



# **Arlington Heights, Illinois**

## **Demographic and Development Summary**

**2023**



## DOWNTOWN ARLINGTON HEIGHTS

Arlington Heights features a unique, vibrant, and award-winning Downtown offering an enticing urban lifestyle with high-rise living and more than 30 shops and boutiques. It's also home to nearly 40 one-of-a-kind restaurants and casual eateries, from Pan-Asian to Mexican to Spanish Tapas. More than 20 of these restaurants also offer outdoor dining, adding to Downtown's lively street life. We are immediately served by Metra suburban rail as well, providing car-free access at all hours of the day.



Downtown Arlington Heights is also a Chicagoland destination for entertainment. The 300-seat **Metropolis Performing Arts Centre** offers concerts, comedy, as well as live theatre and musicals. We are also home to venues such as **Big Shot Piano Lounge**, a great spot for live music in a classy and cozy environment and **Hey Nonny**, a music venue featuring a variety of great live acts throughout the week from rock to jazz to blues in an intimate setting.



Numerous large-scale events make Downtown Arlington Heights a year-round destination. **Arlington Alfresco** is one of Chicagoland's premier outdoor destinations, with four blocks of pedestrian-only outdoor dining and shopping from May through September. **Frontier Days** is held in Recreation Park at the beginning of July, featuring a carnival, live music, and the annual 4<sup>th</sup> of July parade. Also, on Thursday and Friday evenings throughout summer is the **Sounds of Summer Concert Series**. These free shows in Harmony Park emphasize that evenings are alive in

Downtown Arlington Heights. The summer concludes with **Harmony Fest / Taste of Arlington Heights**, a two-day event highlighted by live music, family-friendly activities, and some of the best cuisine in the northwest suburbs.

And the holiday season is also a great time of year for events. The annual **Tree Lighting Ceremony** on the day after Thanksgiving in North School Park kicks off the holiday season. Meanwhile, the **Rotary Santa Run** in early December features over 2,000 Saint Nicks dashing through the streets of Arlington Heights in this one-of-a-kind 5K run.

Arlington Heights is a great place to shop, dine, and play. Please visit **DiscoverArlington.com** for more information.



## DOWNTOWN ARLINGTON HEIGHTS

Downtown Arlington Heights is a thriving mixed-use district with hundreds of residents, over 30 shops and boutiques, and nearly 40 restaurants. Harmony Park plays host to the Sounds of Summer Concert series on Thursday and Friday evenings throughout the summer.

The **Metropolis Performing Arts Centre** is home to hundreds of shows year-round including live theater, concerts, and stand-up. Every December, the Metropolis presents “A Christmas Carol”, while The Second City performs their annual “Holiday Revue”, featuring their nationally renowned sketch comedy and improv.



Annual events bring a multitude of guests from throughout the Chicago area to Downtown Arlington Heights every year. **Arlington Alfresco** brings tens of thousands from around the Chicago region to savor a one-of-a-kind outdoor dining experience. Live music at Harmony Park every Thursday and Friday evening, from May through August, is also a Downtown highlight.



## BEYOND DOWNTOWN

For fitness, recreation, or relaxation, the **Arlington Heights Park District** offers a plethora of options. In Arlington Heights you will find five community centers with outdoor pools, the Olympic Indoor Swim Center, two tennis clubs, two public golf courses, the Arlington Heights Historical Museum, the Senior Center, an outdoor skate park. This in addition to more than 50 public parks that include a sports complex, playgrounds, and picnic shelters across 715 acres of land.



The **Arlington Heights Memorial Library** is one of the nation's most highly acclaimed for its size, regularly receiving a 5-star rating from *Library Journal*. This prestigious designation is received by only 1% of the country's public libraries. Beyond books, the Arlington Heights Memorial Library has an extensive offering of services from various digital media, to a full-service business center, numerous classes and webinars, and other great resources. A brand-

new makerspace facility opened in 2021 as well. Named the "Makerplace", businesses and residents can take advantage of an extensive variety of equipment, such as a commercial kitchen, sewing machines, 3D printers, laser cutters, laminating machines, and much more.

The intersection of Arlington Heights Road and Algonquin Road is where you will find **Mitsuwa Marketplace**, the largest Japanese grocer in the Midwest. Mitsuwa attracts thousands of tourists every year with its authentic grocery selection, retail kiosks, and renowned dining. The food court itself has been praised by Thrillist.com as one of the best restaurants in the Chicago suburbs, saying: "There's a sushi joint, ramen joint, Chinese joint, Japanese joint, and Korean joint, as well as a bakery, café, and confectionary. Grab a bowl of one of Chicago's best ramen and a bento box alongside a choco crab donut and green tea and vanilla swirl ice cream for a trip that will have you seeing the suburbs in a whole new light."





