

# Site Availability Handbook

JULY 2009

Contact	Phone Number
Department of Planning & Community Development	(847) 368-5200
Department of Building	(847) 368-5560
Department of Engineering	(847) 368-5250
Arlington Heights Chamber of Commerce	(847) 253-1703

Prepared by the Village of Arlington Heights  
Department of Planning and Community Development  
33 South Arlington Heights Road  
Arlington Heights, Illinois 60005

## ABOUT THE VILLAGE

The Village of Arlington Heights is one of the largest Chicago suburbs with a population in 2009 of 76,943. The Village is located along Illinois Route 53 and Interstate 90, just 8 miles northwest of Chicago O'Hare International Airport.

## MAJOR EMPLOYERS

Some of the major employers in the Village include, **Paddock Publications, Motorola, SBC, GE Healthcare, Northwest Community Hospital, Arlington Park Racecourse**, and many other quality corporations. Employment in the Village totals over 46,000.

## TRANSPORTATION

The Village has four interchanges along Illinois Route 53 and one along Interstate 90 (Northwest Tollway). The State Tollway Authority has recently completed a full interchange at the Northwest Tollway and Arlington Heights Road, which is the only full interchange between I-290 and I-294 (O'Hare Airport). Interstate 294 is just 8 miles to the southeast of Arlington Heights via Interstate 90.

The Village is also serviced by the Union Pacific (Metra) commuter rail system by two local stops, and by the suburban bus system PACE.

## SITE AVAILABILITY TABLE

<u>Designation</u>	<u>Acres</u>	<u>Percentage</u>
Single Family	4.5	14%
Offices Only	5.75	18%
Commercial	10.77	33%
Manufacturing	3.4	11%
Mixed Use	7.7	24%
TOTAL	32.12	100%

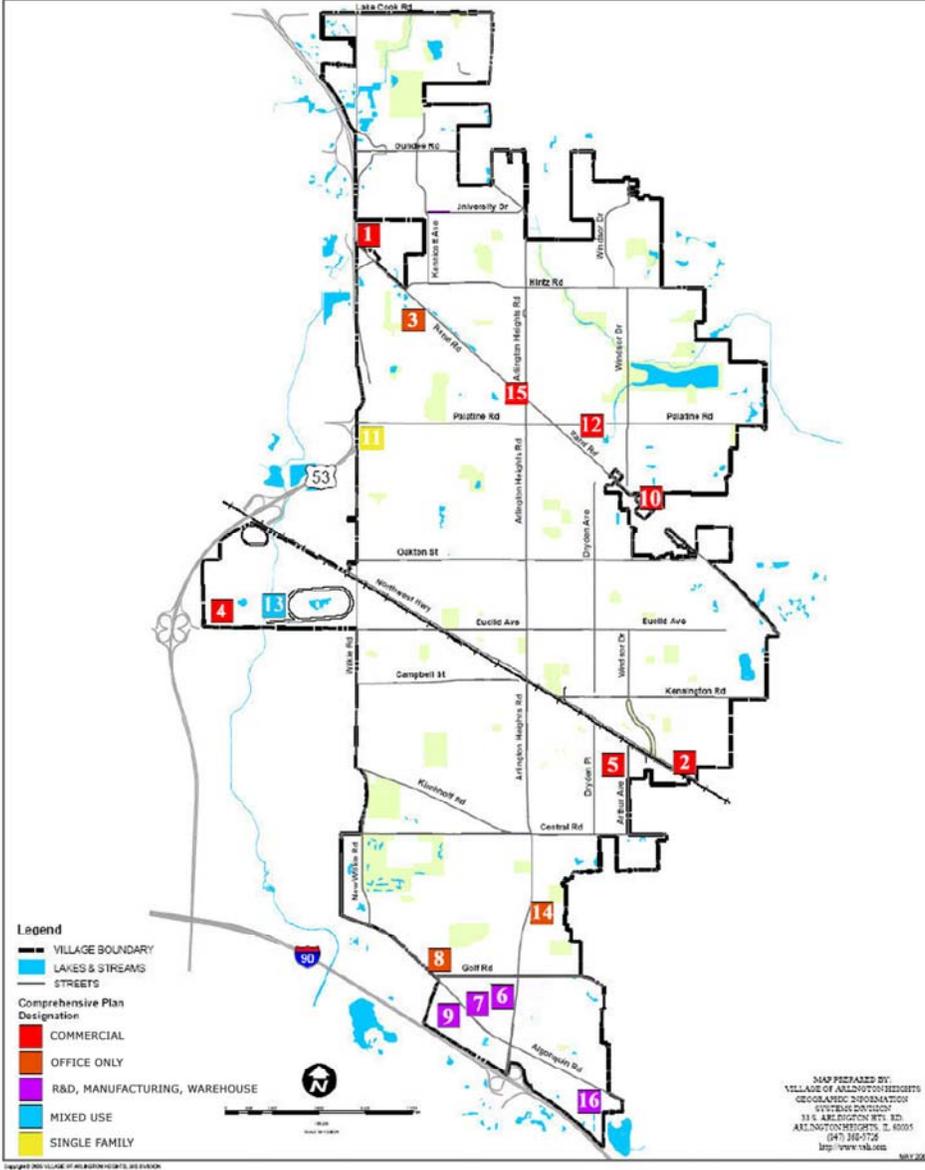
## List of Sites\*

(by map # and Comprehensive Plan Designation)

*\* Property contact information subject to change. For further assistance, contact the Department of Planning and Community Development at (847) 368-5200 or via e-mail: [planningmail@vah.com](mailto:planningmail@vah.com).*

<u>Commercial</u>	<u>Office Only</u>	<u>Manufacturing</u>	<u>Mixed Use</u>	<u>Single Family</u>
2-2020 E. Northwest Highway	3-W Rand Rd. Office Suites	6-Seegers Road Manufacturing Park	4-Arlington Park Executive Center	1-1700 W. Rand Rd
5-Arthur Ave. Commercial Site	14-1519, 1521, 1525, 1531 S. ARLINGTON HEIGHTS ROAD	7-Manufacturing/Warehouse Site	13-Arlington Business Center	11-1501 W. Palatine Rd.
8-West Algonquin Road Commercial Site		9-Algonquin Rd. Manufacturing Site		
10-2335 E. Rand Rd.		16-East Algonquin Rd.		
12-Southpoint Shopping Center				
15-934 S. Arlington Heights Rd.				

