirements with reference to streets, alleys, public grounds, and other improvements hereinafter specified. The plan, as recommended by the plan commission and as thereafter adopted in any municipality in this state, may be made applicable, by the terms thereof, to land situated within the corporate limits and contiguous territory not more than one and one-half miles beyond the corporate limits and not included in any municipality. Such plan may be implemented by ordinances (a) establishing reasonable standards of design for subdivisions and for resubdivisions of unimproved land and of areas subject to redevelopment in respect to public improvements as herein defined; (b) establishing reasonable requirements governing the location, width, course, and surfacing of public streets and highways, alleys, ways for public service facilities, curbs, gutters, sidewalks, street lights, parks, playgrounds, school grounds, size of lots to be used for residential purposes, stormwater drainage, water supply and distribution, sanitary sewers, and sewage collection and treatment; and (c) may designate land suitable for annexation to the municipality and the recommended zoning classification for such land upon annexation.

(2) To recommend changes, from time to time, in the official comprehensive plan.

(3) To prepare and recommend to the corporate authorities, from time to time, plans for specific improvements in pursuance of the official comprehensive plan.

(4) To give aid to the municipal officials charged with the direction of projects for improvements embraced within the official plan, to further the making of these projects, and, generally, to promote the realization of the official comprehensive plan.”



CHAPTER 1:

INTRODUCTION

Mount Prospect has a strong history of community planning, with seven major comprehensive planning programs being undertaken since the early 1960's. These prior planning programs were completed during periods of rapid growth and development within the Village and the greater northwestern suburban area. From 1950 to 1990, Mount Prospect grew from a small residential community of approximately 4,000 in a somewhat rural setting to an established and diversified community with an estimated population of 53,170 (US Census 1990) in an urban environment. In 2000 the estimated population for the Village totaled 56,706 (US Census Bureau – www.census.gov).

Mount Prospect is a mature, stable community. While vacant land remains to be developed on the south side of the Village, there are commercial areas of the community beginning to show signs of age; others are potentially underutilized and may have potential for redevelopment. Reinvestment in the community is evident with an average 3,616 building permits per year for the last ten years. For the last three years an average of 126 homes a year have had extensive improvements including first and second floor additions or complete tear-down and rebuilding of the primary residence. Almost 50% of single-family homes were built in the ranch, single-story style, while the Village also offers additional housing choices such as split-level, multiple-story, and multiple-family homes. The Village has continued to be a predominately residential community, with over 70% of the Village zoned residential.

BACKGROUND AND PROCESS

The Comprehensive Plan guides planning and development policy for the Village. As the primary planning document, the Plan describes goals and objectives for existing and future development in the Village, as well as the steps necessary to achieve these goals.

Because the Village is dynamic, the Comprehensive Plan should be reviewed and updated regularly. This document represents an update of the Comprehensive Plan for Mount Prospect. The original Plan was adopted in 1965, revised in 1981 and updated in 1984, 1988, 1992, 1994, and 1998. Previous versions of the Plan were prepared by the Village with the assistance of a planning consulting firm and responds to a critical need to guide and coordinate local development and improvement actions. Previous plans included ongoing, short term, as well as long term planning recommendations for land use, transportation, and community facilities, through an action-oriented implementation program.



The elements of the Comprehensive Plan affect all residents of the Village. The goals, objectives and policies presented in this Comprehensive Plan Update cover a number of important topic areas and are organized into four areas:



It is the Village’s intention to comply with the elements identified in the recently approved Illinois Local Planning Technical Assistance Act (Public Act 92-0768, Sec. 5) through these four areas. Although funding has not been released from the State, the Village increases the likelihood of receiving future technical assistance grants that may be used to write or revise future local comprehensive plans for the Village.

EXISTING SUB AREA AND STRATEGIC PLANS

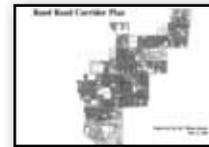
In many respects the Comprehensive Plan serves as an “umbrella plan” as the primary advisory land use planning document for the Planning and Zoning Commission and the Village Board. The Comprehensive Plan is general in nature, while sub area and strategic plans have greater detail on specific geographic areas of the Village. Sub area and strategic plans are developed by the Village of Mount Prospect to address more than just general goals and objectives. They frequently address extensive development and/or redevelopment issues, and the processes to carry out the strategic development. The goals and objectives of these sub area and strategic plans are drafted in compliance with the Comprehensive Plan, but remain “stand-alone” documents. Existing sub area and strategic plans include:

SUB AREAS (Corridors)

Central Road Corridor Plan: Adopted and made part of the Official Comprehensive Plan in March 1996, this plan focused on the area bounded by Central Road, Northwest Highway, and the Arlington Heights – Mount Prospect corporate boundary. The corridor study provided a more detailed plan leading to specific actions based upon general planning principles outlined in the Village Comprehensive Plan. The plan also reaffirmed the Village’s belief that the majority of the corridor should continue to be a combination of commercial and light industrial land uses.



Rand Road Corridor Plan: Adopted and made part of the Official Comprehensive Plan in May 1998, this plan provided the community with a general vision of how commercial and residential properties along Rand Road should be developed or redeveloped.



SUB AREAS (Downtown)

Tax Incremental Redevelopment Plan and Project (with 3 Amendments): Originally adopted in 1985 for the establishment of the downtown TIF district, the plan and project identifies strategic projects and redevelopment opportunities necessary to achieve the goals of the district. The TIF district itself has expanded its original boundaries by amendments made in 1988 and 1992. The 3rd amendment, adopted in August 2006, amended the existing redevelopment plan and project and extended the life of the TIF to 2022.



Downtown TIF District Strategic Plan: Adopted and made part of the Official Comprehensive Plan in February 1998, this plan, completed by the Downtown Strategic Plan Ad Hoc Committee, identified consensus on the most appropriate redevelopment alternatives in the downtown. The plan also outlined the process for redevelopment to occur and prioritized sites for redevelopment. At the request of the Village Board, a second Ad Hoc Committee met on a weekly basis from the beginning of December 2003 through mid-February 2004 to review the Strategic Plan.



The Committee, through a series of public meetings, reaffirmed appropriate development opportunities and recommended changes. This work led to the expansion and extension of the TIF district in 2006. In addition, the Committee was also asked to look at other potential redevelopment opportunities that exist outside of the boundaries established by the existing Strategic Plan.

STRATEGIC PLANS

Other strategic planning documents exist to guide the Village in daily operations. The *Capital Improvement Plan* and the *Village of Mount Prospect 5 Year Consolidated Plan* are documents that plan the allocation of resources necessary to implement the strategies of the Comprehensive Plan.

Corridor Design Guidelines (2004): Various major street and highway corridors throughout the Village were studied to determine the relative visual strength and condition of each. The guidelines serve as a manual for an overall program of corridor improvement throughout key sites in the Village. The key sites provide opportunities to identify the Village and welcome residents and visitors alike to Mount Prospect.

Capital Improvement Plan (Annually): Prepared by the Finance Department and Village Manager's Office with the help of each Village department, this plan is updated annually; it is a plan for capital expenditures and projects over the upcoming five years for the Village. The capital improvements plan gives a clear, comprehensive view of the Village's long-term capital needs and a firm basis from which to begin the preparation of the next year's operating budget.

Village of Mount Prospect 5 Year Consolidated Plan (2005 – 2009): Prepared by the Village's Neighborhood Planner, and adopted per Federal regulations through extensive public input and comment, this document guides the Village Community Development Block Grant Program. Plans are developed for a five year period and updated as needed. The current plan, for the planning period of January 1, 2005 through December 31, 2009, is a comprehensive five-year planning document that identifies the overall housing and community development needs of the Village. It outlines available programs and resources, and establishes a strategy for prioritizing and addressing these needs.



2007 COMPREHENSIVE PLAN UPDATE PROCESS

The 2007 Comprehensive Plan Update process represented a significant commitment by Mount Prospect to guide and control its future. It was based on several months of intense effort by local officials, staff, and residents to review improvement needs and development requirements. It reflected a strong local consensus concerning what the Village should become in the future. The key steps for the 2007 Comprehensive Plan Update were:

Existing Conditions Data Collection: Existing conditions data was compiled over the summer of 2006. A summary (Chapter 2) presents information on population and housing; economic development; transportation, utilities, community facilities; and land-use, zoning, & annexation. The summaries analyze each of these topics as they currently exist and gives a “snapshot” of the Village and offer a community profile as of 2006.

Internal Staff Opportunities Review Workshop: In August 2006, an internal staff workshop was conducted that explained the purpose of the Comprehensive Plan and introduced the time line and methodology used for the update. In this meeting a “brainstorming” session was conducted that evaluated opportunities in the Village as they relate to land use.

Stakeholder Interviews and Focus Groups: During the Fall of 2006, interviews and focus groups were conducted with the school districts, park districts, townships, Mount Prospect Library, Economic Development Commission, Chamber of Commerce, Mount Prospect Downtown Merchant’s Association, and key business and commercial property owners. The Village was interested in 1) updating its community facilities (parks, schools, churches, etc.) inventory for the Plan; 2) discussing each organization’s long range plans as they relate to land use; and 3) reviewing the status of the goals, objectives, and implementation section of the 1998 plan as it related to each organization.

Village Board & Planning and Zoning Commission Meetings: The Planning & Zoning Commission met regularly with Planning Division staff for the duration of the update. Two joint meetings (September and October 2006) with the Planning & Zoning Commission and Village Board focused on the overall planning process and goals for the Village, and the identification of major planning issues and opportunity areas. Updates on the process, Plan draft text and maps were released regularly at the public meetings, on MPTV, the Village Newsletter and on the Village web site, where residents could post comments.



Land Use Map and Descriptions Open House: Based on the preliminary discussions with stakeholders in the community the future land use map and descriptions were prepared and presented at an open house in December 2006. The open house served as an opportunity for citizen input on changes that were proposed to the 1998 land use map.

Plan and Program Preparation: Based on preliminary consensus reached on preferred concepts and strategies, a draft of the 2007 Comprehensive Plan Document and Land Use Map were prepared and delivered to the Planning and Zoning Commission and other governmental organizations in February 2007. The Village believes that citizen input is extremely valuable and essential in the development of a well thought out and feasible plan. A public hearing was held on April 12, 2007 to receive public comments for the final document.

BENEFITS OF A COMPREHENSIVE PLANNING PROGRAM

The process has encouraged local officials, staff, and residents to consider the future of their community more directly and to actively discuss future options and alternatives. A wide range of data and materials on local conditions was assembled and is provided in the next chapter. The plan considers where the Village is today, the issues we face as a community, and where we would like to go in the future. The final document is a plan for future growth and development which represents strong local consensus. The Comprehensive Land Use Plan and overall comprehensive planning program benefits the Mount Prospect Community because it:

- Promotes a balanced and orderly future development pattern which should enhance the local living environment.
- Establishes an overall framework for coordinating both public and private development.
- Provides guidelines by which the Planning and Zoning Commission and Village Board can review and evaluate individual development proposals.
- Provides a guide for public investments and can help ensure that local public dollars are spent wisely for community facilities and services.
- Clarifies long-range Village policies so that individual property owners and developers can prepare and coordinate their own development plans.

Most important, the updated Comprehensive Plan reflects the Village's commitment to planning for its future on a continuing basis.



CHAPTER 2:

MOUNT PROSPECT – A 2006 SNAPSHOT

What is Mount Prospect all about? This snapshot of the community seeks to answer the questions of “Where have we come from?” and “How do we compare to the region, the State, and the Country?” Additional demographic information for the Village’s neighboring communities can also be found in Appendix A. The summary presents information on the Village’s:

- **Population**
- **Housing**
- **Economic Development**
- **Transportation**
- **Utilities**
- **Community facilities**
- **Land-use**
- **Zoning**
- **Annexations**

Understanding the characteristics of Mount Prospect -- both the physical built-environment and the composition of the community’s residents -- is important for a number of reasons, all of which will contribute to how land use in the community could change in the future.

- For example, the age of the population can create a demand for certain services such as schools, parks, senior housing or assisted living facilities, and increased public transportation. At different points in their life residents will seek different recreation opportunities, have different expendable income levels, and desire different sizes and styles of housing.
- The composition of the population can lead to business development strategies such as seeking family oriented entertainment, increased day care and youth programming, or increased medical and health facilities.
- The age and condition of industrial, retail, and commercial buildings and the location of our business districts will impact continued investment in Mount Prospect and determine development and redevelopment prospects.



As the presence of Randhurst Shopping Center, Kensington Business Park, and many other commercial districts show, Mount Prospect’s location, amenities, and services have proven to be attractive to the business community. This in turn leads to the availability of jobs, goods, and services for our residents, and a diverse revenue base for government services, creating an attractive quality of life which the Village seeks to preserve, protect, and enhance.

DEMOGRAPHICS: POPULATION & HOUSING

Population

Mount Prospect experienced a 5% population growth between 1990 and 2000 and an estimated 1% growth since then. Census Bureau data indicates a Mount Prospect population of 52,634 in 1980, 53,170 in 1990, and 56,706 in 2000.

Population levels are impacted by construction activity. The community grew fastest between 1950 and 1989 when 86% of the dwelling units in the Village were constructed. New home construction tapered off in the 1990’s but has not stopped. The Village Building Division reports 346 new housing units completed between 2000 and 2006 with an additional 66 units under construction as of January 2007. These units include downtown condominium construction, in-fill townhomes, and subdivision of existing single family lots. Existing homes are also undergoing expansion. With 47% of the single-family housing stock built in the ranch-style, second-story additions are not uncommon. This construction and investment produces new and expanded housing stock which could result in increased population. Details are found in the Housing and Construction Sections below.

Figure 2.1: Characteristics of our population

	United States	Illinois	Cook County	Mount Prospect
Total Population	281,421,906	12,419,293	5,376,741	56,706
Median Age	35.3	34.7	33.6	37.2
Average Household Size	2.59	2.63	2.68	2.61
In Family Household*	82.61%	83.10%	82.59%	86.73%
Education – Bachelor’s Degree or Above Attained	15.80%	16.73%	18.02%	24.4%
Median Household Income	\$41,994	\$46,590	\$45,922	\$57,165
Per Capita Income	\$21,587	\$23,104	\$23,227	\$26,464
Population below the Poverty Level in 1999	12.38%	10.68%	13.90%	4.62%
Number of Housing Units	115,904,641	4,885,615	2,096,121	22,081
Percent of Housing Owner Occupied	60%	63%	55%	70%
Housing Owner Occupied	69,816,513	3,089,124	1,142,743	15,483
Housing Renter Occupied	35,663,588	1,502,655	831,438	6,235
Owners living in same home 5 years prior to census	54.13%	47.47%	57.00%	59.30%

* Householder living with one or more individuals related to him or her by birth, marriage, or adoption.

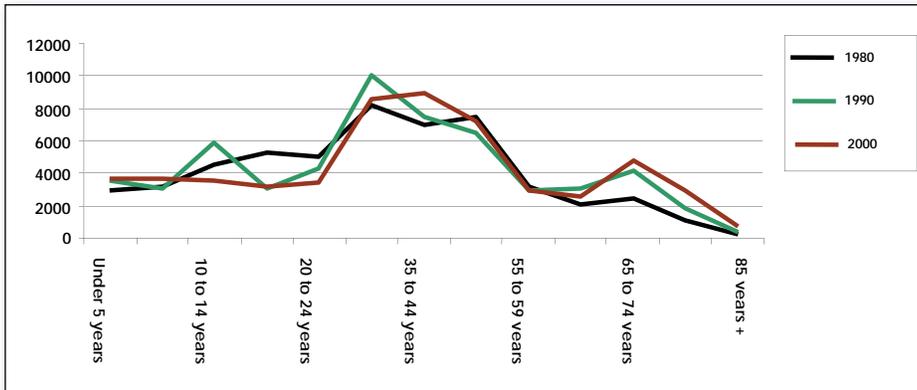
Source: U.S. Census 2000

Summary File 1, Table P-13

Summary File 3, Tables P-1, P-9, P-37, P-53, P-82, P-87, H-1, H-6, H-7, H-18, PCT-21



Figure 2.2: Age Distribution of Mount Prospect Residents



Source: US Census 1980, 1990, 2000

Households in Mount Prospect tend to be families living in homes they own. The mobility rate has been stable with over 55% of households reported having been in their home for 5 years or more in each of the last 3 census counts.

