



MICHAEL D. FIRSEL
MICHAEL E. ROSS
CHRISTINE S. BOLGER
KAREN JERWOOD
JESSICA T. COOPER

2801 LAKESIDE DRIVE, SUITE 207
BANNOCKBURN, IL 60015

O 847-582-9900
F 847-582-9933

www.firsellross.com

February 26, 2021

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

Re: Arlington 425 / CCH LLC - Special Use for a parking garage in B-5 Zoning District

SPECIAL USE CRITERIA

1. *That said special use is deemed necessary for the public convenience at this location.*

Correct. Providing parking for this development is required by Village Code and is essential for the proposed residents, guests, invitees and other utilizing this property. As such, the limited size of the property requires either an above-ground parking garage, below-ground parking garage, or a combination of the two. The proposed plan includes a combination of both, while satisfying the requirements of the Village Code as to required parking, and providing a logical and most convenient experience for the occupants of this development.

2. *That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, moral or general welfare of persons residing or working in the vicinity.*

Petitioner cannot identify any circumstance or condition relating to the proposed special use that would be detrimental to the health, safety, moral or general welfare of persons residing or working in the vicinity.

3. *That the proposed use will comply with the regulations and conditions specified in this ordinance for such, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.*

Petitioner is seeking the passage of an ordinance approving the amended PUD Ordinance 19-019, which will continue to comply with the regulations and conditions specified in the applicable zoning ordinance, with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.



Mr. Terrence Ennes and Members of
the Plan Commission of the
Village of Arlington Heights
February 26, 2021
Page 2

We look forward to presenting this matter before you for review and approval.

Sincerely,

Michael D. Firsell