# Village Map of Sites



## 1700 W. RAND ROAD - MAP: 1

LOCATION:	1700 W. Rand Road
ZONING DESIGNATION	R-1
COMP PLAN DESIGNATION:	Single Family Detached
PARCEL SIZE	2.2 Acres
EXISTING LAND USE:	Vacant
ACCESS:	Rand Road and Illinois Route 53
OWNERSHIP/CONTACT:	James R. Estus - Colliers B&K, (847) 698-8235
GENERAL COMMENTS:	Immediate access via 4-way interchange at Illinois Route 53 and Rand Road



## 2020 E. NORTHWEST HIGHWAY - MAP: 2

**LOCATION:** 2020 E. Northwest Highway

**ZONING DESIGNATION** B-2 (General Business District)

**COMP PLAN DESIGNATION:** Commercial (Lots 8-13), Office Only (Lots 1-7)

**PARCEL SIZE** 2.0 Acres

**EXISTING LAND USE:** Auto Dealership

**ACCESS:** Northwest Highway (Illinois Route 14)

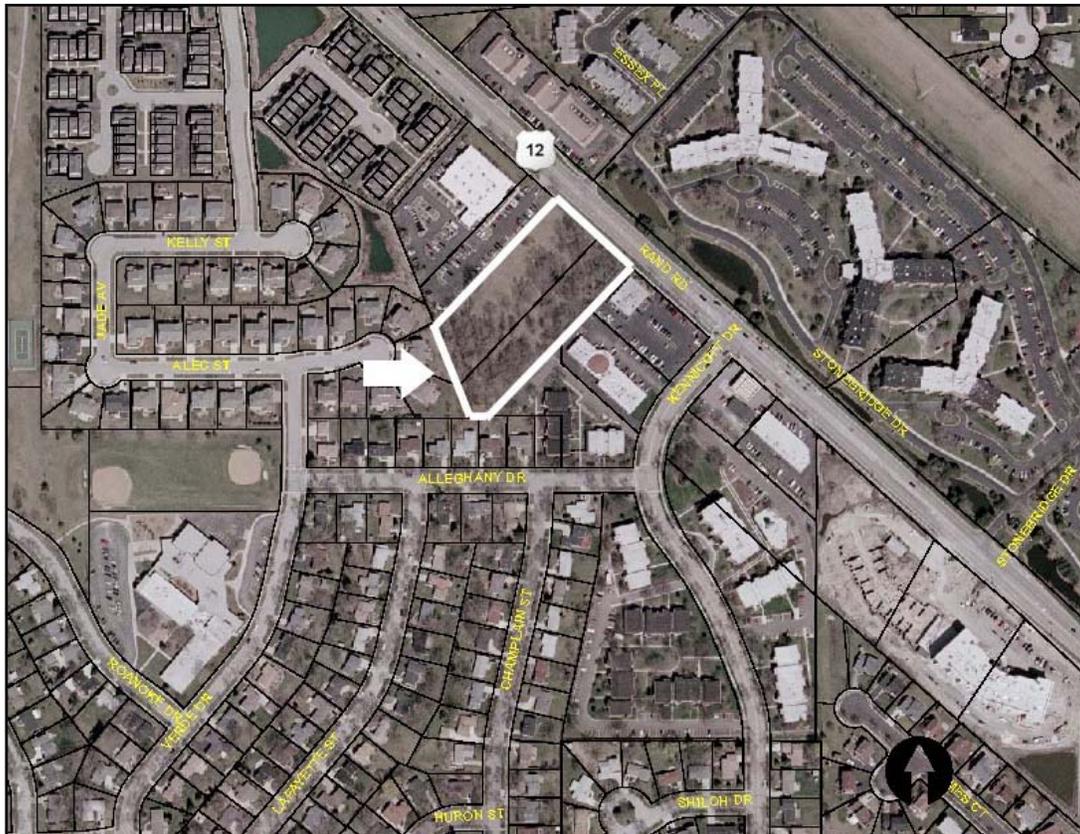
**OWNERSHIP/CONTACT:** Jim Hauser - Cushman & Wakefield, (847) 518-3247

**GENERAL COMMENTS:** Just Southeast of Downtown Arlington Heights. 1.2 miles from Metra Station (Union Pacific Northwest line).



