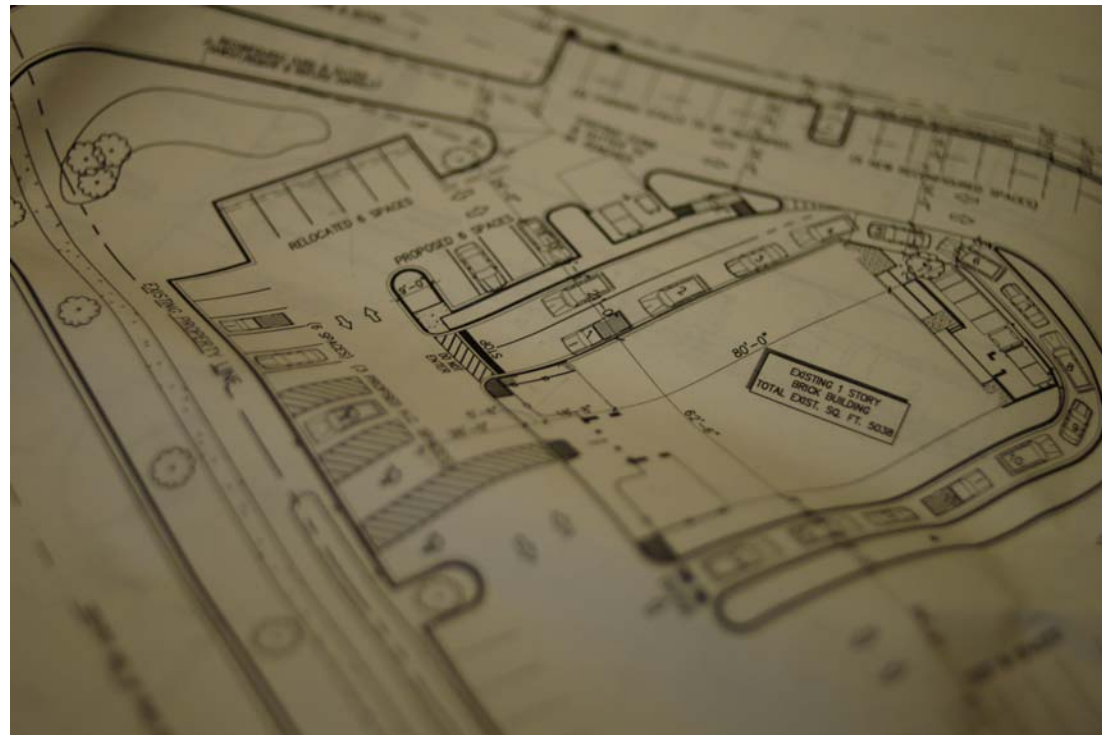


Arlington Heights New Development Corner

Prepared by the Village of Arlington Heights
Department of Planning and Community Development
Updated January 2012



New Development Proposal

Arlington Downs Mixed Use Development

The Arlington Downs proposal is a unique mixed use development which includes commercial, hotel, recreation and residential uses on approximately 25 acres of land. The proposal includes converting the former Sheraton Hotel into 187 luxury rental apartments with 28,400 square feet of commercial on the first floor, construction of a new hotel for up to 300 rooms, re-opening of the water park, approximately 86,600 square feet of additional commercial space, and 470 luxury rental apartments in two towers at the east end of the site. The property is zoned B-3, General Service, Wholesale, and Motor Vehicle District and the developer is seeking to rezone to B-2, General Business District, to limit the permitted uses as the B-3 district allows uses not conducive to this development. Other zoning actions include a Planned Unit Development, a Plat of Resubdivision, a land use variation to allow residential in a B-2 district, conceptual approval for up to 19,900 square feet of restaurant space, day care, drive-through bank, drive-through pharmacy, as well as one for each of the three parking structures and hotels.



On November 11, 2011, the Developer submitted a formal Plan Commission application and Staff has assigned a pencil date for the public hearing of the Plan Commission on January 11, 2012 and/or January 25, 2012. Other upcoming dates include; Design Commission on December 13, 2011, Housing Commission on December 19, 2011, and a Neighborhood Meeting with the surrounding property owners on December 14, 2011.