Regardless of country of birth, the ancestry of Mount Prospect residents is more diverse. Settled predominately by German and other European settlers, Mount Prospect is now one of the leading ports-of-entry for the entire Chicago metro area and home to the area’s seventh largest foreign born population (Metro Chicago Immigration Fact Book, pp. 3, 10). According to the 2000 Census 26.7% (15,159 residents) of the Village are foreign born residents, an increase from the 16.2% in 1990. This compares to 17.5% of the Chicago Metro region’s population. The US Census Bureau defines “foreign-born” as including that portion of the population who were not U.S. citizens at birth. Foreign-born people are those who indicated they were either a U.S. citizen by naturalization or they were not a citizen of the United States.

Figure 2.3: Hispanic or Latino By Race

	United States	Illinois	Cook County	Mount Prospect
Total Population	281,421,906	12,419,293	5,376,741	56,265
% Not Hispanic or Latino:	87.45%	87.68%	80.07%	88.23%
% White	69.13%	67.83%	47.59%	73.84%
% Black or African American	12.06%	14.95%	25.86%	1.74%
% American Indian and Alaska Native	0.74%	0.15%	0.13%	0.07%
% Asian	3.60%	3.38%	4.80%	11.15%
% Native Hawaiian & Other Pacific Islander	0.13%	0.03%	0.03%	0.04%
% Some other race	0.17%	0.11%	0.14%	0.08%
% Two or more races	1.64%	1.24%	1.53%	1.30%
% Hispanic or Latino:	12.55%	12.32%	19.93%	11.77%
% White	6.01%	5.65%	8.69%	6.74%
% Black or African American	0.25%	0.17%	0.28%	0.08%
% American Indian and Alaska Native	0.14%	0.10%	0.16%	0.12%
% Asian	0.04%	0.03%	0.04%	0.03%
% Native Hawaiian & Other Pacific Islander	0.02%	0.01%	0.02%	0.01%
% Some other race	5.29%	5.71%	9.74%	4.07%
% Two or more races	0.79%	0.65%	1.00%	0.72%

Source: US Census 2000 Summary File 1, Table P-8



Figure 2.4: Origin of Foreign-Born by Continent

	United States	Illinois	Cook County	Mount Prospect
Total:	31,107,889	1,529,058	1,064,703	15,159
% Europe:	15.80%	25.50%	27.06%	34.39%
% Asia:	26.44%	23.53%	21.78%	35.00%
% Africa:	2.83%	1.71%	1.74%	1.22%
% Oceania:	0.54%	0.17%	0.12%	0.23%
% Americas:	54.38%	49.09%	49.30%	29.16%
% Born at sea	0.00%	0.00%	0.00%	0.00%

Source: US Census Summary File 3, Table - PCT19

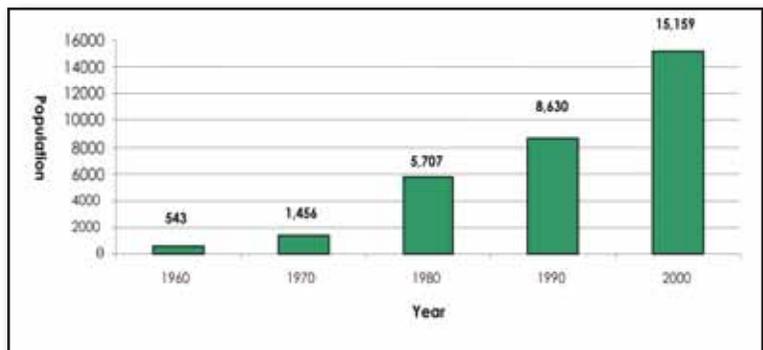
Figure 2.5: Notable Groups of Foreign-Born by Country in Mount Prospect (2000)

	Mount Prospect	% of Total Foreign-Born	Region Rank*
Total Population Foreign-Born:	15,159		
Mexico	3,875	25.56%	NR
India	2,548	16.81%	5 th
Poland	1,956	12.90%	7 th
Korea	1,100	7.26%	6 th
Former Yugoslavia	451	2.98%	4 th
Ukraine	309	2.04%	8 th
Sub-Saharan Africa	169	1.11%	10 th
Romania	159	1.05%	8 th
Iraq	152	1.00%	6 th
Bosnia-Herzegovina	118	0.78%	5 th

*The region includes the six counties of Cook, DuPage, Kane, Lake, McHenry and Will. The Metro Chicago Immigrant Fact Book ranked each municipality in the region by total population for each country of origin.

Source: Metro Chicago Immigrant Fact Book, 2003

Figure 2.6: Foreign-Born Population in Mount Prospect (1960-2000)



Source: Metro Chicago Immigrant Fact Book, 2003

This is no surprise as Mount Prospect is an ideal location for the foreign-born population due to its location within the Chicago Metro region, the various housing options, location to employment, connection to family & friends, and availability of bilingual services. According to the Chicago Metropolitan Agency for Planning, the Chicago’s rate of international immigration between 2000 and 2005 ranks in the top 5% of metropolitan regions in the nation.

Across the country, the first generation foreign-born population is increasingly choosing a suburban location, rather than the central city location in which previous generations first located. Suburban Chicago has experienced dramatic growth among the foreign-born population. In 2000 the population reached an all-time high of 788,000 persons, a number that surpassed the foreign-born population in the City of Chicago for the first time. The suburban foreign born population grew by 377,000 persons in the 1990s an increase of 91.9%. Almost 33% of the foreign-born population in Mount Prospect arrived between 1995 and 2000, a higher percentage than Illinois (26%) and Cook County (25%). Of the 15,159 foreign-born in Mount Prospect, 65% have entered Mount Prospect since 1985.

The percentage of homes which speak a second language other than English in their home ranges between 45% to 60% in each of these four census tracts. Overall, 42% of the total population of Mount Prospect is bi-lingual and 10% do not speak English well or at all (Figure 2.8).



Figure 2.7: Year of Entry for the Foreign-Born Population

	United States	Illinois	Cook County	Mount Prospect
Total:	31,107,889	1,529,058	1,064,703	15,159
% 1995 to March 2000	24.37%	25.63%	24.89%	32.69%
% 1990 to 1994	17.99%	19.34%	19.56%	18.52%
% 1985 to 1989	15.08%	13.93%	13.91%	12.18%
% 1980 to 1984	12.14%	9.89%	10.27%	7.43%
% 1975 to 1979	8.64%	9.15%	9.53%	7.98%
% 1970 to 1974	6.43%	7.12%	7.39%	5.24%
% 1965 to 1969	4.77%	4.52%	4.49%	4.35%
% Before 1965	10.59%	10.43%	9.95%	11.61%

Source: U.S. Census 2000 Summary File 3, Table - P22

Figure 2.8: Language Capability of Mount Prospect Residents, Ages 5 Years +

	United States	Illinois	Cook County	Mount Prospect
Total:	262,375,152	11,547,505	4,991,310	53,049*
% Speak Another Language (Total)	17.89%	19.23%	30.81%	34.94%
% and English "very well"	9.77%	10.10%	15.53%	16.87%
% and English "well"	3.94%	4.44%	7.41%	8.21%
% and English "not well"	2.90%	3.36%	5.61%	6.66%
% and English "not at all"	1.28%	1.33%	2.26%	3.20%

* Residents 5 years and Older, hence does not add to 56,706.

Source: U.S. Census, Summary File 3, Table - PCT12

Income

The Mount Prospect per capita income has increased steadily over the past two decades. As noted in Figure 2.9, in 2000, the per capita income of Mount Prospect was \$26,464 and the median household income was \$57,165, compared to Cook County's per capita income, which was \$23,227 and average household income was \$45,992. Figure 2.9 shows the variation of population, median household income, and per capita income in different 1-mile radius clusters within Mount Prospect as compared to the entire Village. The 1-mile radius may include area that is outside of the Village's jurisdiction.

Figure 2.9: Select Mount Prospect Demographics

Area (1-mile radius from address listed below)	Population	Total Number of Households	Median Household Income	Per Capita Income
North Mount Prospect (Randhurst)	13,062	4,708	\$66,521	\$27,200
Downtown (100 S. Emerson)	14,716	5,620	\$60,876	\$26,630
South Mount Prospect (1601 S. Busse Road)	13,179	6,567	\$45,574	\$23,737
Village wide	56,706	21,648	\$57,165	\$26,464

Source: Location One Information Systems (LOIS); US Census 2000 Summary File 3, Tables P-14, P-53, P-82



Housing

With highly rated schools and park district services, an excellent location within the Chicago Metropolitan Market, and a full array of Municipal services, it is no surprise that Mount Prospect has a strong housing market.

- According to the US Census, the total number of housing units in Mount Prospect has increased from 19,513 units in 1980 and 20,949 units in 1990 to 22,081 units in 2000.
- Of the 22,081 total units in 2000, 15,483 units (70.1%) were owner-occupied and 6,235 (28.2%) were renter-occupied.
- Mount Prospect is among the top ten communities in the State in terms of number of rental housing units.

A vacancy rate of less than six percent typically indicates a tight housing market; Mount Prospect’s vacancy rates show a very tight market in both rental and owner-occupied housing.

- According to the 2000 census, the vacancy rate of all housing units has dropped from 3.2% in 1990 to 1.7%.
- Although there was an increase of 1,003 housing new housing units between 1990 and 2000, there was a decrease in the amount of rental units for the same period.

Figure 2.10: Mount Prospect Housing Occupancy and Tenure (1990-2000)

Housing Occupancy	1990	%	2000	%
Total housing units	20,949		22,081	
Occupied housing units	20,281	96.80%	21,718	98.36%
Vacant housing units	668	3.20%	363	1.64%
Housing Tenure	1990	%	2000	%
Total occupied housing units	20,281		21,718	
Owner-occupied housing units	14,009	69.10%	15,483	71.29%
Renter-occupied housing units	6,272	30.90%	6,235	28.71%

Source: US Census 2000 Summary File 3, Tables H-1, H-7, H-8

Figure 2.11: Construction Date of Occupied Housing Stock

	Illinois		Cook County		Mount Prospect	
Total	4,591,779		1,974,181		21,718	
% Built 1999 to March 2000	63,758	1.39%	14,194	0.72%	75	0.35%
% Built 1995 to 1998	245,208	5.34%	51,084	2.59%	455	2.10%
% Built 1990 to 1994	259,461	5.65%	61,213	3.10%	874	4.02%
% Built 1980 to 1989	452,605	9.86%	143,517	7.27%	2,329	10.72%
% Built 1970 to 1979	758,092	16.51%	269,767	13.66%	5,673	26.12%
% Built 1960 to 1969	670,989	14.61%	321,783	16.30%	6,447	29.69%
% Built 1950 to 1959	698,749	15.22%	365,056	18.49%	4,321	19.90%
% Built 1940 to 1949	416,481	9.07%	219,875	11.14%	977	4.50%
% Built 1939 or earlier	1,026,436	22.35%	527,692	26.73%	567	2.61%

Source: US Census 2000 Summary File 3, Table H-36



The number of rental units available in Cook County has also been diminishing due to the escalating costs to operate them and increased condominium conversions. In 2002, Cook County Assessor Jim Houlihan, with Cook County Board approval, took initial steps toward alleviating the property tax burden on multi-family properties by implementing a phased-in reduction in the assessment level of multi-family rental buildings from 33% to 26%. The plan approved by the County Board will phase-in additional gradual assessment level reductions from 26% to 24% in 2006, 24% to 22% in 2007, and from 22% to 20% in 2008.

The Village Building Division reports 346 new housing units constructed between 2000 and 2006. An additional 66 units were under construction at the end of 2006. The new housing units include:

- 298 condominiums
- 81 townhomes
- 33 single-family homes

Rising property values, relatively low interest rates, and an older housing stock has created favorable conditions for housing reinvestment. Housing values have increased significantly in the past several years.

- In 2005, Mount Prospect provided 1,761 transfer stamps for real estate transactions. Multiple Listing Service information lists the average sales price of detached single family homes as \$384,252.
- In 2006, Mount Prospect provided 1,618 transfer stamps for real estate transactions. Multiple Listing Service information lists the average sales price of detached single family homes as \$397,472.

In 2006, 23 new single-family homes were built. Additions were constructed on 75 homes in the Village. These residential construction projects are distributed evenly through out the single-family neighborhoods in the Village. These additions are made by owners seeking to update their homes and provide additional bedrooms and family common area space as well as expanding the size of bedrooms, kitchens, and garages. Additions often include expansion of the basement level. This phenomenon has increased the housing values and is an unforeseen difference from the previous Comprehensive Plan stating that the residential character of the neighborhoods would experience little change.



Construction

The Building Division tracks building permits as the permits are released. Figure 2.12 illustrates the estimated construction cost provided for permits issues over the past 7 years. Figures for 2006 include several projects still under construction: Briarwood Industrial Park at Linneman and Algonquin (500,000 s.f.), and the Alexian Brothers Medical Facility on Kensington (22,500 s.f.).

Figure 2.12: Village of Mount Prospect Permit Summary and Estimated Cost Valuations (2000-2006)

Year	Commercial	Residential	Industrial	Misc.	Total	Inspections	Permits
2000	\$9,832,416	\$13,637,301	\$780,302	\$2,292,983	\$26,543,002	14,821	3,584
2001	\$12,449,924	\$21,983,412	\$1,272,260	\$4,281,195	\$39,986,791	16,273	3,638
2002	\$15,010,405	\$19,238,089	\$81,500	\$138,310	\$34,468,304	13,825	3,122
2003	\$25,304,232	\$34,708,637	\$321,143	\$2,601,518	\$62,935,530	12,839	3,427
2004	\$24,777,823	\$27,148,816	\$103,101	\$87,267	\$52,117,007	13,364	3,429
2005	\$17,185,982	\$21,293,241	\$148,112	\$94,870	\$52,013,325	14,165	3,217
2006	\$11,582,856	\$25,246,995	\$367,499	\$78,632	\$37,275,982	9,590*	2,866
Total	\$116,143,638	\$163,256,491	\$3,073,917	\$9,574,775	\$305,339,941	94,877	23,283
Avg.	\$16,591,948	\$23,322,356	\$439,131	\$1,367,825	\$43,619,992	13,554	3,326

*Decrease in inspection count is due to new software in 2006 and a reduced number of re-inspections after introduction of escalating re-inspection fees.
Source: Village Building Division

Figure 2.13: Major Development Activity, Village of Mount Prospect (2000-2006)

2001	2002	2003	2004	2005	2006
Metro Federal Credit Union	Randhurst Crossing Shopping Center	Kohl's (Route 83 & Dempster)	Costco, Randhurst Mall	Staples, Mount Prospect Plaza	The Emerson, Downtown
CVS (Golf Plaza I), Golf & Busse	Sevres Townhome Development	Mt. Prospect Park District Golf Course Club House	River West Condo Conversion	Elmhurst Townhomes, Condominium conversion	Stonegate Townhomes, Camp McDonald Rd. & Rand Rd.
IIT Technical Institute, Kensington Business Center	Citgo Gas Station, Rand Rd. & Central Rd.	Skil-Bosch	Buffalo Wild Wings, Randhurst Mall	Dennis Uniform, Kensington Business Center	Garden Fresh Market, Mount Prospect Plaza
Metra Station Reconfiguration	5 th /3 rd Bank	Shops & Lofts	Harris Bank	Steve & Barry's, Randhurst Mall	Bed, Bath, & Beyond, Randhurst Mall
Capannari's	1 E. Rand Shopping Center	Culver's	New Village Hall	Applebee's Remodel, Randhurst Mall	Founder's Row, Downtown
Autobarn Remodel	Fiesta Market	Liberty Square Townhomes	Parkway Bank	Village Residences, Downtown	Phillips 66
Central Community Center	Caremark		Village Parking Garage		Early Days Day care
Dearborn Villas Townhomes			Mount Prospect Public Library Remodel		Alexian Brothers Medical Facility
					Briarwood Industrial Park



ECONOMIC DEVELOPMENT

Employment

In 2005, the Mount Prospect unemployment rate was 4.7% compared to the national average of 5.1% (U.S. Department of Labor). Mount Prospect has historically lower unemployment rates than Cook County and the nation. Higher education achievement, good transportation, and availability of jobs contribute to these lower unemployment rates. The U.S. Census Bureau reports a labor force (population 16 years and over) in 2000 of 45,174.

Figure 2.14 reports the type of jobs held by residents of Mount Prospect, Northwest Cook County, and in the State of Illinois, regardless of the location in which they worked. The jobs are classified through the NAICS (North American Industry Classification System) which was introduced in 2000. Previously, employment data for the country was classified by Standard Industrial Classification (SIC) numbers classification. SIC classified employment by industry and NAICS classifies employment by the type of work performed. For example - under the NAICS code, an administrative assistant working for a manufacturing company would be classified under the “professional, scientific, management, administrative, and waste management services” whereas the SIC code would have classified this person under the “manufacturing” category. Due to the shift in classification, the comparison of employment from past census counts is not available.

