



Your body shop alternative

Carnica Inc. 1575 East Oakton Street Des Plaines, IL 60018

May 12, 2016

Arlington Heights Planning Commission
33 S. Arlington Heights Rd.
Arlington Heights, IL 60005

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

To Whom It May Concern,

This letter is to justify a Land Use Variation, and if necessary, a Parking Variation for the property located at 208 W. University Drive. Our business is cosmetic touch-up of automobiles and we currently have 14 locations in Chicago and the surrounding suburbs. We have earned an excellent reputation with our customers and the villages we reside in. Our customers are auto dealers and fleets, not retail. We would not put signage on the building.

208 W. University is ideally located to our customers, has been vacant for 24 months and would be ideal for our company. Our use would be noninvasive to neighboring properties. Continuum Properties (the owner of the property) has informed us that finding a long term tenant has been difficult. We would like a long term relationship with Arlington Heights.

The building consist of 2 other tenants, Graphic Alliance at 216 W. University and Vanities Inc. at 210 W. University. Both have 5 peak employees and are in support of our applied use. There is one parking lot connected to the building that has been recently re-striped and has 29 parking spaces. We would have 3 peak employees, utilizing 2 work vehicles. Employee vehicles will not be present. Dealership vehicles would be kept inside the building except when waiting for transport back to the dealer. Our maximum needs for parking would be 6 spaces. We would not have retail customers.

Thank you for considering our application. Please contact me if I can answer any more questions.

Regards,

A handwritten signature in black ink, appearing to read "J. Hiselman", is written over a light blue horizontal line.

Jason Hiselman
Carnica Inc.
847-417-6300