## UPCOMING DEVELOPMENT

Arlington Heights remains a target of significant development. Upcoming development will help enhance undeveloped or underutilized properties throughout the community, affording Arlington Heights with an exciting mix of new residential, commercial, and industrial uses. One such example is **Arlington 425**, a Downtown mixed-use project approved for the southwest corner of Campbell & Highland. The plan calls for 319 residential units, 7,500 square feet of ground floor commercial space, and covered parking to accommodate residents and visitors alike.



employees, entrepreneurs, and home-based workers. More commercial and residential development is planned over the next few years.

The **Arlington Downs** project is an exciting addition to the Chicago market. The 27-acre mixed-use development currently offers nearly 500 residential units, and is home to **First Ascent**, an Olympic-quality climbing facility and fitness center. Another key element of Arlington Downs is **25N Coworking**, which provides an affordable and flexible office environment for satellite

The **Hickory-Kensington** redevelopment area is located within a TIF district that will help incentivize development in an area of the community just east of Downtown, consistent with the *Hickory-Kensington Area Plan*. This plan envisions the development of mixed-use residential and commercial with multi-family housing, townhomes, and first-floor retail and services. Such development will increase property values within the TIF, strengthening the tax base, and providing density to help support area businesses.



This comprehensive project is located just east of Downtown, at and around the intersection of Hickory Avenue and Kensington Road.



**Hickory-Kensington Apartments** represents the latest stage of redevelopment for this neighborhood. This project has begun construction, with completion anticipated in 2024. When complete, the five-story building will offer 76 residential units, 117 public/private parking spaces, and nearly 3,500 square feet of first-floor commercial space. Additional new residential construction in the neighborhood is also currently being proposed.

**The Northwest Gateway Center** is a 50-acre spec industrial development consisting of two planned facilities totaling over 500,000 square feet of manufacturing and warehousing space. The site offers excellent access to three interstate expressways (I-90/I-290/I-355) via IL-53 and is an excellent opportunity for distribution users as well. Construction is anticipated to begin in 2023.



**The Chez Hotel** is a 62-room boutique hotel at 519 W. Algonquin Road. The hotel incorporates part of the existing European Crystal Banquets on the ground floor. Included will be a rooftop bar area for guests, exercise room, and business center. Chez Hotel opened in 2022 and is a great spot for wedding receptions and hotel blocks, corporate events, or simply a luxurious stay in Arlington Heights.

**The Southpoint shopping center**, at the corner of Rand Road and Palatine Road is seeing substantial new investment after years of high vacancy. Among the approved plans are **At Home: The Home Décor Superstore**, which will reoccupy 100,000 square feet of previously vacant tenant space. Other development includes a standalone **Chipotle** with drive-through, a 3,500 square foot **Consumers Credit Union** building, and an additional planned outlot on the north side of the shopping center.



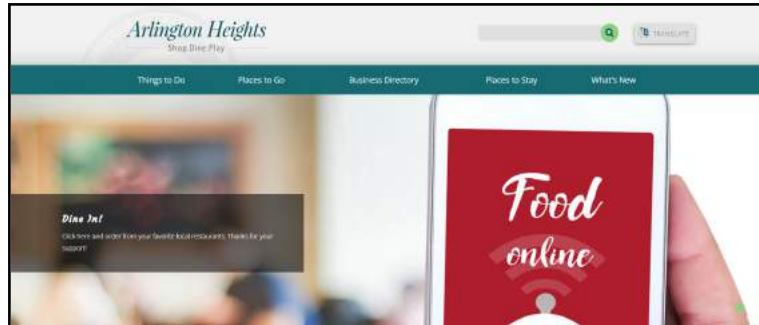


## DIGITAL BUSINESS RESOURCES

The Village of Arlington Heights offers several digital resources to help existing businesses stay informed and market themselves.

### Shop.Dine.Play

A great starting point is the *Shop.Dine.Play* webpage at **DiscoverArlington.com**. The site is a great resource for Arlington Heights residents and visitors, and is an easy-to-use channel for promoting your business and bringing in new customers. Adding a listing to the business directory is free to use for all business license holders. For more information on how to utilize the site, contact the Department of Planning and Community Development at (847) 368-5200, by email at [planningmail@vah.com](mailto:planningmail@vah.com), or get started at [DiscoverArlington.com](http://DiscoverArlington.com).



### Village Website

Another great web resource is the Village's website (**VAH.com**). The Business & Economic Development page features several items of interest to business owners:

- Available Sites
- Business Assistance Links to State, Local, and Federal Agencies
- Business Development News
- Business Incentives
- Business Testimonials
- Community Profile
- Demographic Information
- Economic Development Programs and Presentations
- *Resource Guide to the Development and Permit Process*



To take advantage of these great business resources and stay informed regarding the latest business news, please visit **VAH.com**. Go to the "Village Services" dropdown menu, and click on "Business & Economic Development".