Figure 2.14: Employment by Industry

Industry (SIC)	United States	% of Total	Illinois	% of Total	Cook County	% of Total	VoMP	% of Total
Agriculture, forestry, fishing and hunting, and mining	2,426,053	1.87%	66,481	1.14%	2,356	0.10%	21	0.07%
Construction	8,801,507	6.78%	334,176	5.73%	119,355	4.93%	1,347	4.55%
Manufacturing	18,286,005	14.10%	931,162	15.96%	342,422	14.14%	5,254	17.74%
Wholesale trade	4,666,757	3.60%	222,990	3.82%	92,706	3.83%	1,689	5.70%
Retail trade	15,221,716	11.73%	643,472	11.03%	244,344	10.09%	3,493	11.79%
Transportation and warehousing, and utilities	6,740,102	5.20%	352,193	6.04%	162,465	6.71%	1,932	6.52%
Information	3,996,564	3.08%	172,629	2.96%	82,835	3.42%	1,192	4.02%
Finance, insurance, real estate and rental and leasing	8,934,972	6.89%	462,169	7.92%	219,831	9.08%	2,672	9.02%
Professional, scientific, management, administrative, and waste management services	12,061,865	9.30%	590,913	10.13%	306,482	12.66%	3,645	12.31%
Educational, health and social services	25,843,029	19.92%	1,131,987	19.41%	454,951	18.79%	4,440	14.99%
Arts, entertainment, recreation, accommodation and food services	10,210,295	7.87%	417,406	7.16%	179,592	7.42%	2,055	6.94%
Other services (except public administration)	6,320,632	4.87%	275,901	4.73%	120,337	4.97%	1,214	4.10%
Public administration	6,212,015	4.79%	231,706	3.97%	93,611	3.87%	663	2.24%
Total:	129,721,512		5,833,185		2,421,287		29,617	

Source: US Census 2000 Summary File 3, Table P-49



Figure 2.15 breaks out the types of jobs found at Mount Prospect businesses – regardless of where these workers live, they work in Mount Prospect. Figure 2.15 does not include government, self-employed, or railroad employees.

Figure 2.16 is a table of the major employers in Mount Prospect as of 2005.

Figure 2.15: Type of Employment Available - 2001-2005 (Number of jobs)

Industry (NAICS)	VoMP 2001	VoMP 2002	VoMP 2003	VoMP 2004	VoMP 2005	2005 Metro Chicago	2005 Cook County
Agriculture, Forestry, Fishing, & Hunting (11)	0	0	0	0	-	2,641	370
Mining (21)	0	0	0	0	0	1,627	846
Utilities (22)	0	0	0	0	0	10,258	4,162
Construction (23)	1,110	1,167	1,191	1,293	1,142	164,100	85,284
Manufacturing (31-33)	1,989	1,877	1,808	1,615	1,626	436,389	253,450
Wholesale Trade (42)	2,046	1,716	1,621	1,649	1,491	208,949	113,066
Retail Trade (44-45)	3,965	3,664	3,681	4,391	3,948	399,801	233,061
Transportation and Warehousing (48-49)	406	425	461	222	223	156,246	119,024
Information (51)	704	949	895	727	722	86,636	61,047
Finance & Insurance (52)	667	614	600	667	859	234,415	168,533
Real Estate & Rental & Leasing (53)	301	204	240	252	244	64,211	46,252
Professional, Scientific & Tech Svcs. (54)	878	880	768	855	1,093	275,642	191,602
Mngmt. Of Companies & Enterprises (55)	495	493	378	936	862	70,171	45,887
Admin. & Sup. & Waste Mgmt. & Remed. Svcs. (56)	1,104	1,303	1,598	2,445	2,438	267,833	166,710
Educational Services (61)	206	321	373	398	200	91,145	69,188
Health Care & Social Assistance (62)	893	928	836	809	779	399,298	285,507
Arts, Entertainment, & Recreation (71)	-	33	45	23	-	50,020	29,108
Accommodations & Food Services (72)	1,087	1,045	982	998	1,125	271,809	181,462
Other Services (except Public Admin.) (81)	639	671	577	564	527	136,765	93,769
Unclassified (99)	-	18	13	19	-	5,424	3,717
All Industries	16,517	16,308	16,067	17,863	17,339	3,333,380	2,152,045

Source: State of Illinois IDES – *Where Workers Work*

Figure 2.16: Major Mount Prospect Employers (2006)

Employer	Product/Service	Employees
Caremark	Pharmaceutical Distributor	800
Skil-Bosch Tool Corporation	Tool Manufacturer	576
Metropolitan Life	Insurance Admin. Office	445
Cummins-Allison	Manufacturing Office Products	435
Village of Mount Prospect	Municipal Government	307
Mount Prospect School District 57	Education	298
General Electric Healthcare	Physical Research	250
Siemens Bldg. Technology	Building Technologies	250
Prospect High School	Education	250
Jewel Food Stores	Grocery	240
Home Depot	Home Improvement Retail	235
Advance Medical Systems	Plumbing, Heating, A/C	225
Wai-mart	Retail	200
Arrow Road Construction	Construction	180
United States Post Office	U.S. Government	175
Advocate MSO, Inc.	Medical Office	167
American Recovery Systems	Adjustment & Collection	160
Warehouse Direct	Stationary	160
Costco	Retail	151

Source: Village of Mount Prospect, IDCEO



Figure 2.17 a-d: EAV Trend Village of Mount Prospect*

a. Taxable Valuation (VoMP)

Year	Res.	Comm.	Indust.	Rail	Total
1992	52.20%	31.30%	16.60%	0.00%	\$913,687,843
1993	52.80%	31.30%	15.90%	0.00%	\$928,456,907
1994	-	-	-	-	-
1995	54.60%	30.50%	14.90%	0.00%	\$985,165,507
1996	54.60%	30.40%	14.90%	0.00%	\$1,007,310,425
1997	55.40%	30.00%	14.60%	0.00%	\$998,653,071
1998	56.60%	30.40%	13.00%	0.00%	\$1,067,012,274
1999	-	-	-	-	-
2000	56.50%	30.10%	13.40%	0.00%	\$1,098,576,961
2001	60.40%	27.40%	12.10%	0.00%	\$1,265,677,194
2002	60.40%	27.50%	12.10%	0.00%	\$1,370,487,084
2003	61.40%	26.70%	11.80%	0.00%	\$1,340,727,033

b. Village of Mount Prospect Percent of Total Change (1992-2003)

Residential	Commercial	Industrial	Railroad
9.30%	-4.50%	-4.80%	0.00%

c. Taxable Valuation (Cook County)

Year	Res.	Comm.	Indust.	Rail	Total
1999	46.40%	37.04%	16.16%	0.40%	\$85,481,091,000
2000	48.27%	36.14%	15.18%	0.41%	\$90,744,082,000
2001	49.74%	35.15%	14.70%	0.41%	\$99,093,259,000
2002	51.21%	34.26%	14.13%	0.40%	\$110,505,476,000
2003	51.59%	34.77%	13.19%	0.46%	\$120,048,338,000

d. Taxable Valuation (Illinois)

Year	Res.	Comm.	Indust.	Rail	Total
1999	60.01%	27.54%	12.05%	0.40%	\$183,831,813,000
2000	61.00%	27.23%	11.38%	0.39%	\$194,963,187,000
2001	61.73%	26.77%	11.13%	0.37%	\$211,441,653,000
2002	62.56%	26.31%	10.77%	0.36%	\$232,152,619,000
2003	63.31%	26.37%	10.10%	0.22%	\$251,299,158,000

* Includes the incremental valuation in the Village's tax increment financing district (classified as commercial valuation).

Source: MP Comprehensive Annual Financial Reports 1998-2005, Illinois Department of Revenue

Equalized Assessed Value (EAV)

Analysis of the EAV is one method of measuring the economic health of a community. Figure 2.17 lists the total equalized assessed values (EAV) for residential, commercial, and industrial properties in the Village between 1992 and 2003. The EAV is the value of a property on which the tax rate is applied. The EAV is a percentage of the market value adjusted by a multiplier determined by the State to equalize discrepancies in assessed values throughout the State. The Cook County taxation system differs from the rest of the State because different property classifications are taxed at different percentages of value ranging from 16% for single family homes to 38% for commercial properties.



Until the early 1990's the total value of all property in Cook County was approximately 50% or less residential properties and 50% non-residential properties. In recent years that ratio has changed as 1) residential properties have increased in value with a strong sales market, and 2) businesses have relocated to the collar counties.

The Village of Mount Prospect seeks to maintain an equal proportion of residential and commercial/industrial EAV, spreading the tax burden evenly for its residents and business owners. However, as the data shows the Village's proportion of commercial and industrial EAV continues to fall.

- Between 1992 and 2003 the total EAV for the Village has steadily risen by 46%. Rising residential property values contributed to an increase of the residential EAV by 72.8%, while the commercial and industrial EAV increased by 18.3%.
- The Village's residential proportion of the Village total EAV grew by 9.3% (an increase from 52.2% to 61.4%) for this time period; commercial and industrial EAV fell by 4.5% and 4.8% respectively.

Principal Taxpayers

Figure 2.18 displays the 10 principal taxpayers of Mount Prospect. This includes commercial, industrial, and multi-family housing properties.

Figure 2.18: Principal Taxpayers of Mount Prospect 2005

Taxpayer	Description of Business/Property	2004 EAV
Randhurst Urban Retail	Randhurst Shopping Center	\$62,206,223
1 st Industrial LP	Property Mgmt. (Multiple Properties)	\$28,184,111
Mount Prospect Plaza	Shopping Center	\$25,037,707
Home Properties Colony	Colony Square Apartments	\$24,326,569
Golf Plaza	Shopping Center	\$16,879,909
CRP Holdings	Real Estate	\$15,658,338
Cabot Industrial Properties	Property Mgmt. (Multiple Properties)	\$10,957,639
Washington Capital	Apartments	\$10,045,189
Wall Street Properties	Property Mgmt. (Multiple Properties)	\$9,210,067
Wal-mart	Commercial Sales Store	\$8,622,918

Source: Finance Department, Office of the County Clerk



Village of Mount Prospect Sales Tax and Revenue Sources

In recent years, the Village Board has made a conscious effort to diversify the Village's revenue base as a means of reducing its reliance on property taxes to finance Village services. One of the principal reasons for this strategy was to attempt to equalize the burden of financing these services between single-family property owners, multi-family residents, and business property owners. Additionally, a more diverse revenue base enables the Village to maintain its financial position during periods of economic change.

Figure 2.19 illustrates the diversification of the Village's revenue base. Although property tax has consistently been one of the largest single sources of revenue for the Village, other sources such as intergovernmental revenue (which includes sales tax) and charges for service (which includes water and sewer charges) make up large proportions of the Village revenues base further emphasizing the Village's policy of reducing its reliance on property taxes.

Figure 2.19: Village of Mount Prospect Revenue Sources (2005)

Revenues	1998	1999	2000	2001	2002	2003	2004	2005
Property Taxes	\$9,086,294	\$9,500,415	\$9,520,818	\$9,788,281	\$10,366,223	\$10,636,339	\$11,177,088	\$11,839,088
Other Taxes	\$16,042,768	\$17,048,196	\$17,880,884	\$10,180,223	\$9,690,216	\$10,538,637	\$13,040,975	\$14,621,028
Licenses, Permits & Fees	\$2,888,849	\$3,107,978	\$2,980,222	\$2,967,003	\$3,116,245	\$3,273,801	\$3,026,687	\$3,148,227
Intergovernmental Revenue	\$6,567,928	\$7,055,124	\$7,257,886	\$15,432,125	\$15,999,658	\$14,179,037	\$14,561,956	\$15,430,383
Charges for Service	\$11,715,262	\$12,084,334	\$12,080,083	\$12,804,435	\$13,085,235	\$13,999,212	\$14,976,941	\$16,597,244
Fines and Forfeits	\$562,027	\$561,647	\$436,806	\$553,687	\$583,521	\$626,247	\$609,118	\$610,451
Investment Income	\$7,174,141	\$11,717,442	\$8,460,839	\$7,517,698	\$9,025,198	\$9,230,308	\$6,401,585	\$7,216,999
Reimbursements	\$399,111	\$503,071	\$2,153,423	\$751,236	\$603,111	\$823,471	\$542,261	\$435,665
Other Revenue	\$2,600,814	\$2,769,824	\$3,109,687	\$3,307,920	\$3,514,297	\$3,934,587	\$4,159,627	\$4,673,038
Interfund Transfers	\$756,509	\$2,154,525	\$1,025,671	\$641,970	\$1,865,927	\$1,096,677	\$1,040,567	\$972,824
Other Financing Sources	\$4,144,250	\$8,650,902	\$3,590,653	\$5,789,236	\$6,288,067	\$13,612,310	\$784,014	\$2,198,954
Village Total	\$61,937,953	\$75,153,458	\$68,496,972	\$69,733,814	\$74,137,698	\$81,950,626	\$70,320,819	\$77,743,901

Source: Village of Mount Prospect Annual Budget



Figure 2.20: Total Sales for the Village of Mount Prospect
(based upon municipal tax receipts which equal 1% of total sales)

Categories	2000	2001	2002	2003	2004	2005	2006
General Merchandise	\$109,264,741	\$122,418,089	\$117,329,517	\$131,031,714	\$118,141,121	\$116,339,189	\$119,181,414
Food	\$92,848,823	\$90,637,419	\$89,649,166	\$91,877,337	\$84,992,948	\$90,159,735	\$88,328,494
Drinking and Eating Places	\$89,159,396	\$52,126,338	\$47,466,745	\$48,676,647	\$49,878,852	\$54,768,085	\$56,662,669
Apparel	\$23,859,697	\$21,005,103	\$17,345,860	\$16,961,253	\$15,690,044	\$12,428,460	\$15,718,430
Furniture & H.H. & Radio	\$33,704,878	\$35,099,402	\$29,646,689	\$28,666,593	\$28,372,879	\$23,037,831	\$28,008,823
Lumber, Bldg, Hardware	\$81,323,341	\$82,265,584	\$87,178,600	\$86,933,597	\$91,638,832	\$90,795,376	\$86,994,381
Automotive & Filling Stations	\$68,773,571	\$72,421,412	\$68,075,398	\$70,960,241	\$75,626,065	\$118,556,286	\$126,763,624
Drugs & Misc. Retail	\$85,781,019	\$117,521,912	\$201,347,814	\$231,530,794	\$256,579,266	\$221,059,790	\$268,273,060
Agriculture & All Others	\$160,694,427	\$152,459,507	\$104,633,198	\$63,768,102	\$65,392,423	\$71,453,382	\$81,909,003
Manufacturers	\$48,257,490	\$26,953,723	\$12,141,450	\$12,721,341	\$10,104,445	\$11,503,570	\$10,570,381
Total	\$793,667,383	\$772,908,489	\$774,814,437	\$783,127,619	\$796,416,875	\$810,101,704	\$882,410,279

Source: State of Illinois Kind of Business (KOB) Index

Figure 2.20 illustrates the total sales in individual business categories, as collected by the State of Illinois. These figures are not the actual sales tax revenue returned to the Village. The actual sales tax revenues received by the Village is a combination of the municipal tax collected by the State (equal to 1% of total sale) plus the Home Rule tax levied by the Village.



TRANSPORTATION & UTILITIES

Mount Prospect's location in the northwest suburbs is ideal for businesses and residents largely because of the variety of transportation modes and utilities. The following is a summary of Mount Prospect's transportation system linkages and utilities:

Roadways

Mount Prospect is served by many Federal Interstates and State Highways. These include I-294, I-290, I-90, RT 12 (Rand Road), RT 14 (Northwest Highway), RT 45 (River Road), RT 58 (Golf Road), RT 62 (Algonquin Road), and RT 83 (Elmhurst Road).

Several intersections within the Village are characterized by traffic operational problems. Intersectional problems exist where north-south major arterial streets intersect with east-west major arterial streets and where Rand Road and Northwest Highway intersect with north-south and east-west major arterial streets. The most serious problems exist at the Northwest Highway/Main Street intersection, the Rand Road/Kensington/Elmhurst Roads intersection, and at the Mount Prospect/Rand/Central Roads intersection. Although rail service in Mount Prospect is an amenity for commuters, train activity at the many at-grade crossings disrupts traffic flow on the arterial system. This is most prevalent during the morning and evening peak traffic periods when both vehicular volumes and train activity are at their highest.

Since the last Comprehensive Plan was updated in 1998, the Village Public Works Department has conducted studies of the known problematic intersections to determine what level of improvements could be made without the need to demolish significant structures. These reports concluded that significant intersection improvements (as measured by time needed for turning movements) are not possible without significant investment and may create negative impacts on surrounding businesses. The Engineering Division continues to monitor and make improvements where financially feasible.