## WEST RAND ROAD OFFICE SITES - MAP: 3

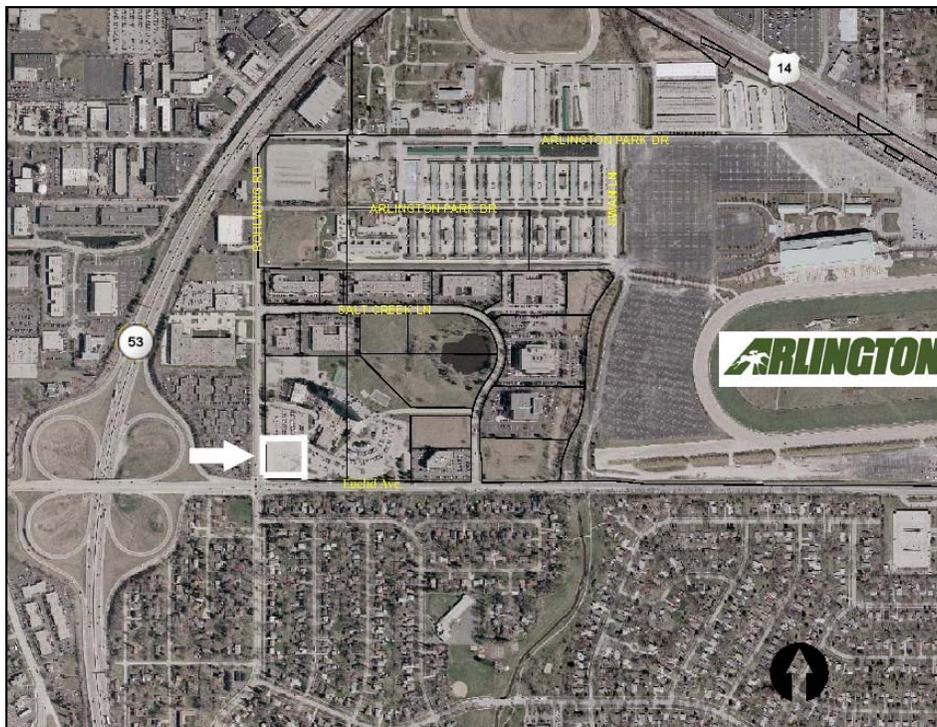
LOCATION:	South side of Rand Road, between Hintz Road and Kennicott Drive
ZONING DESIGNATION:	R-1 (One-Family Dwelling)
COMP PLAN DESIGNATION:	Offices Only
PARCEL SIZE:	3.0 Acres (2 lots)
EXISTING LAND USE:	Vacant
ACCESS:	Rand Road
OWNERSHIP/CONTACT:	Mark Miller (847) 882-7291
GENERAL COMMENTS:	Development of the site should be sensitive to the residential area to the south and west. Consolidated development with shared access and parking interconnects should be coordinated with the adjacent property on Rand Road.



## ARLINGTON PARK EXECUTIVE CENTER - MAP: 4

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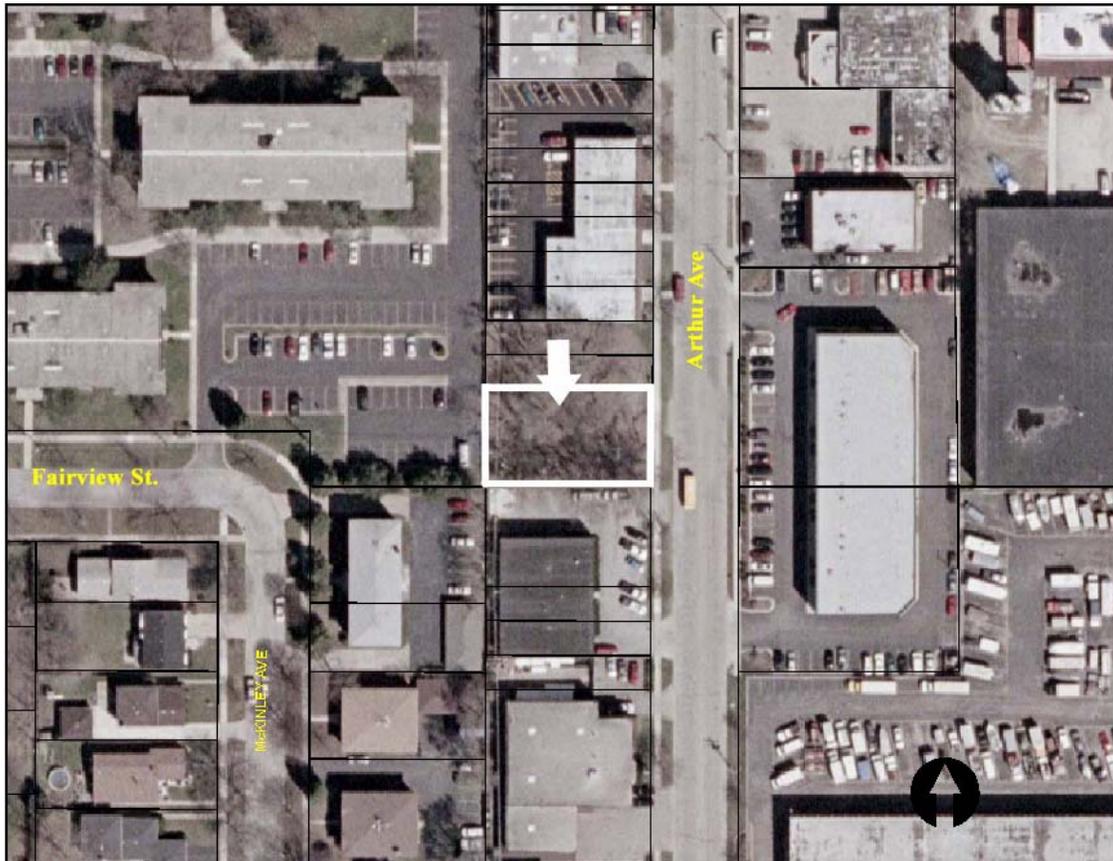
LOCATION:	Northeast corner of Euclid Avenue and Rohlwing Road
ZONING DESIGNATION:	B-3 (General Service, Wholesale & Motor Vehicle)
COMP PLAN DESIGNATION:	Commercial
PARCEL SIZE:	2.87 Acres
EXISTING LAND USE:	Vacant
ACCESS:	Rohlwing Road and Euclid Avenue
OWNERSHIP/CONTACT:	Sean Sharko, Marcus & Millichap (630) 570-2200 ext. 2238 sean.sharko@marcusmillichap.com
GENERAL COMMENTS:	This site is an excellent location adjacent to the Arlington Park Race Course and the Sheraton Chicago Northwest Hotel. Illinois Route 53/Euclid Avenue interchange is less than 1/2 mile from the site.



