



Village of Arlington Heights
Arlington Economic Alliance
Commissions Room 2nd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 15, 2017
7:30 AM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes 10/18/17

IV. REPORTS

- A. Development Update

V. OLD BUSINESS

- A. Business Retention Survey

VI. NEW BUSINESS

- A. South Arlington Heights Road Corridor

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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Item: Minutes 10/18/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes

Type

Minutes

DRAFT

MINUTES OF THE MEETING OF THE ARLINGTON ECONOMIC ALLIANCE HELD ON OCTOBER 18, 2017 AT 7:30 A.M. AT THE VILLAGE HALL

MEMBERS PRESENT:

Scott Whisler – Chairman
Frank Appleby
Tom Gaynor
Jackie Lewis
Rex Paisley
Jon Ridler
Brian Roginski
Parth Shaha

MEMBERS ABSENT:

Tony Guido
Lisa Henderson
Dave Parulo
Andi Ruhl

STAFF PRESENT:

Michael Mertes – Business Development Coordinator

ALSO PRESENT:

None

Call to Order

Chairman Scott Whisler called the meeting to order at 7:32 AM.

Approval of Minutes – September 20, 2017

The meeting minutes of the September 20, 2017 Arlington Economic Alliance meeting were reviewed.

BRIAN ROGINSKI MOVED AND TOM GAYNOR SECONDED A MOTION TO APPROVE THE DRAFT SEPTEMBER 20, 2017 ARLINGTON ECONOMIC ALLIANCE MEETING MINUTES. ALL ALLIANCE MEMBERS VOTED IN FAVOR OF THE MOTION.

Development Report

The Village Board rejected the proposed Sigwalt Apartments development in the Downtown by a vote of 8-1. Primary factors for this decision were a parking deficiency per Village Code, as well as the number of variations requested for the project. It is unknown at this time whether the developer, CA Ventures, will be coming back with an alternative proposal.

Chairman Whisler noted that construction has begun on a new daycare facility at the corner of Kensington and Dryden. There is also a proposed five-story mixed-use building proposed for the vacant property at Hickory and Kensington.

Nothing has yet been formally submitted for the former Yanni's site at the northeast corner of Golf and Arlington Heights Roads. Parth Shaha mentioned that medical office buildings near the southeast corner of Golf Road and Arlington Heights Road seem to be vacating. Chairman Whisler responded that much of the space is already vacant. He added that the building is in relatively good condition and offers adequate parking, so it should still generate interest from potential tenants.

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No formal proposals regarding new construction at the Southpoint shopping center have been submitted to Village Staff at this point. The outlet restaurants (Chili's and Olive Garden) and the other existing outlet building at the shopping center were recently purchased by a new owner.

Ivy Hotel will be going to the Village Board for final approval on November 6. The project went to the Plan Commission the previous week where it was rejected 5-1, primarily on the grounds of the substantial parking deficit per Village Code. Jon Ridler inquired as to Staff's position and Mr. Mertes responded that Staff is not recommending approval as proposed, based upon a lack of parking and traffic concerns.

Rex Paisley referenced recent news articles that Aurelio's Pizza is closing. The owners of the restaurant are planning to convert the space into a breakfast/lunch restaurant.

Business Retention Survey

Postcards have been mailed to all commercial addresses in Arlington Heights advertising the business retention survey. Delivery began earlier in the week, and a few responses have started to come in. The deadline to complete the survey is Friday, November 3. A follow-up e-blast will be disseminated to Village business contacts. Jon Ridler also offered to have the Chamber email the link out to their Arlington Heights business contacts as well.

Arlington Heights Job Board

Chairman Whisler stated that he has talked to a handful of businesses in the past month that have expressed a desire for another way to advertise their job openings. Mr. Mertes has looked into the possible creation of a job postings board on the Village website in the past. The project was tabled due to other larger and more pressing projects at the time. He recently followed up with the Village Manager's office and the Village's Human Resource Department to get their feedback. While neither entity was opposed to such a webpage, they wanted to ensure the site is adequately maintained for active listings, that inquiries are being directed to the businesses themselves and not Village Staff, and that the businesses are able to post the openings themselves. Since such a site wasn't envisioned as part of the recent update to VAH.com, there will be an additional cost. The Village Manager's office is currently looking to this.