In 1996 the Village Board approved an accelerated pavement improvement program that was intended to eliminate the backlog of streets needing resurfacing and reconstruction so that a 20 year resurfacing program could be established. In 2004 the program budget amounts were slightly reduced per year and the program was extended an additional 5 years to end in 2009 due to Village resources. Starting in 2010 a routine resurface program will resume with approximately 5% of the Villages streets being resurfaced each year.



Air

Mount Prospect borders are within easy reach of two airports: Chicago O'Hare International Airport and the Chicago Executive Airport (Formerly Palwaukee Municipal Airport). O'Hare International Airport, located southeast of Mount Prospect is planning to expand its current facilities. Chicago Executive Airport continues to expand jet and private airplane traffic.

Public Transit

Within Mount Prospect there are nine PACE bus routes, an O'Hare and Midway Airport shuttle service, and the Metra commuter trains (Union Pacific Northwest and North Central routes).

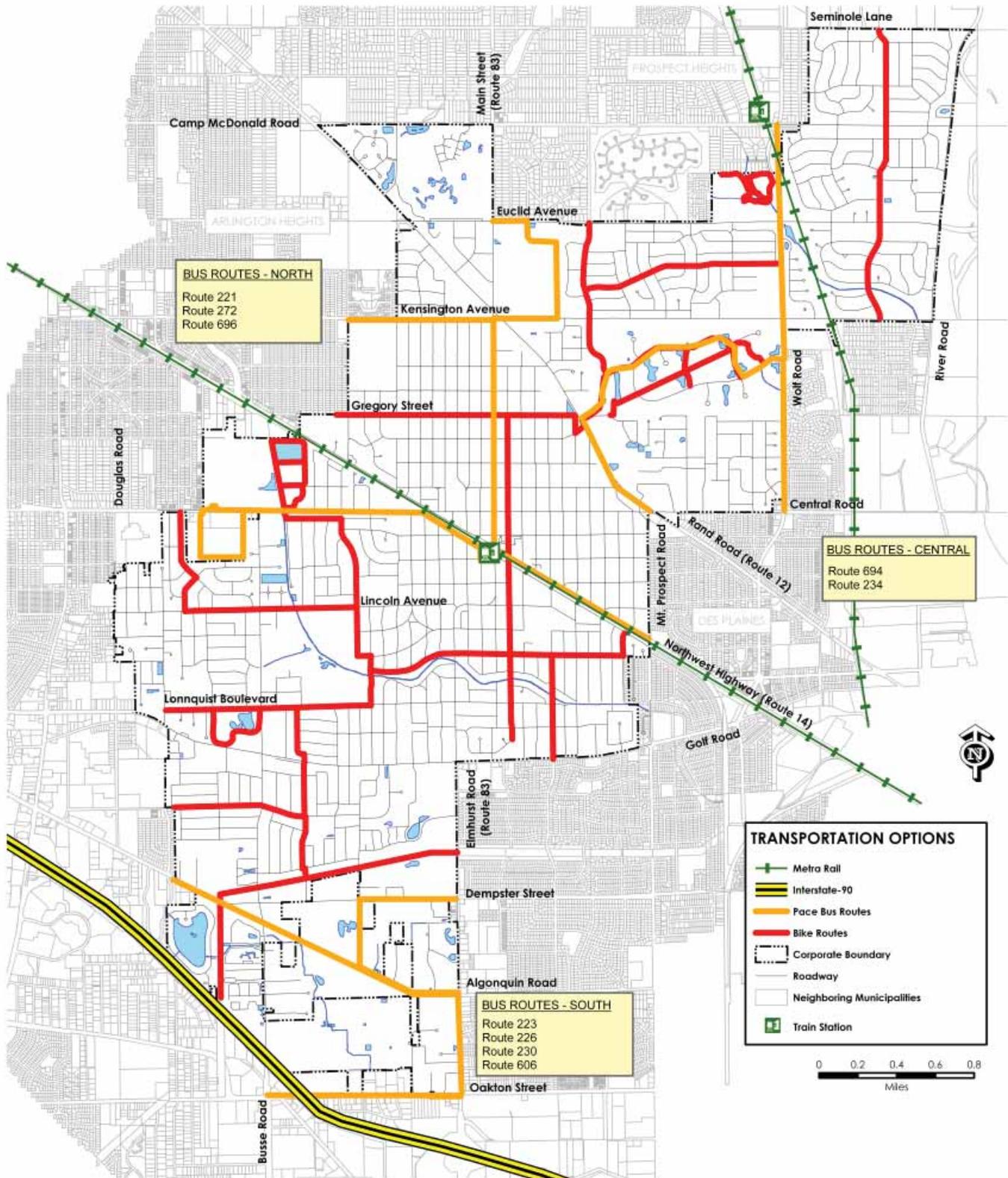
The Suburban Transit Access Route (STAR) Line is currently in the early stages of planning and could dramatically affect the way the southern half of Mount Prospect connects to the Chicago area region. The propose STAR Line would create a new commuter rail transit infrastructure between O'Hare Airport, Hoffman Estates, and Joliet. A station is planned at a site on Busse Road, immediately north of the Northwest Tollway. The line itself will be located along the Tollway, starting at O'Hare leading to Hoffman Estates, where it will then head south along the Elgin Joliet & Eastern freight rail line to Joliet.

Bicycle Routes

Throughout Mount Prospect there are a number of streets that are designated bike routes. Some of the streets included are Council Trail, Gregory Street, Business Center Drive, Burning Bush Lane, Willow Lane, and Robert Drive. Additionally, portions of Lincoln Street, Lonquist Boulevard, Emerson Street, and School Street are included as designated bike routes in the Village. The Village continues to investigate methods of enhancing our bike route network to connect with surrounding communities.



PUBLIC TRANSPORTATION



Water and Storm Sewers

There are two municipal water deliverers in Mount Prospect: Northwest Suburban Joint Action Water Agency (JAWA), and Illinois American Water Company. Both of these deliverers draw water from Lake Michigan. Mount Prospect worked with several other communities to form JAWA and built a \$120 million system to connect to Chicago's water supply. A system of storm sewers is constructed and maintained by the Village of Mount Prospect to accommodate stormwater drainage within the Village.

Portions of the water and sewer systems still need updating and replacement. In 2006 the Village completed the second year of a multi-year commitment to rehabilitate approximately 260,000 linear feet of combined sewer mains ranging in size from 8" to 72" in diameter.

The Village has hired a consultant to prepare a comprehensive final report assessing the overall condition of the existing Village water distribution system. The report will provide specific recommendations to mitigate any identified defects. Recommendations will be ranked by priority and include an engineer's estimate of costs. Recommendations will also include a water distribution system improvement plan identifying all recommended improvements, including water main replacements, pump replacements, reservoir improvements, etc., according to priority and assigned timeline.

The need for storm sewer improvements in certain areas of the Village was identified by the Village staff and confirmed by a private engineering firm in 1990. The resulting study recommended 14 projects as part of a stormwater management program that would reduce the magnitude and frequency of flooding in those areas. The program was divided into two phases. All but one of the projects in Phase 1 is now complete. The only remaining project is the Hatlen Heights Relief Sewer Project. This project involves the construction of a relief storm sewer from Hatlen Avenue and Hatlen Court to Crumley Detention Basin on Busse Road. Phase 2 of the program includes bank stabilization for Weller Creek which is now complete and for McDonald Creek, which is anticipated for 2010. Additional projects that have been identified include Prospect Meadows storm sewer and ditch improvements, Village creeks tree trimming and removal, and creek stabilization projects.

Levee 37, a flood control project is also underway. This project will involve construction of flood control measures along the Upper Des Plaines River at Prospect Heights and northeast Mount Prospect. Levee 37 construction started in 2006 and the project is estimated to be completed in 2009. When the construction of Levee 37 is completed in 2009, flooding will be less of an issue north of Euclid Avenue. However the Levee will have little impact on properties south of Euclid Avenue.



Telecommunications

The Telecommunications Act of 1996 changed the way municipalities and states deal with the provision of telecommunications. Prior to the act the placement of communication lines was primarily handled by utility companies, with limited supervision from local governments, since regulations were set at the state and federal levels. Now local governments can control the siting, construction, and modification of cellular, wireless, and major fiber-optic systems. Local government can also charge rents, taxes or fees for using the public rights-of-way.

Other Utilities

The electric delivery company in Mount Prospect is Commonwealth Edison and the gas delivery company is Nicor Gas.

COMMUNITY FACILITIES

Schools

The quality of educational institutions has always been a major factor in the quality of life in the Village and serves a large role in economic growth and business attraction and retention. Public and semi-public land areas, including public and private schools, municipal facilities and churches are distributed throughout the Village. Most of these are in good condition and are well located to serve the community. Several schools in the Village have had recent reinvestment and expansion within the last 10 years. However, enrollment is near capacity for most public and private schools in the Village. Enrollment projections for each school can be found in Figure 2.21. Residents of Mount Prospect are served by 7 different school districts.

- Mount Prospect Public School District 57
- Community Consolidated School District 59
- River Trails School District 26
- Community Consolidated School District 21
- Prospect Heights School District 23
- Arlington Heights School District 25
- Township High School District 214

According to the Illinois District Report Card (<http://iirc.niu.edu>), all 7 school districts serving Mount Prospect produced test results above the state average. Within Mount Prospect there are eight neighborhood elementary schools, three middle schools, one high school, and one early childhood center that opened for the 2006-2007 school year.



Library

Since the early 1900's the Mount Prospect Public Library has been growing. The library has been located in a number of different sites throughout the century. In the 21st century the Mount Prospect Public Library faced space constraints and an increasing demand for audiovisual materials and internet access. In 2002 a \$20.5 million library referendum was passed, enabling the Library Board and staff to design an expanded building. The expansion was completed in 2004 and today, the new Library is located at 10 S. Emerson Street, and has new amenities such as a new computer catalog and circulation system, and a larger collection.

Parks and Recreation

Mount Prospect is served by the following five Park Districts:

- Mount Prospect Park District
- River Trails Park District
- Des Plaines Park District
- Prospect Heights Park District
- Arlington Heights Park District

Throughout the five districts there are over 550 acres of park and recreation space located within the Village of Mount Prospect. There are two indoor recreation complexes, three community centers, five outdoor pools and parks, two arts and visual arts studios, two golf courses, one driving range and miniature golf course, and a nature center in Mount Prospect.



COMMUNITY FACILITIES

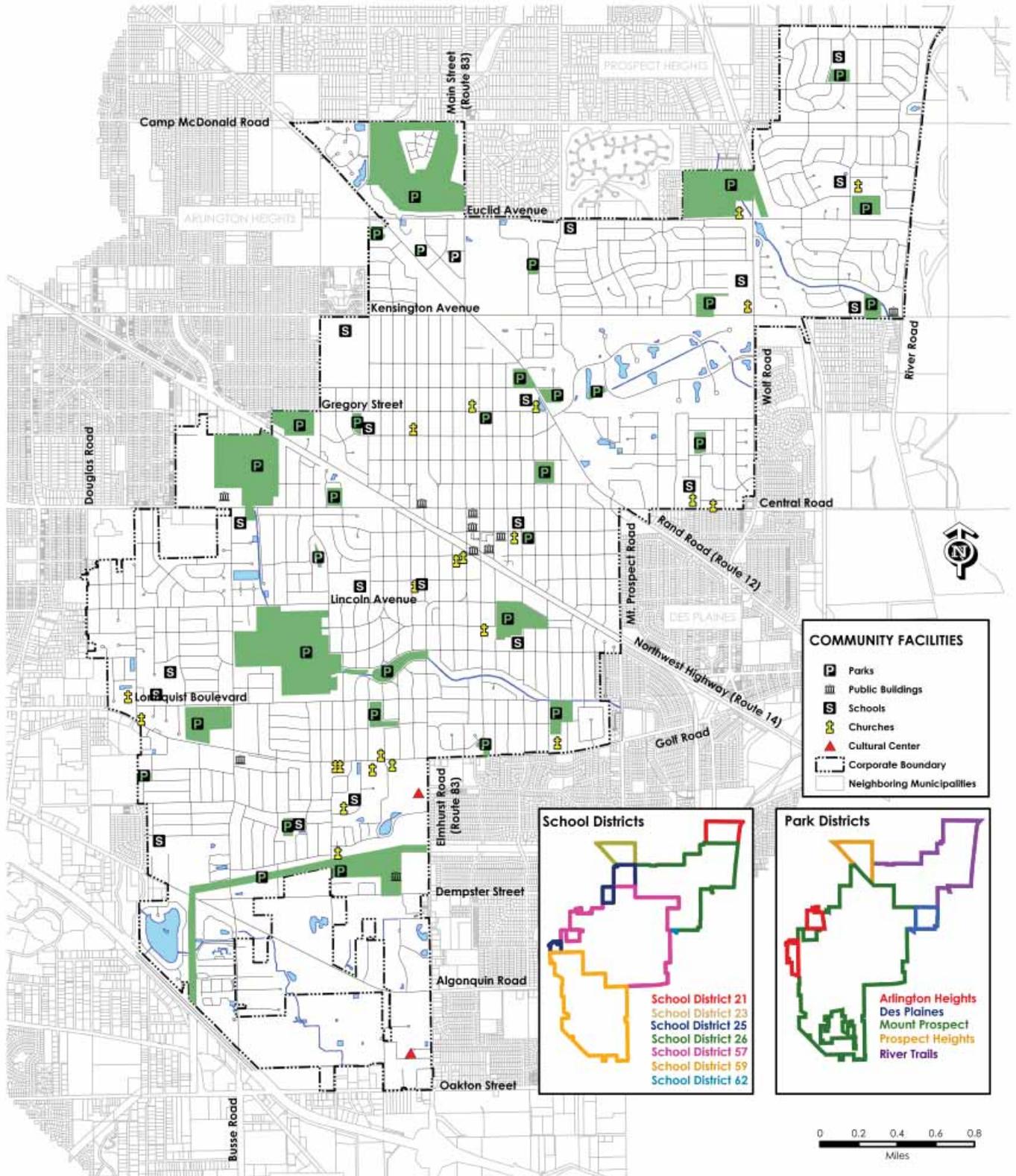


Figure 2.21: Local School Inventory and Enrollment Projections

Name	Date Built	Site Size (Acres)	Available Recreation Area (Acres)	Number of Classrooms	School Capacity	Current Enrollment	Projected Enrollment								
							2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	
TOWNSHIP HIGH SCHOOL DISTRICT 214															
Prospect High School	1957	58.66	39.27	99	2,200	2,062	2,065	2,043	2,043	1,963	1,911	1,826	1,741	N/A	
SCHOOL DISTRICT 21															
Frost Elementary School	1961	6.00	5.00	30	708	623	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
SCHOOL DISTRICT 23															
No Facilities in Mount Prospect															
SCHOOL DISTRICT 25															
No Facilities in Mount Prospect															
RIVER TRAILS SCHOOL DISTRICT 26															
Euclid	1961,1963,1990,2002	8.50	7.70	31	550	544	547	536	535	543	549	551	551	551	
Indian Grove	1964,1965,1970,1991,2002	8.80	8.00	31	520	471	430	400	379	376	365	366	366	366	
River Trails Middle School	1965,1967,1972,1991,2000	12.80	6.20	46	600	557	542	557	552	518	481	454	458	452	
SCHOOL DISTRICT 57															
Fairview	1952,1955,1958,1973,1995	6.36	5.00	22	540	535	555	551	554	558	557	551	553	559	
Lincoln	1949,1953,1956	19.38	16.00	41	760	730	696	692	677	696	706	733	738	710	
Lions Park	1955,1958,1962,1996	2.85	1.00	22	540	540	551	547	560	561	544	549	551	558	
Westbrook	1963,1964,2006	11.05	9.00	25	480	300	207	201	209	210	211	211	212	213	
SCHOOL DISTRICT 59															
Forest View	1962, 1965, 1970, 1997	11.20	8.00	26	600	365	318	317	327	N/A	N/A	N/A	N/A	N/A	
Holmes Junior High	1967, 1969, 2000, 2001, 2002	5.10	2.00	30	650	428	406	446	451	N/A	N/A	N/A	N/A	N/A	
John Jay	1967, 1969, 1991, 1992, 2006	5.50	3.00	22	500	359	318	317	327	N/A	N/A	N/A	N/A	N/A	
Robert Frost	1964, 1966, 1987, 1998	3.50	3.00	21	500	370	374	388	402	N/A	N/A	N/A	N/A	N/A	
SCHOOL DISTRICT 62															
No Facilities in Mount Prospect															
PRIVATE SCHOOLS															
St. Emily Catholic School	1961	11.20	1.60	26	600	407	412	417	422	429	429	N/A	N/A	N/A	
St. Alphonsus Catholic School	1955, 1957, 2004	20.00	8.00	22	350	294	285	283	285	284	N/A	N/A	N/A	N/A	
St. Paul Lutheran Chool	1957, 1990	2.25	0.50	14	320	250	250	255	260	265	265	N/A	N/A	N/A	
St. Raymond Catholic School	1953, 1954, 1957	N/A	N/A	24	1,250	571	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Christian Life College	1963, 1995	14.9	0.00	7	150	50	55	60	65	70	75	N/A	N/A	N/A	
ITT Technical Institute	2000	4.5	0.00	19	1,200	503	500-600	500-600	500-600	500-600	500-600	500-600	500-600	500-600	



