

June 4, 2018

VIA PERSONAL DELIVERY

Mr. Sam Hubbard
Development Planner
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RECEIVED

JUN 07 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Re: PROJECT DESCRIPTION / WRITTEN JUSTIFICATION
3435 N. Kennicott Avenue, Arlington Heights, IL

Dear Mr. Hubbard:

Napleton Arlington Heights CJD a/k/a Napleton Automotive Group ("Napleton") is applying for a Land Use Variation to allow a motor vehicle sales parking lot not contiguous to an automobile sales room, within the M-1 Zoning District.

Napleton is leasing parking space from Arlington Heights Entertainment LLC in the parking lot of Arlington Lanes located at 3435 North Kennicott Avenue in Arlington Heights (the "Subject Property"). Napleton's Chrysler/Jeep/Dodge dealership is located approximately 400 feet west of the Subject Property.

Arlington Lanes has a large parking lot which allows for much more parking than its use needs. In order to utilize the unused parking spaces, Arlington lanes entered into a License Agreement with Napleton on June 15, 2015, allowing Napleton to use space on the western most side of the parking lot. A Parking Study has been provided highlighting that Napleton's use of its space does not and will not cause an overflow in parking at the lot.

- 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.

- Petitioner Response: The leased parking spaces would otherwise be unused and of little to no value to Arlington Lanes.

- The plight of the owner is due to unique circumstances.

- Petitioner Response: Arlington Lanes has a large parking lot which allows for much more parking than its use needs. In order to utilize the unused parking spaces, Arlington lanes entered into a License Agreement with Napleton on June 15, 2015, allowing Napleton to use parking space on the western most side of the parking lot. Furthermore, from lessee's standpoint, due to increases in sales, Napleton needs additional space outside of its dealership property on which to store overflow inventory.

- The variation, if granted, will not alter the essential character of the locality
 - Petitioner Response: This use does not and will not alter the essential character of the locality. As per the site plan provided, Napleton will be repairing the area which it will be using by fixing curbs and adding landscaping.

Very truly yours,



Ryan Ponton
Assistant General Counsel

Enclosure

cc: Richard P. Brandstatter, Director of Real Estate