Mr. Mertes recommends obtaining the estimate to ensure the cost is not exorbitant, then discussing the project with the Legal Department for any potential issues. After these steps, if adding a job postings page to VAH.com seems at all feasible, he will come back to the Alliance to discuss a potential working group to plan out a strategy for implementation. According to Jackie Lewis, Harper College has an easy-to-use website for job postings and she suggested studying that site as a potential template. Parth Shaha recommended investigating Indeed.com as a potential tool to create such a page.

The Chamber of Commerce website also lists job openings on their website on behalf of its members. The most difficult aspects are making sure the information gets out to job seekers and that the businesses themselves are doing the postings. Tom Gaynor asked if connecting the Village's website to job listings on the Chamber and Harper College websites could be an alternative, but Mr. Ridler noted that the Village covers many more businesses than the Chamber, and that the Chamber and Harper College also represent businesses outside of Arlington Heights too. He suggested the Village look into direct marketing as another possibility. Other communities are using marketing to try to attract workers.

Chairman Whisler asked that the Commission and Mr. Mertes continue looking into a possible job postings webpage.

Update on State Tax Disbursements

In an effort to cover a gap in their annual budget, the State of Illinois will be withholding portions of certain revenues typically disbursed to municipalities. Approximately \$916,000 that would otherwise be disbursed to the Village of Arlington Heights will be kept by the State. Of this, \$782,000 is from a one-year withholding of 10% of the Village's revenue from income taxes. Although plans are for this to only occur in 2017, for its long-term budgeting the Village

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is anticipating it to be an annual withholding. The remaining \$134,000 being withheld from Arlington Heights this year comes from a permanent 2% fee that the State is charging on collections of municipal home rule sales taxes.

Mr. Ridler asked how the Village plans to cover the approximately \$916,000 they stand to lose, and Mr. Mertes replied that this is being determined during this municipal budgeting cycle. Per Chairman Whisler's request, Mr. Mertes agreed to provide the proposed Village budget for 2018 to the Alliance for their reference once it has been formally submitted.

Brian Roginski asked if allowing video gaming machines in restaurants has been considered. Mr. Mertes replied that it has been discussed in the past, but the Village's position has been to protect Arlington International Racecourse and not create competition within the community. Mr. Ridler offered to arrange a meeting with the Village if there is a group of 20 or so restaurants that are interested in having video gaming machines. He added that the machines can be a great source of revenue for both the restaurants themselves and the community as a whole. Other municipalities that have approved video gaming did so after groups of restaurants in their communities lobbied together on their desire to host the machines.

Chairman Whisler asked if the restaurants in other communities that have the gaming machines have seen a benefit and Mr. Roginski responded that they have seen a tremendous benefit. Also the number of machines each restaurant is permitted is limited, and they must be set aside in a separate room from the main dining area.

Mr. Roginski also inquired about the possibility of the race track hosting more events such as live music. Chairman Whisler referenced Canterbury Downs in Minnesota as a race track that was suffering from poor attendance but began hosting events and live music, and is partnering with its local casino, and now seems to be thriving.

Other Business

Mr. Gaynor asked if there were any updates regarding the Village's business incentive programs. Mr. Mertes responded that he is reviewing two Zero Interest Loan applications and one Sales Tax Rebate application. He is awaiting more information to complete the application process.

Mr. Ridler asked about common threads regarding incomplete applications. A business plan is sometimes not provided, so Mr. Mertes added that he will request some kind of written statement justifying the need for the loan. Additionally, sometimes estimates of costs are provided, but the application can't be forwarded to the Loan Committee without actual quotes or invoices from vendors for the work being done. Frank Appleby, who also sits on the Loan Committee, feels that what is being asked of, in the Zero Interest Loan application, is not onerous.

Nokia has substantially relocated from Arlington Heights. In light of this Mr. Gaynor announced his resignation from the Economic Alliance as the Commissions "Industrialist" representative. The Commission thanked him for his service.

Mr. Roginski suggested that building a temporary ice rink would bring lots families Downtown. North School Park could be one potential location.

Adjournment

FRANK APPLEBY MOVED AND JON RIDLER SECONDED A MOTION TO ADJOURN. ALL ALLIANCE MEMBERS VOTED IN FAVOR OF THE MOTION.

