



Village of Arlington Heights
Arlington Economic Alliance
Commissions Room, 2nd Floor
Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 24, 2018
7:30 AM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes 9/26/18

IV. REPORTS

- A. Development Update

V. OLD BUSINESS

- A. Rand Road - Northwest Water Commission
- B. Update - Downtown Parking Study

VI. NEW BUSINESS

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Minutes 9/26/18

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes

Type

Minutes

DRAFT

MINUTES OF THE MEETING OF THE ARLINGTON ECONOMIC ALLIANCE HELD ON SEPTEMBER 26, 2018 AT 7:30 A.M. AT THE VILLAGE HALL

MEMBERS PRESENT:

Scott Whisler – Chairman
Jackie Lewis
Rex Paisley
Dave Parulo
Jon Ridler
Brian Roginski
Andi Ruhl
Parth Shaha

MEMBERS ABSENT:

Matt Fink
Tony Guido

STAFF PRESENT:

Michael Mertes – Business Development Coordinator

ALSO PRESENT:

Mike Driskell, Arlington Heights Memorial Library

Call to Order

Chairman Scott Whisler called the meeting to order at 7:39 AM.

Approval of Minutes – June 20, 2018

The meeting minutes of the June 20, 2018 Arlington Economic Alliance meeting were reviewed.

JON RIDLER MOVED AND PARTH SHAHA SECONDED A MOTION TO APPROVE THE DRAFT JUNE 20, 2018 ARLINGTON ECONOMIC ALLIANCE MEETING MINUTES. ALL ALLIANCE MEMBERS VOTED IN FAVOR OF THE MOTION.

Development Update

Hey Nonny is completing build-out of their music venue and gastropub, and has their very first show scheduled for October 17. The Bakerster is opening soon at 13 ½ W. Davis Street, and will be offering a variety of European-styled pastries. Additionally, the bakery will be serving fresh soups and sandwiches for lunch. Kilwins is currently going through the permitting process, in order to locate at 16 W. Campbell Street. Their goal is to open during the holiday season. Additionally, Marshalls has re-opened at the Northpoint shopping center. Planning & Community Development Staff attended the ribbon cutting.

The Village Board approved a Cook County Class 6b industrial property tax abatement for Prima Power, a business that has been located in Arlington Heights for about ten years. The incentive will help keep the business in Arlington Heights and enable them to expand their showroom. Hamilton Partners, the owner/developer of 703-709/715-723 W. Algonquin Road, has applied for a Class 6b as well. This is in order to help enable the development of their approved 340,000 spec industrial facility at those addresses. The request will go before the Village Board on October 1. Also, the planned European Crystal Hotel has requested a Class 7c commercial property tax abatement in order to secure financing for an approved 62-room boutique hotel. This request will also go before the Village Board on October 1.

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Two zero interest loans in the amount of \$20,000 were approved by the Village's loan committee the previous week. One was approved for Bright Futures Chiropractic in order to assist the start-up medical office in establishing their first location. The other loan was approved for Northwest Wellness Group in order to expand their operation from 800 square feet to 1,600 square feet. This business has been located in Arlington Heights for about five years and the funds will be used towards purchasing equipment for the expansion.

An updated PUD for Arlington Downs was approved by the Village Board. This next phase is expected to include a five-story 263-unit apartment building, as well as 30,000 square feet of retail/medical office space, and a 116-room four-story Vibe Hotel. First Ascent, a rock climbing facility that will be re-occupying the former waterpark space, has also been approved.

Mr. Shaha mentioned that a hotel west of IL-53 recently closed, and inquired about the target market of the planned Vibe Hotel. He expressed concern of potential vacancy with this recent closing, and with other nearby hotels struggling. Mr. Mertes replied that the hotel has been pared down from an original proposal of six stories and 161 rooms. Per Vibe's market analysis, there is adequate demand for their current proposal. While the PUD including the hotel is approved, ground has not yet been broken on the project. Mr. Shaha added that Vibe is a Best Western brand, but is designed to look like an independent hotel.

Downtown Parking Study

The study is nearly complete, and a presentation to the Mayor and Trustees is tentatively scheduled for October 22. Ms. Lewis asked for an opportunity to provide direct feedback regarding the study, beyond the survey that was offered. Mr. Mertes responded that he would put her in touch with the appropriate Staff to be able to share her thoughts before the presentation. Chairman Whisler asked Mr. Roginski if the consultants contacted him. Mr. Roginski responded that he was at a meeting with several other Downtown restaurateurs, and the consultant, to gauge their thoughts and perspective. Per Chairman Whisler's inquiry, Mr. Mertes noted that Staff will review the report prior to the presentation tentatively schedule on October 22.

Mr. Ridler asked if there is any additional information regarding why commercial tenants in Hancock Square are required to purchase parking permits from their property manager, instead of going directly to the Village as do most other Downtown businesses. Mr. Mertes has done extensive research on this, and an agreement exists between the Village and Hancock Square to sell commercial parking permits directly to property management. The agreement neither allows, nor prohibits, the property management to offer different pricing than what the Village offers for permit parking.

Chairman Whisler and Mr. Ridler asked Staff to continue research to determine why this deal was made and if other similar situations exist in the Downtown. They would like to continue this discussion on a future agenda as they are concerned with Hancock Square upselling their permits.

