

Arlington Heights New Development Corner

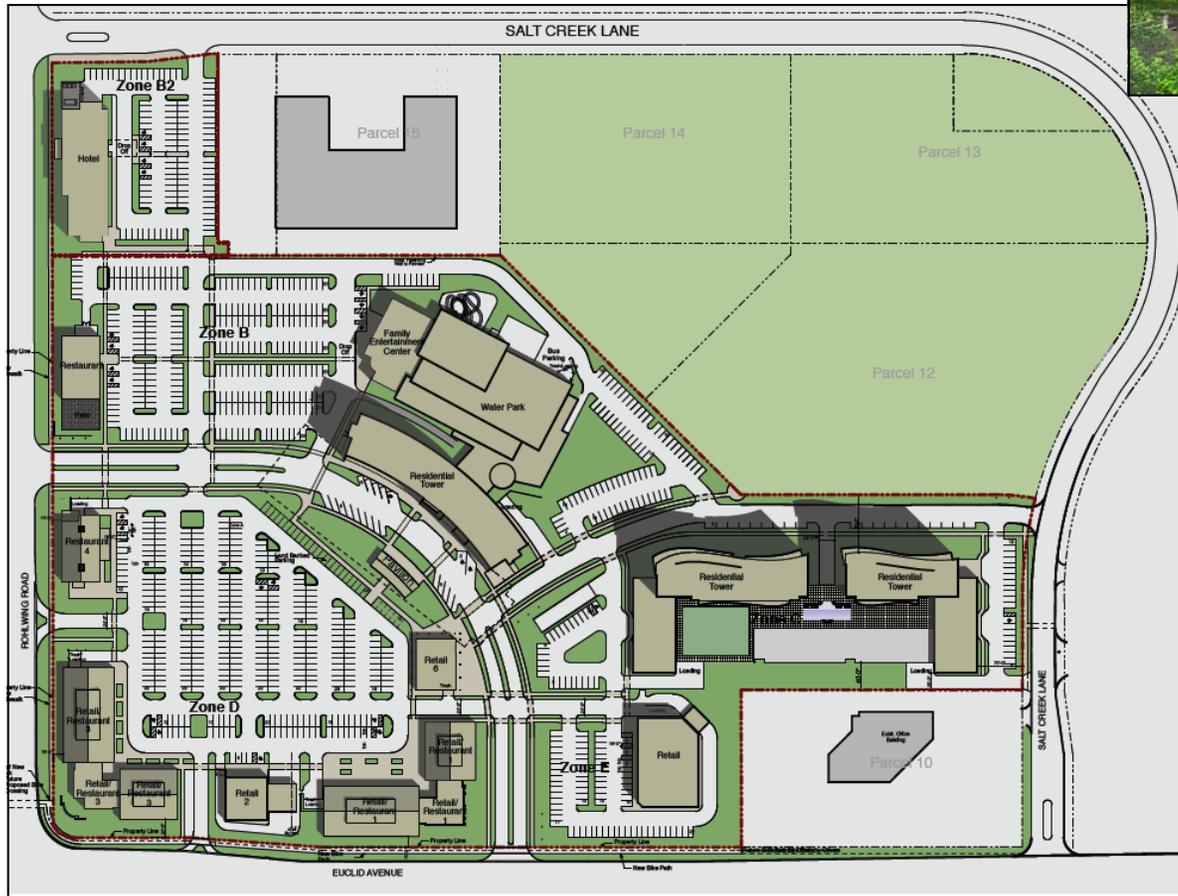
Prepared by the Village of Arlington Heights
Department of Planning and Community Development
Updated: Winter 2014/2015



SECTION I: PROJECTS UNDER CONSTRUCTION

Arlington Downs Mixed Use Development

Arlington Downs is a unique mixed use development that includes commercial, hotel, recreation and residential uses on approximately 25 acres of land. The main components of the plan include; i) converting the former Sheraton Hotel into 214 luxury rental apartments with 22,950 square feet of commercial on the first floor, ii) construction of a new limited service hotel with 161 rooms, iii) expansion and re-opening of the water park, iv) construction of approximately 79,000 square feet of additional commercial space, and v) construction of two new residential rental towers that have a total of 443 luxury apartments. The property is zoned B-2, General Business District and is impressed with a Planned Unit Development. In conjunction with the aforementioned zoning, the Village conceptually approved up to 20,000 square feet of restaurant space. First phase of occupancy of the first residential tower has begun in October 2014. All phases of the project will take 5 years to complete build out.



Transitional Care Management

Transitional Care Management (TCM) at 1200 N. Arlington Heights Road is redeveloping the former AT&T Building site with a two-story, 75,119 square foot post-operative rehabilitation facility. This facility will have a total of 120 beds set within individual private suites on the first and second floors of the building. The building will also 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. TCM 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 final approval in December 2012. Construction is currently underway.



Autumn Leaves Memory Care Facility

The LaSalle Group is developing the vacant site at the northeast corner of Arlington Heights Road and Council Trail with a one-story, 29,000 square foot care facility for individuals diagnosed with various forms of memory impairment (Alzheimer's, dementia, and Parkinson's). The LaSalle Group, which is based out of Dallas, Texas, has been in the memory care industry for 12 years and has 24 facilities located throughout the nation. They have three similar facilities in the Chicago area including Crystal Lake, Vernon Hills, and Orland Park as well as three new facilities that are planned to open later this year and located in Bolingbrook, Oswego, and St. Charles.