SECTION I: PROJECTS UNDER CONSTRUCTION

REVIEW PROCESS

2020 E. Northwest Highway Redevelopment

Nicolas and Associates is proposing to redevelop the former Mark Motors site with three new commercial buildings that have a combined floor area of 17,900 square feet. The featured component of this development is a 3,900 square foot drive-through Culver's restaurant that is located along the east property line, a 10,000 square foot multi-tenant building located towards the center of the site, and a 4,000 square foot commercial building that is located along the west property line. At this time, Sherwin Williams is planning to occupy the westernmost building, while the Chicago Swim School is looking to occupy tenant space 6 through 10 in the middle commercial building. The remaining tenant spaces are to be occupied by specialty retail and service related uses. This development will further improve the Northwest Highway corridor as well as enhance the Village's tax base.



Nathan's Hot Dogs

Nathan's Hot Dogs is planning a 2,715 square foot sit-down carry out restaurant that has a total of 73 seats. Located at 1766 W. Algonquin Road and situated in the 35,214 square foot Plaza del Grato shopping center, Nathan's specializes in hot dogs and other sandwich related items. A total of 8 employees are anticipated, and the hours of operation are expected to be daily between 10:00 AM and 10:00 PM. Nathan's is a New York based franchise that has been in operation since 1916. The proposed Arlington Heights location will be the first Nathan's restaurant in the Chicago area. The anticipated grand opening is scheduled for Spring 2012.



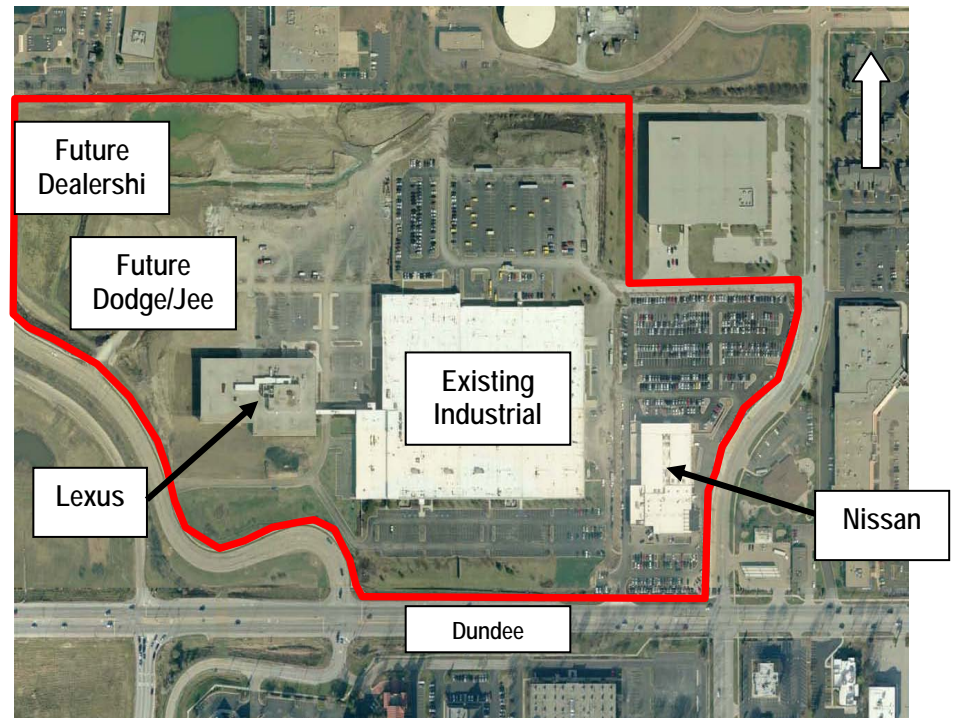
Crisp N Clean Cleaners

Crisp N Clean Cleaners is constructing a new 2,993 square foot dry cleaning business at 208 S. Arlington Heights Road. The one story building will be serviced by 10 parking stalls that are located along the north building elevation and are accessible via one driveway along Arlington Heights Road. The business will have a total of 3 employees and the Crisp N Clean Cleaners is anticipating a Spring 2012 opening.



Bob Rohrman Auto Mall

In conjunction with the Nissan dealership, which opened in 2008 and is located at the northwest corner of Dundee Road and Kennicott Avenue, the Bob Rohrman Group is in the process of redeveloping the former Honeywell Business Park with a mix of industrial/office uses and automobile dealerships. The automobile dealership component includes a two story, 120,000 square foot Lexus Dealership, which is currently under construction and offers a variety of unique customer amenities such as a multi-media room, day spa, executive board room, and a small café. A two-story, 75,000 square foot dealership for Dodge/Jeep; and a one-story, 30,000 square foot dealership are also planned for the site with the tenants to be named at a later date. When combined, the Bob Rohrman Auto Mall would have a total floor area of 225,497 square feet, 166 employees and 2,336 parking spaces for vehicle inventory.



