

# ALLIANCE

## Major Commercial Developments Proposed for 2019

Development projects abound for Arlington Heights in 2019. Several development projects either are under construction or are in planning stages to move forward. These opportunities highlight tremendous investment interest in Arlington Heights. Here are some of the projects making progress in 2019:

### **Project: Arlington 425**

#### **Status: Proposed**

**Description:** Arlington 425 is a Downtown mixed-use project proposed for the vacant 2.9-acre southwest corner of Campbell & Highland. The plan calls for 361 residential units and over 30,000 square feet of retail/restaurant/office space. Parking would be provided. This development is still under review.



### **Project: Arlington Downs (Updated)**

#### **Status: Approved**

**Description:** The Arlington Downs mixed use project on Euclid Avenue, just west of Arlington Park, has been approved to construct Phase II of the development. Revised plans include a 116-room hotel; 30,000 square feet of retail/restaurant space; and a 263 unit residential building (in addition to the 214 existing residential units).

Groundbreaking is anticipated to begin this year. Future plans for the site include an additional 360-unit residential building, more commercial space, and an Olympic-quality rock climbing facility.

### **Project: Chez Hotel**

#### **Status: Approved**

**Description:** Chez Hotel in Arlington Heights is a planned 62-room boutique hotel at 519 W. Algonquin Road. The hotel will also incorporate part of the existing European Crystal Banquets on the ground floor. Also included will be a rooftop bar area for guests, exercise room, and business center. Construction of the Chez Hotel is anticipated to begin within the next year.



*continued on page 3*

## Letter from Mayor Hayes



Dear Business Neighbor,

Spring has already sprung here in Arlington Heights and the calendar year is well underway. However, I feel it's important to think back once more on what an incredible year 2018 was for our community, because the momentum generated from such a successful period of time has carried over well into 2019. It makes me proud to see that our businesses conducted almost \$1.27 billion in retail sales last year, a 5% increase from 2017. That sales figure is the highest we have seen since coming out of the recession nearly a decade ago. The revenue generated from the increased sales affords us greater opportunity to reinvest in our community's infrastructure, benefiting residents, visitors, and employers alike and further enhancing the quality of life here in the "City of Good Neighbors".

Last year, we saw 80 new businesses open in Arlington Heights, providing 700 jobs to our local economy. These businesses helped reoccupy nearly 400,000 square feet of previously vacant tenant space. The result was a decline of nearly 2% in both retail and office vacancy, bringing in new tax-generating companies and workers to provide direct and indirect support to our thriving business community. Industrial re-occupancy was also strong, seeing a 2.5% vacancy reduction over the past year.

Of all the new businesses to call Arlington Heights home in 2018, one of the most notable was Northrop Grumman. The national defense contractor has brought 250 new jobs to the Village and is taking up over 40,000 square feet of previously vacant office space. Their tenancy has helped completely fill 1421 W. Shure Drive, a facility it shares with HSBC and their approximately 1,500 workers.

As noted before, new users such as warehouses and manufacturers helped greatly reduce industrial vacancy. Fifteen such new businesses brought 74 workers and filled up more than 135,000 square feet of previously empty tenant space. It wasn't just industrial users though that contributed to our economy. New retailers and eateries such as Hey Nonny and Golden Corral leased over 90,000 square feet of first floor commercial space as well. And besides Northrop Grumman, more than 25 new office tenants re-occupied over 40,000 square feet of space.

We are grateful for all our commercial and industrial enterprises that continue to support and invest in Arlington Heights. One of the reasons our community remains a destination is the diverse and unique environment you have helped create. We look forward to working with you throughout 2019 and beyond.

Sincerely,

A handwritten signature in black ink that reads "Thomas W. Hayes". The signature is fluid and cursive.

Thomas W. Hayes  
Mayor, Arlington Heights

## Letter from Chairman Whisler

The Arlington Economic Alliance, the Village's formal economic development commission, continued to work hard to promote the business community in 2018. For those who are unfamiliar, the Economic Alliance is a volunteer 13-member Commission of the Village of Arlington Heights, made up of local business owners and representatives, tasked with improving the community's economic climate by advising the Village Board and Staff through a business perspective.

This past year was a productive one for the Alliance. In reviewing the results of the Downtown Parking Study, presented to the Village Board last October, we provided additional feedback and considerations to Staff as they implement the first phase of the study's recommendations. In addition to that, we worked with the Chamber to help promote the Mayor's annual "State of the Village" address. The event was well-attended and the Mayor provided excellent insight on the Village's finances and upcoming projects.