The proposed Arlington Heights facility will have a total of 46 beds and will include amenities such as common dining and entertainment rooms, a commercial grade kitchen facility, physical therapy (no outpatient service), and outdoor recreation space along the north and south building elevations that are enclosed by a decorative fence. A total of 30 employees, over three work shifts are anticipated and will staff the facility 24 hours a day, 7 days a week. The project is under construction at this time.



Lutheran Home-Olsen Pavilion Expansion

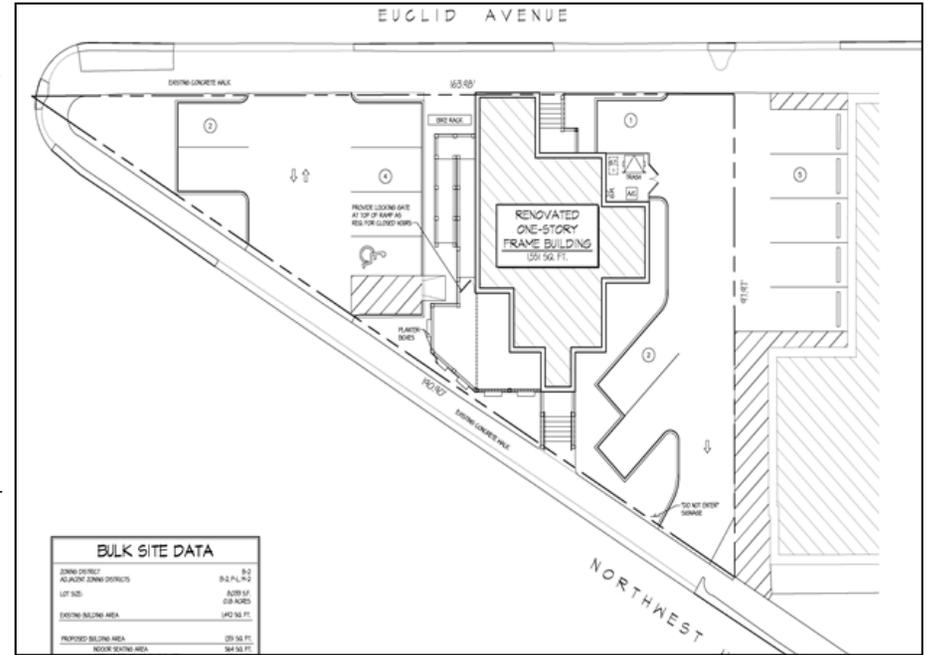
Lutheran Home is renovating the existing Olsen Home in order to reconfigure the resident rooms from semi-private to private. A new 3-story, 83,000 square foot addition, known as the Olsen Pavilion will be attached to the existing Olsen Home by a new lobby addition that is 40,000 square feet and includes a patient dining room, a patient living (multi-purpose) room, a therapy gym and other miscellaneous functions. The total number of beds will be reduced from 492 to 480. Lutheran Home will be increasing the parking supply from 322 to 437 spaces, with a majority of the new parking spaces located in the new east parking lot, which will have a total of 114 parking stalls. The Village Board approved Lutheran Homes PUD amendment request in September of 2012. Construction began in November of 2012. The project's first phase was completed in May 2014. The remainder of the project focuses on the renovation of the existing Olson Pavilion and will occur in two phases with construction expected to be complete in spring of 2016.



Jimmy's Place

Located at 640 W. Northwest Highway the former Jimmy's Place restaurant is being renovated so that it may continue to operate as sit-down/carry-out casual dining restaurant. The menu will include hot dogs and other specialty sandwiches such as, but not limited to, meatball sandwiches, Italian beef, Italian sausage, hamburgers, and chicken. The building and site will be improved as follows:

- A new vestibule and handicap accessible ramp will be provided along the west building elevation.
- The interior layout will be modified to include two new handicap accessible washrooms, a new kitchen facility, stairwell leading to the basement storage area, and a smaller interior dining room that has a total seating area of 564 square feet and total capacity of 28 seats.
- A new outdoor dining deck with a cedar trellis will be provided and will be able to accommodate a total of 20 people.
- The exterior façade will have new siding and finishes, a new roof, and larger windows to allow natural light within the building.
- The parking lot will be reconfigured to include new perimeter curbing, pavement striping and landscaping.

