

Sam Hubbard, Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S Arlington Heights, IL 60004
December 21, 2021

**RE: Southpoint Shopping Center – Chipotle Outlot Development
600 E. Rand Rd
Arlington Heights, IL 60004
Soos Project Number: 21-047 MJ
Variation Criteria for one Shade Tree**

Dear Sam,

The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.

The proposed outdoor seating area in lieu of the shade tree will not alter the character of the locality and will be compatible with existing uses and zoning (B-3 General Services, Wholesale & Motor Vehicle District) of nearby property. The tenant will provide a decorative fence that will define the seating area. Outdoor furniture & umbrellas will further enhance the patio area.

The plight of the owner is due to circumstances, which may include the length of time the subject property has been vacant as zoned.

The proposed outdoor seating location accommodates the vehicular circulation of the site and provides patrons with easy access from the main entry doors.

The proposed variation is in harmony with the spirit and intent of this Chapter.

The proposed outdoor seating area's relationship to the main doors will allow patrons to efficiently access outdoor seating and the restaurant's facilities. The tenant's unique mobile order pickup operation accommodates an area dedicated to outdoor seating.

The variance requested is the minimum variance necessary to allow reasonable use of the property.

The proposed one tree variance is the minimum variance necessary that allows reasonable use of the property. Additionally, landscape upgrades are being provided throughout the outlot development as well as the parking field to the south, etc.

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