Savers Resale Store

Founded in 1970, the Seattle Washington based company has grown to more than 270 stores and have paid more than a billion dollars to local non profits over the last 10 years. Savers, Inc. employs more than 15,000 people through the United States, Canada, and Australia. The Arlington Heights store, which is located in the Ridge Plaza at 780 W. Dundee Road, will be the second Savers store in the Chicago area. Savers is a second hand retail store that resells a variety of new and used goods. Savers is anticipating a Spring 2012 opening.



Ambrosia Restaurant and Juice Bar

Located at 306 E.Rand Road, the vacant tenant space, formerly occupied by Max and Erma's and part of the Northpoint Shopping Center, is in the process of being renovated into a new restaurant and juice bar called Ambrosia. The restaurant component, which will be open from 6:00 AM to 3:00 PM, will specialize in breakfast and lunch entrees, while the juice bar will be open from 6:00 AM to 10:00 PM and will specialize in freshly squeezed juices, smoothies, and coffee related items. Ambrosia anticipates a Spring 2012 opening.



Dollar Tree

Dollar Tree is opening its second store in Arlington Heights in the Annex of Arlington Shopping Center (96 W. Rand Road). Dollar Tree is a value driven variety store operating at a one dollar price point. The company currently operates over 3,500 stores across the country. Dollar Tree's ultimate growth plan forecasts a total of 5,000 to 7,000 stores in the United States. The business has its history in the five and dime stores. The grand opening is scheduled for Spring 2012.



Arlington Crossings Mixed Commercial & Residential

Pulte Homes (Pulte) is redeveloping the north 5.382 acres (234,433 square feet) of the former Arlington Market development with 66 town home units. Based in Bloomfield Hills, Michigan, Pulte is one of the few remaining residential home builders. Pulte is also one of America's largest home building companies with operations in 29 states and the District of Columbia.

The original Arlington Market Mixed Use Development, now called Arlington Crossings, is situated on 14.62 acres and is located at the northwest corner of Dryden Avenue and Kensington Street. The original plan, which was approved in 2007, included 54 single family homes, 110 multi-family condominium units, and 42,000 square feet of commercial.

In May of 2010, the Village Board approved an amendment to the underlying Planned Unit Development Ordinance to allow Pulte to construct 66 town home units in lieu of the 110 condominium units and 5 single family units. As a condition of approval for the new town home development, Pulte is required to grade, seed, and clean the construction debris and material that is located on the single family site to the south. Construction began in October of 2010 and 7 of the 10 buildings are either complete or near completion.



Harrys' of Arlington Restaurant

Harrys' of Arlington, which is located in the Village's Downtown at 1 N. Vail Avenue, is proposing a 1,521 square foot addition that would be built over their existing outdoor dining area. The purpose for this addition is to add more year round utilization and seating. The all-glass structure includes a new bar area, two additional dining rooms, and accordion style windows that can open during the warmer months to give the interior an open-air café impression. Other improvements include a new handicapped accessible entrance along the east building elevation and a smaller outdoor seating area that will be located along Vail Avenue in front of the new addition. On September 19, 2011, Harry's received a 12-month extension to their PUD to finalize construction documents for the building permit approval process.



US Cellular at Lake Arlington

US Cellular and T-Mobile received Village approval to install commercial antenna equipment for wireless communication at the top of a new Commonwealth Edison monopole transmission tower. This new tower will be 122 feet tall and will replace an older transmission tower that is currently within ComEd's right of way and is 107 feet tall. A 12 foot tall fence with 6 foot tall arborvitae will be used to enclose and screen the ground equipment from the public view. Access to the site, will be via a 10 foot wide paved driveway at Charter Point Drive. A decorative metal gate will be used to restrict unauthorized access. T-Mobile plans to begin construction in Spring of 2012.

St. Peter's Lutheran Church Master Plan

St. Peter's Lutheran Church, which is located at 111 W. Olive Street, is proposing a multi-phase master campus plan that would be implemented over several years. The purpose of this plan is to update the facility by installing new building systems and facilities as well as to promote growth within their congregation/fellowship, Elementary, and pre-school operations.

