

APPROVED

MINUTES OF THE MEETING OF THE ARLINGTON ECONOMIC ALLIANCE HELD ON SEPTEMBER 24, 2025 AT 7:30 A.M. AT THE VILLAGE HALL

MEMBERS PRESENT:

Andrew Stengren – Chairman
Marc Poulos
Tony Guido
Tonia Etoh
Heather Larson
Michael Mulder
Brian Roginski

MEMBERS ABSENT:

Kerri Oots
Terry Iverson
Andi Ruhl
John Toliopoulos

STAFF PRESENT:

Emily Rodman – Director of Planning & Community Development
Michael Lysicatos – Assistant Dir. Of Planning & Community Development

ALSO PRESENT:

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

I. CALL TO ORDER

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

Chairman Stengren inquired about the status of the Business Development Manager hire.

Ms. Rodman informed the committee that an offer had been accepted and that background checks are being completed at this time. Once all is clear, an announcement will be made on the new hire.

II. ROLL CALL

III. APPROVAL OF MINUTES – July 16, 2025

The meeting minutes of July 16, 2025 Arlington Economic Alliance meeting were reviewed.

MS. LARSON MOVED AND MR. MULDER SECONDED A MOTION TO APPROVE THE DRAFT JULY 16, 2025 ARLINGTON ECONOMIC ALLIANCE MEETING MINUTES. ALL ALLIANCE MEMBERS VOTED IN FAVOR OF THE MOTION.

IV. STAFF REPORTS

Ms. Rodman updated the commissioners on the following:

A. Development Update

1. New business in the Metra Station called Sip & Bite.
2. International Plaza
 - a. Approved by Design Commission for the residential portion only on June 24, 2025.
 - b. On September 9, 2025, the Housing Commission considered the affordable housing component – no recommendation at this time.
 - c. Arlington Alfresco is open until September 29, 2025. A post-Alfresco debrief meetings will be held in October.

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B. Incentive Program Update

Zero Interest Loans

1. An approval from the Village Board of \$100,000 mega loan to Miller Berger, LLC for 116 S. Arlington Heights Road.
2. The Loan Committee is considering standard loans (\$25,000):
 - a. EMH Motors (955 W. Dundee Road) for interior upgrades, primarily electrical in nature, along with new parking lot light pole (\$300,000 in improvements).
 - b. Raceway Car (211 W. Rand Road) Wash for assistance with construction of new car wash (\$500,000 in improvements).

Class 6B Requests to be Reviewed by Village Board

1. Tasty Breads at 600 W. University Ave
 - a. Currently an 81,000 SF vacant building on 4.5 acres
 - b. Investing \$11.7M to build out the facility and complete 20,000 SF expansion
 - c. Employing 80 people initially with growth to 150
2. Renewal for 3933 Ventura Drive – DevLinks a specialized automation integrator serving manufacturing sector. Opened in Arlington Heights in 2016 with 18 employees and now have 34.

C. Village Board Initiatives

1. The Village Board has adopted a local grocery tax (1%) on August 18, 2025, effective January 1, 2026 to replace the state grocery tax.
2. The Village Board has also adopted a steaming tax (5%) on August 18, 2025, effective immediately, on all streaming services.
3. The Village Board has also formed a Video Gaming Taskforce, this group is volunteers that will take and review the idea of video gaming and what that would look like (pros and cons) in Arlington Heights. An update is expected by the end of November, 2025. The taskforce is not expected to make a recommendation, just to evaluate the topic.

V. OLD BUSINESS

A. Village Board Strategic Priorities

Ms. Rodman updated the commission on the Village Board priorities, specifically to Strategic Priority #3 as it relates to the Economic Alliance. *"Promote economic development initiatives to encourage timely progress on approved projects, support commercial districts by filling available storefronts, and attract unique business development to vacant properties to set Arlington Heights apart from neighboring communities."* This is an action item to be worked on over the next two years. These priorities guide the development of the 2026-2027 Business Plan and staff is currently working on drafting action items for the Plan. She asked that if any Alliance members have any suggestions on proposed action items, please feel free to share.

Chairman Stengren had the idea with Priority #6 to be a leader in sustainability with EV vehicles. Commissioner Guido explained how the high cost of electric has slowed this initiative and as infrastructure grows more will be available and functioning. Chairman Stengren brought information to share regarding a ComEd program the Village might consider.

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Ms. Larson asked about the old Yanni's Restaurant and asked if the park district or Village could buy the land and turn it to green space. Mr. Lysicatos replied that there is a contract on the land for development, and that the Village is looking into additional signage to welcome people through the gateway.

Mr. Mulder is hoping that the addition of the Chicago Bears coming to AH, that our priority should be to make our AH business are benefiting from this large shift in focus. From the Village Board down, we need to better understand how that will affect/protect DTA.

Ms. Rodman confirmed that even though Priority #3 does not specifically mention DTA, the Board and staff are aware that it does play into this with the development at Arlington Park. The Village is considering updating the Downtown Master Plan, originally done in 2007, with a few updates last year. This is a perfect time to re-establish the vision for the future. The Economic Alliance will be invited to provide input in this process.

VI. NEW BUSINESS

A. Vail Avenue Promenade Concept Design

Ms. Rodman presented the concept design that was presented to Village Board on August 18, 2025. Overall concept is a curbsless street with a landscaped boulevard, traffic calming features, improved pedestrian crosswalks and connectively, and enhanced features in Harmony Park, including reorientation of the stage for concerts, new landscaping, shaded areas, seating areas, and lighting. Looking toward 2027 for the project.

Discussion was positive and inquisitive. It was mentioned it would be wonderful to expand the improvements another block north on Vail and east and west one block in each direction on Campbell and have Alfresco all year round. Very positive feedback.

B. Downtown Entryway Study

Mr. Lysicatos presented the Downtown Entryway Study that has been completed, sharing the priorities. Feedback was asked for from the Alliance. Ms. Larson shared that parking in the downtown is difficult and confusing, clarity would be helpful. Chairman Stengren brought up the mixed use in the area with the need for redevelopment.

VII. OTHER BUSINESS

None

VIII. PUBLIC COMMENT

Mr. Moens spoke on the inclusionary housing ordinance, and how AH only requires 10% where other communities require between 20-30% of inclusionary housing. AH is low, need to be increased.

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 8:36 AM.

Andrew Stengren, Chair
Arlington Economic Alliance

Prepared by Department of Planning & Community Development