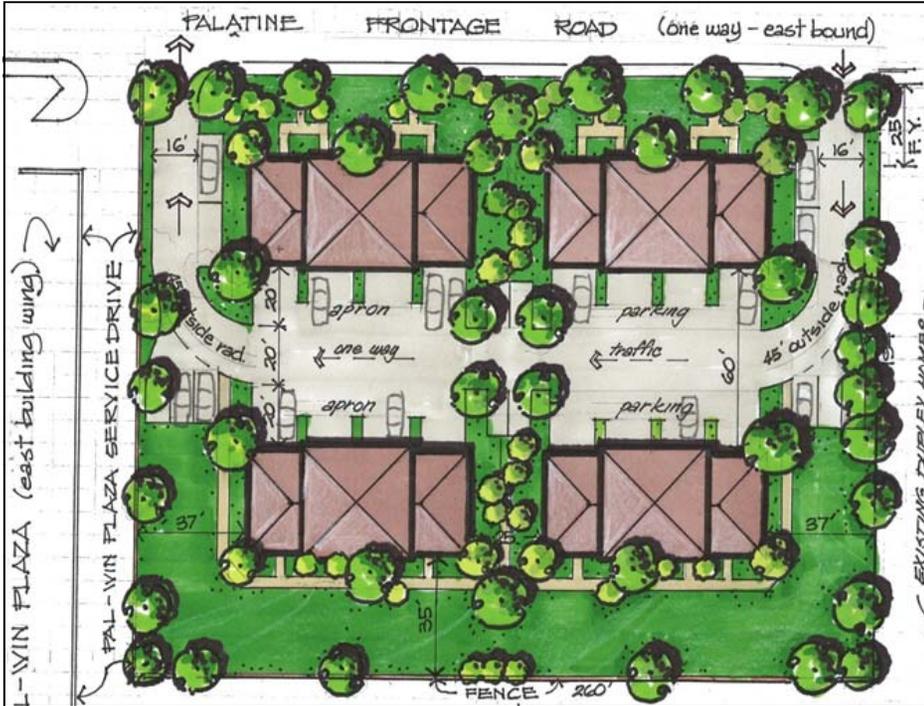


A maximum of 3 to 4 employees are anticipated and the hours of operation are Sunday through Thursday from 10:30 AM to 11:00 PM and Friday and Saturday from 10:30 AM to 12:00 AM. Construction is currently underway.



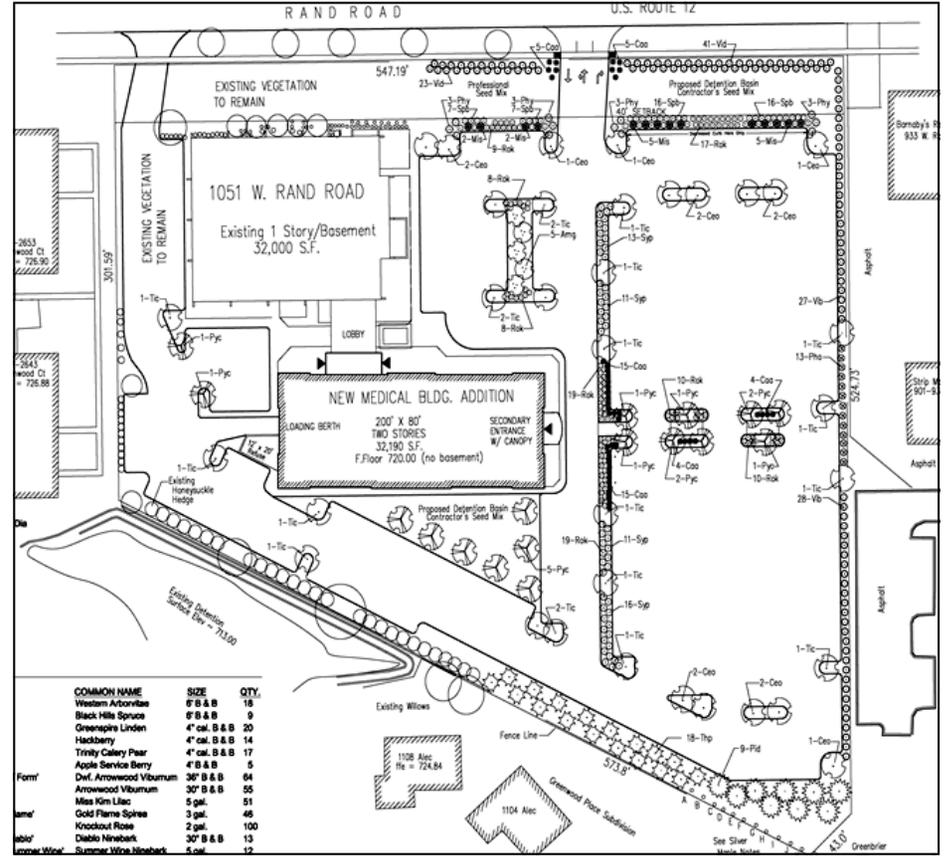
Arbor Lane Townhomes

The property at 1605 and 1609 E. Palatine Road is 1.16 acres and is currently developed with two existing single family homes that were built in the 1950's. Having received zoning approval, the developer (Red Seal Development) plans to demolish the two homes and construct 4-town home buildings that have a combined total of 16 dwelling units. The bedroom mix consists of 10 (62%), 3-bedroom units and 6 (38%), 2-bedroom units. Each unit will have their own rear loaded, 2-car attached garage that is accessible via a one way drive aisle that flows in a clockwise manner with the entrance along the east property line and the exit along the west property line. A total of 9 guest parking stalls will be provided throughout the site and each unit will have a driveway apron that is deep enough to accommodate two vehicles parked side by side. Construction is underway at this time.