Figure 2.22: Village of Mount Prospect Inventory of Existing Open Space and Park Facilities

NAME	Location	Acres	Playground	Baseball	Basketball	Football	Soccer	Tennis	Swimming	Shelter	Community Center	Ice Skating	Bike Path	Golf Course	
ARLINGTON HEIGHTS PARK DISTRICT															
Melas Park	1500 W. Central	35.00	●	●			●			●			●		
DES PLAINES PARK DISTRICT															
Bluett Park	Horner & Thayer	4.33	●	●	●										
MOUNT PROSPECT PARK DISTRICT															
Busse Park	101 N. Owen	7.12	●	●	●			●		●			●		
Central Community Center (Facility)	1000 W. Central	4.06			●						●				
Clearwater Park	1717 W. Lonquist	25.87	●					●		●			●		
Countryside Park	913 S. Emerson	2.48	●	●	●								●		
Emerson Park	317 N. Fairview	2.30	●		●										
Fairview Park	703 W. Isabella	3.00	●	●											
Frost Park	1308 S. Cypress	3.00	●	●	●								●		
Golf Course Clubhouse (Facility)	600 S. See Gwun	-								●				●	
Gregory Park	411 E. Rand	8.00		●											
High Lines West (Redwood)	Elmhurst to Interstate 90	46.15	●	●			●						●		
Hill Street Nature Center	510 E. Rand	4.53	●							●			●		
Kopp Park	420 W. Dempster	25.72	●	●									●		
Lincoln School Park	700 W. Lincoln	-		●											
Lions Memorial Park	411 S. Maple	20.77	●	●		●	●	●	●	●		●			
Lions Recreation Center (Facility)	411 S. Maple	-			●						●				
Meadows Park	1401 W. Gregory	14.16		●			●		●	●					
Melas Park	1500 W. Central	35.00					●			●			●		
Mount Prospect Golf Course	600 S. See Gwun	115.00								●				●	
Owen Park	100 S. Owen	2.01	●	●	●								●		
Prospect Meadows Park	1101 N. Forest	3.50	●	●	●					●					
RecPlex (Facility)	420 W. Dempster	-	●		●				●		●				
Studio in the Park (Facility)	1326 W. Central Rd.	0.46							●						
Sunrise Park	600 E. Sunset	11.00	●	●			●						●		
Sunset Park	603 S. Candota	7.14	●	●			●						●		
Veterans Memorial Band Shell (Facility)	411 S. Maple	-													
WeGo Park	132 S. WeGo Trail	1.30	●		●										
Weller Creek Park	501 W. Council Trail	12.00			●								●		
Westbrook Park	1421 W. Central	-	●	●											
PROSPECT HEIGHTS PARK DISTRICT															
East Edgewood	Wedgwood & Oxford	0.50	●		●										
Old Orchard Country Club	700 W. Rand	100.00												●	
RIVER TRAILS PARK DISTRICT															
Aspen Trails Park	Aspen & Maya	5.00	●	●	●		●	●				●	●		
Burning Bush Trails Park	Burning Bush & Euclid	10.00	●	●	●		●	●		●	●	●	●		
Clayground Art Studio (Facility)	550 Business Center	2.27									●				
Evergreen Trails Park	Boxwood & Dogwood	0.40	●												
Maple Trails Park	Feehanville & Business Ctr.	2.30	●		●					●			●		
Sycamore Trails Park	Wolf & Kensington	6.40	●	●				●		●			●		
Tamarack Trails Park	Burning Bush & Kensington	4.75	●	●	●		●	●							
Woodland Trails Park	Wolf & Euclid	46.70	●	●	●		●		●	●	●	●	●		



PUBLIC SAFETY

Police

The Mount Prospect Police Department has a total of 105 Full-time Officers and 2 part-time Officers. The number of arrests and traffic moving violations has decreased over the past 5 years; this is attributed to increased enforcement and education efforts.

Fire and Emergency

The Mount Prospect Fire Department maintains 72 sworn firefighters, 11 civilian employees, 1 part-time civilian employee and 20 paid-on-call firefighters. Figure 2.23 shows that fire and EMS calls have maintained steady over the past five years.

Although emergency service calls have maintained steady over the past five years, the fire station located at Kensington and River Roads has been subjected to frequent flooding and was determined to be functionally obsolete. A new fire station and location is desired. There is also an agreement in place with the Prospect Heights Fire Protection District and the Mount Prospect’s Fire Department requiring the Mount Prospect Fire Department to have three personnel assigned to the current station to provide reciprocal service. The reciprocal arrangements include both fire and ambulance service. The new fire station would need to be placed in the northeast area of the Village to provide a shorter response time to the Randhurst Shopping Center, Kensington Business Center and multi-family residential complexes in the area of Rand Road and Euclid.

Figure 2.23: Fire and Emergency Activity of Mount Prospect

	2001	2002	2003	2004	2005
Emergency Calls					
Fire Calls	2,000	1,941	1,837	1,882	1,837
EMS Calls	3,197	3,160	3,412	3,229	3,443
Total Emergency Calls	5,197	5,101	5,249	5,111	5,280
Mutual Aid Calls					
Given	107	122	116	157	143
Received	426	220	236	297	223
Total Mutual Aid Calls	533	342	352	454	366
Automatic Aid Calls					
Given	395	375	388	362	200
Received	426	389	336	445	294
Total Automatic Aid Calls	821	764	724	807	494

Definitions:

1. Mutual Aid Calls- Given -- Calls for assistance from neighboring communities when their local/immediate emergency response capabilities are overwhelmed
2. Mutual Aid Calls- Received -- Calls for assistance to neighboring communities when our local/immediate emergency response capabilities are overwhelmed
3. Automatic Aid Calls- Given -- Responses from Mount Prospect Fire Department to surrounding communities because of the close proximity of city limits
4. Automatic Aid Calls- Received -- Responses from surrounding communities’ fire departments to Mount Prospect because of the close proximity of city limits

Source: Mount Prospect Fire Department



LAND USE, ZONING, & ANNEXATION

Land Use

The Village of Mount Prospect has a land area of 10.28 square miles; it comprises a variety of residential, commercial, industrial, open space and institutional land uses. Although Mount Prospect is near full development, infill and redevelopment opportunities exist throughout the Village. These development opportunities include vacant and underdeveloped parcels located primarily on arterial roadways including Northwest Highway, Rand Road, IL Route 83, Dempster, Algonquin, and Golf Roads. Randhurst Mall, Downtown Mount Prospect, and the Kensington Business Park, all important commercial districts are recognized as important to the Village's fiscal sustainability.

Figure 2.24: Mount Prospect's Zoning Composition

Zoning	Area (SF)	Area (Acres)	Percentage (Area/TG)
B1 (Office)	1,250,906	28.72	0.44%
B2 (Neighborhood Shopping District)	0	0.00	0.00%
B3 (Community Shopping District)	15,769,904	362.03	5.51%
B4 (Commercial Corridor)	2,932,092	67.31	1.02%
B5 (Central Commercial)	2,319,905	53.26	0.81%
B5C (Central Commercial Core)	955,728	21.94	0.33%
Business Sub-Total	23,228,534	533.25	8.12%
CR (Conservation Recreation)	24,321,245	558.34	8.50%
Conservation Sub-Total	24,321,245	558.34	8.50%
I1 (Limited Industrial)	27,222,800	624.95	9.51%
I2 (Railroad)	1,206,343	27.69	0.42%
OR (Office Research)	393,167	9.03	0.14%
Office and Industrial Sub-Total	28,822,309	661.67	10.07%
R1 (Single Family Residential)	124,215,199	2,851.59	43.41%
R2 (Attached Single Family Residential)	2,505,567	57.52	0.88%
R3 (Low Density Residential)	2,081,897	47.79	0.73%
R4 (Multi-Family Development)	11,518,348	264.42	4.03%
R5 (Senior Citizen Residence)	113,716	2.61	0.04%
RA (Single Family Residential)	51,029,018	1,171.47	17.83%
RX (Single Family Residential)	18,309,689	420.33	6.40%
Residential Sub-Total	209,773,435	4,815.74	73.31%
Total Geography (Corporate Boundary)(TG)	286,145,523	6,569.00	100.00%

Source: Village of Mount Prospect GIS data



Zoning

Illinois communities were first granted the power to adopt zoning laws in 1921, although the Village of Mount Prospect did not formally prepare a zoning ordinance until 1923. Since then, the Zoning Ordinance has been updated and amended to meet the changing conditions in the Village and the Region. The zoning of Mount Prospect will continue to be based upon the recommendations of the adopted Comprehensive Plan. It is important that provisions of the zoning ordinance be based upon this Comprehensive Plan - which is designed to promote the public health, safety, and general welfare of the Village. Today, there are 18 separate zoning districts. There are multiple districts for single-family residential, multi-family residential and commercial uses. The purposes of the different zoning districts are outlined in the Village of Mount Prospect Zoning Ordinance. Figure 2.24 lists the current composition of the zoning districts within the Village.

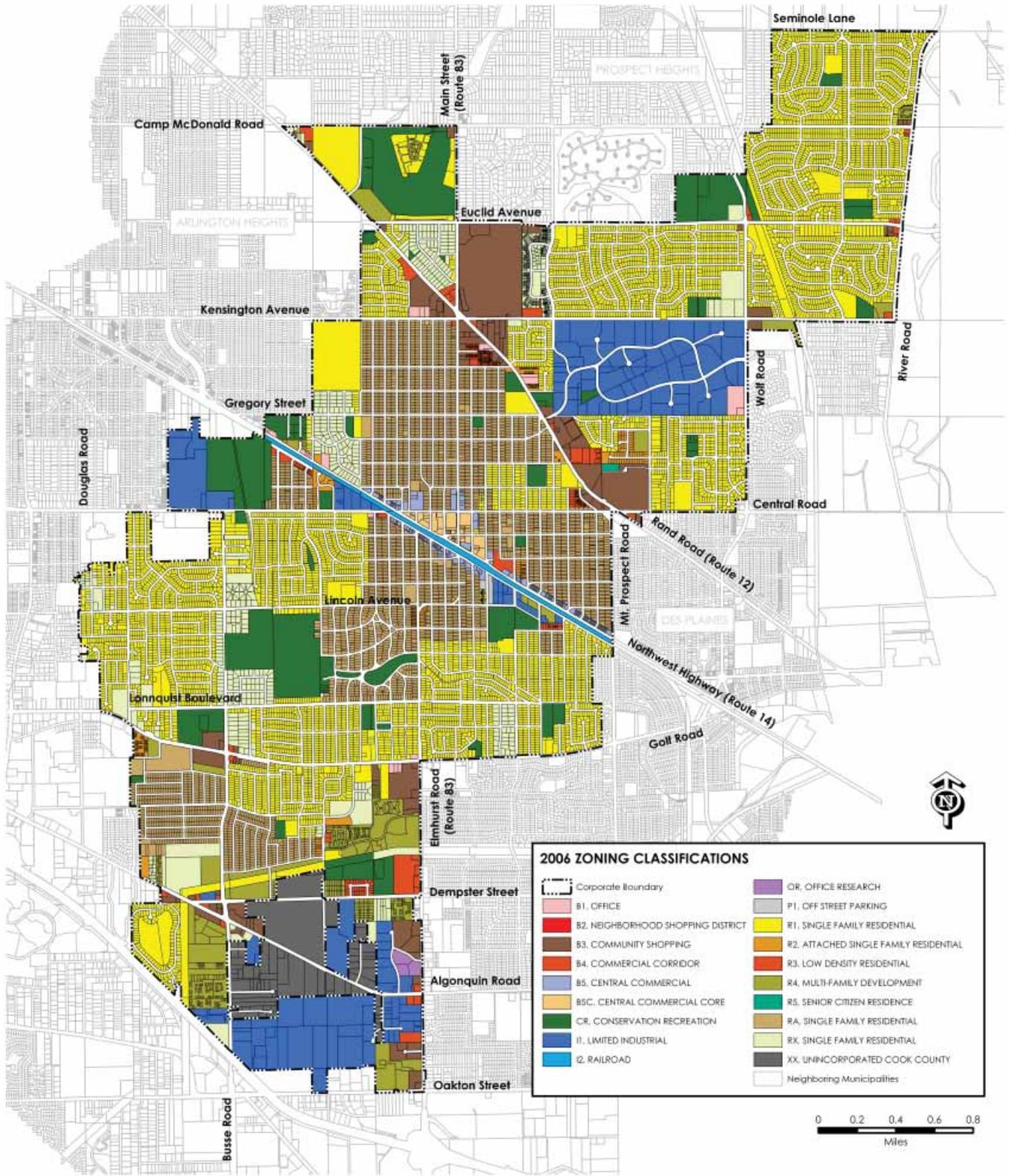
Annexations

Mount Prospect is contiguous to several unincorporated areas. An annexation can only occur when the property is contiguous to a property within Village limits. Annexations can be 1) voluntary or 2) forced if the land is less than 60 acres and wholly surrounded. Recent annexations include:

- The Briarwood Development located at the intersection of Linneman and Algonquin Road (27.04 acres)
- 531 Douglas (0.80 acres)
- Commercial properties located at the intersection of Rand and Camp McDonald Road (7.10 acres)
- 1205 E. Central, Commercial property (0.90 acres)



2006 ZONING MAP



CHAPTER 3:

VISION, GOALS, AND OBJECTIVES

To effectively attain the Vision for the Village, the Mount Prospect comprehensive planning program must respond to the special needs, values, and desires of local residents. Goals and objectives provide this specialized guidance, transforming collective community values into implementation strategies. Implementation strategies (Chapter 5) may be action items, coordination items, and/or require further study.

Goals and objectives each have a distinct and different purpose in the planning process:

- **Goals:** general aims of the community that describes desired end situations toward which planning efforts should be directed. They are broad and long-range. They represent an end to be sought, although they may never actually be fully attained.
- **Objectives:** describe more specific purposes which should be sought in order to advance toward the overall goals and ultimately the Vision of the Village. They provide more precise and measurable guidelines for planning action.

The following pages present the listing of goals and objectives broken down into the four general elements of the Plan:



Vision Statement:

provides the foundation for the Comprehensive Plan. It identifies how Mount Prospect sees itself in the future.

**Mount Prospect
Vision Statement**

The Village of Mount Prospect will offer a high quality of life to its residents and promote a vibrant, diverse business community that serves customers from a broad geographic base.

Residents will continue to live in attractive and well maintained homes. A mix of housing opportunities will be available to meet the needs of the wide range of individuals and families that make up our community.

Our successful business community will be highly valued because of the nature of products, services, vibrant customer base, and employment it offers and its strong relationships with the community. New businesses will be drawn to the Village because of its reputation for quality development, municipal cooperation, and ongoing improvements to the character and appearance of the commercial and industrial environment, with particular emphasis on the downtown area as the geographic and social center of the Village.

The Village will ensure a comprehensive infrastructure, parking, and traffic improvement program is in place to help further the goals and objectives of the Comprehensive Plan.

The Village will continue to be dedicated to excellence in governance and service, schools, parks, and community facilities.

The Village of Mount Prospect will be a community proud of the quality of life it helped create and the successes accomplished through comprehensive planning and continual evaluation of effectiveness.



HOUSING AND RESIDENTIAL AREAS

A. Goal

To provide a diverse housing inventory and attractive living environment that supports the local population and accommodates a reasonable level of growth and change.

Objectives

- A.1 Maintain the attractive quality of all residential neighborhoods.
- A.2 Protect residential areas from encroachment by land uses which are incompatible or which may create adverse impacts.
- A.3 Promote the improvement and rehabilitation of deteriorating residential properties.
- A.4 Encourage “infill” residential development which will provide a range of housing types, while maintaining appropriate transitions and compatibility in density and character with surrounding existing development.
- A.5 Support the affordable housing needs of low and moderate-income residents of the Village.
- A.6 Continue to promote and encourage developments, financial assistance programs, and supportive services throughout the Village for residents with disabilities (physical, developmental, or mental illness) and our seniors.



