

T I N A G L I A

A R C H I T E C T S

March 5, 2024

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
Written Justification for Special Use & Variations**

Special Use Permit:

Arlington Performance Center has operated as a Minor Auto Repair business for many years, and the business model will remain exactly the same. The only major modifications to the site will be to reconfigure the properties to properly align with the proposed uses.

Variations:

For all setback variations:

The most current drawings, submitted herein, have minimized the setback variation requests, even further than what was submitted to the CPRC. We believe that these setback requests are necessary and are in harmony with the spirit of the surrounding neighborhood, and will not alter the essential character of the neighborhood and nearby properties. In fact, the proposal will definitely improve many aspects of the existing conditions for the entire property, both commercial and residential.

The entire existing property is an unusual shape, and currently subdivided and zoned inappropriately for the existing uses. As we outline in our Project Narrative, the re-subdivision request is necessary to redefine property lines in a more appropriate zoning manner. The resulting property re-subdivision/reallocation does not change the fact that the entire existing parcel is not a typical rectangular shape. The consequence of the unique character, quality and shape of the two parcels make it difficult or impossible to follow typical front, side and rear yard setback requirements. We have designed a project that is most suitable for the shape of the site and conforms comfortably with the surrounding neighborhood conditions.

Site Lighting / Photometric Plan:

Since on-site lighting for the commercial property will remain as existing, and no cut sheets are available, we request relief from the requirement to submit a photometric plan for the site.

Traffic / Parking:

We will work with staff to provide all existing parking and traffic analysis for the commercial property. The residential property will be a simple 5-unit residential project, with (2) interior stalls per unit, plus (5) guest parking stalls.

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Drive Aisle:

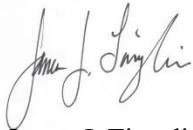
We are requesting to reduce the private two-way drive aisle that only (5) residential units will share. We believe that the reduction from 24' to 22' is reasonable, since it is not a public parking lot which requires 24'. This reduction, if allowed, will not result in any negative consequences and will increase the green space remaining on the parcel.

Landscape Islands:

Landscape islands along with many permeable improvements have been added to the commercial business site. The petitioner agrees to additional islands at the end of the parking rows, and we have removed the asphalt along the parkway adjacent to Rand Road as requested by the Village.

Thank you for your attention to this submittal. Feel free to contact my office with any questions.

Sincerely,



James J. Tinaglia
President
Tinaglia Architects, Inc.