



Village of Arlington Heights
Arlington Economic Alliance
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
November 15, 2023
7:30 AM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Approval of Minutes 10/18/2023

IV. REPORTS

- A. Development Update

V. OLD BUSINESS

- A. Promotion of Manufacturing

VI. NEW BUSINESS

- A. Economic Alliance Work Plan - 2024

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT

- A. Public Comment

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



Arlington Economic Alliance
11/15/2023

Item: Approval of Minutes 10/18/2023

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 10/18/2023

Type

Minutes

DRAFT

MINUTES OF THE MEETING OF THE ARLINGTON ECONOMIC ALLIANCE HELD ON OCTOBER 18, 2023 AT 7:30 A.M. AT THE VILLAGE HALL

MEMBERS PRESENT:

Andrew Stengren – Chairman
Tonia Etoh
Tony Guido
Heather Larson
Kerri Oots
Michele Petrie
Brian Roginski
Andi Ruhl

MEMBERS ABSENT:

Rich Casey
Terry Iverson
Ellen Para
Jon Ridler
John Toliopoulos

STAFF PRESENT:

Michael Mertes – Business Development Manager

ALSO PRESENT:

Keith Moens, Resident
Mary Ellen Graf, Township High School District 214

Call to Order

Chair Andrew Stengren called the meeting to order at 7:39 AM.

Approval of Minutes – September 20, 2023

The meeting minutes of September 20, 2023 Arlington Economic Alliance meeting were reviewed.

HEATHER LARSON MOVED AND KERRI OOTS SECONDED A MOTION TO APPROVE THE DRAFT SEPTEMBER 20, 2023 ARLINGTON ECONOMIC ALLIANCE MEETING MINUTES. ALL ALLIANCE MEMBERS VOTED IN FAVOR OF THE MOTION.

Development Update

The updated proposal for redevelopment of 116-120 W. Eastman Street has been approved by the Design, Housing, and Plan Commissions. It will next go to the Village Board for final approval. Compared to the original proposal, the updated concept lowers the height of the building from seven stories to six, reduces the number of residential units from 150 to 136, and has a greater setback from the street. At the Arlington Downs development there is a proposed 411-unit apartment building on the west side of project site. This proposal still needs to go to the Housing, Design, and Plan Commissions.

A Zero Interest Loan for a dental office relocating within Arlington Heights has been approved. Two other applications are under review, one by the Loan Committee, and Staff is conducting initial review on the other. Ms. Larson inquired about the affordable housing requirement for the aforementioned Eastman Street Development. Mr. Mertes explained the proposal meets the Village's requirement that a minimum of five percent of the units will be designated as affordable (maximum gross rent is based on occupants making no more than 60% of metro area median income), in addition to the provision of a fee in lieu for an additional 2.5% percent of the units.

Mr. Larson also asked about the proposed Arlington Gateway development at the southeast corner of Algonquin and Arlington Heights Roads. Mr. Mertes explained that the project is proposed to be built in multiple phases and went before the Village Board for early review. The project still requires review by the Design, Housing, and Plan Commissions, before final consideration by the Village Board. Chairman Stengren is glad to hear about the activity regarding the Zero Interest Loan program and wondered if recent modifications to the program have encouraged the recent interest. Mr. Mertes said that promotion of the changes to the program had created awareness of the incentive

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to the applicants. None of the aforementioned requests are in excess of \$25,000, per Ms. Ruhl's question. Ms. Petrie understands the purpose of a collateral requirement for the loan, although if that requirement were removed the number of applicants could increase substantially. Ms. Ruhl asked about interest in the program since it was modified, per the Alliance's recommendations, earlier in the year. Mr. Mertes said that this is the most inquiries he has received about the program since its inception approximately ten years prior.

Promotion of Manufacturing

Following the Alliance's past recommendation to host small events for businesses, and as a way to promote manufacturing in Arlington Heights, the Village and Alliance will host a manufacturing education and advocacy program on November 1 at 8:00am at the Memorial Library's Makerplace. Staff has reached out to its local industrial contacts about the program. Terry Iverson of the Economic Alliance will be there to speak, as will representatives of the High School District 214 Apprenticeship program. Also, representatives from IMEC (Illinois Manufacturing Excellence Center) will be on-hand to discuss a grant program for Cook County manufacturing companies.

Mr. Mertes provided the Alliance with copies of District 214's September presentation to the Commission. He also asked if the manufacturing event was a good first step in having other smaller programming for local businesses. The Alliance informally concurred.

Small Business Assistance Opportunities

The Village and Arlington Heights Memorial Library are co-hosting an "open house" for small businesses on October 25. The informal event runs from 9:00am – 11:00am. Business owners are welcome to come to Village Hall and meet representatives from organizations that offer free and low-cost resources for businesses. Representatives in attendance will be from the Village, Arlington Heights Memorial Library, Chamber of Commerce, Meet Chicago Northwest, SBDC at Harper College, SCORE business mentoring, Arlington Heights Park District, and School District 214 Apprenticeship program. Chairman Stengren stated that he plans to attend the manufacturing program on November 1.

Other Business and Public Comment

Cortland's Garage will host a "Home Alone" themed pop-up this holiday season. In recognition of Breast Cancer Awareness month, Thrown Elements Pottery is hosting a give-back event on October 20 and October 22 in support of the National Breast Cancer Foundation.

Adjournment

MICHELE PETRIE MOVED AND TONY GUIDO SECONDED A MOTION TO ADJOURN. ALL ALLIANCE MEMBERS VOTED IN FAVOR OF THE MOTION.

The meeting adjourned at 7:56 AM.

Andrew Stengren, Chair
Arlington Economic Alliance

Prepared by Department of Planning & Community Development