## ARTHUR AVENUE COMMERCIAL SITE - MAP: 5

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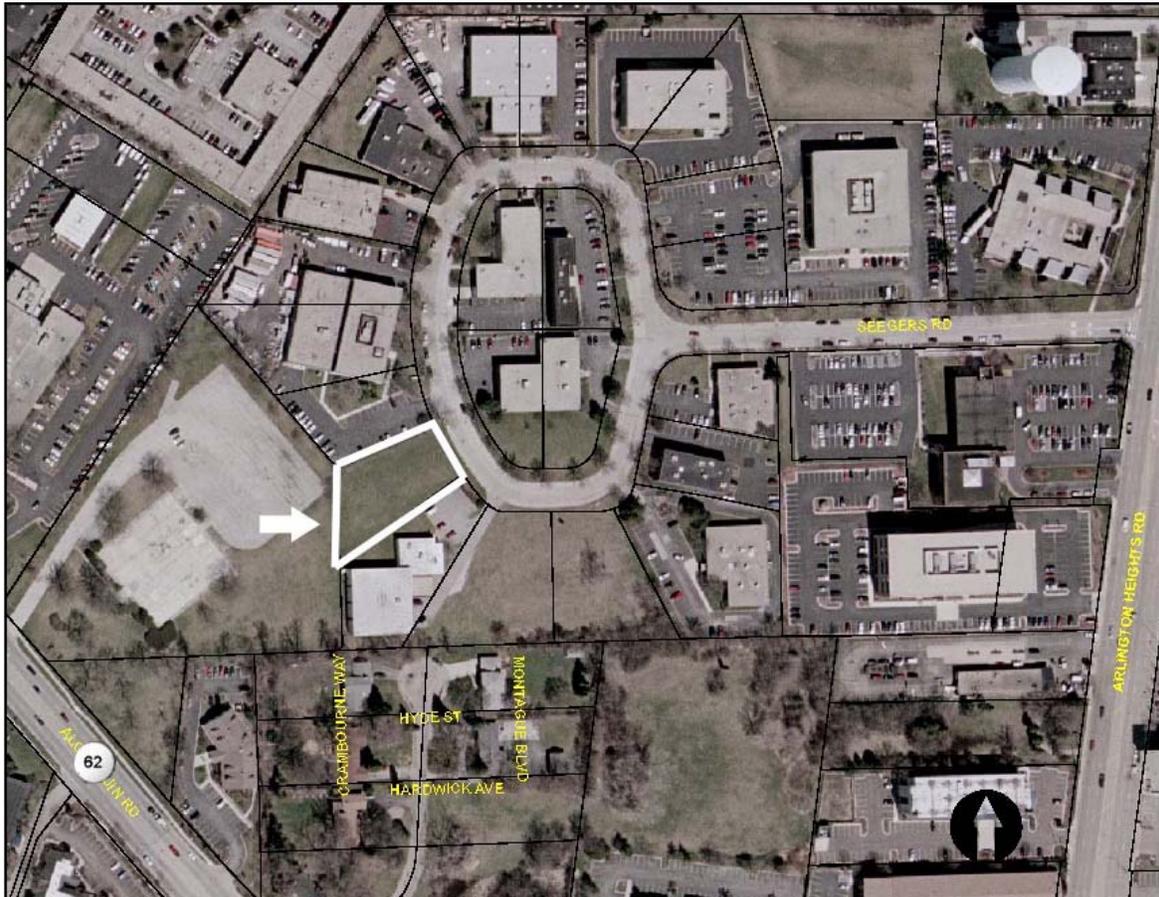
LOCATION:	West side of Arthur Avenue, south of Davis Street
ZONING DESIGNATION:	B-4 (Limited Service District)
COMP PLAN DESIGNATION:	Commercial
PARCEL SIZE:	0.33 Acres
EXISTING LAND USE:	Vacant
ACCESS:	Arthur Avenue
OWNERSHIP/CONTACT:	McLennan Properties (847) 825-0011
GENERAL COMMENTS:	This site is located ½ mile north of Central Road and 1 mile southeast of Downtown Arlington Heights.



