

Date: January 24, 2020

33 S. Arlington Heights Rd.  
Arlington Heights, IL 60005-1403  
Mr. Terrence Ennes and Members of  
the Plan Commission of the  
Village of Arlington Heights



**Re: Rezoning for 2400 S. Arlington Heights Rd, Arlington Heights IL 60005 with Variation**

**Additional Variation Criteria**

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This letter is written as justification for our Variation Criteria for the rezoning application for 2400 S Arlington Heights Rd, Arlington Heights IL

**I. Variation to Chapter 28, Section 5.5-1 Permitted Use Table, to allow a "Contractor Shop," with no storage of raw materials, no manufacturing of any kind, no large equipment storage of any kind, and minimal vehicle traffic and storage to operate under a B-2 zoning designation to avoid a B-4 designation.**

1. *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*
  - a. We plan to operate out of the existing building in a similar manner to that which the property has been utilized for the past 59 years. We will significantly reduce the volume of commercial traffic entering, departing, and stored on the property and we are compatible with the nearby B-3 and B-2 zoning. We do not perform manufacturing of any kind, we do not require, store, or utilize any raw materials in our business, and we have no need for large equipment. When the need arises to store a van onsite, we can hide it out-of-side. During standard business hours, our office will only require use of approximately 10 (for employee personal vehicles) out of the available 50 parking spaces.
2. *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.*
  - a. The zoning situation is unique because most of the property is currently zoned as B-3, which we could also make work, but we have been informed that the Village prefers this property to be zoned B-2 to avoid unsightly car dealerships and

mechanics, in the event we sell the property in the future. We understand that neither a B-3 nor B-4 designation is desirable to the Village and this property has not been utilized as the partial R-1 zoning since at least 1960, if ever. We feel as though we are truly adaptable to any of the B zoning designations because the only item we would like to have as an option is the ability to have a work van on the property when needed. Our business more closely resembles a "Contractor Office" when compared to a "Contractor Shop."

3. *The proposed variation is in harmony with the spirit and intent of this chapter.*
  - a. Our goals and vision for this property are in line with the vision for the Southern corridor. We want our headquarters to reflect the high-quality field work we perform and from a marketing perspective it is very important that we achieve that goal. We also understand that the Village does not want unsightly commercial vehicles or equipment on display, and we agree to abide by this and have no need for either to be visible on the property for extended periods of time.
4. *The variance requested is the minimum variance necessary to allow reasonable use of the property.*
  - a. Our request is the minimum variance necessary when considering the wishes of the Village. The Village has expressed to us a desire that the property be zoned B-2 so, while we do not absolutely require the variance to allow for a vehicle to remain onsite to successfully operation, we would greatly appreciate the flexibility it would afford us. As previously stated, it would not be difficult for us to keep any van out-of-sight from Arlington Heights Road. We hope you agree that our requests are reasonable and we are eager to demonstrate that our presence on the property will result in an immediate improvement upon the reduction of the current high volume of commercial and personal vehicle traffic and storage this property has experienced for the past many years.

## **II. Variation to waive the requirement for a traffic & parking study.**

1. *The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.*
  - a. The property's main function will be to house a staff of office personnel. On a given day we will need to utilize between 6 and 10 of the available 60 parking spaces. The request to waive a parking study will not affect the character of the locality. The parking study is not necessary.

2. *The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.*
  - a. This property was publicly listed for sale with no other valid buyers. It is well suited to meet our needs as an office and space for occasional training. There are approximately 60 parking spaces on the property which we will never fill in a single event since our business is conducted away from the property. The Village of Elk Grove has been utilizing the property for far more traffic and vehicle storage than we will ever strive to accomplish. Once the Village of Elk Grove vacates the property the volume of parked cars and traffic will be significantly reduced.
3. *The proposed variation is in harmony with the spirit and intent of this chapter.*
  - a. Our business is not dependent upon traffic, large volume of employees, or customers visiting our offices. We do not require very much when it comes to parking or vehicle storage on the property. We are the ideal fit if the goal for this property is to eliminate vehicles and traffic.
4. *The variance requested is the minimum variance necessary to allow reasonable use of the property.*
  - a. Waiver of the required parking and traffic study is minor and reasonable because it was successfully waived at our previous property for the same reasons. Traffic and vehicle storage is not an issue for our business therefore a study would be a waste of resources.