The meeting adjourned at 8:24 AM.

Scott Whisler, Chairman
Arlington Economic Alliance

Prepared by Department of Planning & Community Development



Item: South Arlington Heights Road Corridor

Department: Planning & Community Development

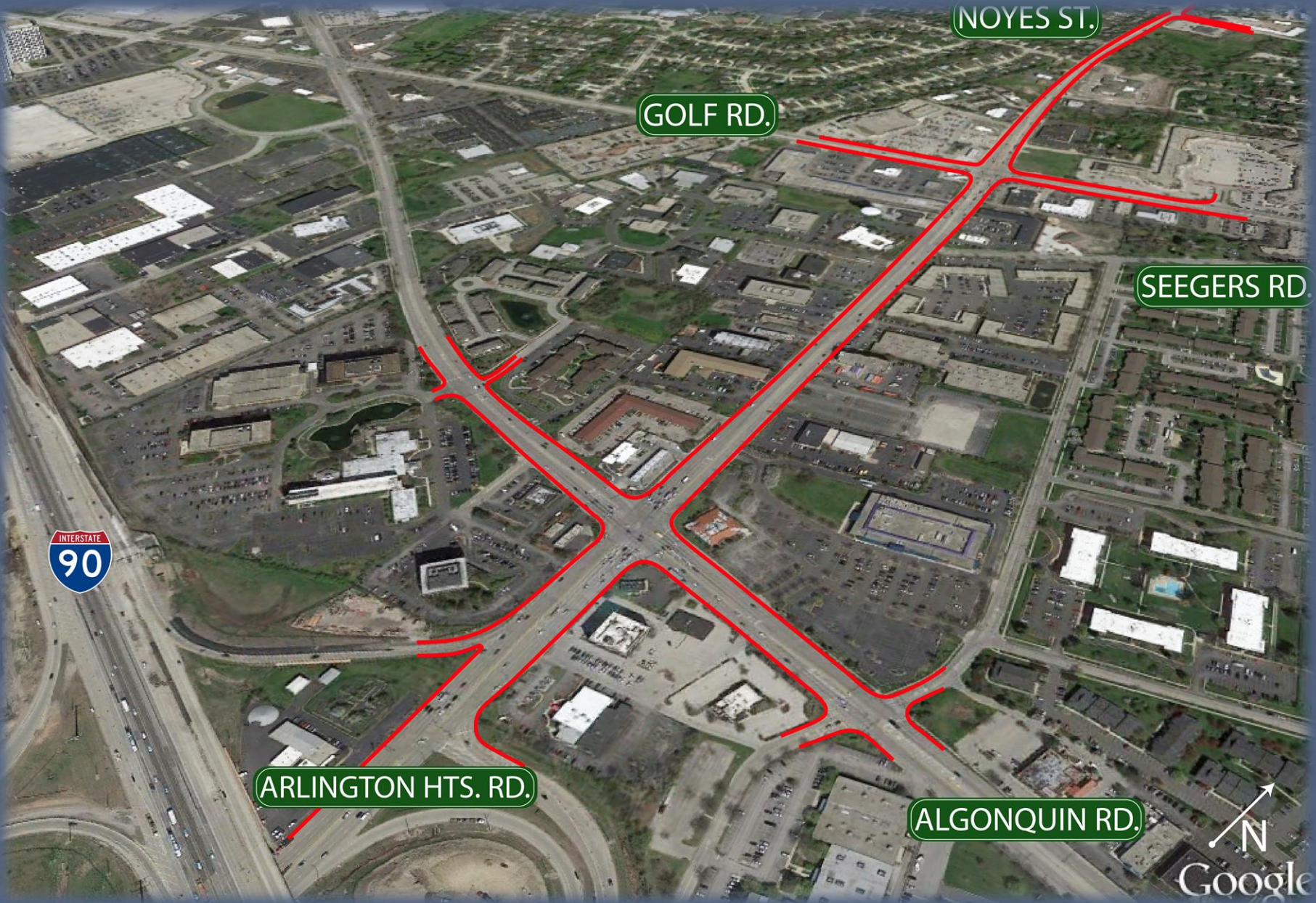
ATTACHMENTS:

Description	Type
South Arlington Heights Road Corridor Presentation	Exhibits

South Arlington Heights Road Corridor

Preliminary Concepts for Corridor Improvements





NOYES ST.