## SEEGERS ROAD MANUFACTURING PARK - MAP: 6

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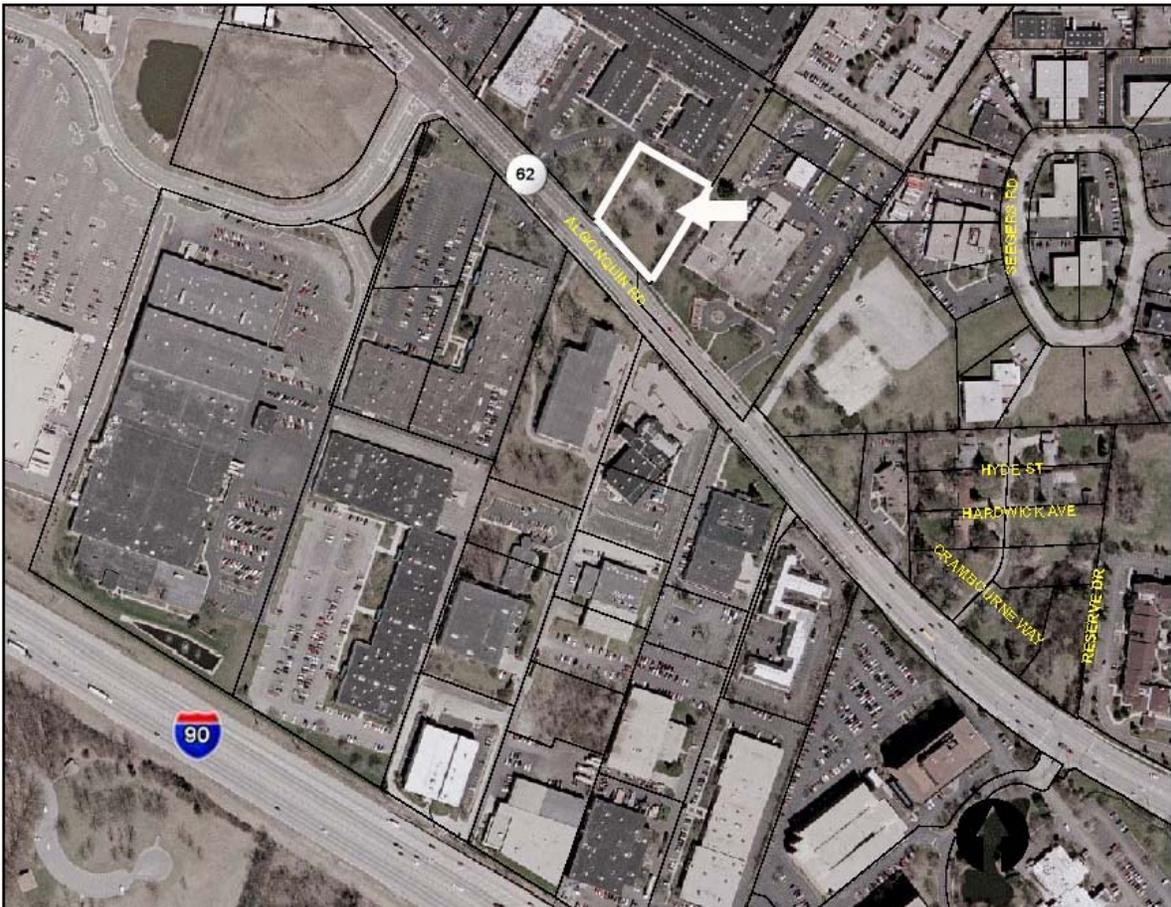
LOCATION:	Seegers Road west of Arlington Heights Road
ZONING DESIGNATION:	M-2 (Limited Heavy Manufacturing)
COMP PLAN DESIGNATION:	Research & Development, Manufacturing, Warehousing
PARCEL SIZE:	0.50 Acres
EXISTING LAND USE:	Vacant
ACCESS:	Seegers Road
OWNERSHIP/CONTACT:	Gurtz Investments LLC (847) 734 - 2400
GENERAL COMMENTS:	The site is located just off of Arlington Heights Road ¼ mile south of Golf Road and ½ mile north of Interstate 90 / Arlington Heights Road interchange.



## MANUFACTURING / WAREHOUSING SITE - MAP: 7

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LOCATION:	North side of Algonquin Road 1/4 mile south of Golf Road
ZONING DESIGNATION:	R-1 (One Family Dwelling)
COMP PLAN DESIGNATION:	Research & Development, Manufacturing, Warehousing
PARCEL SIZE:	1.0 Acres
EXISTING LAND USE:	Single Family Homes
ACCESS:	Algonquin Road
OWNERSHIP/CONTACT:	Brian Properties (847) 640-1500
GENERAL COMMENTS:	This site has excellent access to Interstate 90 (3/4 mile) and Illinois Route 53 (1 mile).