ECONOMIC DEVELOPMENT

B. Goal

To create viable commercial districts throughout the Village which provide employment opportunities, needed goods and services, and diversified tax revenues which are sufficient to sustain Village services and minimize the reliance on property tax.

Objectives

- B.1 Maintain Village services and facilities which assure the long-term economic strength of the various commercial centers and areas within the Village.
- B.2 Maintain and attract retail and commercial services in the Village.
- B.3 Initiate programs to encourage improvement of the condition of older existing commercial buildings and areas.
- B.4 Ensure that commercial areas maintain the appearance of all buildings, grounds, and parking areas.
- B.5 Encourage convenient access to, and adequate employee and patron parking in all shopping areas.
- B.6 Maintain a progressive business climate with an understandable development process.
- B.7 Design and implement strategies for attracting commercial opportunities to Mount Prospect in order to further strengthen and expand the Village's tax and economic base.



ECONOMIC DEVELOPMENT (continued)

C. Goal

To develop an industrial base which provides employment opportunities, and diversified tax revenues which are sufficient to sustain Village services and minimize the reliance on property tax.

Objectives

- C.1 Provide for the orderly expansion of existing industrial areas and activities.
- C.2 Plan new industrial development in areas of similar or compatible use, close to major transportation routes.
- C.3 Encourage the alignment and/or consolidation of access points for neighboring industrial properties along major thoroughfares to minimize conflicts with the traffic movement.
- C.4 Minimize the negative impact of industrial activities on neighboring land uses.
- C.5 Ensure that industrial areas maintain the appearance of all buildings, grounds, and parking areas.
- C.6 Encourage coordinated lot configuration, building design, access and parking, and overall environmental features, as well as compatible relationships between new and existing development in all industrial and office research developments.
- C.7 Encourage new office and industrial developments to incorporate flexible spaces which can handle the changing needs of a variety of tenants such as future expansion, high ceilings, multiple loading capabilities, or sophisticated racking systems.
- C.8 Encourage the development of new industry that maximizes use of the local labor force.
- C.9 Design and implement strategies for attracting industrial opportunities to Mount Prospect in order to further strengthen and expand the Village's tax and economic base.



TRANSPORTATION AND INFRASTRUCTURE

D. Goal

To provide a balanced transportation system which provides for safe and efficient movement of vehicles and pedestrians, supports surrounding land development, and enhances regional transportation facilities.

Objectives

- D.1 Improve pedestrian and automobile traffic movements throughout the Village, reducing congestion where possible with particular emphasis on Downtown and the Randhurst Shopping Center and surrounding area.
- D.2 Encourage convenient access to, and adequate employee and patron parking in all shopping areas with particular emphasis on Downtown.
- D.3 Provide for safe bicycle movement within the Village through the development and improvement of bicycle routes and other facilities.
- D.4 Promote and encourage safe and convenient public transportation within the Village and to other adjacent and nearby communities and destinations.
- D.5 Increase usability to public transportation facilities by improving access to commuter parking facilities.
- D.6 Ensure that new and existing developments are served by a safe and convenient circulation system with streets and roadways relating to and connecting with existing streets in adjacent areas.
- D.7 Encourage the implementation of the CATS 2030 Regional Transportation Plan in Mount Prospect, specifically development complementary to the Suburban Transit Access Route (STAR Line).



TRANSPORTATION AND INFRASTRUCTURE (continued)

E. Goal

To maintain a public infrastructure system that efficiently provides utilities, public improvements and flood control required by the Community.

Objectives

- E.1 Maintain adequate public water, sanitary and storm sewer systems.
- E.2 Maintain the Village's ability to plan and program public improvements as needed.
- E.3 Protect natural water retention and drainage where possible and ensure development does not have adverse impact on flood control.



COMMUNITY FACILITIES, PARKS, AND OPEN SPACE

F. Goal

To provide a system of facilities that ensures for efficient delivery of public services and open space, enhancing the quality of life within the community.

Objectives

- F.1 Maintain a high quality level of fire and police protection throughout the Village.
- F.2 Encourage the availability of high-quality primary and secondary education.
- F.3 Ensure facilities and services are accessible to all people needing assistance.
- F.4 Promote the viable reuse of schools and other public buildings that may be closed in the future for other uses such as day care centers, pre-school, teen activity, senior citizens centers and other similar facilities.
- F.5 Support the goals of the Park Districts' and School Districts' strategic plans to maintain a local park and school system which meets the residents' needs.
- F.6 Ensure that adequate open space is set aside as a part of new residential developments.
- F.7 Encourage the linking of greenways, parks, and recreational facilities in neighborhoods, Village wide and regional levels.



CHAPTER 4:

LAND USE MAP AND DESCRIPTIONS

The Land Use Map and descriptions provides a general framework for improvement and development in Mount Prospect over the next 20 years. It establishes long-term targets for development in the Village, which are consistent with the community's overall goals and objectives. These recommendations seek long term economic sustainability for the community, providing a land use mix which allows the Village to continue to provide quality services. It is specific enough to guide day-to-day development decisions, yet flexible enough to allow modification and continuous refinement.

The Land Use Map and descriptions contains five primary components: residential areas; commercial areas; industrial and office research areas; community facilities, parks, and open space; and a transportation thoroughfare plan. Planning recommendations for each of these components are discussed below. Implementation strategies for each area follow in Chapter 5.

LAND USE

The Village of Mount Prospect covers an area of approximately ten square miles located 22 miles northwest of downtown Chicago. It is bordered on the north by Prospect Heights, on the east by the Cook County Forest Preserve and Des Plaines, on the south by Des Plaines and Elk Grove Village, and on the west by Arlington Heights. The Village is bisected by several major transportation corridors:

- Northwest Union Pacific Railroad, which runs diagonally through the Village from a southeast to a northwest direction with a station in the downtown;
- Canadian National Railroad, which runs diagonally through the northeast portion of the Village with a station at our border with Prospect Heights;
- Northwest Highway (Route 14), which runs parallel to Northwest Union Pacific Railroad;
- Rand Road (Route 12), which also runs diagonally through the Village from a southeast to a northwest direction in the north half of the Village;
- Central Road, which runs west and east through the center of the Village;
- Golf Road (Route 58), Dempster Street, and Oakton Street, which run west and east through the south portion of the Village; and
- Illinois Route 83 which runs north and south through the center of the Village moving along these different roadways: Busse Road, Oakton Street, Elmhurst Road, Lincoln Avenue, and Main Street.



Mount Prospect is an established, essentially developed community, with a healthy mix of residential, commercial, and industrial development. Since most of the community is already committed in terms of land use, the existing development pattern significantly influences the type and extent of new development which will be possible, and the extent to which redevelopment will be appropriate.

This chapter serves as a guide for future land use development decisions within the Village. It identifies which lands should be utilized for residential, commercial, industrial, and public land use activities. The Land Use Map and descriptions also describe interrelationships between various land use areas, and the types of projects and improvements desirable within each area. The Map and descriptions are consistent with the Mount Prospect Vision Statement, goals and objectives (Chapter 3), and provide the overall framework for specific land use recommendations.

RESIDENTIAL AREAS

Mount Prospect has traditionally been a strong and desirable residential community. Existing residential neighborhoods represent one of the Village's most important assets. The Land Use Map and descriptions attempt to strengthen and reinforce existing residential areas and allow for quality new residential development in select locations.

Single-Family Residential Development

Single-Family detached residential development should continue to be the predominant land use within the Village. Originally single-family homes were constructed in the central portion of the Village, conforming to the basic grid pattern of streets, at an overall density of five to eight units per net acre. Newer single-family homes were developed on somewhat larger lots in the northern and western portions of the Village primarily at densities of three to five units per net acre with neighborhoods characterized by curvilinear street patterns.

All existing single-family neighborhoods should be strengthened through a range of community facility and support service improvements, including expanded park and recreational facilities where needed. Transportation improvement projects should help reduce through traffic within certain neighborhoods, as well as improve operational conditions at problem intersections in other neighborhoods. This designation would allow for single family attached dwelling units along arterial roadways and adjacent to non-residential uses, where appropriate.



Single-Family Residential Development is for areas planned for single family detached and attached dwellings, with appropriate densities that are defined by the zoning ordinance for single-family districts. This single family residential development category is consistent with the R-X, R-A, R-1, and R-2 Zoning Districts of the Village Zoning Ordinance.

Multi-Family Residential Development

Multi-Family Residential Development is for areas planned primarily for apartment buildings and condominium complexes, with appropriate densities that are defined by the zoning ordinance for multi-family districts, and are typically three stories or higher. The design and development of new multi-family development should be carefully controlled to ensure compatibility with surrounding uses, adequate screening and buffering, and a high-quality living environment. Such multi-family residential development is consistent with the R-3, R-4, R-5, and B-5C Zoning Districts of the Village Zoning Ordinance.

COMMERCIAL AREAS

The Land Use Map and descriptions strive to strengthen and reinforce the role and function of existing commercial areas in the Village and promote viable new commercial development in selected locations. The Central Road Corridor Plan, Rand Road Corridor Plan, and Downtown TIF District Strategic Plan provide further specific planning recommendations for each commercial area. The Map includes three general types of commercial areas, each with different characteristics and requirements.

Neighborhood Commercial

Neighborhood Commercial areas contain a range of office, retail, and commercial service establishments. These areas include primarily linear developments on smaller sites. Residential areas often abut the rear of these commercial properties. Planned unit developments, including mixed use projects, should be encouraged to create a variety of uses, and to transition intensities to adjoining neighborhoods. The Neighborhood Commercial category is consistent with the B-1, B-2, B-4 and B-5 Zoning Districts of the Village Zoning Ordinance.

Community Commercial

Typically located in a high visibility area that offers convenient access and parking, Community Commercial areas contain a wide range of office, retail, and commercial service establishments. These areas include developments on large sites that include large-scale “big box” and “mixed-use” type developments that could include smaller scale “outlot” parcels. The Community Commercial category is consistent with the B-3 Zoning Districts of the Village Zoning Ordinance.



Central Commercial

The Central Commercial area should contain a dense, intensive land use pattern focusing on an urban style of development and architecture. Pedestrian, bicycle, and transit access should be emphasized to ensure areas are walkable. The Central Commercial areas should contain a mix of land uses ranging from retail, high-density residential, office, and institutional. Typical of a downtown environment – “mixed-use” development should include first-floor retail, dining, and commercial service establishments with above first-floor residential and office. The Central Commercial development category is consistent with the B5C Districts of the Village Zoning District.

INDUSTRIAL AND OFFICE RESEARCH AREAS

The Land Use Map differentiates between two basic types of industrial uses: Light Industrial and Office Research, which could include a wide range of office, warehousing, and light manufacturing uses; and General Industrial, which would include heavy industrial and manufacturing uses.

Light Industrial and Office Research

Light Industrial and Office Research areas are intended for uses that typically do not generate the intensity of heavy industrial land uses. It may include professional and business services, light assembly plants, warehousing, research and development facilities, and distributions centers. Industrial and office research development, as characterized by Kensington Business Center, represents a significant land use component within the Village. Several land areas in the southwestern portion of the Village have potential for similar development in the future. If carefully designed and developed, industrial and office research uses could create a strong new identity for the Village. This area is consistent with the I-1 and O-R Zoning Districts of the Village Zoning Ordinance.

General Industry

General Industry areas contain intensive land uses with a strong dependence on transportation facilities such as major roadways, rail or air. This land use typically requires significant amounts of land and can often create conditions that are generally incompatible with residential uses. Heavy manufacturing, truck terminals, construction equipment and material storage are common uses in General Industry areas. This area is consistent with the I-1 Zoning District of the Village Zoning Ordinance.



COMMUNITY FACILITIES, PARKS, AND OPEN SPACE

Institutional

Institutional uses generally include public, quasi-public, and private uses, such as governmental, educational, medical, religious, or university facilities as well as cemeteries. Public and semipublic land areas, including public and private schools, municipal facilities and churches are distributed throughout the Village.

Open Space

Open Space areas are intended to include all active and passive parklands, public recreation centers and golf courses when not associated with a residential development. Park and recreational areas are also scattered throughout the community.

The Open Space system consists of sites, facilities, and programs which perform several important functions. The most basic function is the provision of recreational services to local residents. An effective system can also create opportunities for a wide range of leisure time experiences, help define and delineate neighborhood areas, and be an important visual feature in the community. An effective parks and recreation system is particularly important in a traditionally strong residential community like Mount Prospect.

The Village also has several other public land resources. Cook County Forest Preserve land borders the Village on the northeast and is a significant visual and recreational resource available to Village residents. Additionally, there are numerous golf courses in and adjacent to the Village and several others within a short driving distance. In addition to the public recreational resources, private recreational facilities also play a key role in Mount Prospect. The Village contains numerous privately operated swimming pools, tennis courts, club rooms, and playgrounds which help supplement the public system.



TRANSPORTATION

The transportation system consists of various categories of streets, parking facilities, and public transit services. The overall system provides for access to Mount Prospect from the surrounding area and movement of people and vehicles within and around the Village. The efficiency and convenience of this system significantly affects the quality of life within the community.

Thoroughfare Plan

The major street system in Mount Prospect is well defined, but little hierarchy is apparent for other streets in the Village. A functional classification of all streets is a necessary step in identifying problem areas and prescribing improvements.

Streets and related traffic control devices must all be considered as elements of an inter-related system. This approach requires that the decision to install traffic engineering measures (e.g., street closure, left turn restrictions, traffic signals, etc.) be considered in terms of their impact on adjacent streets, intersections, and neighborhoods. Without a systematic approach to this problem, the result is a mixture of traffic control devices, policies and operational practices which creates confusion, inconvenience, accidents, and a myriad of other secondary problems.

The currently accepted approach to “sorting out” the complex inter-relationship between these elements is first to classify each street in the Village according to the function it should perform. Each street should fit into a category or functional classification. Decisions regarding traffic control devices and restrictive measures can then be prescribed in a relatively straightforward manner to assure that the functions are achieved. In addition, this procedure permits the identification of deficiencies in the street system and facilitates the analysis of street system needs.

Four separate street classifications are identified below. The titles given to these classifications describe the orientation of traffic expected to use the streets.

- **Major Arterial Streets:** A major arterial street is intended to serve vehicle trips oriented beyond the Village boundaries and adjacent communities. The section of the street within the Village should serve a significant portion of trips generated by land uses within the Village. This type of street has regional importance because of its alignment, continuity, capacity, and its connection with other regional traffic carriers.
- **Secondary Arterial Streets:** A secondary arterial street is intended to serve vehicle trips generated by land uses within the Village and within adjacent communities. This type of street should not serve long distance trips (i.e., greater than five miles) but has community importance in terms of traffic capacity and serving abutting land use.



- **Collector Streets:** A collector street is intended to provide for traffic movements between arterial and local streets, and direct access to abutting property. A collector street often reflects the character of the neighborhood and can provide access to abutting property while maintaining the desired level of mobility.
- **Local Streets:** All other streets within the Village could be classified as local streets. A local street is intended to serve only vehicle trips generated by land use abutting the street. The function of this type of street is providing local access within a neighborhood.

One of the primary benefits derived from creating a functionally classified street system is designating “neighborhoods” inside the areas of the network of major and secondary arterial streets. If these streets are properly designed with adequate capacity and proper traffic control devices, the traffic in the neighborhood “cells” can be controlled to exclude through traffic.

In determining the functional classification of streets within the Village, the following factors were considered:

- Length which the street extends continuously beyond the Village boundaries.
- Width of pavement.
- Type and density of abutting land use.
- Spacing relative to the prevailing grid network of streets in the surrounding communities.

The functional classification of the proposed street system is presented in Figure 5.1. In general, the desired design characteristics for the streets should reflect these classifications. The major arterial streets should have the highest design standards (normally four-lane divided roadways with separate turn lanes at intersections) and should have priority in terms of traffic control over the other streets in the system. The secondary arterial streets also require high design standards and should usually have four lanes for travel. A median may be necessary on some community streets if the volume of traffic is anticipated to be significant because of the intensity of abutting development or the condition of parallel streets. Collector streets will usually provide satisfactory service as two-lane facilities unless they provide primary access to high traffic generating land uses.