The Alliance also played a major role in the creation and implementation of the Arlington Heights Business Survey, working with Staff to ensure the collection of valuable and useful data to serve as key benchmarks for future surveys. The results of this survey were presented to the Village Board. Overall satisfaction among responding business representatives was high, with 79% of survey takers stating that they were "satisfied" or "very satisfied" with Arlington Heights as a place to do business. We will continue working with Staff and local economic development organizations to improve upon this satisfaction rating in upcoming years.

The Commissioners on the Economic Alliance are your fellow business owners and representatives. Please reach out if we can be of any service to you and your enterprise. Our contact information is on page 5.



## Major Commercial Developments Proposed for 2019

...continued from page 1

### **Project: West O'Hare Commerce Center**

**Status: Approved**

**Description:** The West O'Hare Commerce Center is a planned 330,000 square foot spec industrial/warehouse facility on 15.4 acres at 703-709 and 715-723 W. Algonquin Road. The project will be completed in two phases with the first phase, a 140,000 square foot portion at the northern half of the property, expected to break ground this year. The remaining 190,000 square feet is anticipated to be built shortly thereafter. The site offers excellent access and visibility to I-90, and is the first spec industrial development in Arlington Heights since the recession.



### **Project: Hickory- Kensington Apartments**

**Status: Approved**

**Description:** Groundbreaking is planned this year for the Hickory-Kensington Apartments at the northwest corner of Hickory & Kensington. When complete, the development will be a five-story rental building with 76 residential units and 3,400 square feet of ground floor commercial space. This project is a key part of the implementation of the Hickory/Kensington Area Plan, which aims to redevelop the area into a mixed-use neighborhood in order to provide greater density to help support nearby businesses.

## Downtown Shopper Parking Map

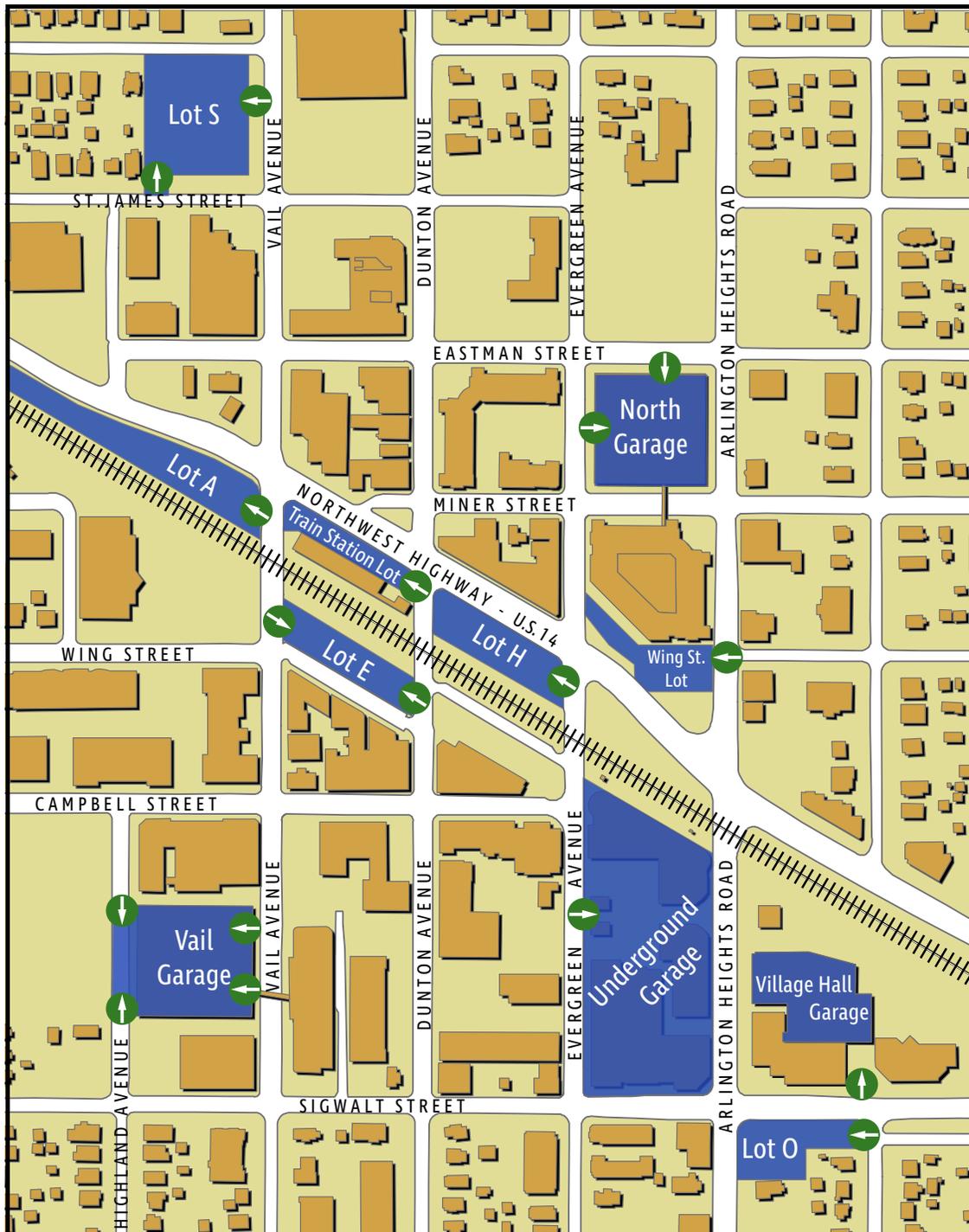
Recently, Staff has completed design and publication of an updated Downtown Shopper Parking map. These maps are on display in kiosks throughout the Downtown and have been disseminated via email to Downtown merchants in the past couple months. We encourage you to pass it along to your customers, and to incorporate it into your website if it does not already feature a Downtown parking guide.

