

## PROJECT DESCRIPTION

Property:	221 West Rand Road, Arlington Heights, Illinois 60004
Owner:	Bitco Holdings, LLC – W. Rand Rd., an Illinois series limited liability company
Tenants:	The Goodyear Tire & Rubber Company (Just Tires) (proposed Lot 2)  Brex, Inc. (CarX) (proposed Lot 1)
Relief Requested	The subdivision of the Property into two (2) lots as depicted in the Plat of Subdivision (Lot 1 and Lot 2) submitted with the Application to which this Project Description is attached, and such variations, if any, as may be required to complete the subdivision, if any.

The Property, which includes approximately 45,085 square feet, is owned by Bitco Holdings, LLC – W. Rand Rd., an Illinois series limited liability company, and is leased to the Tenants for retail use, with the following average hours of operation and average number of employees:

The Goodyear Tire & Rubber Company (Just Tires)

Average hours of operation: Ten (10) hours per day [nine (9) on Sunday]

Average number of employees: five (5) employees

Brex, Inc. (CarX)

Average hours of operation: Nine (9) hours per day [closed on Sunday]

Average number of employees: two (2) employees and one (1) manager

The Owner proposes to subdivide the Property into two (2) Lots as depicted in the Plat of Subdivision (Lot 1 and Lot 2) submitted with the Application to which this Project Description is attached. The existing parking meets all zoning requirements and the divided Property shall continue to meet all parking [with six (6) dedicated spaces to the southeast on Lot 1] and access (pursuant to a blanket unplotted easement) requirements pursuant to a Declaration of Reciprocal Easements to be recorded immediately after the recording of the Plat of Subdivision. Compliance with zoning requirements by newly created Lots 1 and 2 shall be unaffected by the subdivision.

The following are the proposed site changes:

1. The dedication for the use of Lot 2 of the six (6) spaces to the southeast on Lot 1 as depicted in the Exhibit .
2. The addition of the parking spaces to the rear of Lot 2 (P1, P2, P3, and P4) as depicted in the Exhibit submitted with the Application to which this Project Description is attached.

3. The addition of the landscape island on Lot 2 to the north of P4 as depicted in the Exhibit submitted with the Application to which this Project Description is attached.
4. The relocation of the retaining wall/pavement on Lot 2 to allow the addition P1 as depicted in the Exhibit submitted with the Application to which this Project Description is attached.

Owner notes the following with respect to the landscape island and the related variation approval:

- ☐ The proposed use of the Property after its subdivision, which will remain unchanged, will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- ☐ The plight of Owner is due to unique circumstances and the subdivision is required to complete the sale of the Property as discussed below.
- ☐ The proposed variation is in harmony with the spirit and intent of Chapter 28 (Zoning) and Chapter 29 (Subdivision) of the Municipal Code.
- ☐ The proposed variation is the minimum variation necessary to allow reasonable use of the property.

The proposed Lot 2 is under contract for sale to Michael Lehrman with the closing anticipated to be within ten (10) days of the approval of the subdivision.

The purpose of the subdivision is to facilitate the sale of the proposed Lot 2 to Mr. Lehrman. The use of the Property after the subdivision and the sale of proposed Lot 2 shall remain retail and the Property shall continue to be productive and an asset to the community.