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March 6, 2015

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**PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT**

Village of Arlington Heights  
Department of Planning and  
Community Development  
33 Arlington Heights Road  
Arlington Heights, IL 60005

Attn: Mr. Bill Enright, Deputy Director,  
Planning and Community Development

Re: Northwest Metalcraft PUD

Dear Mr. Enright:

In connection with the above captioned matter, please be advised that we represent the owner of the property DMDS, LLC and its tenant Northwest Metalcraft, Inc., in regard to their PUD amendment petition.

As required by local ordinance, the Petitioner must provide written justification for any zoning variation requested, specifically:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and
2. The plight of the owner is due to unique circumstances; and
3. The variation, if granted, will not alter the essential character of the locality.

It is our opinion that all of the variations requested, both as to the site and landscape related issues and the building structure issues are interrelated and relate to our client's desire to acquiesce to the neighborhood's request to remove the old objectionable structures which are currently used for storage. The Plan provides for razing five existing structures and replacing with one, detached storage building and demonstration area. As part of the project, the parking area is being completely redone and vastly increasing the green spaces as required by code.

In regards to Criteria Number 1, the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the B-2 district because it will lose most if

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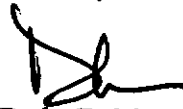
not all of its existing storage. As it is, by reaching a compromise with the Village in requesting the variances, storage will be reduced from a 4307 square-foot footprint to a 1680 square-foot footprint.

As for Criteria Number 2, our client's plight is unique in that the site is already developed with a mix of a newer commercial building structure and frame storage structures (old farm house and sheds) which pre-date the commercial retail space by at least fifty years. Furthermore, current code would not permit an accessory storage building greater than 300 square feet.

As for Criteria Number 3, the essential character of the locality will not be altered due to the fact that the property is already zoned commercial, the Village Comprehensive Plan contemplates continued commercial use and the current permitted use under the PUD will be maintained without expansion of the business enterprise. The character of the locality will actually be enhanced due to the upgraded parking facilities incorporating more green space and vegetation as required by current code. Moreover, the building elevation of the new structure, along with the vastly reduced footprint of the storage facility will greatly improve the value of surrounding properties.

Based on the foregoing, we respectfully submit for your consideration the proposed project and suggest that a finding be made that it meets the zoning variation requirement justifications necessary for approval.

Sincerely



Drake D. Mertes

cc: Mr. Dan Mayer  
James Tinaglia