Phase 1 includes a 15,000 square foot building addition at the northeast corner of the existing church building. This new addition would include a 500 seat sanctuary for progressive worship services and four new pre-school classrooms. In addition, this new addition would be connected to the main church facility by a 6,000 square foot connector building, thereby creating one structure. The Church also plans to remodel and renovate some of the existing classrooms by installing new audio/visual, electrical, heating, air conditioning, and sprinklers systems. Once Phase I is complete the total building area would increase to 119,774 square feet.

Future phases of the plan have not been finalized and will depend on Church financing. Based on discussions with the Church, infill building additions within the courtyard areas, a larger Narthex at the main entrance of the building, and some additional parking lot expansion in front and behind the church are anticipated.

Phase I construction began in the Summer of 2011.

SECTION II: NEW BUSINESSES AND DEVELOPMENT

HH Greg Appliances and Electronics

HH Gregg has completed their renovation plans of the 42,845 square foot vacant tenant space that was previously occupied by The Sports Authority (35 W. Rand Road) in the Annex of Arlington Shopping Center. HH Gregg is one of the nation's leading retailers of home appliances and consumer electronics. With stores mainly located in Alabama, Delaware, Florida, Georgia, Indiana, Kentucky, Maryland, Mississippi, North Carolina, New Jersey, Ohio, Pennsylvania, South Carolina, Tennessee and Virginia, the Arlington Heights store will be one of the first HH Gregg stores in Illinois. HH Gregg held their grand opening in September of 2011.



Ross Dress for Less

Ross Dress for Less renovated the 31,000 square foot vacant tenant space that was previously occupied by Circuit City (370 E. Rand Road) in the Northpoint Shopping Center. Ross Dress for Less is an S&P 500, a Fortune 500 and Nasdaq 100 (ROST) company headquartered in Pleasanton, California, and is the nation's second largest off-price retailer. As of January 29, 2011, the Company operated 988 Ross Dress for Less stores in 27 states and Guam and 67 discount locations in California, Texas, Florida and Arizona. Ross Dress for Less offers first-quality, in-season, name brand and designer apparel, accessories, foot wear and home fashions for the entire family at everyday savings of 20% to 60% off department and specialty store regular prices. The new Arlington Heights store will be one of the first Ross Dress for Less stores in Illinois. The grand opening was held in October of 2011.



Caribou Coffee, Smash Burger and Jersey Mikes Sandwiches

Located at 115 W. Rand Road, the vacant outlot building, formerly occupied by Lonestar and part of the Annex of Arlington Shopping Center, is currently going through the zoning approval process for three new restaurants (Caribou Coffee, Jersey Mike's Sandwiches, and Smash Burger) and a drive-through lane. The three restaurants combined would have a total seating area of 1,936 square feet and a total capacity of 181 seats. Caribou Coffee is a national franchise that specializes in coffee, smoothies, and teas. Jersey Mike's Sandwiches is a national franchise that specializes in deli type sandwiches, specialty wraps, and salads. Smash Burger is a national franchise that specializes in a variety of sandwiches (hamburgers, chicken), hot dogs, salads, and specialty drinks (shakes, malts, root beer floats). All three restaurants will have outdoor seating and the site will be enhanced with new landscaping throughout the parking lot and around the building. The Plan Commission recommended approval on February 23, 2011. This recommendation will be forwarded to the Village Board for final approval in March of 2011



Binny's Beverage Depot

Binny's Beverage Depot completed its renovation of the 22,000 square foot vacant tenant space in the Annex of Arlington Shopping Center at 69 W. Rand Road. Binny's is one of nation's leading retailers of wines, spirits, and cigars and has stores located throughout the nation and the Chicago area. Binny's held their grand opening in November 2011.



Cooper's Hawk Winery and Restaurant

Cooper's Hawk Winery and Restaurant combines a monder casual restaurant with a full working winery, a wine tasting room and a retail gift store. Located at 798 W. Algonquin Road (formerly Pappadueax Restaurant), the 26,000 square foot restaurant has a total of 714 seats and the hours of operation are Monday through Thursday from 11:00 AM to 10:30 PM, Friday and Saturday from 10:30 AM to 11:00 PM, and Sunday from 10:30 AM to 10:00 PM. Cooper's Hawk held a grand opening in November 2011.



AT&T Mobility Center

AT&T Wireless recently completed its renovation of the former Gap clothing store located in the Town and Country Shopping Center at 585 E. Palatine Road. This 11,000 square foot mobility and innovation center is the first of its kind in the nation. AT&T held a grand opening in December 2011.