Rand Road Medical Office Building

The medical office building located at 1051 W. Rand Road has an existing one story office building that is 32,000 square feet and is occupied by various medical office users. The developer has received zoning approval to construct a two-story building addition along the south elevation of the existing building. This addition, which would extend onto the vacant parcel to the east, would have a footprint area of 16,416 square feet and total floor area of 32,832 square feet. The purpose of the new addition is to provide opportunities for the existing medical practices to expand as well as to provide accommodations for new medical and dental office uses. To support the new building addition, the existing parking lot would be expanded from 167 to 381 spaces. Construction is expected to begin once leases are secured.



Bob Rohrman Auto Mall

The Bob Rohrman Group is in the process of redeveloping the former Honeywell Business Park (Dundee Road and Wilke Road) 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. The second dealership is expected to be two-stories tall and 75,000 square feet in area, while the third dealership will be one-story tall and 30,000 square feet in area. Tenants for the remaining two dealerships will 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.



Camelot Park

Camelot Park is a 14 acre park that is bounded by Suffield Drive to the north, Brookwood Drive and Waverly Drive to the south, Brighton Place to the east, and Bradford Drive to the west. The existing park accommodates a full range of active and passive recreational activities and facilities. The west half of the park includes a baseball field and open green space, while the east half is devoted to a variety of park district buildings and hardscape facilities such as the existing pools (leisure, diving, and wading) and bath house/community center. The Arlington Heights Park District (AHPD) will be renovating the existing bath house/community center and construct a new 12,950 square foot addition along the south elevation. This new addition includes a gymnasium and several multi-purpose rooms on the first floor and an elevated running track on the second floor. The Park District is also proposing several outdoor improvements including a reconfiguration to the existing parking lot to add more parking, the construction of new detention facilities, and the installation of a drop off lane. The Park District worked, in a public forum, with the surrounding residents, to developing the proposed master plan. Construction is ongoing.



Chicago Surgical Clinic

Chicago Surgical Clinic (CSC) received zoning approval in January of 2013 to convert the northernmost tenant space at 129 W. Rand Road into a medical clinic and surgical center. CSC is located in the Wheeling, Illinois, and they specialize in minimally invasive, out-patient procedures. All examinations and procedures are by appointment only and with a referral from the patient's general physician. The two story facility has 3 examination rooms, and three surgical rooms as well as a second floor office component for administrative, billing, and clerical support. This facility will have a maximum of 13 employees and the hours of operation are Monday through Saturday from 7:00 AM to 7:00 PM, with clinical hours between 11:00 AM to 2:00 PM and surgical hours between 7:00 AM and 11:00 AM and 2:00 PM and 7:00 PM. The project is currently under construction.



Arlington Heights Park District-Frontier Park

Frontier Park is a 28 acre park that is bounded by Ladd Street to the north, Palatine Road to the south, Fernandez Avenue to the east and Kennicott Drive to the west. This community park accommodates a full range of active and passive recreational activities and facilities. The north half of the park is devoted to baseball and soccer playing fields, community garden plots, playground areas, and basketball/tennis courts, while the south half accommodates a variety of park district buildings and hard-scape facilities including the existing pools, bath house, and community center.

The Park District received zoning approval to demolish a portion of the existing community building in order to construct a new, two-story recreational facility that has a combined floor area of 84,563 square feet. This new facility would include 5,230 square feet of multi-purpose space for various AHPD programs, a 2,530 square foot administrative component, a 3,000 square foot fitness area, a 28,000 square foot gymnasium, and a 34,000 square foot indoor soccer field. The Park District is also proposing several improvements to the outdoor facilities, including; three new detention basins for storm water management, the relocation and expansion of the community garden plots, the addition of a second baseball diamond and soccer field, the construction of an 8 foot wide walking path, and an expansion to the existing parking lot. Implementation of the abovementioned improvements will occur over several phases, with each phase predicated upon available funding. The Phase 1 outdoor improvements located at the north end of the site were completed.