A copy of the map is shown on the next page. If you would like a PDF version, please contact Michael Mertes, Business Development Coordinator for the Village of Arlington Heights, at [mmertes@vah.com](mailto:mmertes@vah.com).



# Downtown Arlington Heights

Free Shopper & Visitor Parking



In designated areas, free parking is available at the Lots and Times below:

**PARKING TIME LIMITS MUST BE OBSERVED**

**Lots E, A, S, & O**  
Free from 12pm to 2am

**The Wing Street Lot, Underground Garage, Train Station Lot, & Lot H**  
Free from 5am to 2am

**North Garage**  
Level 1 Free from 5am to 2am  
Level 4 Free from 12pm to 2am

**Village Hall Garage**  
Free from 6pm to 2am

**Vail Garage**  
Level 1 Free from 5am to 2am  
Levels 4 & 5 Free from 12pm to 2am

**NO FREE PARKING IS PERMITTED AT ANY TIME IN SPACES DESIGNATED PERMIT ONLY**

 = Entrance

For more information:

Visit [vah.com/our\\_community/parking](http://vah.com/our_community/parking)

Visit [discoverarlington.com](http://discoverarlington.com)

Prepared by the Department of Planning & Community Development

# Summer/Spring Calendar of Events...

Date	Event	Time	Location
Thursdays and Fridays June 13 through August 1	Sounds of Summer Concert Series	7:30 p.m.	Harmony Park Vail Avenue and Campbell Street <a href="http://www.DiscoverArlington.com">www.DiscoverArlington.com</a>
June 8-9	Arlington Heights Promenade of Art	10:00 a.m. to 5:00 p.m.	Downtown Arlington Heights Vail Avenue and Wing Street <a href="http://www.amdurproductions.com">www.amdurproductions.com</a>
Saturdays June 1 through October 12	Arlington Heights Farmer's Market	7:30 a.m. to 12:30 p.m.	Lot S - Vail Avenue and Fremont Street <a href="http://www.ahfarmersmarket.org">www.ahfarmersmarket.org</a>
July 3 through July 7	Frontier Days Festival	(various hours)	Recreation Park 500 E. Miner Street <a href="http://www.frontierdays.org">www.frontierdays.org</a>
August 2	Mane Event / Million Dollar Block Party	5:00 p.m. to 10:30 p.m.	In the Downtown, Vail Avenue and Campbell Street <a href="http://www.DiscoverArlington.com">www.DiscoverArlington.com</a>
August 3	Taste of Arlington Heights	Noon to 10:30 p.m.	In the Downtown, Vail Avenue and Campbell Street <a href="http://www.DiscoverArlington.com">www.DiscoverArlington.com</a>
August 10	37th Running of the Arlington Million	10:30 a.m. to 7:30 p.m.	Arlington International Racetrack 2200 W. Euclid Ave. <a href="http://www.arlingtonpark.com">www.arlingtonpark.com</a>

For additional information and more great events all year long, visit [DiscoverArlington.com](http://DiscoverArlington.com)



Mayor – **Thomas W. Hayes**

Board of Trustees:

<b>Richard Baldino</b>	<b>Mary Beth Canty</b>
<b>Robin LaBedz</b>	<b>Greg Padovani</b>
<b>Bert Rosenberg</b>	<b>John Scaletta</b>
<b>Tom Schwingbeck</b>	<b>Jim Tinaglia</b>

Village Manager's Office 847-368-5100

Police and Fire Emergency – 9-1-1

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Department of Planning & Community Development  
[www.VAH.com](http://www.VAH.com)