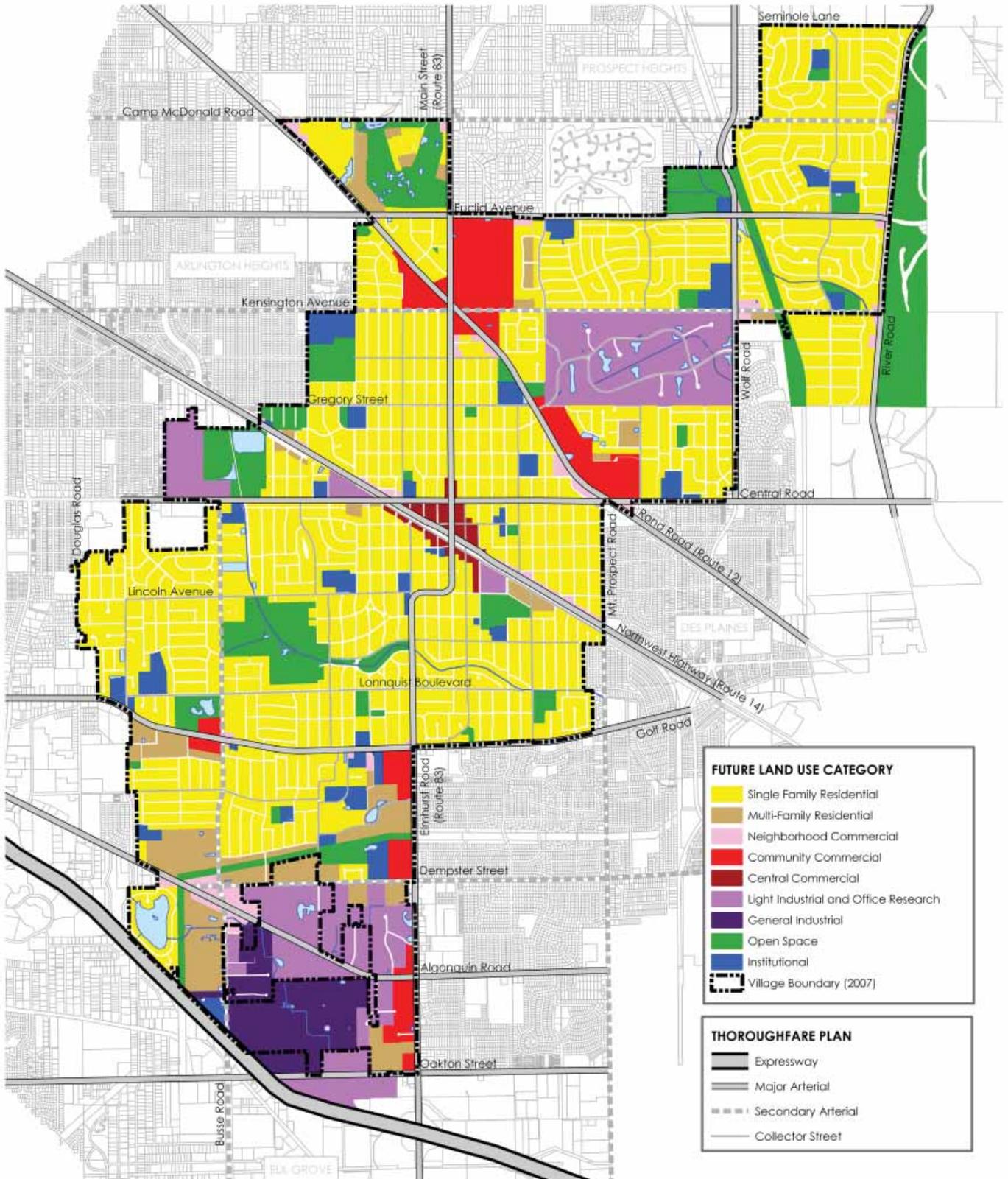


Figure 5.1: Functional Classification of Area Streets

<u>Classification</u>	<u>Street</u>
Major Arterial:	Algonquin Road Central Road Des Plaines/River Road Elmhurst Road/Main Street Euclid Avenue Golf Road Northwest Highway Oakton Street Rand Road Wolf Road
Secondary Arterial:	Busse Road Camp McDonald Road Dempster Street Kensington Road Mount Prospect Road
Collector:	Burning Bush Lane (from Seminole Lane to Kensington Road) Business Center Drive Busse Avenue (from Main Street to Owen Street) Cardinal Lane (from Eric Avenue to Westgate Road) Council Trail Elmhurst Avenue (from Central Road to Kensington Road) (from Prospect Avenue to Lincoln Street) Emerson Street (from Golf Road to Central Road) Fairview Avenue Feehanville Drive Gregory Street Highland Street Huntington Commons Drive (from Elmhurst Road to Linneman Road) Lincoln Street (from Meier Road to Elmhurst Avenue) Linneman Road Lonnquist Boulevard (west of Emerson) Meier Road (from Golf Road to Lincoln Street) Owen Street Prospect Avenue (from Central Road to Mount Prospect Road) Shoenbeck Road (from Rand Road to Camp McDonald Road) See-Gwun Avenue (from Golf Road to Lincoln Street) Seminole Lane We-Go Trail (from Lincoln Street to Central Road) Westgate Road Wheeling Road William Street (from Golf Road to Prospect Avenue) Willow Lane



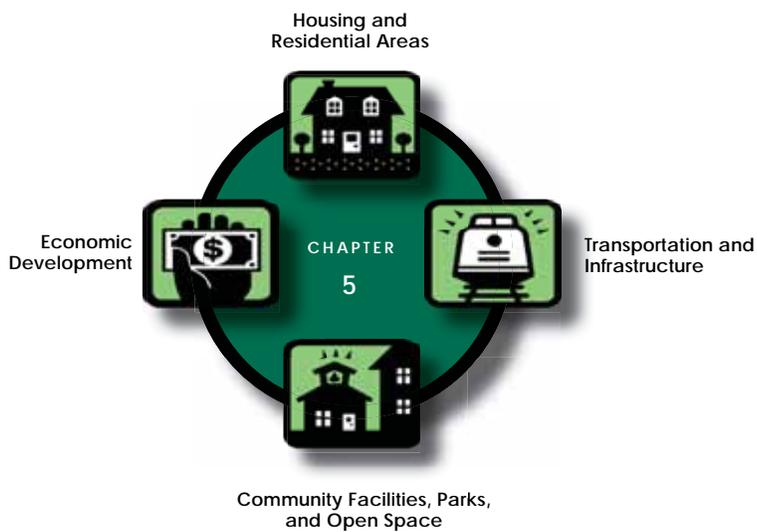
FUTURE LAND USE MAP



CHAPTER 5:

IMPLEMENTATION PROGRAM

Over the coming months and years, a number of specific steps can be taken to help realize the vision for the community as outlined in Chapter 3 of this Plan. The Implementation Program offers a means to achieve the goals and objectives identified in the four elements of the Plan:



Implementation strategies will vary in scope depending on the intended result. For example, an implementation strategy can be very specific, such as “plant trees and undertake other beautification projects to improve the appearance of commercial corridors” or it can be more general, such as “maintain close contact and continue to cooperate and help all local school districts to ensure that the needs of Mount Prospect students continue to be met.”

The Implementation Program also prioritizes the strategies and identifies responsibility for achieving them.

Type of Strategies

Implementation Strategies are categorized into four different types:

Action:	Can be acted upon to produce a result
Village Board Action:	Reflects a policy which must be adopted by the Village Board
Special Study Needs:	Additional study to determine best course of action
Coordination:	Requires ongoing coordination with other parties outside Village Staff

Related Goals/Objectives

Indicates which goals and objectives from Chapter 3 the strategy originated. On Page 57, for example, Strategy 1 lists the numbers 1 and 3 in the “Related Objectives A.X” column. This should be read in the following manner:

“Strategy 1 derives from Goal A.1 and A.3 listed in Chapter 3, Page 41.”

Timing

Indicates whether the strategy should occur in the short term (within 3 years), long term (4 - 5 years), or is an ongoing activity of the Village.

Responsible Village, Agencies and other Entities

Lists the Village department as well as other agencies/groups that will lead implementation of the strategy.





Goal A: To provide a diverse housing inventory and attractive living environment that supports the local population and accommodates a reasonable level of growth and change.

Strategy	Type of Strategy	Related Objectives (A.X)*	Timing	Responsibility
1 Monitor property maintenance conditions in all neighborhoods within the Village through a systematic housing code enforcement program.	Action	1,3	Ongoing	Community Development
2 Continue to encourage a range of housing types, while maintaining the overall density requirements of the Zoning Code, when reviewing development proposals.	Action	1,4	Ongoing	Community Development
3 Continue to implement housing rehabilitation financial assistance programs for low- and moderate-income families.	Action, Coordination	5,6	Ongoing	Community Development, HUD (CDBG Program)
4 Pursue additional funding sources to expand the Village's first-time home buyers program.	Action, Coordination	5,6	Ongoing	Community Development, HUD (CDBG Program), IHDA
5 Update and adopt the Village of Mount Prospect 5 Year Consolidated Plan for Community Development Block Grant (CDBG) programming.	Action	5,6	Ongoing	Community Development
6 Promote development opportunities in the Village for a full range of housing for our seniors: active, independent, assisted living, and convalescent care.	Action	6	Ongoing	Community Development
7 Revise the Zoning Code to ensure it will allow for a full range of housing for our seniors: active, independent, assisted living, and convalescent care.	Action, Village Board Action	6	Short Term	Community Development

* Indicates which goals and objectives from Chapter 3 the strategy originated. For example, Strategy 1 lists the numbers 1 and 3 in this column. This should be read in the following manner: "Strategy 1 derives from Goal A.1 and A.3 listed in Chapter 3, Page 41."





Goal B: To create viable commercial districts throughout the Village which provide employment opportunities, needed goods and services, and diversified tax revenues which are sufficient to sustain Village services and minimize the reliance on property tax.

Strategy	Type of Strategy	Related Objectives B.X*	Timing	Responsibility
1 Utilize the Land Use Plan and Zoning Code to prevent expansion of residential uses in areas most suited to commercial development.	Action, Village Board Action	1	Ongoing	Community Development
2 Continue to enforce sign control regulations in commercial areas.	Action	4	Ongoing	Community Development
3 Undertake beautification projects to improve the appearance of commercial corridors.	Action	4	Ongoing	Public Works
4 Continue to actively market development opportunities throughout the community and recruit amenities for businesses, such as restaurants and hotels.	Action	2,6,7	Ongoing	Community Development
5 Continue to serve as a clearinghouse for collecting and disseminating information about funding sources and assistance available to businesses.	Action	1,6	Ongoing	Community Development
6 Review development trends and revise the Zoning Code to ensure regulations are conducive to encourage quality redevelopment of aging commercial properties.	Action, Village Board Action	3,6	Short Term	Community Development
7 Review the landscaping ordinance to ensure aesthetic goals are balanced with the visibility needs of the business community.	Action, Village Board Action	4	Short Term	Community Development
8 Review the development process to ensure the internal review process and Village Code create a positive business climate. Continue efforts to streamline the development review process while maintaining the integrity of the Village development regulations.	Action, Village Board Action	1,6	Short Term	Community Development
9 Amend the zoning code to allow for mixed use development outside the downtown district.	Action, Village Board Action	7	Short Term	Community Development
10 Review the sign code to ensure current regulations allow effective signage for the businesses downtown, but do not detract from the general appearance and architectural character of their surroundings including streets, buildings and other signs in the area.	Action, Village Board Action	4	Short Term	Community Development
11 Implement a Village wide financial assistance program for the rehabilitation of commercial buildings including the Downtown Facade Improvement and the Corridor Improvement Programs.	Action, Village Board Action	1,3,4	Short Term	Community Development
12 Construct new sidewalks and other pedestrian conveniences where needed.	Action	3,4,5	Short Term	Public Works
13 Continue redevelopment of downtown by implementing recommendations detailed in the Downtown TIF District Strategic Plan.	Action, Village Board Action	4,5,7	Long Term	Community Development, Public Works

* Indicates which goals and objectives from Chapter 3 the strategy originated. For example, Strategy 1 lists the number 1 in this column. This should be read in the following manner: "Strategy 1 derives from Goal B.1 listed in Chapter 3, Page 42."





(CONTINUED)

Goal B: To create viable commercial districts throughout the Village which provide employment opportunities, needed goods and services, and diversified tax revenues which are sufficient to sustain Village services and minimize the reliance on property tax.

	Strategy	Type of Strategy	Related Objectives B.X	Timing	Responsibility
14	Develop a strategic plan for the River Road Corridor, north of Kensington Road to promote the area for redevelopment as a mixed residential and commercial corridor complemented by potential recreational uses of the Cook County Forest Preserve.	Special Study Needs	1,2,3,7	Long Term	Community Development, Property Owners
15	Develop a strategic plan for Randhurst Shopping Center and its surrounding area. Study the feasibility of a tax increment finance district immediately south of the shopping center.	Special Study Needs	1,2,3,7	Long Term	Community Development, Property Owners
16	Develop a strategic plan for the Northwest Highway and Prospect Avenue Corridor to promote the area as a commercial corridor for redevelopment.	Special Study Needs	1,2,3,7	Long Term	Community Development, Property Owners
17	Develop a strategic plan for the Dempster, Algonquin, Busse Road intersection to enhance this commercial corridor. Strategies for better pedestrian circulation should be a high priority.	Special Study Needs	1,2,3,7	Long Term	Community Development, Property Owners



Goal C: To develop an industrial base which provides employment opportunities and diversified tax revenues, which are sufficient to sustain Village services and minimize the reliance on property tax.

	Strategy	Type of Strategy	Related Objectives C.X*	Timing	Responsibility
1	Maintain zoning standards and incentives designed to encourage planned industrial and office research development. Provisions should encourage coordinated lot configuration, building design, access and parking, and overall environmental features, as well as compatible relationships between existing and new development.	Action	1,2,3,6,7	Ongoing	Community Development
2	Utilize the Land Use Plan and Zoning Code to prevent expansion of residential uses in areas most suited to industrial development.	Action, Village Board Action	1,4	Ongoing	Community Development
3	Continue programs to actively promote and recruit desired types of industry throughout the Village.	Action	8,9	Ongoing	Community Development
4	Develop a comprehensive marketing plan for attracting desirable businesses and redevelopment opportunities at Kensington Business Center.	Action	9	Short Term	Community Development
5	Review development trends and revise the Zoning Code to ensure regulations adequately provide for new industrial needs.	Action	7,9	Short Term	Community Development

* Indicates which goals and objectives from Chapter 3 the strategy originated. For example, Strategy 1 lists the numbers 1,2,3,6, and 7 in this column. This should be read in the following manner: "Strategy 1 derives from Goals C.1, C.2, C.3, C.6, and C.7 listed in Chapter 3, Page 43."





Goal D: To provide a balanced transportation system which provides for safe and efficient movement of vehicles and pedestrians, supports surrounding land development, and enhances regional transportation facilities.

Strategy	Type of Strategy	Related Objectives D.X*	Timing	Responsibility	
1	Continue to evaluate where street lighting is deficient, and upgrade to current standards.	Special Study Needs	6	Ongoing	Public Works
2	Continue to evaluate and take advantage of technological enhancements that address traffic operational and intersectional problems and determine potential economically feasible solutions.	Special Study Needs	1	Ongoing	Public Works
3	Continue to pursue expanding the public transportation options throughout the Village, including funding for programs benefiting income eligible residents.	Action	4	Ongoing	Community Development, Human Services
4	Study the public transportation system in Mount Prospect evaluating the current level of service, usage, and access to transit, pedestrian, and bicycle traffic. The study should provide recommendations for improving the Village's public transportation system and connections to multiple modes of transportation.	Special Study Needs	1,3,4,5,7	Short Term	Community Development, Public Works, RTA
5	Continue the neighborhood traffic studies, reviewing neighborhood speed limits and intersection traffic controls.	Special Study Needs	1,6	Short Term	Public Works, Police Department
6	Evaluate opportunities for better linkages between parks, schools, Village destinations, and neighboring communities. Study the feasibility of constructing a regional bike path along the Union Pacific Metra line.	Special Study Needs	3	Short Term	Community Development, Public Works
7	Develop a parking management plan for Downtown.	Special Study Needs	2	Short Term	Community Development
8	Evaluate widening Busse Road between Golf and Central, and Mount Prospect Road between Northwest Highway and Central Road.	Special Study Needs	1	Long Term	Public Works
9	Study the feasibility of jurisdictional transfer of County and Township roads throughout the Village.	Special Study Needs	1	Long Term	Public Works
10	Evaluate the improvement of vehicular and pedestrian crossings across the Union Pacific Railroad where economically feasible, which will also serve as an opportunity to better connect the downtown, improve pedestrian circulation and safety in downtown.	Special Study Needs	1	Long Term	Community Development, Public Works
11	Evaluate the improvement of pedestrian circulation and safety in downtown.	Special Study Needs	1	Long Term	Community Development, Public Works

* Indicates which goals and objectives from Chapter 3 the strategy originated. For example, Strategy 1 lists the number 6 in this column. This should be read in the following manner: "Strategy 1 derives from Goal D.6 listed in Chapter 3, Page 44."