SECTION II: NEW BUSINESS AND DEVELOPMENT

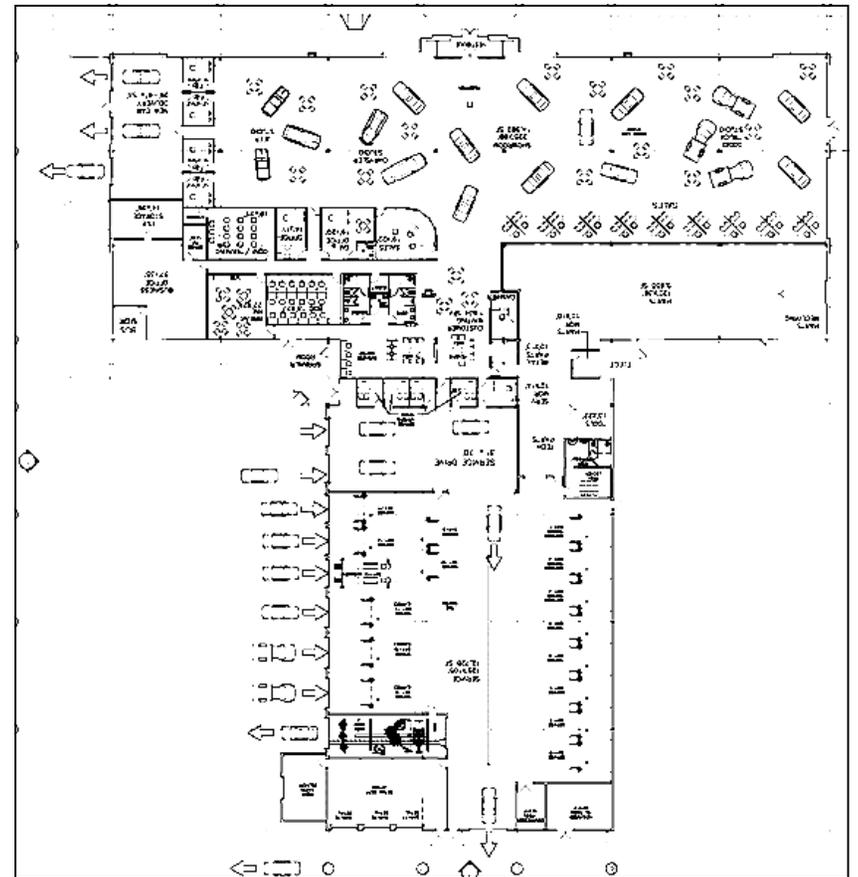
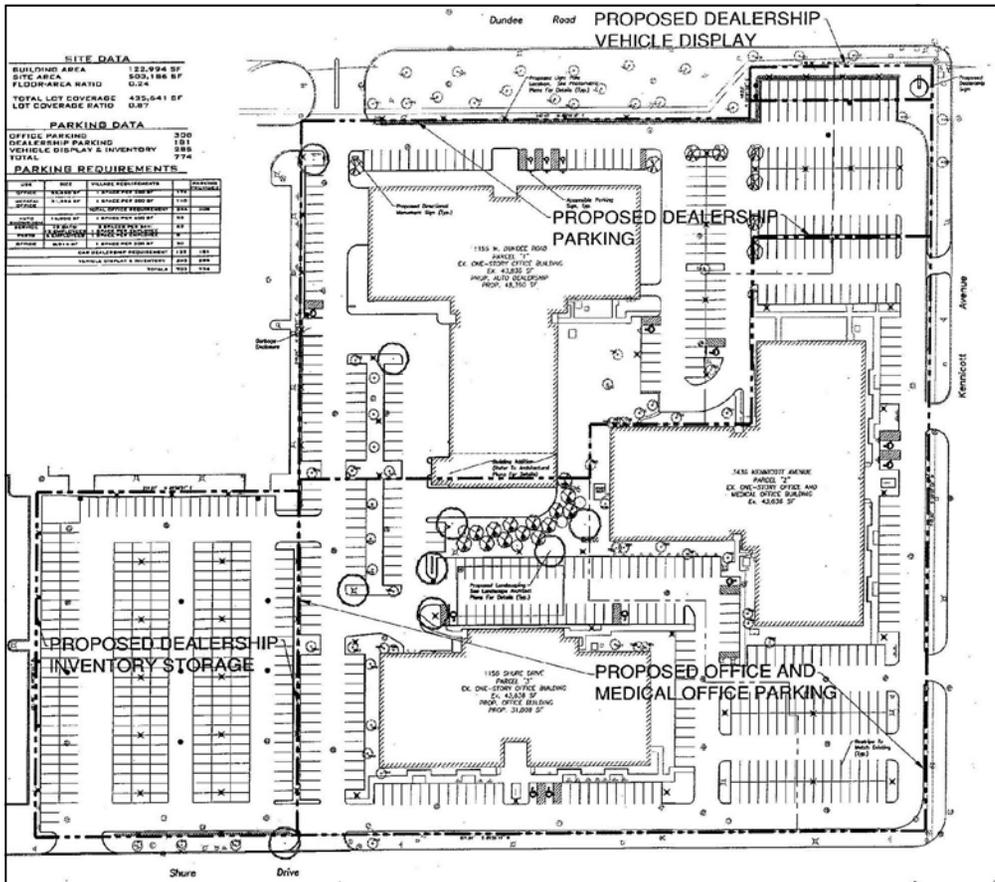
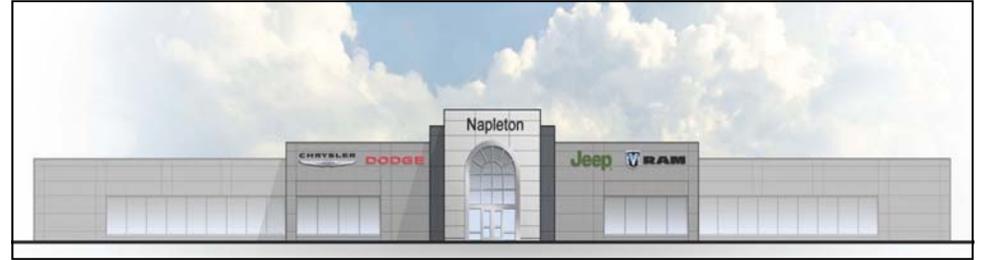
Hickory Kensington Redevelopment Area Plan