GOLF RD.

SEEGERS RD.

INTERSTATE
90

ARLINGTON HTS. RD.

ALGONQUIN RD.



Comprehensive Plan

Future Land Use Plan / Map

Updated in 2015

Designated this Corridor as a
Priority Corridor

Community Survey: 90% agreed
that the appearance of
corridors should be enhanced.

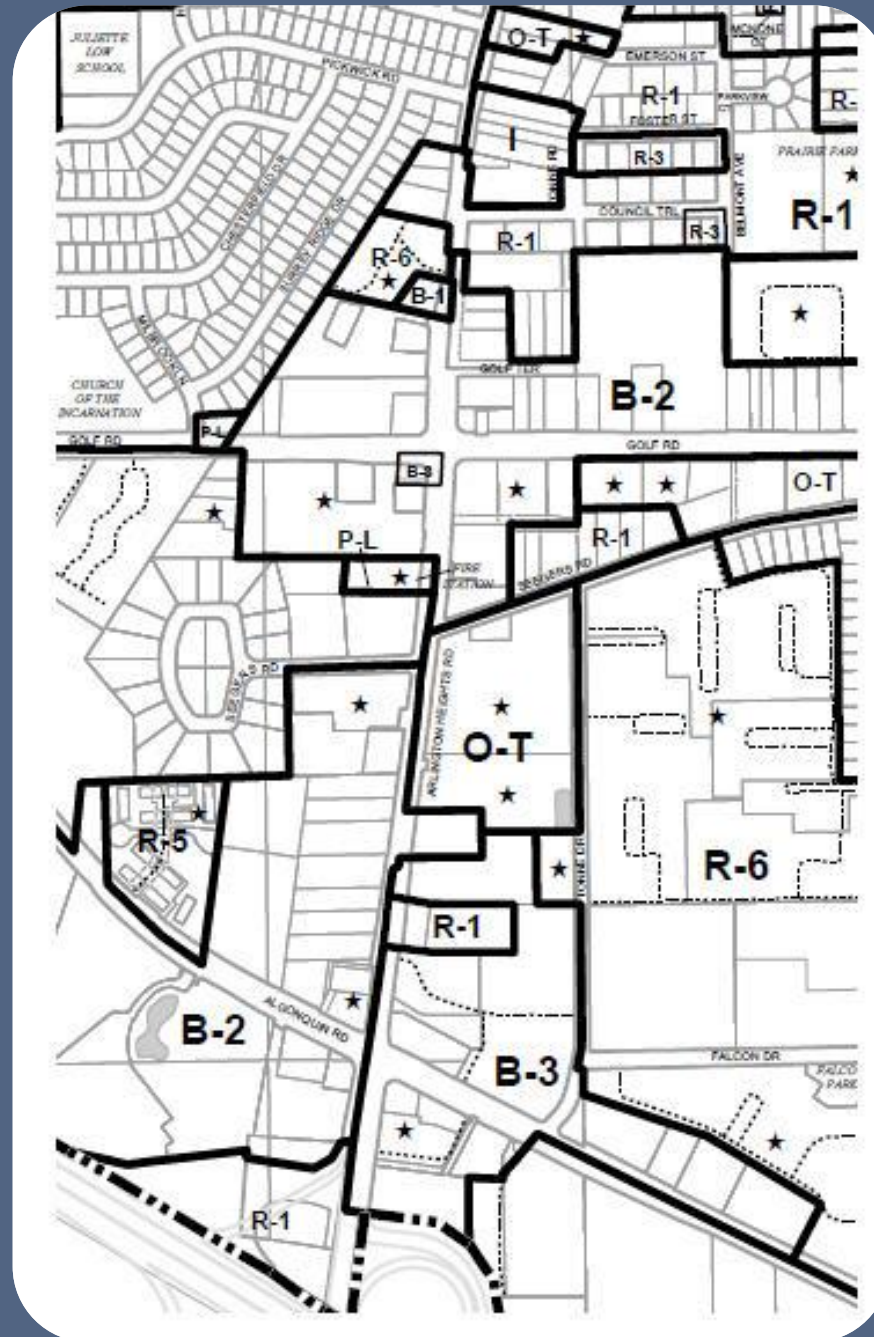


2015 Comprehensive Plan: Corridor Goals/Objectives

- **Corridor Plans Goal:** To improve upon existing conditions which detract from the overall functioning of the corridor.
- **Objective 1:** Develop a strong and positive image and appearance which establishes a unified image and sense of place which reinforces and supports commercial and economic activities along the corridor.
- **Objective 2:** Create a system of on and off street parking facilities which adequately serve the needs of commercial uses within the corridor in a safe and functional manner.
- **Objective 3:** Promote a safe and effective traffic circulation system which adequately accommodates the varied types of traffic movement utilizing the corridor.
- **Objective 4:** That development activities within the corridor be compatible with adjacent non residential and residential uses.