Linda Z's Sewing Supply Center

Located at 1030 E. Central Road, Linda Z's Sewing Center is in the process of relocating their operation two blocks east at 1216 E. Central Road. This new site is 0.59 acres and has a two-story building that is 13,158 square feet and has a total of 74 parking stalls. Linda Z's is a retail establishment that has operated in the Village since 1981 and specializes in sewing machines and accessories, fabrics, and instructional classes on how to use sewing equipment. The hours of operation are Monday through Saturday 9:30 AM to 5:00 PM, and Sunday from 12:00 PM to 4:00 PM. Linda Z's completed construction and held a grand opening in the Spring of 2011



Northwest Community Hospital

On May 1, 2010, Northwest Community Hospital opened its new Patient Care Addition (PCA). This eight-story building addition is 245,731 square feet and has a total of 255 beds. In addition, the first floor includes a 19,300 square foot expansion to the existing Emergency Room as well as a future, 10,700 square foot sally port that could accommodate up to 12 ambulances and is located between the PCA and the existing parking garage to the west. Floors two through four include a new Intensive Care Unit (ICU) and a Women's Clinic for post partum, early labor, and C-Section. Floors five through eight include additional patient beds.



Medical Office Building @ 1604 W. Central Road

This one story medical office building is 6,150 square feet. The southern 4,119 square feet is occupied by Dr. Smajo Osmanovic, an Ophthalmologist that specializes in diagnosis and treatment of various forms of glaucoma. The remaining 2,031 square feet is available for future medical office users. Dr. Osmanovic's hours of operation are Monday and Thursday: 9:00 AM – 7:00 PM, Tuesday and Friday: 9:00 AM – 3:00 PM, and Wednesday: 9:00 AM – 5:00 PM.



PNC Bank at Arlington Towne Square

PNC Bank (formerly National City Bank) recently constructed a one story bank that is 3,217 square feet and located at the Arlington Towne Square Shopping Center. Located near the southwest corner of Arlington Heights Road and Golf Road this new PNC bank has 3 drive-through teller lanes and one ATM lane. PNC and the owners of the shopping center are also planning to install additional landscaping throughout the site, re-stripe Golf Road to clearly delineate the travel lanes and improve the main driveway along Golf Road by adding a second outbound lane.



Dollar Tree

In June of 2010, Dollar Tree, Inc. opened a 13,000 square foot store at the Arlington Towne Square Shopping Center (southwest corner of Arlington Heights Roads and Golf Road). Dollar Tree is a value-driven variety store operating at a one dollar price point. The company currently operates over 3,500 stores across the country. Dollar Tree's ultimate growth plan, forecasts a total of 5,000 to 7,000 stores in the United States. The business has its history in the five & dime stores.



Goodwill at Surrey Ridge

Located at 900 W. Algonquin Road, Goodwill has completed its renovation plans to convert the southern 16,540 square foot tenant space within the Surrey Ridge Shopping Center into a Goodwill store. In conjunction with the interior renovation, Goodwill is also proposing to construct a 616 square foot building addition along the rear (east) elevation to accommodate a raised loading dock. Goodwill opened in October 2011



True Value Hardware

Located at 1219 E. Rand Road in the Rand and Dryden Plaza, the 13,000 square foot tenant space, which was previously occupied by Sears Hardware, is situated between Auto Zone and Goodwill. The hours of operation are Monday through Friday 8:00 AM to 8:00 PM, Saturday 8:00 AM to 6:00 PM, and Sunday 9:00 AM to 5:00 PM. This new store will be only hardware store at the north end of the Village. Opened May 2011



Northwest Central Dispatch Antenna Improvements

Northwest Central Dispatch is a private agency that provides service to 11 communities including Arlington Heights, Buffalo Grove, Elk Grove Village, Hoffman Estates, Inverness, Mount Prospect, Palatine, Prospect Heights, Rolling Meadows, Schaumburg, and Streamwood. The District's voice and data emergency communications equipment is located on-site on an existing lattice tower that is 180 feet tall and built in the early 1970's. The District is in the process of upgrading their emergency communications systems and is in the process of replacing the existing tower with a new lattice tower that is 200 feet tall. This tower is designed to accommodate the District's communication's arrays as well as a number of other independent commercial antenna carriers. Construction on the tower was completed in Spring of 2011.



