



VILLAGE OF ARLINGTON HEIGHTS

NFL Stadium-Anchored Mixed-Use Development

Economic Impact

ASSUMPTIONS AND CONDITIONS

This report has been prepared under the following general assumptions and limiting conditions:

- The findings presented reflect an analysis of primary and secondary sources of information assumed to be correct.
- No responsibility is taken for changes in market conditions after the date of this report and no obligation is assumed to revise this report to reflect events or conditions occurring thereafter.
- Hunden has no control over construction costs or timing of construction and opening.
- Macroeconomic events affecting events, travel, and the economy cannot be predicted and may impact the development and performance of the venues, real estate, and overall organization.

September 2025

hunden
partners

Stadium & District Projected Performance

Hunden was retained to assess the Bears Stadium proposal and to make an independent recommendation on the Project. Hunden proposes a phased mixed-use development designed to maximize economic impact and enhance walkability. The plan introduces a balanced mix of retail, hotel, residential, and office uses that will support the stadium, activate the surrounding district, and create a vibrant year-round destination.

PROPOSED MIXED-USE DISTRICT



ANNUAL EVENT PROJECTIONS

The proposed approximately 60,000-capacity enclosed stadium is projected to host roughly 370 events annually, broken down by the following, on average.

- 10** Chicago Bears Home Games
- 2** College Football Showcases
- 1** International Soccer Matches
- 8** Concerts
-  **Major Non-Recurring Triennial**
Examples: Super Bowl, Final Four, Big 10 Championship
-  **Competitive Event(s) Biennial**
Examples: UFC, WWE, Major Boxing
- 2** High School Football Games
- ~350** Private Events and Tours

AVERAGE ANNUAL ATTENDANCE

The proposed stadium is projected to host a range of events that will drive visitation to the venue and surrounding district.



Even if the Chicago Bears relocate to the Village of Arlington Heights, the team would still generate substantial hotel room nights in the downtown area, ensuring a continued stream of hotel tax revenue to the City of Chicago.

Economic & Fiscal Impact

Hunden projected the total net new economic and fiscal impact of the proposed stadium, mixed-use district, and the offsite spending generated by the development to the Village of Arlington Heights. These projections highlight how the development can serve as a powerful economic engine, supporting thousands of full-time equivalent jobs. Construction costs are excluded from the analysis to focus solely on the long-term benefits of ongoing operations and activity.

The local taxes analyzed as part of the economic impact analysis include sales tax, food & beverage tax, amusement tax, and hotel/motel tax.

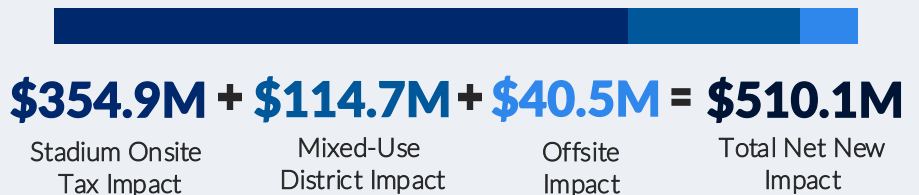
 **5,400+ FTE Jobs***
Supported Annually at Stabilization

*This number does not include construction jobs




Hunden's Impacts

The graph to the right details Hunden's projections for the net new fiscal impact of the Project over 40 years. Construction costs are excluded from the projections.

40-Year Total Net New Tax Impact to Village of Arlington Heights (Present Value)



NET NEW IMPACTS TO THE VILLAGE OF ARLINGTON HEIGHTS

	Stabilized Annual Impacts PV*	40-Year Total Impacts PV*
 Spending	\$680 M	\$22 B
 Earnings	\$240 M	\$8 B
 Total Tax Revenue	\$15.1M	\$510.1M
Sales Tax	\$3.5M	\$115.0M
F&B Tax	\$1.5M	\$48.8M
Amusement Tax	\$9.0M	\$309.1M
Hotel Tax	\$1.1M	\$37.2M

*4.2% discount rate