

# Memorandum

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PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT



TO: Mr. Ron Kirsininkas  
Napleton Auto Group

FROM: Stephen B. Corcoran, P.E., PTOE  
Director of Traffic Engineering

DATE: July 14, 2017

RE: Arlington Lanes Parking Study  
Arlington Heights, Illinois

Eriksson Engineering Associates, Ltd. (EEA) was retained by the Napleton Auto Group to conduct a parking study for the storage of vehicles by its Chrysler, Dodge, Jeep, RAM dealership at the Arlington Lanes bowling alley parking lot in Arlington Heights, Illinois.

Arlington Lanes is located at 3435 N. Kennicott Avenue and has 40 bowling lanes, a restaurant, and a game room with 230 striped parking spaces. The Napleton Chrysler, Dodge, Jeep, RAM dealership is at 1155 W Dundee Road which is across Kennicott Avenue to the west. The dealership proposes to lease 75 parking spaces from Arlington Lanes for the storage of vehicles to support its increasing sales.

## Zoning Requirements

The parking requirements were calculated for the bowling alley based on the Village of Arlington Heights' Zoning Code (see Table 1). The total required parking is 166 spaces for Arlington Lanes. Please note that the zoning code requirements do not account for the shared use of the restaurant or arcade by the existing bowling alley patrons which would lower its overall parking demand.

Table 1  
Zoning Code Parking Requirements

Use	Size	Zoning Code Requirement	Required Parking
Bowling Alley	40 Lanes	Three parking spaces per lane	120
Restaurant	1,412 sq. ft. (seating area)	One parking space per 45 square feet of seating area.	31
Arcade	4,463 sq. ft.	One space per 300 square feet	15
Total Spaces Required			166

The parking lot is currently striped with 230 parking spaces including two accessible spaces. Accessibility codes require seven accessible spaces for a lot of this size. Restriping the lot will result in the loss of five standard parking spaces. With this change, there would be 225 total parking including seven accessible spaces on-site. The site currently exceeds the zoning requirement for the building. With the rental of 75 parking spaces to the auto dealership, 150 spaces would remain available for the bowling alley's patrons which is 16 spaces short of the code requirement (-10%). A parking variation of 16 spaces is required and requested.

## Parking Surveys

Parking counts were conducted at Arlington Lanes from noon to midnight on two Fridays (June 16<sup>th</sup> and 23<sup>rd</sup>) and two Saturdays (June 17<sup>th</sup> and 24<sup>th</sup>) to determine the existing parking demand throughout the day (See Table 2). These counts did not include the vehicles currently stored at Arlington Lanes by Napleton Auto Group.

The surveys showed that the Friday peak demand at Arlington Lanes occurred at 9:00 PM with 59 vehicles parked. Saturday's peak demand was early afternoon at 1:00 PM with 125 parked vehicles.

When these surveys were conducted, the following special events occurred:

- Friday – June 16<sup>th</sup>
  - 10:00 AM – (2) short KinderCare buses (30 kids)
  - 5:30-8:00 PM – 6 Lanes Bowling (24-30 people)
  - 7:00 PM – 16 Pool League Tournament (25 people)
  - Rest of Night – General Open Bowling
- Saturday – June 17<sup>th</sup>
  - 9:00 AM to Midnight – Pool League Tournament (75 – 100 people)
  - 6:00 To 9:30 PM – 40 + Person Banquet
  - Rest of Night – General Open Bowling
- Friday – June 23<sup>rd</sup>
  - General Open Bowling All Day And All Night
  - 7:00 PM – 16 Pool League Tournament (25 people)
- Saturday – June 24<sup>th</sup>
  - 10:00 AM to 10:00 PM – Midrange Pool League Tournament (60-75 people)
  - Rest of Night – General Open Bowling

**Table 2**  
**Arlington Lanes Parking Survey Results <sup>(1)</sup>**

Time	Friday 6/16/17	Friday 6/23/17	Saturday 6/17/17	Saturday 6/23/17
Noon	14	15	122	56
1:00 PM	20	17	<b>125</b>	<b>79</b>
2:00 PM	21	19	<b>125</b>	78
3:00 PM	25	22	117	73
4:00 PM	24	16	107	58
5:00 PM	18	17	100	42
6:00 PM	21	15	111	36
7:00 PM	37	29	83	26
8:00 PM	42	41	71	29
9:00 PM	<b>59</b>	<b>46</b>	46	31
10:00 PM	50	42	41	28
11:00 PM	39	42	22	22
Midnight	25	40	11	13

(1) Survey of Parked Vehicles – Does not include stored Napleton vehicles

### Summary

The proposed storage of vehicles by the Napleton Automotive Group using 75 striped parking spaces at Arlington Lanes will requires a small variation parking variation of 16 spaces or a 10% reduction (166 required versus 150 remaining spaces) for the bowling alley. Parking surveys at the bowling alley had a peak usage of 125 vehicles which is less than the remaining available spaces.

The existing parking lot's 230 striped spaces will be restriped to provide seven accessible spaces resulting in a new total of 225 spaces.