## W. ALGONQUIN ROAD - COMMERCIAL SITE - MAP: 8

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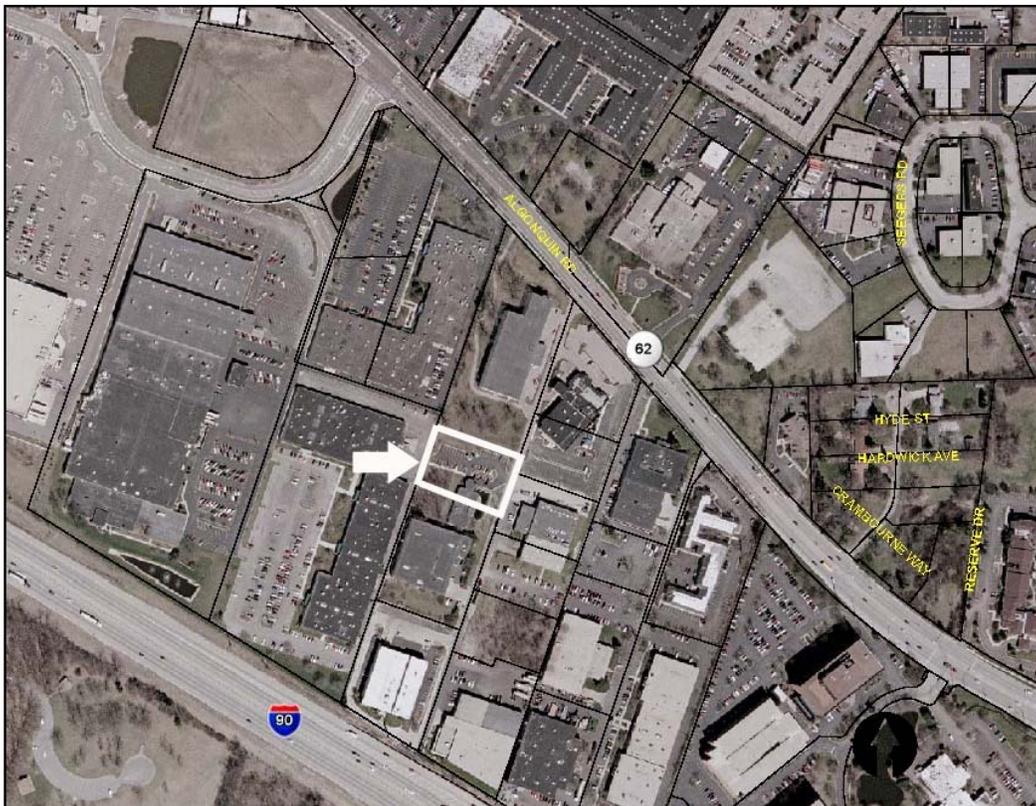
LOCATION:	Southwest side of Algonquin Road, ¼ mile south of Golf Road
ZONING DESIGNATION:	B-2 (General Business)
COMP PLAN DESIGNATION:	Commercial
PARCEL SIZE:	3.99 Acres
EXISTING LAND USE:	Vacant
ACCESS:	Algonquin Road and Meijer Drive
OWNERSHIP/CONTACT:	Joseph Weber Jr., Weber Marking (847) 364-8500
GENERAL COMMENTS:	This property is located ¾ mile from the Interstate 90/Arlington Heights Road interchange. New Meijer and Lowe's Home Improvement nearby.



## ALGONQUIN ROAD MANUFACTURING SITE - MAP: 9

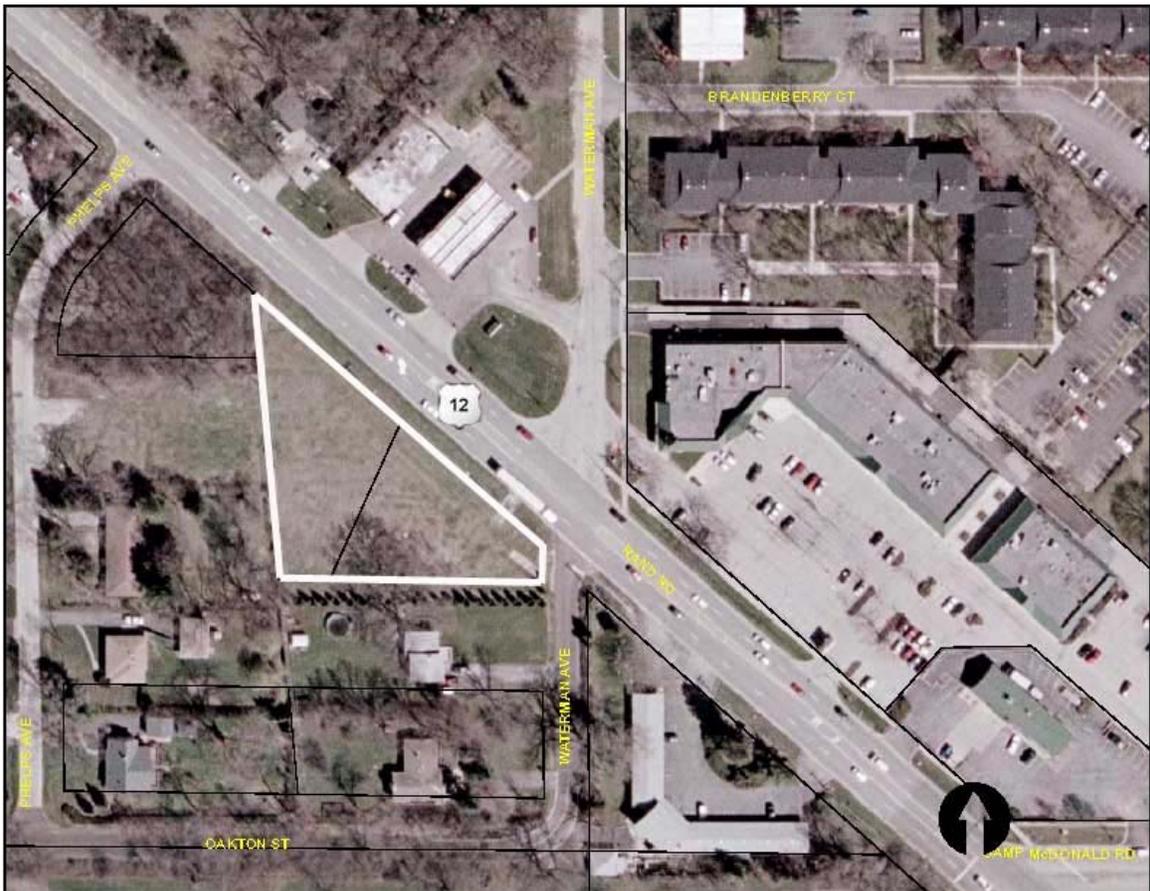
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LOCATION:	South side of Algonquin Road ½ mile south of Golf Road
ZONING DESIGNATION:	M-2 (Limited Heavy Manufacturing)
COMP PLAN DESIGNATION:	Research & Development, Manufacturing, Warehousing
PARCEL SIZE:	1.0 Acres
EXISTING LAND USE:	Vacant
ACCESS:	Algonquin Road
OWNERSHIP/CONTACT:	First Industrial Reality (312) 344 - 4300
GENERAL COMMENTS:	This site is one of the few remaining manufacturing sites in the Algonquin Road manufacturing corridor. The property is located ½ mile from Interstate 90/Arlington Heights Road interchange.



