

July 25, 2016

Sam Hubbard
Village of Arlington Heights
Department of Planning and Community Development
33 South Arlington Heights Road
Arlington Heights, Illinois 60005-1499

Re: Land Usage Variation - 110 E Central Rd, Arlington Heights, IL

Dear Mr. Hubbard,

This letter is in response to your letter of June 8, 2016 and the comments sent to you from the various departments in Arlington Heights in preparation for Planning Commission hearing scheduled for August 10, 2016.

The following have been completed:

- Letter of Notification of the Public Hearing were sent on Friday July 22, 2016 with 250 feet from said property. The letter and property tax ID numbers were reviewed and approved by you. Please see attachment for the affidavit and copy of the letter sent to neighbors.
- The Public Hearing Notice sign was posted on Friday July 22, 2016. The sign was reviewed by you also and wording approved. Copy of the photo will be attached as well.

Building Department:

1. No comment needed
2. This is a three tenant building and the business intends to use just the 110 E Central portion.
3. Two floor plans were provided – one was for the entire building and the other shows the breakdown of each unit.
4. The square footage for the tenant space is 2,700 and accounts for 30% occupancy – the rest of the building is vacant.
5. The restrooms shown are existing
6. The Taekwondo studio has its own water cooler for students to use.
7. The entire property has 2 handicap parking spaces and 26 regular.

Public Works Department:

Believe plumbing is all up to code – the building owner is currently out of the county when he returns I will verify.

Engineering Department:

No comments

Fire Department:

The fire department has inspected the building on 4/26/16 and found no exceptions – we have attached the fire inspection report thus we will assume comments may not be relevant since we had passed an onsite inspection.

Police Department:

- We will review and monitor the exterior lighting situation and add lights as needed for safety
- The emergency information/contact card was filed out today and will be mailed to the Arlington Heights Police Department.
- Comment on landscaping contradicts the Planning and Community Development Department. The police want less and more open but the other department wants to hide the parking lot from plain site.

Health Services Department:

No comments

Planning and Community Development Department:

- The required Ownership Affidavit and been signed and notarized and will be attached.
- Written Justification:
 - The property in questions has been vacant since the 90's – we were able to rent it to a flower shop for a short period in early 2000 was the business did not do well. Since then we have had no luck with any other prospective tenant. As the village is aware that YMA Taekwondo is already operating at this location and doing well due to the additional square footage in comparison to their previous location. The ingress/egress issue with this property does not affect YMA because she is an established business with an established customer base.
 - Since the property has been vacant for so long this has cause significant financial hardship on the owner. He continues to appeal the property taxes every year due to the property being vacant. He had to replace both heating and air conditioning units due to age. The rent will allow the building owner to beautify the building and parking lot. He is also hoping with the greater foot traffic coming to the studio this will possible assist him in renting the remaining portion of the building.
 - This variation will not cause any altering of the essential character of this location.
- Japan Auto service has established the connection between the two properties so a reciprocal is kind of already been established. The property on Central clearly benefits from this connection. The only exit from the property on Central in a right hand turn out into Central and Japan Auto Service has a driveway that also gives them the ability to turn right onto Central.
- The parking lot count has already been sent to you.
- We have 2 Handicap parking spaces and 26 regular spots.

- We will review the landscaping requirements in fall to see if we should add any shrubs – it does contradict with the Police Department. If we planted anything know it would have less of a chance surviving because of the heat.

Please review and let me know if you need anything further.

Thanks,
Eva J Skordilis