

Arlington Heights Ford Project Narrative

3456 N. Ridge Ave, Arlington Heights, IL 60004

TG N. Ridge, LLC (“Owner”) and Arlington Heights Ford (“Ford”), which plans to operate out of the Building are requesting a land use variance for the building located at 3456 N. Ridge Ave (the “Building”). The Building is currently zoned M-1 which does not permit auto repair uses. Auto repair is generally compatible with manufacturing and warehouses uses would be compatible with surrounding land uses. Petitioner recently was approved to become a “Ford Pro” dealer due to their recent success with commercial service and sales. A Ford Pro dealer is in the business of commercial vehicle repair and maintenance such as Amazon trucks and Pace buses. This will drive a substantial amount of commercial traffic to the Building for parts and service as Ford will be one of the only Ford Pro dealers in the State. Which, in turn, will drive more traffic and business through Arlington Heights.

Upon total completion of the project, Ford would add approximately 29 commercial service bays in the building. Part of the additions and remodeling will include a customer lobby as well as a storage area for parts that we will be selling. Ideally, Owner and Ford would like to have Phase I of this project completed no later than April of 2024 and Phase II completed by the end of 2024 quarter three. Phase I includes adding 14 service bays in Unit 1 and Phase II includes combining Units 100 and 200 and adding an additional 15 services bays.

Upon completion of the project, the general hours of operation will be 7:30AM to 6:00PM Monday through Friday. The repair operations will include (i) fixing and replacing transmissions and engines on commercial vehicles, (ii) oil changes, (iii) and all other services on commercial vehicles except for exhaust services. The only services we do not offer are exhaust services. The total number of vehicles that would be repaired on any given day is estimated to be ten to twenty depending on how long each service takes and the services required. There will be no storage of the vehicles at the Building related to the Ford dealership adjacent to the Building. Vehicles awaiting repairs would be stored on the back lot of the Ford dealership adjacent to the Building located at 801 W. Dundee Road or on an auxiliary lot located at 580 W. University Drive.

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 property to the north is already zoned B-3 and the proposed use is analogous. The other surrounding properties are zoned M-1 and the repair of commercial vehicles is aligned with the essential character of these uses. The plight of the owner is due to unique circumstances. Owner and Ford have been presented with the unique opportunity that other Ford dealerships were not presented. The proposed variation is in harmony with the spirit and intent of the village code. The variance requested is also the minimum variance necessary to allow for the proposed use.

There are currently four separate units in the Building which all have different occupants currently. Upon expiration of the various leases, it is Ford’s intention to operate the commercial vehicle repair business out of Units 100 and 200. Below is a description of the current use of each unit and the planned used once the project is completed.

Current Use:

Unit 100: Ford allows a third-party detailing company to provide car detailing services out of unit 100. There is no written lease. There are 3 to 5 employees on site. The lease is month-to-month. Unit 100 is approximately 25,000 square feet.

Unit 200: Unified Solution Corp. currently operates out of this unit and refurbishes electronics and sells wholesale electronics to vendors. There are 30-35 employees on site. The lease expires on May 31, 2023. Unit 200 is approximately 30,000 square feet.

Unit 300: T3L USA, Inc. currently operates out of this unit and manufactures and distributes polypropylene sleeve holders for the gaming card industry. The total number of employees is 23 with 3 shifts. First shift employs 6 office workers, 2 warehouse workers, 5 machine operators, and 1 maintenance employee. Second shift employs 5 machine operators. Third shift employs 4 machine operators. The lease expires on April 30, 2027. Unit 300 is approximately 25,000 square feet.

Unit 400: Digital Mobile Innovations, LLC currently operates out of this unit and provides provision and deploys mobile equipment, laptops and peripherals and other IT equipment for small, medium & enterprise clients globally. The tenant also stores and manages spare stock equipment and accessories on behalf of their clients. Tenant manages the full life cycle of all equipment from receiving, deployment, break-fix to end of life recycling/destruction on behalf of their customer base. The total number of employees on site is 30-35. The term of the lease expires in January 2026. Unit 400 is approximately 20,000 square feet.

Use After Phase I and Phase II of Ford's plan:

Unit 100 and 200 (Units would be combined and made into one): Owner would combine these units to allow for Ford to provide its commercial vehicle repair and maintenance services. Ford eventually plans to have 29 service bays (Phase 1 will have 14 service bays; Phase II to have 15 service bays). Ford would like to begin the Phase II work in 2024 quarter three. Combining Unit 100 and 200 would result in one unit with approximately 55,000 square feet.

Unit 300: Same use as current for foreseeable future.

Unit 400: Same use as current for foreseeable future.