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12/6/2018

Village of Arlington Heights

Planning & Zoning Commission
33 South Arlington Heights Road
Arlington Heights, IL 60005

RE: Proposed Gas Station and Convenience Store_1650 W. Algonquin Road, Arlington Heights, IL

The previous use of the subject site is a gasoline filling station and convenience store. It previously operated two 10,000 gallon gasoline tanks and one 10,000 gallon diesel fuel Underground Storage Tank system. Our proposal includes building a new 7Eleven convenience store with a new gasoline station. We are replacing an old convenience store and gasoline station with a new convenience store and a new gasoline station, which we believe justifies the issuance of the Special Use permit.

In addition to keeping the use of the site the same, the proposed development will not alter the essential character of the locality and it is compatible with the existing uses. The development is surrounded by B-2 zoned parcels, we will grant reciprocal access to the Taco Bell site as requested by the city. The new development site plan will be also designed to take into account the future roadway improvement along Algonquin road.