Current Zoning

- B-2; B-3 Commercial
- OT Offices
- R-6 Multi Family
- I Institutional



Process

- **Develop Corridor Plan for area**
 - Establish Identity
 - Aesthetic / Landscaping Improvements
 - Economic Development / Land Use / New Development Design
 - Traffic Movements / Enhance Walkability for Pedestrians
 - Implementation / Funding
- **Approval Process**
 - Plan Commission Public Hearing
 - Village Board consideration of approval
- **Implementation**
 - Short Term (Years 1 to 3)
 - Longer Term (Years 3 to 10)

Positive Attributes of Corridor

- Great access (I-90; Arlington Heights Road; Golf Road; Algonquin Road)
- High Traffic Volumes
- 7 hotels / 900+ rooms
- Economic Impact / Employment
- Office Uses
- Development Opportunities / Economic Development

Potential Redevelopment Areas



Vacant Office Land

TIF #4

Office Complex

SD #59 Property /
NE Corner Algonquin

SE Corner Algonquin/AH

Potential Redevelopment Opportunities

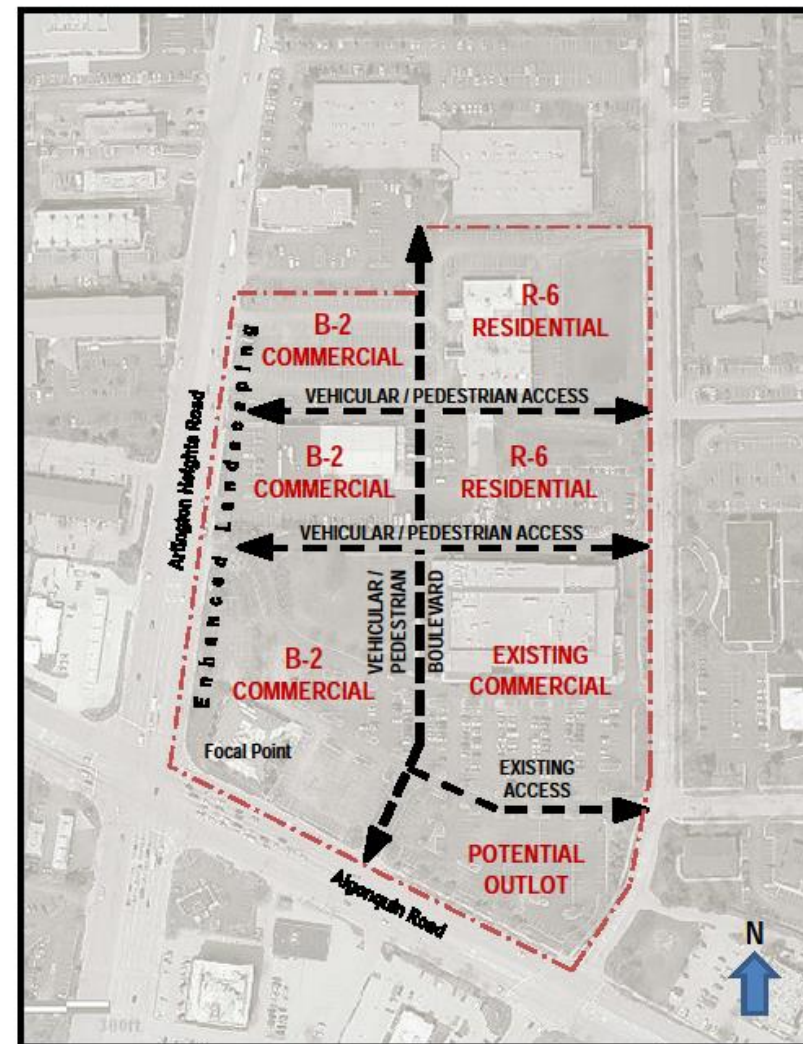


School District 59 / Former Wellingtons site
NE Corner Algonquin Road and AH Road



