



SD&S PROPERTIES, INC.



June 13, 2022

Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

RE: 2300 E. Rand Road, Unit A – Brandenberry Shopping Center

To Whom it May Concern,

As the landlords for 2300 – 2336 E. Rand Road in Arlington Heights, IL, Two Brothers and A Friend, Inc., La Zingara Restaurant, has been our tenant for many years. They are a casual Italian restaurant serving the Arlington Heights, and surrounding communities, with both excellent food and service. During the challenging Covid pandemic, they asked us to provide them with a small room to host private smaller parties. We hired an architect and decided to utilize approximately 900 square feet from the tenant next door, Berman's Big and Tall, who was struggling financially and has since passed away. That unit is now vacant.

To help both tenants at the time, we applied for a permit which was granted. Then the construction started at a great deal of time and expense, including separating the electrical and heating and air conditioning systems. During construction, we passed all the Village of Arlington Heights inspections, including obtaining final approval to then find out that special use was needed, and it was an oversight by the Village.

We hope we can go through this process as quickly as possible. As shown in the enclosed package, the parking at this center is not an issue at all. In fact, our hope is to see more cars parked, and more activity at this center.

Thank you for your help and understanding.

Sam Mokhtarian

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