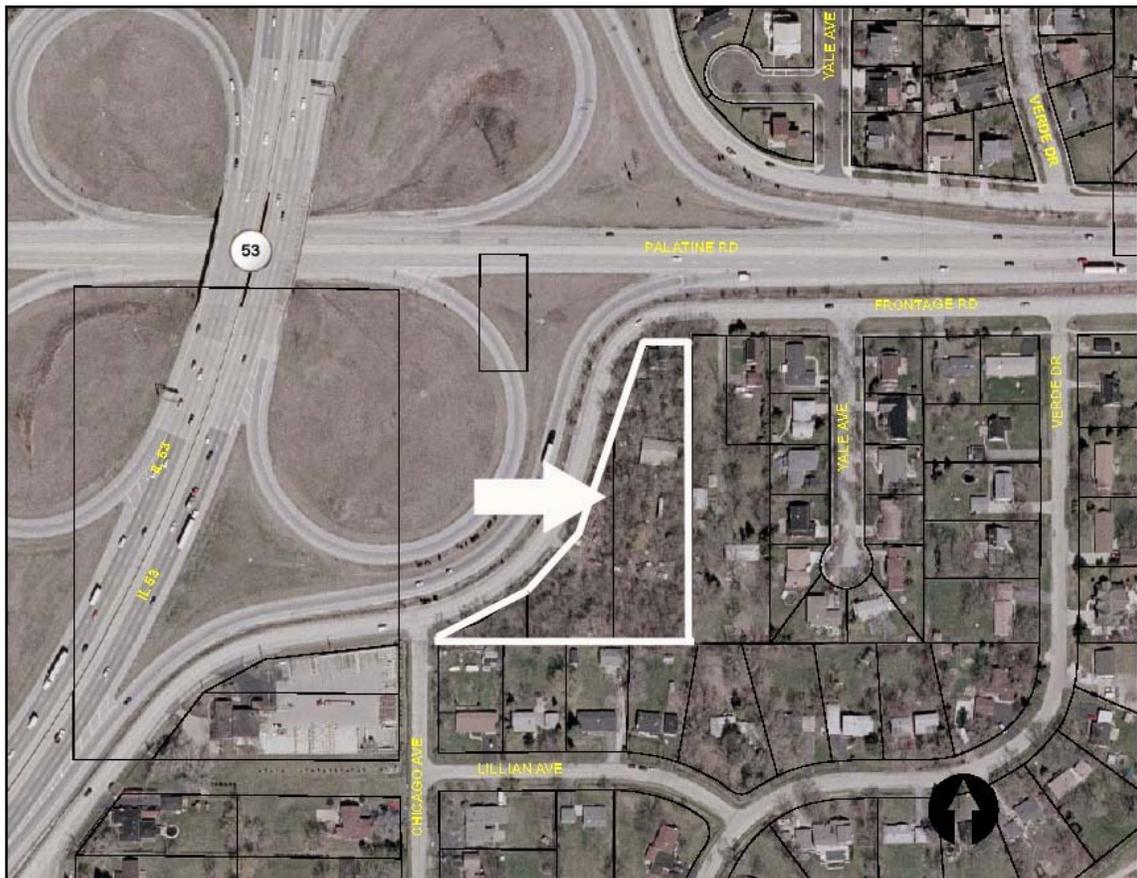
**2335 E. RAND ROAD - MAP: 10**

LOCATION:	2335 E. Rand Road
ZONING DESIGNATION:	R-3 (One Family Dwelling)
COMP PLAN DESIGNATION:	Commercial
PARCEL SIZE:	2.20 Acres
EXISTING LAND USE:	Vacant
ACCESS:	Rand Road
OWNERSHIP/CONTACT:	Thomas Hellgeth (847) 640-1500 x103, Brian Properties
GENERAL COMMENTS:	This site is in proximity to Rolling Green Country Club and development should be sensitive to the residential area to the south and west.



## 1501 W. PALATINE ROAD- MAP: 11

LOCATION:	1501 W. Palatine Road
ZONING DESIGNATION:	R-1 (One-Family Dwelling District)
COMP PLAN DESIGNATION:	Single Family Detached
PARCEL SIZE:	2.30 Acres
EXISTING LAND USE:	Single Family Homes
ACCESS:	Illinois Route 53 and Palatine Road
OWNERSHIP/CONTACT:	Michael Rossie - Chicagoland Builders Investments Inc., (301) 215 - 8300
GENERAL COMMENTS:	Immediate access via 4-way interchange at Illinois Route 53 and Rand Road