SE Corner Algonquin Road and Arlington Heights Road

Mixed Use Development Potential



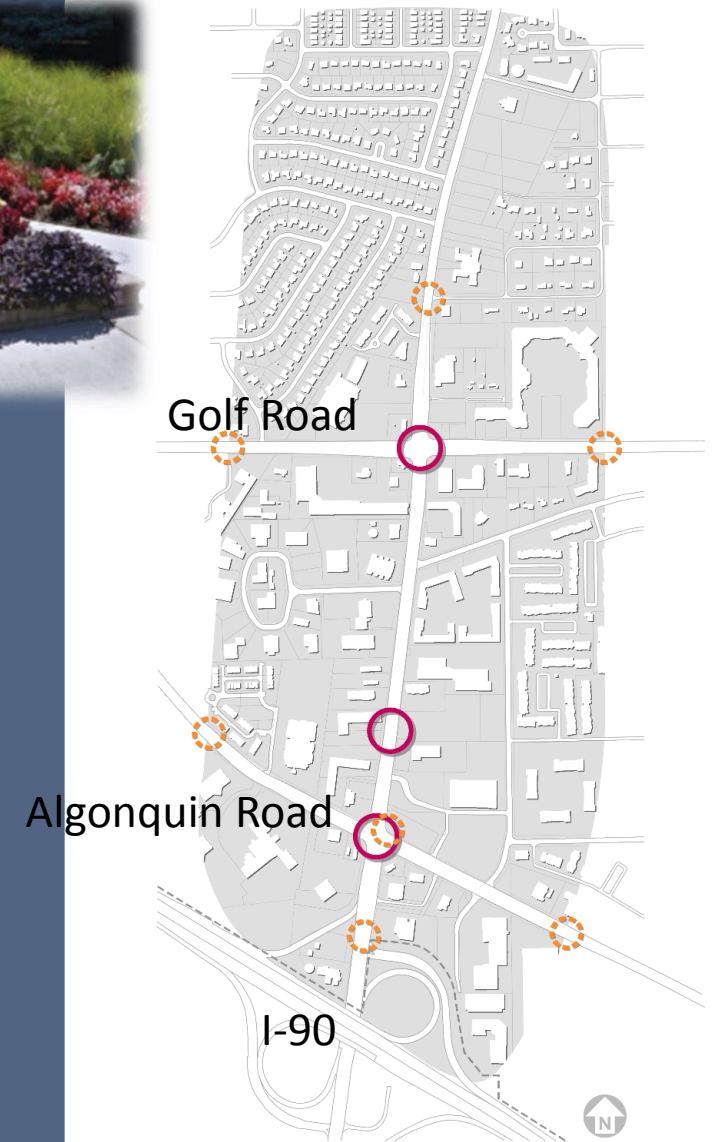
Arlington Heights Rd. / Algonquin Rd. Site