Motion to Update Alliance Code Section

Dating back to the June Alliance meeting, members have requested the opportunity to provide the Village Board with greater input on prospective ordinances and resolutions that would affect the business community. The intent is to amend part "a" of Section 6-505 of the Village Code, which specifies the Alliance's role and make-up. The Commission discussed the appropriate wording of the proposed Code section update that was initially approved in June, and made additional changes at this meeting in order to make a final recommendation to the Village Board.

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JON RIDLER MOVED AND PARTH SHAHA SECONDED A MOTION TO CHANGE THE INTENT AND PURPOSE OF THE ARLINGTON ECONOMIC ALLIANCE COMMISSION, STATING:

TO PROVIDE FOR AN APPOINTIVE, ADVISORY BODY WHICH SHALL, AFTER DUE DELIBERATION, MAKE RECOMMENDATIONS TO THE BOARD OF TRUSTEES ON MATTERS RELATING TO NEW ORDINANCES OR CHANGES TO EXISTING ORDINANCES THAT WILL HAVE AN IMPACT ON THE BUSINESS COMMUNITY OF ARLINGTON HEIGHTS.

THE ARLINGTON ECONOMIC ALLIANCE MAY REVIEW BUSINESS-RELATED ORDINANCES, PROGRAMS AND REGULATIONS THAT ARE BEING PRESENTED NEW OR UPDATED PRIOR TO SUBMITTAL TO THE VILLAGE BOARD. VILLAGE STAFF WILL PRESENT INFORMATION TO THE ARLINGTON ECONOMIC ALLIANCE NEEDED FOR DISCUSSION AND RECOMMENDATIONS FOR CHANGES OR APPROVAL OF SUPPORT. THE ALLIANCE MAY RESEARCH ANY EXISTING ORDINANCES, PROGRAMS, OR REGULATIONS RELATING TO THE BUSINESS COMMUNITY.

ALL ALLIANCE MEMBERS VOTED IN FAVOR OF THE MOTION.

Mr. Mertes confirmed that the approved minutes, which includes this motion, would be provided to the Village Board. He will update the Alliance on any feedback or direction from the Mayor and Trustees.

Arlington Economic Alliance Budget

For fiscal year 2018, the Arlington Economic Alliance was budgeted \$15,800 in funds. For 2019, the Alliance is budgeted \$16,000. The proposed breakdown of next year's budget is as follows:

- \$300 dedicated to photocopying
- \$5,000 dedicated to marketing and communications (including the annual newsletter)
- \$10,700 dedicated to business retention outreach

Mr. Ridler wishes to clarify that the funds are dedicated to the Commission and not for use by any other department or commission. Mr. Mertes confirmed that this money is exclusively for the Alliance's use.

REX PAISLEY MOVED AND JACKIE LEWIS SECONDED A MOTION TO APPROVE THE 2019 ARLINGTON ECONOMIC ALLIANCE BUDGET AS PROPOSED. ALL ALLIANCE MEMBERS VOTED IN FAVOR OF THE MOTION.

Rand Road – Northwest Water Commission

Scott Shirley, the Village's Director of Public Works, is the Arlington Heights representative on the Northwest Water Commission. He has agreed to attend the October Alliance meeting in order to provide background on the commission and how it functions. Also, to provide context on the eastern corridor of Rand Road, which is shared by Arlington Heights and Prospect Heights, and how water is distributed along this stretch of road.

Chairman Whisler noted that Village policy in the past has been not to sell or share water with other communities. He asked Mr. Mertes to provide a boundary map of the east Rand Road corridor for the Commission's October meeting. Several of the properties along this road have Arlington Heights addresses, but are located within the corporate boundaries of Prospect Heights.

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Other Business

Mr. Mertes clarified that the next meeting will be October 24 and not October 17 (which is the regularly scheduled date). Additionally, Lisa Henderson has resigned from the Economic Alliance.

Chairman Whisler requested an update on the Downtown Parking Study, assuming that it is discussed by the Mayor and Trustees on October 22. This and the Northwest Water Commission would be the two focuses of discussed at the October Alliance meeting.

Mr. Shaha mentioned that Elk Grove Village has recently purchased a vacant hotel in their municipality in order for the land to be used as a tech hub. Mr. Parulo added that approval has been given for I-390 to cross the BNSF tracks, connecting those corridors. Two hotel pads have been approved, but no hotels for either pad have been confirmed at this point.

Ms. Lewis mentioned new development planned for Block 425 in Downtown Arlington Heights. The Village Board has not formally approved it at this point. Mr. Ridler mentioned that additional parking is planned for the development. Also, Parkview Apartments on the north side of Downtown has just opened to residents.

Adjournment

PARTH SHAHA MOVED AND DAVE PARULO SECONDED A MOTION TO ADJOURN. ALL ALLIANCE MEMBERS VOTED IN FAVOR OF THE MOTION.

The meeting adjourned at 8:32 AM.

Scott Whisler, Chairman
Arlington Economic Alliance

Prepared by Department of Planning & Community Development



Item: Rand Road - Northwest Water Commission

Department: Planning & Community Development

ATTACHMENTS:

Description

Aerial - East Rand Road

Map - East Rand Road

Type

Exhibits

Exhibits



