



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

Re: REQUEST FOR ZONING VARIATION
3435 N. Kennicott Avenue, Arlington Heights, IL

Dear Mr. Hubbard:

This letter is for the purpose of describing the circumstances of our request for a zoning variation to park inventory cars for our dealership located at 1155 W Dundee on the bowling alley property across the street. The primary factor for this need is our growth in sales. While that is good news for all concerned it does cause a space (parking) shortage for the Dealership.

During calendar year 2015 we sold 1,980 vehicles, in 2016 we sold 3,175 vehicles and in 2017 we sold 3,622 vehicles. This increase in sales was accompanied by a similar increase in our service business. In addition, the increased volume was accompanied by an increase in employment. Sales have continued to improve and we anticipate that they will continue to in 2018 and beyond. All of this means that the Dealership requires more parking. While we would certainly prefer to keep all of the parking on our site and under our control, we simply do not have enough room. We have arranged to lease additional parking from the bowling alley across Kennicott from our location.

I have attached a Google Earth map indicating the locations of the parking which we wish to use. The cars parked in this location will be inventory cars, therefore they can be parked closer to one another than in a commercial parking lot. The number of cars that can be parked in this location is between 80 – 100 cars and we plan on parking a maximum of 100 cars there. If we are unable to park in the bowling alley, we will need assistance to find another nearby location for parking or our sales will be stunted. Napleton has made efforts to find alternative space by: (i) looking to purchase industrial buildings in the area to use the interior or exterior for parking, (ii) pursuing retail locations on Dundee and (iii) purchasing empty dining locations in hopes of finding additional parking space as well as (iv) engaging owners south of Shure Drive in the hopes of leasing or buying extra parking space.

We appreciate all of the help and cooperation we receive from Arlington Heights and look forward to our ongoing growing success.

Very truly yours,

A blue ink signature of Ryan Ponton, written in a cursive style.

Ryan Ponton
Assistant General Counsel

Enclosure

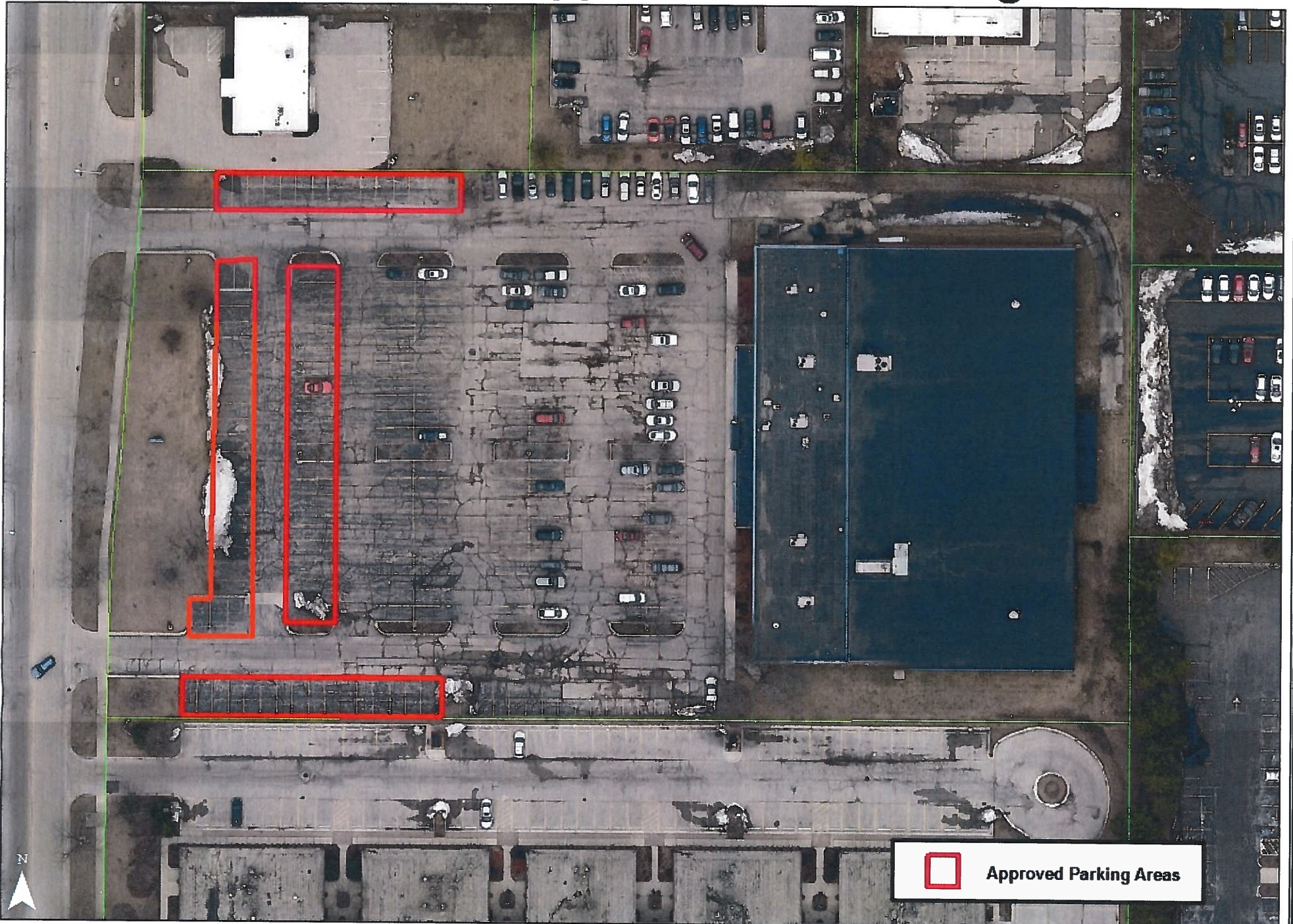
cc: Richard P. Brandstatter, Director of Real Estate

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PLANNING & COMMUNITY
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Exhibit I - Napleton Approved Auto Storage Areas



Approved Parking Areas