SCHEMATIC SITE PLAN

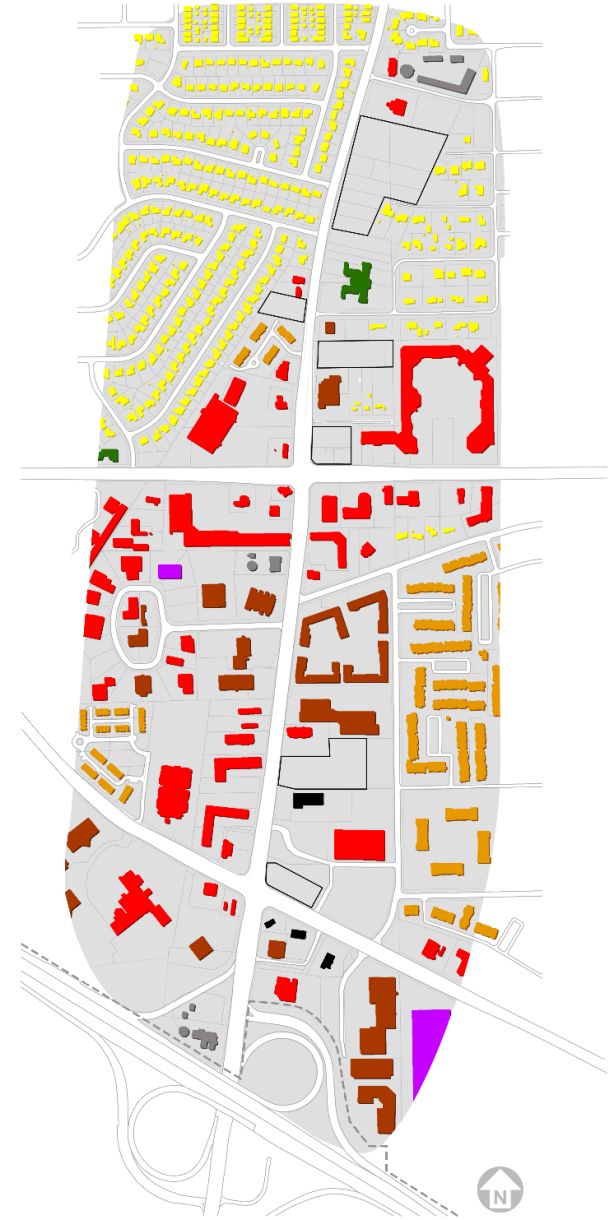
Prepared by: Village of Arlington Heights Planning and Community Development Department

