



August 31, 2023

Mr. Sam Hubbard
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, Illinois 60005

**Re: Proposed Subdivision and Townhome Development
315 W. Rand Road & 2201 N. Chestnut Avenue
Project Narrative**

Arlington Performance center is an existing “Minor Auto Repair” business in Arlington Heights for the past 67 years. APC is located at 315 W. Rand Road, at the southeast corner of Rand and Chestnut. The automobile repair business is a typical one-story maintenance facility. Chris Plummer is the owner of the business and the building, as well as owning the property directly adjacent to the south on Chestnut. This residential property exists with a single-family home that is used for rental income. Currently, the property is divided into two parcels that do not conform to the existing building uses or layouts. See the existing plat of survey.

The petitioner is requesting two basic actions in order to properly classify the property with the appropriate buildings. First, re-subdiving the land so that new property lines can logically separate the business use from the residential. Second is to request approval for a new 5-unit rowhome development on the residential portion of the property.

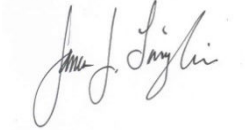
The petitioner has worked closely with staff in order to identify and propose certain aesthetic modifications to what will become the new commercial/business portion of the property. For example, removing excessive asphalt and adding new landscaping, as well as relocating and enclosing the dumpster. No additional structure is being added to the automobile repair building. The main change for this component of the project is to rotate and redefine the property boundary, which will separate the B-2 zoning district (Lot 1) from the R-6 zoning district (Lot 2).

The residential portion (Lot 2) consists of (5) 3-story raised entry rowhome units in a single building. Each unit is approximately 20’ wide x 45’ deep (30’ wide x 42’ deep at the end units), for units ranging from 2,295 sq. ft. to 2,797 sq. ft. each. All units will be 3-bedroom with (2) full and (2) half baths, and will include a 2-car attached garage. (5) guest parking stalls will be provided.

Regarding the automobile repair business operation, no change in scope or service is being requested. Typical employee staff will remain at approximately 9 employees. Hours of operation will remain as-is, which are M-F 8am - 6pm, and Saturdays 9am - noon.

We anticipate the timeline for this project to begin immediately upon approval from the Village. Site work for Lot 1 and new construction for Lot 2 would commence upon building permit approvals.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "James J. Tinaglia". The signature is written in a cursive style with a large initial "J".

James J. Tinaglia
President
Tinaglia Architects, Inc.