## Social Media

Don't forget to support us on social media as well.

Like us on Facebook!

- The **Discover Arlington Heights** Facebook page is designed to provide information on shopping, dining, entertainment, tourism, and events throughout the Village.
  - [Facebook.com/DiscoverArlingtonHeights](https://www.facebook.com/DiscoverArlingtonHeights)
- The **Village of Arlington Heights** Facebook page is your source for community-wide information and notices from our various departments.

Follow us on Twitter too [@ArlingtonHtsGov](https://twitter.com/ArlingtonHtsGov)! Here you will find an array of Village-wide information from events, to community-wide alerts, to informative tweets from our various departments such as Police, Fire, and Planning & Community Development.



Please visit our social media sites to learn more about what's happening in Arlington Heights!



## INCENTIVE PROGRAMS

The Village of Arlington Heights offers several incentive opportunities to help businesses grow and thrive. Businesses that generate a substantial amount of sales tax dollars, provide a significant number of quality employment opportunities, or fill an unmet need in the Village's business community, may be eligible. If you think that your business may qualify for one or more of these incentives, please contact the Village's Business Development Manager at (847) 368-5200. There are many other ways the Village can assist you as well. For more information, please visit **VAH.com** to learn how Arlington Heights can help your business.

### Zero Interest Loan Program

The Zero Interest Loan Program is designed to assist new businesses looking to start operations in Arlington Heights, as well as existing businesses that are looking to grow and expand within the Village. This will benefit both the community and region by increasing employment, reducing vacancies, and creating business-to-business and business-to-consumer opportunities.

Eligible applicants are for-profit business owners or property owners who are looking to enhance their Arlington Heights operation or facility. Qualified applicants can be awarded an interest-free loan of up to 50% of their project costs for a maximum of five years (dependent upon the length of the lease), not to exceed \$20,000 from the Village. Businesses must comply with appropriate governmental regulations, including those outlined in the *Zero Interest Loan Program Policy and Procedures*. Among the eligible costs for the loan:

- Start-up or relocation into an Arlington Heights property
- Expansion within current location
- Interior build-out
- Purchase of machinery or equipment
- Energy efficiency improvements
- Upgrades to technology
- Other improvements as may be approved by the Village that enhance occupancy rates, employment figures, and/or tax revenue

### Small Business Sales Tax Rebate Program

The Village is offering eligible retail businesses the opportunity to apply for the Small Business Sales Tax Rebate Program. This program is administered by the Arlington Heights Department of Planning and Community Development and was conceived by the Arlington Economic Alliance. The program is designed to attract new small retail businesses of less than 5,000 square feet to the Village, as well as helping existing small retail businesses with their expansion efforts.

Under the program, eligible new businesses can receive a rebate of as much as 50% of local sales taxes generated. Eligible existing businesses can receive a rebate of as much as 50% of local sales taxes generated on the increment over the prior year's (base year) sales. The rebate will be remitted annually, not to exceed the duration of their lease, or five years, whichever is less.

Eligible applicants will have a minimum three-year lease (the duration of the incentive period may not exceed the length of the lease) and the maximum store size is 5,000 square feet. Existing businesses must be expanding their square footage by at least 25%. The business may propose its own store hours, but must be open at least 40 hours per week, and at least one weekend evening per week until 8:00 p.m. between April 1 and October 31.

## MAJOR EMPLOYERS

The Village of Arlington Heights is home to corporate entities such as United Airlines and GE Healthcare, among thousands of other small and large businesses. A list of the 20 largest employers and estimated number of employees is shown below:

<b>Business</b>	<b>Type</b>	<b>Employees</b>
Northwest Community Hospital	Health Care	3,650
School District 214	School District Administrative Offices	1,650
HSBC North America Holdings	Banking & Financial Services	1,500
United Airlines	Airline Network Control Offices	900
Lutheran Home	Senior Living	800
Daily Herald / Paddock Publications	News Media	500
Alexian Brothers Health System	Health Care	500
Clearbrook	NFP - Developmental Disabilities	450
Kroeschell Inc.	HVAC Systems	450
Village of Arlington Heights	Municipal Government	425
Abcor Home Health	Health Care	350
The Salvation Army	Non-Profit	350
Amazon.com Services	Warehousing and Distribution	300
International Services	Business Management Consulting	300
Weber Packaging Solutions	Label Manufacturing	300
Gurtz Electric Co.	Electrical Contracting	300
Pace	Public Transportation Agency	250
Safenet Inc	Data Protection	250
Advance Mechanical Systems	Mechanical Contracting	250
IMS Buhrke-Olson	Metal Stamping	250

The past few years have also been strong in terms of new businesses and employment growth. Amazon.com Services opened their warehouse and distribution center in late 2020, while International Services Inc. relocated to Arlington Heights in early 2021, bringing over 300 full-time office jobs to the community. In early 2022, United Airlines shifted approximately 900 jobs from Downtown Chicago, to Arlington Heights. And Frito-Lay, a subsidiary of PepsiCo, has constructed a new warehouse and distribution facility in the community, employing approximately 100 people.