## Important Contact Information

Department of Planning & Community Development	847-368-5200
Department of Building Services	847-368-5560
Department of Engineering	847-368-5250
Wheeling Township Assessor's Office	847-259-1515
Elk Grove Township Assessor's Office	847-437-0300
Arlington Heights Chamber of Commerce	847-253-1703
<a href="http://www.VAH.com">www.VAH.com</a>	
<a href="http://www.DiscoverArlington.com">www.DiscoverArlington.com</a>	

Alliance Members	Company	Phone Number	Email Address
Scott Whisler, Chair	Brian Properties	(847) 640-1500	<a href="mailto:swhisler@brianproperties.com">swhisler@brianproperties.com</a>
Rich Casey	Northwest Community Healthcare	(847) 618-5060	<a href="mailto:rcasey@nch.org">rcasey@nch.org</a>
Matt Fink	First Midwest Bank	(224) 318-4038	<a href="mailto:matthew.fink@firstmidwest.com">matthew.fink@firstmidwest.com</a>
Anthony Guido	Arlington Heights Ford	(847) 870-1300	<a href="mailto:tguido@ahford.com">tguido@ahford.com</a>
Jackie Lewis	Forbici Salon & Spa	(847) 398-2887	<a href="mailto:jlewis.forbici@sbcglobal.net">jlewis.forbici@sbcglobal.net</a>
Rex Paisley	Lutheran Life Communities	(847) 368-7551	<a href="mailto:rpaisley@lulife.org">rpaisley@lulife.org</a>
Dave Parulo	Meet Chicago Northwest	(847) 490-1010	<a href="mailto:dparulo@chicagonorthwest.com">dparulo@chicagonorthwest.com</a>
Jon Ridler	Arlington Heights Chamber	(847) 253-1703	<a href="mailto:jridler@arlingtonhcc.com">jridler@arlingtonhcc.com</a>
Brian Roginski	Cortland's Garage	(847) 577-2525	<a href="mailto:brian@garagetaverngroup.com">brian@garagetaverngroup.com</a>
Andi Ruhl	Thrown Elements Pottery	(847) 818-1313	<a href="mailto:thrownelements@gmail.com">thrownelements@gmail.com</a>
Parth Shaha	Three United Inc.	(847) 228-6650 x402	<a href="mailto:parth@shahahotels.com">parth@shahahotels.com</a>
Andrew Stengren	Berkshire Hathaway HomeServices, Starck Real Estate	(847) 894-5190	<a href="mailto:astengren@starckre.com">astengren@starckre.com</a>

The Arlington Economic Alliance meets the third Wednesday of every month at 7:30 am at the Arlington Heights Village Hall, 33 S. Arlington Heights Rd., Arlington Heights.

## HAVE COMMENTS OR QUESTIONS?

### CALL AN ECONOMIC ALLIANCE MEMBER

The Arlington Economic Alliance encourages any member of the Arlington Heights business community to call or email its members with any thoughts, observations, comments or questions relative to doing business in Arlington Heights. Please refer to the information at the head of this newsletter for Alliance member names, telephone and email contact information.

**The Village of Arlington Heights is here to serve your business. Are we missing an important topic in our newsletter coverage? Please call the Department of Planning and Community Development at 847-368-5200 or send your email to [planningmail@vah.com](mailto:planningmail@vah.com) to share your ideas! Also, to receive updates on Village News sign up for the Village E-News.**



## SMALL BUSINESS SALES TAX REBATE PROGRAM

### The Village of Arlington Heights will provide a financial rebate of the Local Municipal Retail Sales Tax of up to 50%...

**NEW BUSINESSES:**

The Village will provide up to a 50% Sales Tax Rebate of the Local Municipal Sales Tax.

**EXISTING BUSINESSES:**

The Village will provide up to a 50% Sales Tax Rebate on the increased increment of sales above the base.

**GENERAL REQUIREMENTS:**

The rebate will be remitted annually for a maximum of 5 years. Program is on a first come first serve basis. Incentive period cannot exceed length of lease.

**TYPES OF RETAILERS/STORES:** Apparel, accessories, shoes, furniture, household accessories, electronics & appliances, books & other retailers at Village discretion.

**LEASE TERM/STORE SIZE:** The tenant must sign a minimum 3 year lease. The maximum store size is 5,000 square feet. An existing business must expand by 25% of existing square footage.

**MINIMUM HOURS OF OPERATION:** Open at least 40 hours per week. Open until 8:00 p.m. at least one evening per week, between April 1 and October 31.

**CONTACT:** The Planning & Community Development Department for complete program requirements at 847-368-5200 or [planningmail@vah.com](mailto:planningmail@vah.com)

[WWW.VAH.COM](http://WWW.VAH.COM)



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Department of Planning and Community Development  
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