

Below you will find all written responses to Land Use Variation Criteria:

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

The proposed use of the property for self-storage is within the M-2 Zoning District, and the variation requested is due to the site being located on Golf Rd.

All properties adjacent to the site to the West and South are part of the M-2 Zoning District. These properties have uses identified as office/flex space. The proposed use is consistent with the adjacent M-2 Zoning and will therefore not alter the essential character of the area, while remaining compatible with and supportive of existing uses.

The property to the East is a PUD, however the underlying zoning is B-2. A self-storage use on this parcel will likely benefit these commercial uses to the East. The designs of high-quality storage facilities are similar to high quality flex-industrial buildings; however, they also are utilized by individual consumers and small businesses. Finally, the proposed facility will incorporate merchandise sales, and the management office within the proposed plan is considered a retail use.

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.

The site has been partially vacant and underutilized since at least September 2021. The retail and warehouse spaces are the only occupied facilities, as tenants have transitioned into alternative spaces. The use of the site as a veterinary practice is considered nonconforming as indicated by Village staff. The Animal Feeds & Needs space is currently vacant with minimal leasing prospects.

Due to the irregular configuration of the site, and the current zoning, redevelopment of the site is challenging for typical commercial uses. Ingress / Egress, semi-truck circulation, parking, and loading make this site difficult to redevelop for an industrial use. Self-storage is a use that does not require substantial parking and is typically accessed by smaller vehicles rather than semi-trucks and is suitable despite the irregular site configuration.

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

The buildings on the property are considered obsolete. The variance requested for the proposed development will foster new economic growth and development for the community. This use will bring new energy to the underutilized property and will benefit both residents and businesses of Arlington Heights, and the immediate trade area. Self-storage is intended to convenience a moving population and retail core of a village.

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

Without the variance approval, this site will be challenging to redevelop for an alternative use. There is minimal frontage (114 ft) along Golf Rd. relative to the size of the lot, with the bulk of the developable square footage being at the back of the property, with limited visibility and access off of Golf Rd. Further the perimeter of the lot is irregular in shape. These configuration attributes negatively impact the viability of commercial use of the property. However, the storage use is not negatively impacted by the irregular configuration and small frontage dimension. The variance requested is the only zoning departure required to enable redevelopment of the site



1 Walker Ave. Suite 300
Clarendon Hills, IL 60514
Phone: (630) 325-5878

- A. The subject property is currently designated as "Commercial" on the Village's Comprehensive Plan. Please outline how the proposed self-storage facility is compatible with this designation.

In 2015, the village of Arlington Heights formalized a comprehensive plan for new development. This area (Corridor C) is considered the "gateway into the Village of Arlington Heights" within the comprehensive plan. Additionally, the site has been identified for a "commercial" use within the comprehensive plan. We are confident that self-storage, although considered quasi-commercial, is viable use for this site. With less than 120 ft of frontage on Golf Rd. on a 2.47 AC lot, much of the site would be unusable for typical retail/commercial use. Self-storage is a use which will maximize usability of the irregular parcel.