Goal E: To maintain a public infrastructure system that efficiently provides utilities, public improvements and flood control required by the Community.

Strategy	Type of Strategy	Related Objectives E.X*	Timing	Responsibility
1 Continue to monitor the stormwater management system ensuring that the system is built to a capacity which minimizes flooding throughout town.	Action	1,2,3	Ongoing	Public Works
2 Continue to monitor all future plans for expansion of telecommunications facilities in the Village. Replacement of obsolete infrastructure consistent with updated technology standards should be encouraged, with infrastructure placed underground where opportunities arise.	Action, Coordination	2	Ongoing	Community Development, Public Works, Telecommunication Providers
3 Continue to support the construction of Levee 37 and other regional flood control projects.	Coordination	3	Short Term	Village Wide, Army Corps of Engineers
4 Assess the overall condition of the existing Village water distribution system.	Special Study Needs	1,2	Short Term	Public Works
5 Initiate the routine roadway resurface program. This is expected to begin when the backlog of roadways needing resurfacing and reconstruction is completed in 2009.	Action	1,2	Long Term	Public Works
6 Evaluate the impact of potential annexation areas on the existing transportation and public infrastructure systems.	Special Study Needs	1,2	Long Term	Village Wide
7 Complete Phase 1 and Phase 2 of the flood control program. The only remaining project in phase 1 is the Hatlen Heights Relief Sewer Project. Phase 2 of the program includes bank stabilization for Weller Creek which is now complete and for McDonald Creek, which is anticipated for 2010.	Action	1,2,3	Long Term	Public Works
8 Evaluate locations throughout the Village that require stream bank stabilization.	Special Study Needs	1,2,3	Long Term	Public Works

* Indicates which goals and objectives from Chapter 3 the strategy originated. For example, Strategy 1 lists the number 1,2, and 3 in this column. This should be read in the following manner: "Strategy 1 derives from Goal E.1, E.2, and E.3 listed in Chapter 3, Page 45."





Goal F: To provide a system of facilities that ensures for efficient delivery of public services and open space, enhancing the quality of life within the community

Strategy		Type of Strategy	Related Objectives F.X*	Timing	Responsibility
1	Support the individual school districts delivery of high quality educational services. When necessary the Village should work with district officials to find viable new uses for vacant school facilities which can be of maximum benefit to the community.	Coordination	1,2	Ongoing	Community Development, School Districts
2	Support efforts by the local park districts to secure funds for the purchase or lease of open space for recreational use.	Coordination	4,5	Ongoing	Village Wide, Park Districts
3	Continue to cooperate with all local park districts to ensure that the recreational needs of Mount Prospect residents continue to be met.	Coordination	5	Ongoing	Village Wide, Park Districts
4	Investigate the need for a neighborhood resource center to serve the growing foreign born population.	Special Study Needs	4	Short Term	Human Services, Police Department
5	Monitor the need for additional fire and police stations on a regular basis. Several existing Village facilities and services may require expansion or relocation in the future as planned and new development occurs. If Railroad traffic increases, it may be necessary for the Police Department to create and maintain a substation in the Village's south side, perhaps in the Fire Station at Golf and Busse.	Special Study Needs, Village Board Action	1	Long Term	Community Development, Fire Department, Police Department
6	Evaluate opportunities for recreational use of the Cook County Forest Preserve property to compliment the residential neighborhoods and commercial corridor located along River Road.	Special Study Needs	7	Long Term	Community Development, Cook County Forest Preserve

* Indicates which goals and objectives from Chapter 3 the strategy originated. For example, Strategy 1 lists the number 1 and 2 in this column. This should be read in the following manner: "Strategy 1 derives from Goal F.1 and F.2 listed in Chapter 3, Page 45."



APPENDIX A:

Additional Demographics

The following tables further answer the questions of “Where have we come from?” and “How do we compare to the region, the State, and the Country?” The demographic information that was found in the tables of Chapter 2 are also compared with the Village’s neighbors.

Figure A.1 Characteristics of population

	United States	Illinois	Cook County	Mount Prospect	Arlington Heights	Des Plaines	Elk Grove	Prospect Heights
Total Population	281,421,906	12,419,293	5,376,741	56,706	76,098	58,695	34,758	17,541
Median Age	35.3	34.7	33.6	37.2	39.7	37.5	36.4	33.3
Average Household Size	2.59	2.63	2.68	2.61	2.45	2.57	2.61	2.73
In Family Household*	82.61%	83.10%	82.59%	86.73%	83.54%	84.20%	86.16%	86.74%
Education – Bachelor’s Degree or Above Attained	15.80%	16.73%	18.02%	24.43%	32.99%	17.50%	21.58%	19.00%
Median Household Income	\$41,994	\$46,590	\$45,922	\$57,165	\$67,807	\$53,638	\$62,132	\$55,641
Per Capita Income	\$21,587	\$23,104	\$23,227	\$26,464	\$33,544	\$24,146	\$28,515	\$28,200
Population below the Poverty Level in 1999	12.38%	10.68%	13.90%	4.62%	2.50%	4.59%	1.98%	4.33%
Number of Housing Units	115,904,641	4,885,615	2,096,121	22,081	31,713	22,959	13,457	6,622
Percent of Housing Owner Occupied	60%	63%	55%	70%	74%	78%	75%	71%
Housing Owner Occupied	69,816,513	3,089,124	1,142,743	15,483	23,565	17,907	10,136	4,691
Housing Renter Occupied	35,663,588	1,502,655	831,438	6,235	7,167	4,567	3,090	1,737
Owners living in same home 5 years prior to census	54.13%	47.47%	57.00%	59.30%	60.62%	62.56%	63.08%	50.82%

* Householder living with one or more individuals related to him or her by birth, marriage, or adoption.

Source: U.S. Census 2000 Summary File 1, Table P-13; Summary File 3, Tables P-1, P-9, P-37, P-53, P-82, P-87, H-1, H-6, H-7, H-18, PCT-21

Figure A.2: Housing Occupancy and Tenure (2000)

HOUSING OCCUPANCY	Mount Prospect	Arlington Heights	Des Plaines	Elk Grove	Prospect Heights
Total housing units	22,081	31,713	22,959	13,457	6,622
% Occupied housing units	98.36%	96.91%	97.89%	98.28%	97.07%
% Vacant housing units	1.64%	3.09%	2.11%	1.72%	2.93%
HOUSING TENURE					
Total occupied housing units	21,718	30,732	22,474	13,226	6,428
% Owner-occupied housing units	71.29%	76.68%	79.68%	76.64%	72.98%
% Renter-occupied housing units	28.71%	23.32%	20.32%	23.36%	27.02%

Source: US Census 2000 Summary File 3, Tables H-1, H-7, H-8



Figure A.3: Hispanic or Latino By Race

	United States	Illinois	Cook County	Mount Prospect	Arlington Heights	Des Plaines	Elk Grove	Prospect Heights
Total:	281,421,906	12,419,293	5,376,741	56,265	76,031	58,720	34,727	17,081
% Not Hispanic or Latino:	87.45%	87.68%	80.07%	88.23%	95.54%	85.99%	93.77%	72.42%
% White	69.13%	67.83%	47.59%	73.84%	87.61%	76.01%	82.35%	65.21%
% Black or African American	12.06%	14.95%	25.86%	1.74%	0.93%	0.95%	1.39%	1.59%
% American Indian and Alaska Native	0.74%	0.15%	0.13%	0.07%	0.05%	0.12%	0.07%	0.11%
% Asian	3.60%	3.38%	4.80%	11.15%	5.96%	7.59%	8.74%	4.37%
% Native Hawaiian & Other Pacific Islander	0.13%	0.03%	0.03%	0.04%	0.03%	0.02%	0.04%	0.04%
% Some other race	0.17%	0.11%	0.14%	0.08%	0.09%	0.11%	0.11%	0.04%
% Two or more races	1.64%	1.24%	1.53%	1.30%	0.87%	1.18%	1.07%	1.07%
% Hispanic or Latino:	12.55%	12.32%	19.93%	11.77%	4.46%	14.01%	6.23%	27.58%
% White	6.01%	5.65%	8.69%	6.74%	2.95%	8.43%	3.67%	12.20%
% Black or African American	0.25%	0.17%	0.28%	0.08%	0.03%	0.06%	0.03%	0.16%
% American Indian and Alaska Native	0.14%	0.10%	0.16%	0.12%	0.03%	0.13%	0.03%	0.14%
% Asian	0.04%	0.03%	0.04%	0.03%	0.02%	0.06%	0.05%	0.00%
% Native Hawaiian & Other Pacific Islander	0.02%	0.01%	0.02%	0.01%	0.01%	0.01%	0.00%	0.01%
% Some other race	5.29%	5.71%	9.74%	4.07%	1.10%	4.54%	2.18%	13.79%
% Two or more races	0.79%	0.65%	1.00%	0.72%	0.32%	0.79%	0.28%	1.28%

Source: US Census 2000 Summary File 1, Table P-8

Figure A.4: Language Capability, Ages 5 Years and Over

	United States	Illinois	Cook County	Mount Prospect	Arlington Heights	Des Plaines	Elk Grove	Prospect Heights
Total Population:	262,375,152	11,547,505	4,991,310	53,049	71,417	55,387	32,575	16,259
% Speak Another Language (Total)	17.89%	19.23%	30.81%	34.94%	17.67%	32.42%	20.01%	45.16%
% and English "very well"	9.77%	10.10%	15.53%	16.87%	10.67%	16.70%	12.25%	17.03%
% and English "well"	3.94%	4.44%	7.41%	8.21%	4.10%	8.57%	4.61%	10.48%
% and English "not well"	2.90%	3.36%	5.61%	6.66%	2.14%	5.40%	2.40%	12.47%
% and English "not at all"	1.28%	1.33%	2.26%	3.20%	0.76%	1.74%	0.75%	5.18%

Source: U.S. Census, Summary File 3, Table - PCT12

Figure A.5: Origin of Foreign Born by Continent

	United States	Illinois	Cook County	Mount Prospect	Arlington Heights	Des Plaines	Elk Grove	Prospect Heights
Total Foreign Born:	31,107,889	1,529,058	1,064,703	15,159	10,546	14,010	4,964	6,399
% Europe:	15.80%	25.50%	27.06%	34.39%	43.04%	39.60%	28.75%	34.24%
% Asia:	26.44%	23.53%	21.78%	35.00%	36.83%	24.99%	53.00%	9.10%
% Africa:	2.83%	1.71%	1.74%	1.22%	1.69%	0.38%	1.27%	0.11%
% Oceania:	0.54%	0.17%	0.12%	0.23%	0.15%	0.11%	0.18%	0.33%
% Americas:	54.38%	49.09%	49.30%	29.16%	18.29%	34.92%	16.80%	56.23%
% Born at sea	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Source: US Census Summary File 3, Table - PCT19



Figure A.6: Year of Entry for the Foreign-Born Population

	United States	Illinois	Cook County	Mount Prospect	Arlington Heights	Des Plaines	Elk Grove	Prospect Heights
Total Foreign Born:	31,107,889	1,529,058	1,064,703	15,159	10,546	14,010	4,964	6,399
% 1995 to March 2000	24.37%	25.63%	24.89%	32.69%	32.64%	17.16%	18.51%	35.41%
% 1990 to 1994	17.99%	19.34%	19.56%	18.52%	12.61%	17.59%	18.76%	23.86%
% 1985 to 1989	15.08%	13.93%	13.91%	12.18%	9.73%	15.28%	11.48%	11.77%
% 1980 to 1984	12.14%	9.89%	10.27%	7.43%	6.51%	12.18%	11.12%	8.16%
% 1975 to 1979	8.64%	9.15%	9.53%	7.98%	7.88%	9.67%	11.08%	5.91%
% 1970 to 1974	6.43%	7.12%	7.39%	5.24%	6.68%	6.99%	7.45%	4.52%
% 1965 to 1969	4.77%	4.52%	4.49%	4.35%	5.48%	5.69%	6.73%	2.69%
% Before 1965	10.59%	10.43%	9.95%	11.61%	18.47%	15.43%	14.87%	7.69%

Source: U.S. Census 2000 Summary File 3, Table - P22

Figure A.7: Construction Date of Housing Stock

	Illinois	Cook County	Mount Prospect	Arlington Heights	Des Plaines	Elk Grove	Prospect Heights
Total Units	4,591,779	1,974,181	21,718	30,732	22,474	13,226	6,428
% Built 1999 to March 2000	1.39%	0.72%	0.35%	0.54%	0.89%	0.30%	0.22%
% Built 1995 to 1998	5.34%	2.59%	2.10%	2.15%	3.50%	2.90%	3.89%
% Built 1990 to 1994	5.65%	3.10%	4.02%	6.23%	5.49%	6.47%	3.52%
% Built 1980 to 1989	9.86%	7.27%	10.72%	17.72%	7.45%	20.57%	18.82%
% Built 1970 to 1979	16.51%	13.66%	26.12%	22.85%	14.91%	29.33%	32.84%
% Built 1960 to 1969	14.61%	16.30%	29.69%	24.81%	26.54%	28.15%	20.01%
% Built 1950 to 1959	15.22%	18.49%	19.90%	16.90%	23.19%	11.01%	15.56%
% Built 1940 to 1949	9.07%	11.14%	4.50%	4.52%	8.63%	0.76%	3.67%
% Built 1939 or earlier	22.35%	26.73%	2.61%	4.30%	9.40%	0.50%	1.48%

Source: US Census 2000 Summary File 3, Table H-36

Figure A.8: Total Sales (based upon municipal tax receipts which equal 1% of total sales)

Categories	2000	2001	2002	2003	2004	2005	2006	% Change 00 - 06
Mount Prospect	\$793,667,383	\$772,908,489	\$774,814,437	\$783,127,619	\$796,416,875	\$810,101,704	\$882,410,279	10.06%
Arlington Heights	\$1,145,716,651	\$1,114,686,453	\$1,130,731,591	\$1,116,284,113	\$1,107,752,443	\$1,117,681,816	\$1,133,462,183	-1.08%
Des Plaines	\$755,160,650	\$750,156,728	\$744,254,513	\$784,571,457	\$780,613,245	\$810,442,478	\$838,723,369	9.96%
Elk Grove	\$872,784,483	\$803,866,924	\$755,558,161	\$680,963,973	\$752,345,244	\$777,424,888	\$840,904,676	-3.79%
Prospect Heights	\$98,410,671	\$95,596,532	\$93,519,302	\$90,914,354	\$82,095,222	\$86,395,988	\$91,233,067	-7.87%

Source: State of Illinois Kind of Business (KOB) Index



Figure A.9: Employment by Industry

Industry (SIC)	United States	Illinois	Cook County	Mount Prospect	Arlington Heights	Des Plaines	Elk Grove	Prospect Heights
Total Employment:	129,721,512	5,833,185	2,421,287	29,617	39,845	28,638	19,451	8,785
% Agriculture, forestry, fishing and hunting, and mining:	1.87%	1.14%	0.10%	0.07%	0.17%	0.06%	0.05%	0.17%
% Construction	6.78%	5.73%	4.93%	4.55%	4.58%	6.66%	5.34%	9.65%
% Manufacturing	14.10%	15.96%	14.14%	17.74%	14.26%	17.48%	18.73%	23.39%
% Wholesale trade	3.60%	3.82%	3.83%	5.70%	5.83%	5.43%	7.11%	6.61%
% Retail trade	11.73%	11.03%	10.09%	11.79%	10.51%	11.90%	12.71%	7.97%
% Transportation and warehousing, and utilities:	5.20%	6.04%	6.71%	6.52%	4.96%	6.90%	8.36%	2.80%
% Information	3.08%	2.96%	3.42%	4.02%	4.18%	2.87%	4.13%	2.34%
% Finance, insurance, real estate and rental and leasing:	6.89%	7.92%	9.08%	9.02%	10.57%	7.72%	7.96%	7.06%
% Professional, scientific, management, administrative, and waste management services:	9.30%	10.13%	12.66%	12.31%	15.76%	11.25%	10.33%	14.84%
% Educational, health and social services:	19.92%	19.41%	18.79%	14.99%	17.95%	14.91%	13.86%	12.23%
% Arts, entertainment, recreation, accommodation and food services	7.87%	7.16%	7.42%	6.94%	4.88%	6.77%	5.47%	8.05%
% Other services (except public administration)	4.87%	4.73%	4.97%	4.10%	3.93%	5.70%	3.58%	4.08%
% Public administration	4.79%	3.97%	3.87%	2.24%	2.42%	2.34%	2.36%	0.81%

Source: US Census 2000 Summary File 3, Table P-49



APPENDIX B:

Large Scale Maps

(Will be available when published)

Large scale maps will include:

- **Future Land Use Map**
- **Public Transportation**
- **Community Facilities**