On January 7, 2013, the Village Board approved the Hickory Kensington Area Plan, which articulates a long term vision for the area as well as outlines redevelopment goals and objectives to create a new, vibrant mixed use neighborhood. This Plan takes into consideration Village land use, Housing and Economic Development Goals and Policies, trends in development, and recent new development within the area. In addition, the Plan promotes changes to the underlying zoning, the establishment of new development standards and design guidelines, the expansion of the public roadway network for increased pedestrian and vehicular connectivity, and strategies for implementation. While the timing of development will be mainly predicated on market and economic conditions, the Village continues to focus on several implementation action items outlined within the plan including rezoning certain properties from industrial to multi-family and commercial, and the creation of a new overlay zone specific to the unique characteristics of the area. The Village Board approved the rezoning and overlay zoning request in June of 2013 and established a Tax Increment Financing District in July 2014.



Napleton Chrysler, Dodge, Jeep Dealership

Napleton Chrysler, Dodge, Jeep have completed the relocation of their Des Plaines operation to the new location in Arlington Heights at 1155 W. Dundee Road. The 43,000 square foot building has been renovated to include an 18,378 square foot vehicle service/parts department with 19 service bays, a 16,800 square foot vehicle show room/sales office and an adjoining vehicle inventory lot that can store up to 269 display vehicles. The new dealership will have 85 employees and the hours of operation are Monday through Friday from 9:00 AM to 9:00 PM and Saturday from 9:00 AM to 6:00 PM. Napleton received zoning approval in August of 2012. The new automobile dealership opened late May of 2013. This facility will further enhance the Dundee Road corridor as well as provide increased sales tax to the Village.



Star Cinema Grill

Star Cinema Theaters a Texas based corporation that has been in operation since 2004, re-opened the former Arlington Theater and converted it into an entertainment facility that combines first run film releases with "in-theater" dining. The hours of operation are daily from 11:00 AM to 1:00 AM, with a total of 120 full and part time employees anticipated during the summer peak, and a total of 75 employees anticipated during the non-summer peak. Enhancements to the facility include:

- A reduction to the total capacity from 1,567 to 707 seats. The decrease in seating capacity allows for more space between the rows so that dining tables and wider aisle can be provided.
- Installation of a full, commercial grade kitchen.
- Installation of a state of the art sound system and digital projectors.
- Modification to the entry lobby to internalize the ticket counter and allow for a new bar area with seating and concession.

Special functions such as birthday parties, social gatherings, and corporate events can be accommodated within the new facility. Star Cinema Grill opened in June 2013



Dine-in Movie Theater with Dedicated Server



Business Meetings



School Outings



Training Seminars

Subway

The existing site, which is located at 333 S. Arlington Heights Road, was previously occupied by a 7-11, and was an existing one-story, multi-tenant commercial building 6,864 square feet in area and situated on 0.45 acres (19,611 square feet). Subway converted the vacant space into a sit-down/carry out restaurant that specializes in a variety of deli style sandwiches. Subway also upgraded the site with landscaping and new Metro décor, which is the first of its kind in the north-west suburbs. The interior dining room is 1,000 square feet and has a total capacity of 43 seats. A total of 4 employees are anticipated during the largest work shift, and the hours of operation are daily between 7:00 AM and 12:00 AM.



ITT Technical School

ITT Technical Institute renovated a 23,707 square foot tenant space on the first and second floor of the existing, four story office building located at 3850 N. Wilke Road. ITT is a private college that offers technology-oriented programs in seven schools of study including Information Technology, drafting and design, electronics technology, business, criminal justice, health sciences and the Breckinridge School of Nursing. ITT has over 140 institutes with 70,000 students in 38 states, including Illinois (Oak Brook, Mount Prospect, Orland Park, and Springfield). ITT will relocate their Mount Prospect campus to the subject site. The maximum enrollment is anticipated to be 350 students. Class semesters are divided into two weekly sessions (Session #1: Monday, Wednesday, Friday and Session #2: Tuesday, Thursday, Saturday) and three time blocks that are scheduled in the morning (8:00 AM to 12:00 PM), mid-day (1:00 PM to 5:00 PM), and evening (6:00 PM to 10:00 PM). A total of 50 employees are anticipated.



BP Amoco & AM/PM Convenience Mart

BP Amoco completed a new gas station/convenient mart/ car wash facility at the northwest corner of Arlington Heights Road and Algonquin Road. This facility, which replaced a vacant gas station and former Higgleys Restaurant, includes a 2,900 square foot convenient mart, 7 refueling islands with 14 refueling stations, and a 2,800 square foot conveyer system car wash. A maximum of four employees are expected and the hours of operation for the convenience store is 24 hours a day, seven days a week, while the car wash is open from 6:00 AM to 11:00 PM. This facility opened in May of 2013.