10-29-14

Focal Points / Gateways

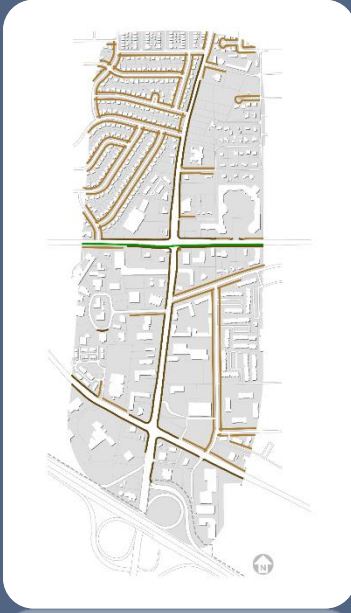


Existing Land Uses

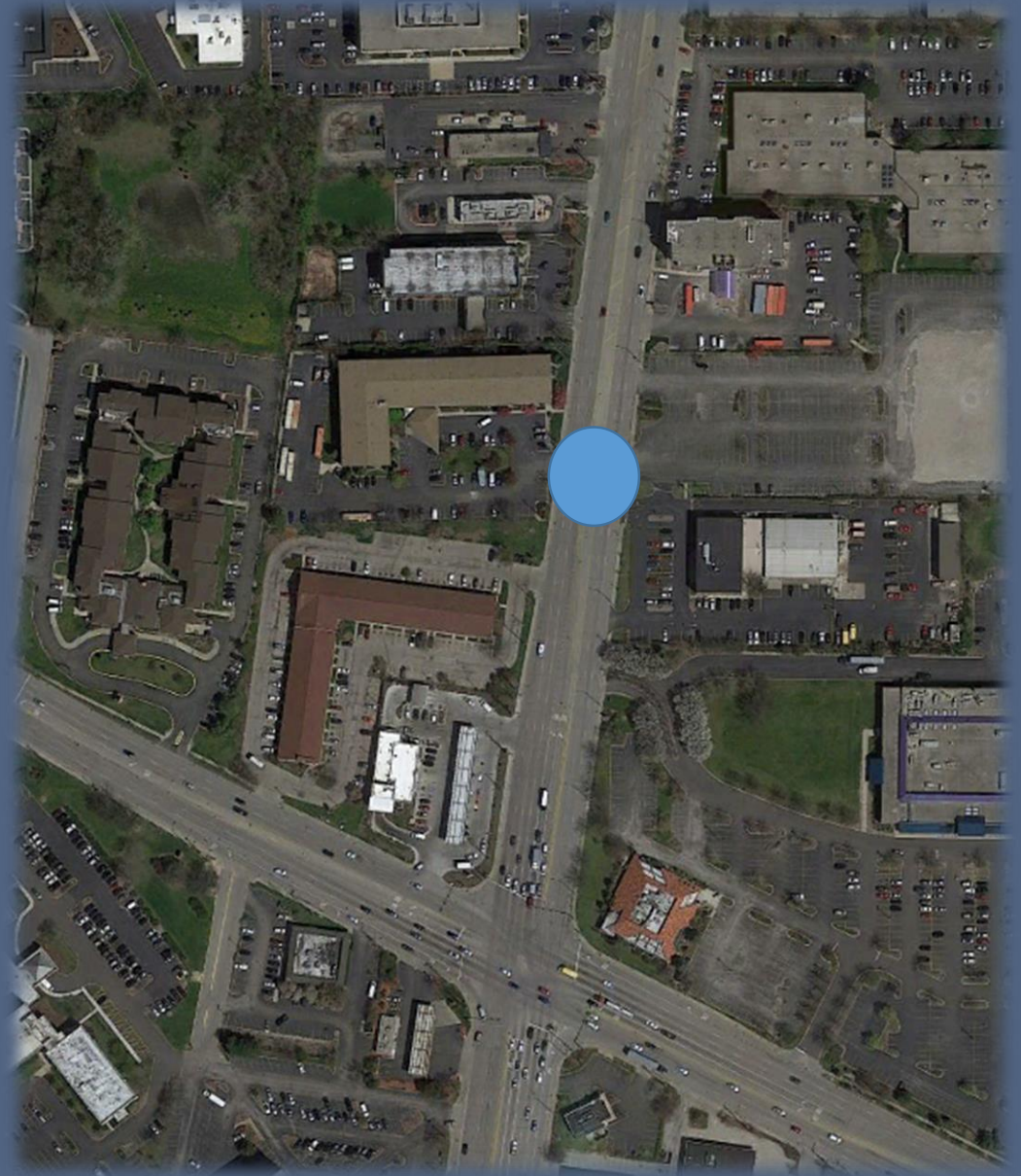




Improving Pedestrian Walkability

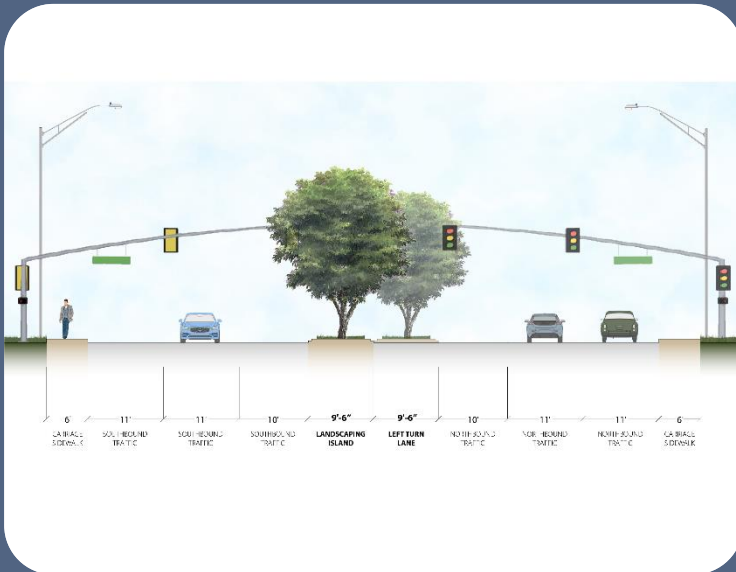


Possible New Intersection





Midblock Crosswalk / Traffic Signal



Funding Options

- State Grants (ITEP; CMAP/CMAQ)
- General Fund
- Special Assessment
- Special Service Area
- Tax Increment Financing

Next Steps:

- Draft Corridor Plan – 2017
- Public Approval Process/Meetings – 2017/2018 1st Quarter
- Implementation Process – 2018....

Questions and Answers



[Survey Monkey.com](https://www.surveymonkey.com)

Arlington Heights
Corridor Plan