



AGENDA
ARLINGTON ECONOMIC ALLIANCE
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
April 16, 2025
7:30 AM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. March 19, 2025 Minutes
- IV. REPORTS
 - A. Development Update
- V. OLD BUSINESS
- VI. NEW BUSINESS
 - A. Village Board Strategic Priorities
 - B. Economic Development Statistics Report
- VII. OTHER BUSINESS
- VIII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

- 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 the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

[MEET_FOOT]

DRAFT

MINUTES OF THE MEETING OF THE ARLINGTON ECONOMIC ALLIANCE HELD ON MARCH 19 AT 7:30 A.M. AT THE VILLAGE HALL

MEMBERS PRESENT:

Andrew Stengren – Chairman
Tonia Etoh
Terry Iverson
Heather Larson
Michael Mulder
Kerri Oots
Marc Poulos
Brian Roginski

MEMBERS ABSENT:

Tony Guido
Ellen Para
John Toliopoulos
Andi Ruhl

STAFF PRESENT:

Michael Mertes – Business Development Manager

ALSO PRESENT:

Keith Moens, Resident
Patrick Mogge, High School District 214
Dr. Scott Rowe, High School District 214

Call to Order

Chairman Andrew Stengren called the meeting to order at 7:33 AM.

Approval of Minutes – January 15, 2025

The meeting minutes of January 15, 2025 Arlington Economic Alliance meeting were reviewed.

MICHAEL MULDER MOVED AND MARC POULOS SECONDED A MOTION TO APPROVE THE DRAFT JANUARY 15, 2025 ARLINGTON ECONOMIC ALLIANCE MEETING MINUTES. ALL ALLIANCE MEMBERS VOTED IN FAVOR OF THE MOTION.

Development Update

Urban Air, a children’s entertainment center, was approved for a Special Use at Arlington Plaza. A \$25,000 small business zero interest loan was approved for Bitter & Sweet Cocktail Boutique to assist with their build-out and shelving. The Village Board approved a resolution in March authorizing commencement of engineering and traffic studies at Arlington Park. Additionally, Ellen Para will not be renewing her term on the Alliance when it expires in April. The Commission thanked her for her service.

Economic Alliance Work Plan – 2025

The approved 2025 Economic Alliance work plan was submitted to the Village Manager following the Commission’s meeting in January. The “State of the Village” Alliance Breakfast program, with Mayor Hayes as keynote speaker, was held at the Metropolis Ballroom on March 13th. Approximately 80 people attended. Discussion of ideas for another Alliance-sponsored program is planned for the next regularly-scheduled Commission meeting. Mr. Mertes also plans to bring notecards to sign “Notes of Appreciation” at a future meeting.

Ms. Larson complimented the breakfast program and suggested a similar program once the new mayor has taken office, following the April election. Chair Stengren thanked the Commissioners who were in attendance, and acknowledged the Mayor’s service to the Village and support of local businesses. He would like to see the Alliance build on this particular event and do it on an annual basis. Mr. Mulder suggested “Vision of the Village” as a potential theme moving forward.

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High School District 214 Update

Mr. Mertes introduced Dr. Scott Rowe, Superintendent of High School District 214, and Patrick Mogge, the District's Director of Community Outreach and Engagement. Dr. Rowe discussed implementation of the school district's strategic plan, it's first since 1987, that will be presented to the School Board in a few months for approval. Dr. Rowe provided an overview of District 214, including its facilities, staff, and student body. He also summarized programs that each of the six high schools puts on annually. Additionally, Dr. Rowe provided the Alliance with an outline of the goals of the strategic plan.

Chair Stengren is impressed with the school district's well-rounded focus and inquired about planned improvements to buildings. Dr. Rowe referenced the *Facilities Maintenance Plan* that identifies where these properties are in terms of their life cycle, and prioritizes which sites have the most immediate needs. Many of the improvements are limited to the summer months, when students are not in session. Mr. Iverson praised the school district regarding their footprint in terms of promoting the manufacturing sector, and is an advocate for their efforts.

Chair Stengren asked how the business community can further partner with the School District, and provide work experience opportunities to their students. Dr. Rowe's recommendation is to continue supporting economic development efforts. Many people move to the area for the schools, and the school district can custom-build a program for businesses looking to work with local students. Mr. Mogge also referenced District 214's apprenticeship program and asked how D214 can broaden and grow its outreach to the business community.

Mr. Mulder identified the value of STEM programming. He sees value in expanding STEM learning opportunities across the entire community while looking for ways to tie in other local resources such as the Library's Makerplace. Ms. Larson mentioned District 214's hospitality program, and offered to discuss career opportunities with students participating in that program.

Village Board Strategic Priorities

The Village Manager has requested feedback from advisory commissions for the Village Board's upcoming biennial strategic planning meeting. This would involve issues that the Commission feels are important, and that the Board should consider as part of the strategic planning process. For reference, Mr. Mertes provided the letter sent from the Alliance to the Mayor and Trustees in 2023, and asked that the Commission meet in April to approve an updated letter based upon the discussion from this meeting.