Xilin Adult Day Care

Xilin Associates is a not for profit organization that is headquartered in Naperville, Illinois and specializes in adult day care services. Xilin received zoning approval to acquire and convert a 13,012 square foot vacant tenant space within a light industrial/office building at 145 E. Algonquin Road into an adult day care facility. The facility is expected to have a maximum enrollment of 100 adults, and a maximum of 30 employees. The hours of operation are Monday through Friday from 7:00 AM to 6:00 PM, and this facility will provide a variety of monthly activities including exercise sessions, bingo, shopping, Karaoke, and language classes to name a few. In addition to the day care component, Xilin plans to have dance classes, which will be scheduled three days a week (Monday, Wednesday, and Saturday) between 6:00 PM and 9:00 PM and on Saturday from 9:00 AM to 2:00 PM. These classes are for all age groups and are open to the general public for an enrollment fee.



Circa '57 Restaurant

Circa 57 is a 1950's themed diner and soda fountain restaurant that has a casual dining atmosphere and specializes in a variety of American themed entrees, sandwiches, appetizers, and salads. This restaurant would occupy both the former Grand Station restaurant (101 W. Campbell Street) and People's Bank (10 S. Vail Avenue), which is part of the Metropolis Mixed Use Development. When combined, Circa '57 would have a total capacity of 300 seats. A total of 50 employees are anticipated and the hours of operation are daily from 6:00 AM to 1:00 AM. On May 22, 2013, the Plan Commission recommended approval of the proposed request, and the Village Board granted approval in June of 2013. Circa '57 is now open.



Quinlan and Fabish

Quinlan and Fabish Music Company, is a music school and retailer of musical instruments. They will be occupying an approximately 9,913 square feet building at 59 W. Seegers Road. Approximately 1,740 square feet of the floor area will be devoted to the showroom for retail sales. The remainder of the floor space will consist of the school and areas allocated for offices and warehousing and a small room for repair of instruments. Quinlan and Fabish will be relocating from Mt. Prospect to Arlington Heights. There will be 12 full time and 15 part time staff at this location and the proposed hours of operation are from Monday to Thursday from 10 a.m. to 8 p.m., on Friday from 10 a.m. to 5 p.m. and on Saturday from 9 a.m. to 4 p.m.



Lucille Resale Shop

Lucille, a new resale shop featuring a broad range of merchandise and upscale goods opened at 1101 East Rand Road in October. The store occupies approximately 9,800 square feet at this location. The not-for-profit secondhand retail store accepts and sells donated items such as clothing, furniture, books among others. The store is open seven days a week, from 10:00 am to 7:00 pm Monday through Friday, from 10:00 am to 6:00 pm Saturday, and from 11:00 am to 6:00 pm Sunday.



Arlington Countryside Church

Located at the northeast corner of Hintz Road and Elm Lane, Arlington Countryside Church has an existing church facility situated on 4.85 acres. Arlington Countryside Church received zoning approval to build a 3,787 square foot entry/lobby addition along the south elevation as well as a 1,171 square foot addition along the north elevation for a new stage, storage rooms and office space. Several interior renovations were also completed that included moving the sanctuary to the large multi-purpose room, with a seating capacity of 365 seats. The existing sanctuary changed to be used as a multi-purpose space for the various ministries, day care and other church related functions. The existing parking lot along the east property line was modified to incorporate a lay by lane in front of the new entry lobby as well as new landscaping. Construction was completed in June 2014.



SECTION III: PROJECTS UNDER REVIEW

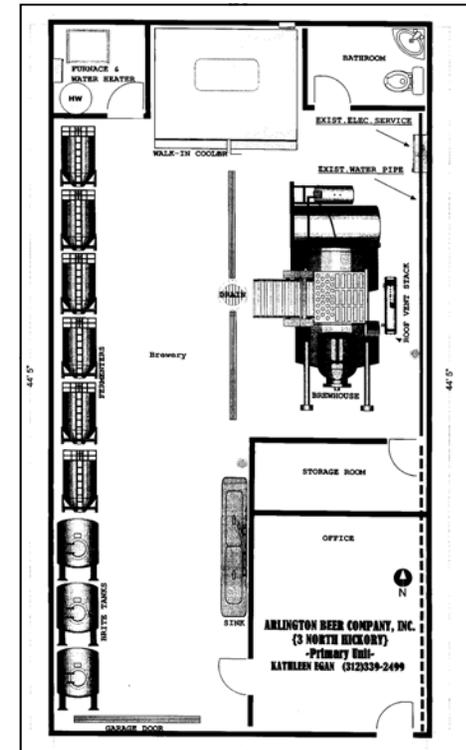
Parkview Apartments

A 7-story mixed use building with a total of 45 residential rental apartment units with a small commercial space on the first-floor is being proposed at 212 N. Dunton Avenue. The property is zoned B-5, Central Business District and is approximately 0.4 acres (17,424 square feet) in area. The proposal includes 16 one bedroom, 24 two bedroom, and 5 three bedroom apartments that would be located on floors three through seven. Seven (7) units will be available as affordable rental units in perpetuity. Parking is located on the first and second floors and approximately 1,254 square feet of leasable commercial space on the first-floor. The Village Board approved a Preliminary Planned Unit Development in August 2014.



