



Village of Arlington Heights
Arlington Economic Alliance
Commissions Room, 2nd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
March 16, 2022
7:30 AM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Minutes 2/16/22

IV. REPORTS

- A. Development Update
- B. Arlington Alfresco Report
- C. Economic Alliance Working Group Report

V. OLD BUSINESS

- A. Economic Alliance Work Plan - 2022

VI. NEW BUSINESS

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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Arlington Economic Alliance
3/16/2022

Item: Minutes 2/16/22

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 2/16/22

Type

Minutes

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MINUTES OF THE MEETING OF THE ARLINGTON ECONOMIC ALLIANCE HELD ON FEBRUARY 16, 2022 AT 7:30 A.M. AT THE VILLAGE HALL

MEMBERS PRESENT:

Andrew Stengren – Chairman
Joyce Barabicho
Rich Casey
Tony Guido
Heather Larson
Michele Petrie
Brian Roginski

MEMBERS ABSENT:

Tonia Etoh
Jon Ridler
Andi Ruhl

STAFF PRESENT:

Michael Mertes – Business Development Manager

ALSO PRESENT:

Keith Moens, Resident

Call to Order

Chairman Stengren called the meeting to order at 7:30 AM.

Approval of Minutes – November 17, 2021

The meeting minutes of November 17, 2021 Arlington Economic Alliance meeting were reviewed.

HEATHER LARSON MOVED AND JOYCE BARABICHO SECONDED A MOTION TO APPROVE THE DRAFT NOVEMBER 17, 2021 ARLINGTON ECONOMIC ALLIANCE MEETING MINUTES. ALL ALLIANCE MEMBERS VOTED IN FAVOR OF THE MOTION.

Development Update

Ownership of the Chicago Bears has acknowledged in local media that an extensive review process of any redevelopment of the Arlington Park property would be required. Per the team's ownership, closing on property isn't expected until late 2022 or early 2023. Village Staff continues to do outreach regarding potential developers of the International Plaza property. Funds are budgeted this year for decorative crosswalk at Golf and Arlington Heights Roads, as well as for the northeast corner of that intersection for a new sidewalk and parkway with trees.

Developer Trammell Crow has zoning approvals for senior housing at Seegers and Arlington Heights Roads, and Village Staff continues to communicate with them. The Village has also been discussing possible mixed-use redevelopment for the southeast quadrant of Algonquin and Arlington Heights Roads with current land owners. Staff is also working on an entryway sign consistent with the South Corridor Plan along the east side of Arlington Heights Road near I-90.

At Southpoint, Chipotle was approved for development of a restaurant with drive-thru to be built at the north end of the shopping center. A proposed credit union outlot will be going before the Village Board as well. The Village is also in communication with new ownership of the former Bif Furniture site, regarding bringing a tenant to the vacant space. At the Hickory-Kensington Apartments development (northeast corner of Hickory & Kensington), the foundation has been dug and work expected to continue throughout the year. The site will feature a five-story

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building with underground garage, 76 residences, and around 3,500 square feet of first-floor commercial space. In Downtown, at 44 S. Vail Avenue, renovation is underway to help attract new professional and medical office users.

Arlington Alfresco Discussion

Plans for Arlington Alfresco in 2022 were presented to the Committee-of-the-Whole in December, and were formally approved by the Village Board in January. This includes an additional 0.75% food & beverage tax to help cover program expenses, only applicable to first-floor food service businesses within the pedestrian zone. Further, Village Staff is working with a consultant to conduct a Downtown special events parking analysis.

Also approved was allowing restaurants outside the Alfresco zone to continue to place tables and chairs on private property with a Village-approved plan, as done in 2020 and 2021. The Board also directed Staff to work with the Chamber and Special Events Commission on a post-Alfresco event.

Economic Alliance Working Group Report

Ms. Etoh, Ms. Petrie, and Mr. Mertes previously met to discuss a potential Alliance-sponsored small business event. The program would cover workforce assistance for businesses, such as better recruiting and hiring long-term employees. The focus would be towards small businesses. Topics for potential speakers to discuss include creating a strategy for employee attraction and retention, better job descriptions, and expectations for open positions and what is being requested by the business. It was recommended by this working group to try to have an in-person program, with the option to attend virtually.

There would ideally be two or three potential presenters, along with a Q&A session or survey at the end. A survey could request direction from the business community, such as what areas of concern they may need help with. Chairman Stengren likes the idea of employee retention and suggested that Amazon might be a good resource now that they have a presence in Arlington Heights. The program is targeted for some time in the spring.