Ms. Larson asked how real estate brokers are made aware of significant development sites in Arlington Heights. Mr. Mertes said that information is shared via CoStar data, direct discussions with brokers, and meetings at trade shows. Mr. Iverson suggested an event that brings in real estate representatives to learn about site opportunities in the Village. Mr. Poulos asked about business attraction efforts, and Mr. Mertes said that this is done by staff and often targets specific sites or areas in the Village, such as the Northwest Gateway Center for industrial development. Mr. Iverson asked if a business incubator has been contemplated, and referenced such a use in another community, on a property that was owned by the municipality. An incubator could support start-up businesses, such as manufacturers. The Library's Makerplace could be a synergistic use, and be greater utilized by the incubator's tenants.

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Chair Stengren asked if the Alliance could partner with other municipalities that are also within High School District 214's boundaries. The business communities could collaborate and set goals to fundraise for improvements to the schools' facilities. In short, how can the communities partner together, and how can the respective business communities support that endeavor? Ms. Larson suggested that the District 214 Education Foundation could be such a channel for that effort. Mr. Mulder sees this as a potential win-win by encouraging working with local contractors. Supporting local businesses will generate greater buy-in from the community. Ms. Larson also added encouraging development of the Arlington Park property as another priority for the Village Board to consider as part of the strategic planning process.

Other Business

The Village is conducting a survey, and feedback will inform how the Village budgets its federal Community Development Block Grant (CDBG) allocations over the next several years. Mr. Mertes asked the Alliance members to consider taking the survey and forwarding it along to their local contacts.

Public Comment

There was no public comment.

Adjournment

**HEATHER LARSON MOVED AND KERRI OOTS SECONDED A MOTION TO ADJOURN.
ALL ALLIANCE MEMBERS VOTED IN FAVOR OF THE MOTION.**

The meeting adjourned at 8:57 AM.

Andrew Stengren, Chair
Arlington Economic Alliance

Prepared by Department of Planning & Community Development



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

4/16/2025

Item: Village Board Strategic Priorities

Department:

Item Description:

ATTACHMENTS:

1. Economic Alliance Input - 2025 Strategic Priorities

April 16, 2025

2025 Village Board Strategic Plan - Arlington Economic Alliance Input

As part of the Village Board's upcoming biennial strategic planning process, the Arlington Economic Alliance respectfully submits the following economic development items for their consideration. These points of focus were initially discussed at the Commission's March meeting. The Alliance understands that not every item outlined in this letter may be included in the two-year strategic priorities, but appreciates the opportunity to provide the following:

Inter-Community Support of School District 214

The Economic Alliance recognizes School District 214 as an asset to the region and wishes for it to maintain its reputation as a high-performing school district. The Commission sees benefit in collaboration among the municipalities that send students to the district's high schools and specialized schools. Opportunities that could stem from such a partnership include supporting reinvestment in school buildings and facilities. Further, finding ways to involve the business community can be a win-win, such as generating financial support for programs and facility improvements by local businesses, and encouraging the hiring of local contractors.

Business Incubation

The Economic Alliance continues to look for ways to cultivate growth of Arlington Heights businesses, while trying to put the Village at the forefront of entrepreneurship as well. One opportunity could be investment in a business incubator. Such a facility could be used to support existing industries, such as restaurants or manufacturing, or could be utilized to support start-ups in industries desirable to the Village. Such a facility could also create synergy with, and use of, the Arlington Heights Memorial Library Makerplace, and potentially provide a space for local students to channel their creativity and learn first-hand about operating a business.

Development Opportunities

The Economic Alliance encourages efforts to develop, or redevelop, key sites in a way that benefits the Village, such as the Arlington Park property. Further encouraged is continued communication and engagement with the real estate community through trade shows, events, and direct outreach, as well as ongoing targeted attraction of businesses to help fill existing commercial and industrial vacancies.

Summary

The Arlington Economic Alliance welcomes any feedback regarding these items. As the Village's advisory body for economic development matters in Arlington Heights, the Alliance appreciates the Village Board's consideration, and looks forward to continuing to help support the local business community.



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

4/16/2025

Item: Economic Development Statistics Report

Department:

Item Description:

ATTACHMENTS:

1. Economic Development Statistics Report (April 2025)

Village of Arlington Heights

Economic Development Statistics Report



Department of Planning & Community Development
April 2025

Retail Sales

CATEGORY	2024	2023	2022	2021	2020
<i>TOTAL</i>	<i>\$1,611,085,171</i>	<i>\$1,526,686,885</i>	<i>\$1,567,045,987</i>	<i>\$1,534,522,721</i>	<i>\$1,214,707,014</i>
General Merchandise	\$86,705,310	\$71,629,427	\$71,970,864	\$65,883,918	\$53,247,902
Food	\$199,963,579	\$192,938,861	\$192,133,415	\$186,149,544	\$193,525,074
Eating & Drinking Places	\$214,054,768	\$205,867,138	\$186,931,429	\$172,495,402	\$138,278,901
Apparel	\$37,097,337	\$35,777,274	\$36,830,993	\$33,831,551	\$21,149,891
Furniture & H.H. & Radio	\$102,936,809	\$96,797,932	\$98,101,424	\$94,957,871	\$79,542,426
Lumber, Bldg., Hardware	\$67,078,224	\$70,158,540	\$82,624,735	\$74,877,072	\$68,460,342
Auto & Filling Stations	\$261,436,302	\$305,822,519	\$325,668,764	\$353,756,647	\$309,646,528
Drugs & Misc. Retail	\$432,502,438	\$334,934,211	\$348,464,306	\$345,118,852	\$226,377,176
Agriculture & All Others	\$189,780,900	\$195,993,733	\$204,851,586	\$187,426,483	\$107,964,560
Manufacturers	\$18,978,090	\$16,767,250	\$19,468,471	\$20,025,381	\$16,514,214
Total Sales Tax Revenue	\$26,203,221	\$24,988,730	\$25,250,358	\$24,349,062	\$18,455,970

Source: Illinois Department of Revenue / Village of Arlington Heights Department of Finance

Sales Tax Generated (Municipal + Home Rule)

CATEGORY	2025	2023	2022	2021	2020
<i>TOTAL</i>	<i>\$26,203,221</i>	<i>\$24,985,743</i>	<i>\$25,247,650</i>	<i>\$24,348,072</i>	<i>\$18,455,067</i>
General Merchandise	\$1,617,495	\$1,346,523	\$1,363,708	\$1,232,522	\$985,431
Food	\$2,539,382	\$2,465,626	\$2,450,013	\$2,391,755	\$2,396,154
Eating & Drinking Places	\$4,078,068	\$3,901,888	\$3,561,410	\$3,267,616	\$2,593,417
Apparel	\$738,720	\$712,378	\$734,025	\$674,115	\$420,837
Furniture & H.H. & Radio	\$2,059,939	\$1,928,407	\$1,961,937	\$1,899,076	\$1,590,769
Lumber, Bldg., Hardware	\$1,339,939	\$1,402,043	\$1,651,606	\$1,496,333	\$1,368,248
Auto & Filling Stations	\$3,418,894	\$3,844,501	\$3,973,643	\$4,252,103	\$3,591,317
Drugs & Misc. Retail	\$6,720,168	\$5,617,372	\$5,648,267	\$5,583,788	\$3,185,068
Agriculture & All Others	\$3,325,998	\$3,437,088	\$3,518,797	\$3,155,389	\$1,998,610
Manufacturers	\$361,848	\$329,917	\$384,244	\$395,375	\$325,216

Source: Illinois Department of Revenue

New Licensed Businesses

Year	Businesses	Employees	Square Feet	Major Employers
2024	105	848	410,397	Amazon Fresh; Autos of Chicago; Deloitte Consulting; L.A. Fitness
2023	71	496	405,563	At Home; EcoShield; Gerry's Café; Red Bull; Action Behavior Centers
2022	95	621	656,145	Amazon Fresh; Fluence Automation; VisionTek Products
2021	86	915	482,257	United Airlines; DMI Logistics; Tarifold; FedEx Express; Eberhard Manufacturing
2020	58	935	625,440	Amazon Services; International Services Inc.; Frito Lay; Carvana

Source: Village of Arlington Heights Department of Planning & Community Development

Retail Vacancy Rates

End of Year	Arlington Heights	Northwest Submarket
Existing SF	5.5 million	30.8 million
April 2025	5.5%	5.8%
2024	3.5%	5.3%
2023	4.9%	5.1%
2022	6.2%	6.6%
2021	5.8%	8.3%
2020	9.5%	9.2%

Source: CoStar (April 2025)

Office Vacancy Rates

End of Year	Arlington Heights	Northwest Submarket
Existing SF	4.8 million	33.5 million
April 2025	20.3%	24.3%
2024	21.7%	25.7%
2023	22.8%	29.8%
2022	19.3%	22.2%
2021	20.0%	24.8%
2020	20.0%	23.2%

Source: CoStar (April 2025)

Industrial/Flex Vacancy Rates

End of Year	Arlington Heights	Northwest Submarket
Existing SF	5.4 million	81.5 million
April 2025	10.6%	5.0%
2024	13.3%	5.1%
2023	8.2%	3.9%
2022	10.4%	3.6%
2021	16.3%	4.3%
2020	13.7%	7.4%

Source: CoStar (April 2025)

Note: "Northwest Submarket" includes portions or all of the following: Arlington Heights; Buffalo Grove; Elk Grove Village; Hoffman Estates; Mount Prospect; Palatine; Prospect Heights; Rolling Meadows; Schaumburg

Unemployment Insurance-Covered Businesses

Year	Establishments	Workers
2024	2,983	37,657
2023	2,966	36,890
2022	2,969	35,482
2021	2,940	39,237
2020	2,893	41,449

Source: IL Department of Employment Security (December 2024)