Other industry-centric companies have located their operations in Arlington Heights within the past couple years as well. These enterprises provide substantial employment and include E3 Diagnostics, DevLinks, MMI Display Group, and Taiki USA.



## DEMOGRAPHICS

The Village of Arlington Heights continues to grow and thrive. In terms of population, Arlington Heights is the 15<sup>th</sup>-largest municipality in the State of Illinois. From 2010 to 2020, the community grew by 2,575 residents, a population increase of 3.43%.

### Village of Arlington Heights Demographics

Population	77,676
Households	31,782
Median Household Income	\$96,340
Land Area (square miles)	16.61
UI-Covered Businesses	2,887
Private Sector Workers	39,104

*Sources: U.S. Census Bureau (2020 data)*

*Chicago Metropolitan Agency for Planning (CMAP)*

*Illinois Dept. of Employment Security*

### Downtown Demographics (Arlington Heights Road & Northwest Highway)

	Within 1 mile	Within 5 miles	Within 10 miles
Population	19,482	306,669	921,296
Households	8,010	120,351	351,318
Med. Household Income	\$126,380	\$88,196	\$93,715

*Source: CoStar (2022 estimates)*

### Uptown Demographics (Arlington Heights Road & Rand Road)

	Within 3 miles	Within 5 miles	Within 10 miles
Population	132,412	314,814	853,323
Households	52,071	123,485	326,287
Med. Household Income	\$96,710	\$93,518	\$96,154

*Source: CoStar (2022 estimates)*

### Southtown Demographics (Arlington Heights Road & Golf Road)

	Within 3 miles	Within 5 miles	Within 10 miles
Population	111,465	258,336	1,029,949
Households	44,039	103,375	390,351
Med. Household Income	\$82,380	\$86,105	\$87,791

*Source: CoStar (2022 estimates)*

## INFRASTRUCTURE

Arlington Heights offers incomparable access throughout the Chicago area. With numerous means of access by auto or rail, and a short 15-minute drive time to O'Hare International Airport, Arlington Heights serves as an attractive destination for residents and businesses alike.

*Note: vpd = vehicles per day*

### Highways

IL-53 (I-90/290/355) at Euclid Avenue = 108,400 vpd

I-90 (Jane Addams) at Arlington Heights Road = 121,100 vpd

*Source: IL Dept. of Transportation*

### Major Intersections

Arlington Heights Road & Dundee Road = 47,000 vpd

Arlington Heights Road & Golf Road = 54,000 vpd

Arlington Heights Road & Northwest Highway = 37,000 vpd

Arlington Heights Road & Rand Road = 49,000 vpd

*Source: IL Dept. of Transportation*

### Distance to Airports

O'Hare International Airport = 8-15 miles

Chicago Executive Airport = 3-10 miles

### Metra Stations\*

Arlington Heights (Downtown) = 2,506 total weekday boardings

Arlington Park = 1,638 total weekday boardings

*Source: Metra (2018)*

\*The figures represent two of the 15 busiest stations in the entire Metra system excluding the Downtown Chicago terminus stations.





## CONTACT INFORMATION

Village Staff is always happy to assist should you have any questions, thoughts, or concerns regarding your business. For any business-related questions, please contact:

Village of Arlington Heights  
Department of Planning and Community Development  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
Phone: (847) 368-5200  
E-Mail: [PlanningMail@vah.com](mailto:PlanningMail@vah.com)

[VAH.com](http://VAH.com)  
[DiscoverArlington.com](http://DiscoverArlington.com)  
[Facebook.com/DiscoverArlingtonHeights](https://www.facebook.com/DiscoverArlingtonHeights)

*Discover Chicagoland's Best Shopping, Dining, and Entertainment!*

**Arlington Heights**

**DiscoverArlington.com**

Daily Herald  
**2022**  
*Readers' Choice*  
**TOP PICK**

METROPOLIS PERFORMING ARTS CENTRE

The graphic features a dark red header with white text. Below the header is the Arlington Heights logo, which includes a stylized sailboat icon and the text 'Arlington Heights'. To the right of the logo is a circular inset image of the Metropolis Performing Arts Centre building. Below the logo is the website 'DiscoverArlington.com'. To the right of the website is another circular inset image showing a street scene at night with people and lights. At the bottom of the graphic is a wide-angle photograph of the Arlington Heights city skyline. A yellow oval badge on the left side of the graphic contains the text 'Daily Herald 2022 Readers' Choice TOP PICK'.



Village of  
**ARLINGTON HEIGHTS**  
Illinois