SECTION III: PROJECTS GOING THROUGH THE APPROVAL/CONCEPT

Transitional Care Management

Transitional Care Management (TCM) is proposing to demolish the former AT&T Building at 1200 N. Arlington Heights Road and redevelop the site with a two-story, 75,119 square foot post operative rehabilitation facility. This facility would have a total of 120 beds set within individual private suites on the first and second floors of the building. This facility would have an administrative office component and a physical/occupational therapy room on the first floor, as well as a patient dining/activity room on the second floor. The basement level would include a laundry room, storage rooms, and a kitchen facility where patient meals are prepared. This facility will not include any outpatient physical/occupational rehabilitation programs or an assisted living component. Instead, patients arrive directly from the hospital via an ambulance service. The average length of stay for patients is between 22 and 30 days. TCM anticipates a maximum of 139 employees over a three shift period. Physical therapy sessions are expected to occur daily between 8:00 AM and 5:00 PM, while patient visiting hours are 24 hours a day seven days a week. The Village Board granted preliminary approval on November 7, 2011. At this time, TCM is working with Staff to finalize the site development plans for final approval.

Lutheran Home-Olsen Pavilion Expansion

Lutheran Home is proposing to renovate the existing Olsen Home/Pavilion, which will reduce the total capacity from 252 to 162 beds. Lutheran Home is also planning a new 130,000 square foot addition along the west elevation of the existing Olsen Home facility. The 3-story, 90,000 square foot structure would have a total of 78 beds and would be connected to the existing Olsen Home facility by a new 40,000 square foot addition that would include a lobby, a patient dining room, a patient living (multi-purpose) room, a therapy gym and other miscellaneous functions. Lutheran Home is also proposing a 107 stall parking lot along the east property line to accommodate employees and visitors as well as to compensate for the loss of 60 parking spaces that would be removed for the addition. The proposed request was presented to the Plat and Subdivision Committee of the Plan Commission on October 26, 2011. A formal public hearing will be scheduled once a complete Plan Commission application is submitted to the Village.

Arbor Lane Townhomes

The property at 1605 and 1609 E. Palatine Road has a combined area of 1.16 acres (50,440 square feet). The Property also has two existing single family homes that are under common ownership and were built in the 1950's. The proposed action, if approved would allow the Petitioner to demolish the two homes and construct 4-town home buildings that have a combined total of 16 dwelling units. At this time, the Petitioner is considering a mix of 2 and 3 bedroom units, although the final bedroom mix will be determined in conjunction with the final site plan design. In addition, each unit will have their own rear loaded, 2-car attached garage that is accessible via a one way drive aisle that is accessible via Palatine Road. A total of 14 guest parking stalls will be provided throughout the site. The proposed request was presented to the Plat and Subdivision Committee of the Plan Commission on June 22, 2011. A complete Plan Commission application was submitted to the Village in December 2011. A formal public hearing of the Plan Commission is tentatively scheduled in February.

Arlington Heights and Golf Road (TIF IV)

In an effort to enhance and improve the southern end and gateway into the Village of Arlington Heights, the former gas station at the northeast corner of Arlington Heights Road and Golf Road has been torn down and the site graded and seeded. The Village is going through the legal condemnation proceedings to acquire the gas station site. In addition, the Village has purchased both the Arlin-Golf Shopping Center and the former Kitikada Restaurant building. These structures have been demolished and the properties have been graded and seeded for future redevelopment. When combined, the three properties have a total land area of 1.42 acres (62,000 square feet). Below images are possible concept development plans for the property.

BP Amoco & AM/PM Convenience Mart

BP Amoco is planning to redevelop the vacant gas station and former Higgley's Restaurant located at the northwest corner of Arlington Heights Road and Algonquin Road. BP Amoco is planning to redevelop the site with a new gas station, an AM-PM convenience mart and car wash. The Village Board approved BP Amoco's zoning request in May 2009. At this time, BP has not yet began construction and is proposing several modifications that will require an amendment to their prior approval.

Clearwire Communications at the Fountains of Arlington

Clearwire Communications is proposing to install commercial antenna equipment (3-antenna panels, 1-antenna dish, and an equipment cabinet) on the roof of the condominium building located at 601 W. Rand Road (Fountains of Arlington). This equipment is for Personal Communication Service (PCS). PCS includes traditional cellular service such as wireless telephone service as well as new services such as paging, wireless internet connection, and wireless data transmission. Clearwire informed the Village that the subject site was selected to fill an existing gap within network coverage. This request was presented to the Plat and Subdivision Committee of the Plan Commission on May 26, 2010. A public hearing of the Plan Commission will be scheduled once a formal application is submitted to the Village.



Project Updates

For more information on these projects, please email or contact the Department of Planning and Community Development at (847) 368-5200.
