



Village of Arlington Heights

33 South Arlington Heights Road
Arlington Heights, Illinois 60005
847-368-5000
www.vah.com

James J. Tinaglia
Mayor

January 16, 2026

Dear Illinois Legislators:

As Mayor of Arlington Heights, I am reaching out to Illinois legislators about why passing the Mega Projects Bill in the current legislation session is so important for us and for all other communities across Illinois that wish to attract major developments. This bill will help Illinois compete with other states for the types of massive projects that transform regions, create jobs, and strengthen regional economies.

The Chicago Bears have said they want to invest their own funds to build a new \$5 Billion stadium and mixed use entertainment district here in Arlington Heights. This would be the largest private development project in the history of Illinois. Once completed, this development is projected to generate about \$10.9 Billion in one-time economic activity and \$1.3 Billion in annual net new economic activity for Illinois, and nearly \$2 Billion in new tax revenue over 40 years for local, county, and state governments. Despite this commitment, uncertainty in Illinois law has led the Bears to consider relocating to Indiana, where state leaders are actively working to lure them.

Why? Because without the Mega Projects Bill, according to some estimates, the Chicago Bears' property taxes on the site could be \$100-\$200 million per year. The next highest tax bill for any private stadium in the country is approximately \$8 million, for Sofi Stadium near Los Angeles. If we do not give private developers the opportunity to negotiate a more reasonable yearly property tax rate, here in Illinois, we simply will not see these types of once in a generation projects. We cannot fumble this opportunity.

So why should a Mega Projects Bill be considered at this time?

- 1. The Chicago Bears are NOT asking for taxpayer money to build a stadium in Arlington Heights** - There is nothing in the Mega Projects Bill that would involve the transfer of public funds for stadium construction. Arlington Heights residents and businesses are NOT being asked to foot the bill for this stadium. Neither the Village of Arlington Heights, nor the State of Illinois have ever offered funds for stadium construction. Public money will be needed for infrastructure around the development of this massive parcel of land no matter who ultimately moves in.
- 2. The proposed Mega Projects Bill is not just for the Chicago Bears. It is a tool to attract major projects across Illinois** - The legislation would not obligate the State, or any unit of local government, to spend a penny on the proposed Arlington Park redevelopment or on any other large project in Illinois. However, massive developments like the Chicago Bears' proposed project need clear, reasonable, and predictable property tax calculations to move forward. Many other states already have such mechanisms in place. The Mega Projects Bill would provide certainty for both local taxing bodies and developers.

The bill would **require** developers such as the Chicago Bears to work directly with affected taxing bodies, including schools, to set long-term and predictable taxing structures that benefit all parties. The bill would also ensure that any mega projects will pay their fair share of taxes, and that local services, including schools will be supported. Without clear laws like this, Illinois risks losing rare, once in a generation opportunities – not just in Arlington Heights, but in communities across the entire state of Illinois.

For these reasons, all three of the local school districts in Arlington Heights that would be affected by the potential stadium are in favor of a new Mega Projects Bill and its use for a stadium in our community.

- 3. At this point, there is no other viable location for an NFL Stadium-centered entertainment district in Illinois other than Arlington Heights, and it cannot move forward without a Mega Projects Bill** - The team has been clear that at this point their choices are either the Arlington Heights site, or Indiana. We must stand together as Illinoisans to prevent our State from being out of the NFL business altogether, and support the Mega Projects Bill.

The Chicago Bears should not get special treatment just because they are "the Bears," but they shouldn't have it held against them, either. They should be treated the same as any other entity making such a massive investment that provides the jobs, revenues, and economic activity that this project can provide. We want to make sure that everyone involved gets fair treatment throughout the process. A property tax bill 12 to 25 times higher than their closest peer is not fair and will cost us the largest private development project in state history if we do not act now.

We are in a clutch situation, and what we do right now will determine what comes next for Illinois.

We urge the Illinois General Assembly to pass the Mega Projects Bill this legislative session. It is a common-sense approach that brings stability, transparency, and long-term benefits for residents, taxpayers, municipalities, and developers alike.

Sincerely,



James J. Tinaglia
Mayor
Arlington Heights, IL