Economic Alliance Work Plan – 2022

Consensus among the Commissioners was to focus on the planned small business program, and the annual letter to the Village Board regarding current economic development, as the two primary goals for the Alliance this year. Chairman Stengren and Mr. Casey plan to use the previous year's letter to the Village Board, from the Economic Alliance, as a template for this year's version. Ms. Larson expressed support of the planned ongoing enhancements to the South Arlington Heights Road corridor. The importance of walkability and beautification were echoed by Chairman Stengren. Keeping Arlington Alfresco as an annual event was favored by Mr. Roginski.

Ms. Petrie emphasized improvements to the International Plaza shopping center. As for potential redevelopment options, she suggested the Village look at what the community wants, but does not have, mentioning a year-round ice rink as one idea. The Village should consider aggressively using dedicated resources to proactively improve the site. Mr. Mertes noted that the property is within a TIF district as well, which is designated in order to help attract redevelopment. Reinvestment in the site is certainly possible, and the Village is seeing that now at Southpoint, another shopping center within the community. Staff also makes proactive efforts to contact developers in regards to available development sites.

In support of the ice rink concept, Ms. Larson noted the demand for youth amateur hockey in the region. According to Mr. Roginski, there is a dearth of ice rinks in the area that forces parents and their children to travel long distances for practice and games. The planned letter to the Village Board is expected to be finalized in the spring, prior to the Board's annual strategic planning retreat.

Making Recommendations to the Village Board

Following up on the previous Alliance meeting's discussion of retail adult use cannabis, Mr. Mertes explained that if a Commission wishes to offer input or a recommendation to the Village Board then they can make that request in writing. Then the Village Manager can reach out to the Board for consideration.

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Ms. Larson indicated that there are some regulations on such businesses (e.g., must be 21 to access website). Existing locations are often well-kempt stores with substantial sales. Mr. Casey inquired about timing, as the pilot program is set to expire before the Commission's next meeting. Mr. Mertes explained that if the Board wants the Alliance to review this topic, they can extend the expiration date of the pilot program. Besides financial impact, Chairman Stengren asked about other considerations. Limiting number of stores, and the specific areas in which they can operate, were mentioned. Mr. Guido noted that limiting the number of stores in Arlington Heights gives other communities the opportunity to approve more locations. This could mean tax revenue lost to other municipalities.

Chairman Stengren wondered about any possible impact on the community's image, should several more stores be approved, and greater overall impact on other businesses in the community. Mr. Guido feels that could depend on how the sales tax revenues are used, and Ms. Larson mentioned distance requirements between stores. From an economic perspective, Mr. Casey suggested that tax revenue generated is probably biggest factor regarding any decision the Alliance would make. However, the Village Board will likely assess other aspects of potential expansion as well, outside the purview of the Alliance. Additional input though, Ms. Petrie stated, could include a recommendation to allow more stores than just the one existing location. Prior to a vote, Mr. Moens, resident, asked the Commission to vote in favor of the motion as it would enhance the Village's revenue stream.

MICHELE PETRIE MOVED AND HEATHER LARSON SECONDED A MOTION TO SUBMIT A WRITTEN REQUEST TO THE MAYOR AND VILLAGE MANAGER THAT THE ARLINGTON ECONOMIC ALLIANCE MAY DISCUSS AND PROVIDE A RECOMMENDATION IN REGARDS TO ADULT-USE CANNABIS. ALL ALLIANCE MEMBERS VOTED IN FAVOR OF THE MOTION.

Other Business

Mr. Guido inquired about the zoning at International Plaza. The site is zoned B-2, allowing many standard commercial uses. However, a redevelopment of the property could result in a Planned Unit Development (PUD). Ms. Larson highlighted Meet Chicago Northwest's annual "Eat Local Week", being held from March 4-13. Restaurants can still sign up, and Meet Chicago Northwest is spending \$40,000 to promote the program. Mr. Moens asked if the Trammell Crow development mentioned earlier in the meeting was the same one approved last year, or if it was a new project. Mr. Mertes confirmed it is the same senior housing development previously approved.

Mr. Guido discussed infrastructure needs as related to electric vehicles. He anticipates that by 2034, all new Ford vehicles will be entirely electric. Charging stations will be needed to accommodate this. Currently it takes about 20 minutes to fully recharge a vehicle, which can give adjacent businesses a captive audience. Chairman Stengren acknowledged the importance of this, and would consider adding it to this year's letter to the Village Board.

An RFP can be done to enable the installation of charging stations, added Ms. Petrie. According to Ms. Barabicho, only one hotel in the area offers a charging station. Adding to this, Mr. Guido said that Walgreens was one of the first businesses to proactively have them added by their stores.

Adjournment

HEATHER LARSON MOVED AND BRIAN ROGINSKI SECONDED A MOTION TO ADJOURN. ALL ALLIANCE MEMBERS VOTED IN FAVOR OF THE MOTION.

The meeting adjourned at 8:49 AM.

Andrew Stengren, Chairman
Arlington Economic Alliance

Prepared by Department of Planning & Community Development