Arlington Beer Company

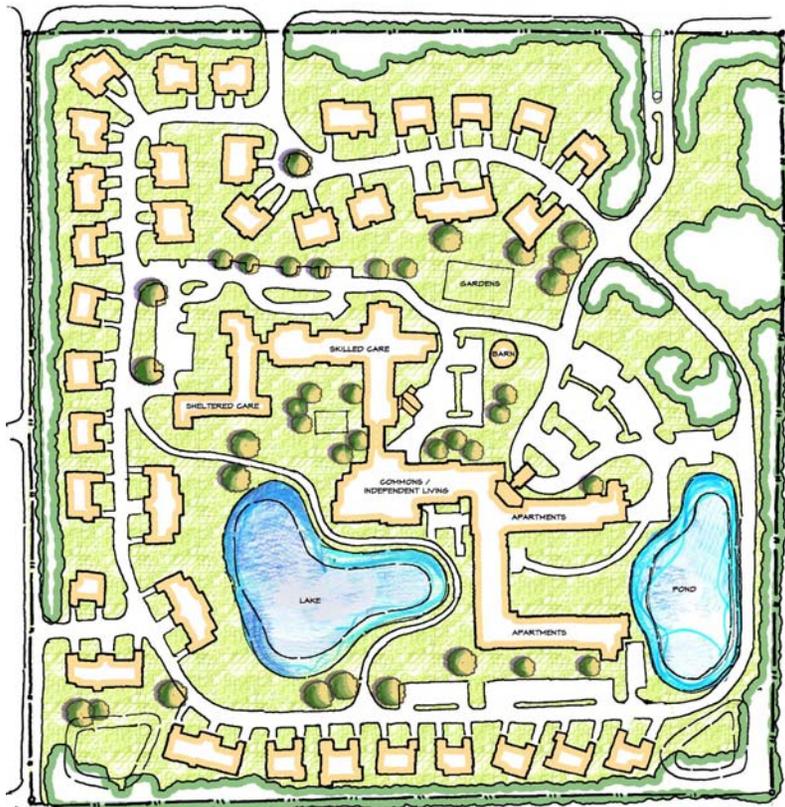
Arlington Beer Company is proposing to open two production microbreweries at 3 N. Hickory and 19 N. Hickory. The applicant is proposing to manufacture craft beer, hand crafted sodas, coffees and teas for wholesale distribution to local area restaurants, grocery stores, retail liquor stores and bars.



The Moorings

Presbyterian Homes has provided a site concept plan that provides their overall vision for the Moorings campus. Once fully completed, this will include the addition of an assisted living facility, a memory care facility, a chapel, two new 5-story apartment wings with a total of 86 apartments connecting to the existing building, a new 4-story lake apartment building with a total of 28 apartments, 23 new one-story duplex cottages (46 individual units) along the perimeter of the campus, that will replace 25 existing cottages (63 individual units), carports and expanding and adding storm water detention facilities. The first phase of the project will include the addition of a chapel, which will also serve as a multi-purpose room; an assisted living wing and an assisted living memory care wing.

EXISTING



PROPOSED



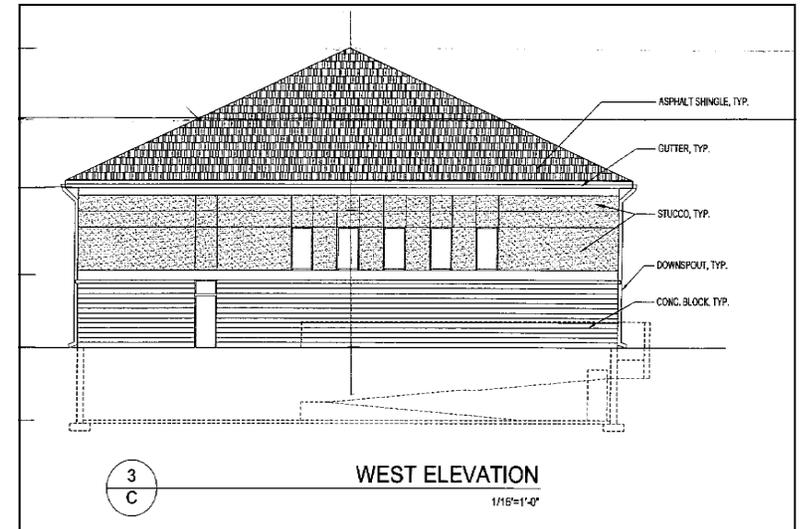
Dunkin Donuts

Dunkin Donuts is potentially considering occupying an approximately 2,400 square foot tenant space at the Huntington Square Shopping Center at 1044 W. Rand Road. Dunkin' Donuts is a baked goods and coffee chain, serving more than 3 million customers per day. They sell 52 varieties of donuts and more than a dozen coffee beverages as well as an array of bagels, breakfast sandwiches and other baked goods. The restaurant is proposed to include a drive through along with a sit down area.



Zion Christian Church

Zion Christian Church and Prayer Center is currently located at 1640 S. Arlington Heights Road. The Church is proposing to demolish the existing church building and the existing residence on the lot to the south, consolidate both lots and construct a new church building. The Petitioner has indicated that two services would be held on Sunday. Sunday school classes are held during the services. In addition, on occasional Saturday evenings, meetings will be conducted at the Church.



Project Updates

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