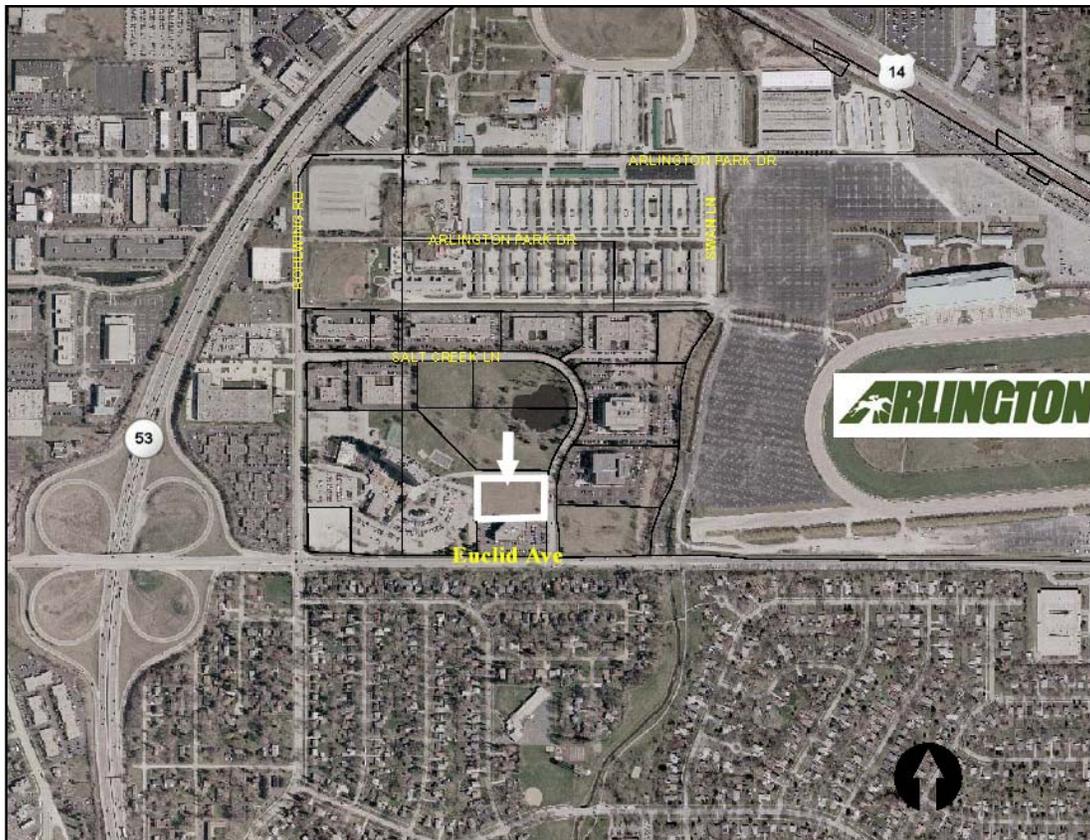
## SOUTHPOINT SHOPPING CENTER- MAP: 12

LOCATION:	SEC Rand Road and Palatine Road
ZONING DESIGNATION:	B-3 (General Service Wholesale and Motor Vehicle District)
COMP PLAN DESIGNATION:	Commercial
PARCEL SIZE:	.92 Acres
EXISTING LAND USE:	Parking Lot
ACCESS:	Palatine Road and Rand Road
OWNERSHIP/CONTACT:	KB Real Estate Inc., Richard Kahan (847) 441-4425, rkahan@kbrealestate.com
GENERAL COMMENTS:	Available for Ground Lease or Build to Suit.



## ARLINGTON BUSINESS CENTER- MAP: 13

LOCATION:	Arlington Business Center, Lot 11
ZONING DESIGNATION:	B-3 (General Service, Wholesale and Motor Vehicle District
COMP PLAN DESIGNATION:	Office / Mixed use
PARCEL SIZE:	2.50 Acres
EXISTING LAND USE:	Vacant
ACCESS:	Illinois Route 53 and Euclid Avenue
OWNERSHIP/CONTACT:	Peter Kelly - Colliers B&K (847) 698-8268,
GENERAL COMMENTS:	This site is an excellent location adjacent to the Arlington Park Race Course and the Sheraton Chicago Northwest Hotel. Illinois Route 53/Euclid Avenue interchange is less than 1/2 mile from the site.



**1519, 1521, 1525, 1531 S. ARLINGTON HEIGHTS ROAD- MAP: 14**

**LOCATION:** 1519, 1521, 1525, 1531 S. Arlington Heights Rd

**ZONING DESIGNATION:** O-T Office Transitional (Lot 22, Lot 56); R-1 One Family Dwelling District (Lot 14-16)

**COMP PLAN DESIGNATION:** Office Only

**PARCEL SIZE:** 1.19 Acres (Lot 22 + 56), 0.54 Acres (Lot 14), 0.51 Acres (Lot 15), 0.51 Acres (Lot 16)

**EXISTING LAND USE:** Single Family Homes

**ACCESS:** Arlington Heights Road

**OWNERSHIP/CONTACT:** Robert A. Schmitz, (847) 394-4400, Robert A. Schmitz & Co.

**GENERAL COMMENTS:** The Village encourages assembly of lots and will limit curb cuts onto Arlington Heights Road by requiring joint access easements between projects.



**934 S. ARLINGTON HEIGHTS ROAD- MAP: 15**

**LOCATION:** 934 S. Arlington Heights Rd

**ZONING DESIGNATION:** B-2 (General Business District)

**COMP PLAN DESIGNATION:** Commercial

**PARCEL SIZE:** 0.40 Acres

**EXISTING LAND USE:** Vacant

**ACCESS:** Arlington Heights Road and Central Road.

**OWNERSHIP/CONTACT:** Robert E. Thomas (312) 335-3246, Jameson Reality Group

**GENERAL COMMENTS:** Former Shell gas station, this site offers access to two major arterials. Potential assemblage with property to the West



## E. ALGONQUIN ROAD- MAP: 16

LOCATION:	1301 E. Algonquin Road
ZONING DESIGNATION:	M-2 (Limited Heavy Manufacturing District)
COMP PLAN DESIGNATION:	R&D, Mfg, Warehouse
PARCEL SIZE:	.90 Acres
EXISTING LAND USE:	Single Family Homes
ACCESS:	Algonquin Road
OWNERSHIP/CONTACT:	JB Shultis (815) 291-9456
GENERAL COMMENTS:	This property resides within an industrial park, ¾ mile from Interstate 90 / Arlington Heights Road interchange and is located near the future Metra Starline train development.

