

Westgate Park & Shop
Westgate of Arlington Heights, LLC
C/O V. Fialkowski
191 Waukegan Rd. Ste 203
Northfield, IL 60093

January 15, 2019

Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499

Re: Westgate Park & Shop Rezoning

Gentlemen, regarding Planing & Developement Review:

7. We are requesting Rezoning of the Westgate Center from a B-1 to a B2, General Business District. As one of Arlington's oldest centers, I believe our B1 designation occurred prior to the creation of the B2 entity. Westgate currently meets all the criteria listed in 5.1-11 of the Municipal code and exceeds the 4 acre size required. Rezoning will allow us to continue to effect improvements for our existing tenants and seek a greater variety of new business as well. The proposed rezoning will continue our long standing commitment to the needs of our neighbors and the Arlington Heights Community in general.
8. We are seeking a Variation to waive a new traffic and parking study. There will be no additions to our buildings and no changes to our existing parking capacity that would require a new study under Chapter 28, Section 6.12-1. We have twice previously conducted traffic and parking studies to accommodate any potential issues with Fitness 19.
9.
 - a.) The proposed use of extra space for Fitness 19 will be not alter the character of the Center. Property nearby is also zoned B2 to which Westgate would now be compatible.
 - b.) The small space proposed for Fitness 19 has been vacant for some time.
 - c.) We believe the proposed variance is within the spirit and intent of Chapter 28.
 - d.) The variance requested is the minimum necessary to allow reasonable use of the property
10. We have been in constant contact with Walgreens HQ for several years via 30+ phone calls & dozens of emails regarding their corner pylon signage. Rick Jeff, Regional StoreCare Manager replaced the person in charge of signage last year & we have been urging his action since 2017. I have attached Walgreens final email along with an appeal made in February to help them make a decision. Based on Walgreens response, our tenants hope that their existing advertising signage will be allowed to remain as it has for the last several decades.