



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Sam Hubbard, Development Planner, Planning and Community Development

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Subject: Napleton/Arlington Lanes Parking Lot – Land Use Variation for an Auto Sales Lot, Parking Variation

PC#: 18-014– Round 1

Date: June 22, 2018

Sam...

I have no objection to the variance.



**Village of Arlington Heights, IL
Department of Building & Life Safety**

Fire Safety Division

Date: 6/12/2018

P.C. Number: 18-014

Project Name: Napleton/Arlington Lanes Parking Lot

Project Location: 3435 N Kennicott

Planning Department Contact: Sam Hubbard, Planning and Community Development

General Comments:

The information provided is conceptual only and subject to a formal plan review.


1. No comments at this time.

Date 06-12-18

Reviewed By:

Fire Safety Supervisor

Memorandum

To: Sam Hubbard, Planning and Community Development
From: Cris Papierniak, Assistant Director of Public Works 
Date: June 27, 2018
Subject: 3435 N Kennicott (Napleton/Arlington Lanes Parking Lot) PC #18-014

With regard to the proposed land use/parking variation, I have the following comments:

- 1) VAHPW has no utilities impacted by this use, therefore VAHPW has no comments related to this use.

If you have any questions, please feel free to contact me.

C. file

ENGINEERING DEPARTMENT

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PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. 18-014
 Petitioner: Napleton's Arlington Heights, CJD
One Oakbrook Terrace, Suite 600
Oakbrook Terrace, IL 60181
 Owner: RKDMB, LLC
3435 N. Kennicott Ave.
Arlington Heights, IL 60004
 Contact Person: Ryan Ponton, Esq.
 Address: 1 Oakbrook Terrace, Suite 600
Oakbrook Terrace, IL 60181
 Phone #: 630-455-2946
 Fax #: 630-321-1190
 E-Mail: ryan@napleton.com

P.I.N.# 03-07-200-046-0000
 Location: 3435 N. Kennicott Ave.
 Rezoning: Current: Proposed:
 Subdivision: Current: Proposed:
 # of Lots: Current: Proposed:
 PUD: For:
 Special Use: For:
 Land Use Variation: ✓ For: Auto Sales
parking lot not contiguous to an auto salesroom
 Land Use: Current:
Proposed:
 Site Gross Area: 165,000 square feet
 # of Units Total: 1BR: 2BR: 3BR: 4BR:

(Petitioner: Please do not write below this line.)

1. PUBLIC IMPROVEMENTS

REQUIRED: YES NO COMMENTS

a. Underground Utilities

Water NO

Sanitary Sewer

Storm Sewer NO

b. Surface Improvement

Pavement X NO SEE ATTACHED COMMENTS

Curb & Gutter YES NO PETITIONER IS REPAIRING CURB

Sidewalks NO

Street Lighting NO

c. Easements

Utility & Drainage NO

Access NO

2. PERMITS REQUIRED OTHER THAN VILLAGE:

a. MWRDGC

NO

b. IDOT

NO

c. ARMY CORP

NO

d. IEPA

NO

e. CCHD

NO

YES NO COMMENTS

3. R.O.W. DEDICATIONS?

YES

NO

COMMENTS

4. SITE PLAN ACCEPTABLE?

YES

NO

COMMENTS

5. PRELIMINARY PLAT ACCEPTABLE?

YES

NO

COMMENTS

6. TRAFFIC STUDY ACCEPTABLE?

YES

NO

COMMENTS

7. STORM WATER DETENTION REQUIRED?

YES

NO

COMMENTS

8. CONTRIBUTION ORDINANCE EXISTING?

YES

NO

COMMENTS

9. FLOOD PLAIN OR FLOODWAY EXISTING?

YES

NO

COMMENTS

10. WETLAND EXISTING?

YES

NO

COMMENTS

GENERAL COMMENTS ATTACHED

PLANS PREPARED BY:

DATE OF PLANS:

Michael J. Logan 6/21/18
 Director Date

PLAN COMMISSION PC#18-014
Napleton's Arlington Heights, CJD
3435 N Kennicott Ave (Arlington Lanes)
Round 1

The petitioner, Napleton's Arlington Heights, is requesting a land use variation to park vehicles in the western section of Arlington Lanes parking lot, which is not contiguous with to the auto showroom.

A parking study was completed by Eriksson Engineering Associates, LTD in June, 2017. Arlington Lanes currently has 230 striped parking spaces. The current zoning code requires 166 parking spaces, and accessibility code requires seven accessible spaces which would require restriping of the lot and a loss of 5 parking spaces. With leasing 75 of the parking spaces to Napleton, Arlington Lanes, 150 spaces would remain available for Arlington Lanes, 16 parking spaces short of the code requirement.

The petitioner has indicated on the proposed landscape plan that damaged sections of curb would be replaced, dead trees removed, and some new landscaping would be completed.

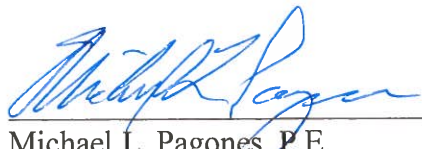
The Engineering Department has the following comments:

1. The Accessible parking spaces for Arlington Lanes should be brought into compliance and the accessible parking spaces restriped. The existing parking lot is in need of maintenance, as can be seen in the picture below. Any potholes or uneven areas in the vicinity of the accessible parking spaces should be repaired.



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DEVELOPMENT DEPARTMENT

2. Does the variation requested by Napleton also cover the shortage in spaces for Arlington Lanes identified in the parking study?
3. The landscape plan indicates that damaged sections of curb would be replaced. The pavement area adjacent to the new curb would also need to be repaired.

 6/21/18
Michael L. Pagones, P.E.
Interim Director of Engineering

ARLINGTON HEIGHTS POLICE DEPARTMENT

Community Services Bureau

DEPARTMENT PLAN REVIEW SUMMARY

Napleton / Arlington Lanes
3435 N. Kennicott Ave.
PC #18-014

Round 1 Review Comments

06/12/2018

1. Character of use:

The character of use should not be problematic.

2. Are lighting requirements adequate?

Lighting should meet Village of Arlington Heights code.

3. Present traffic problems?

Nothing further.

4. Traffic accidents at particular location?

This is not a problem area in relation to traffic accidents.

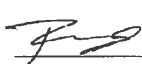
5. Traffic problems that may be created by the development.

Nothing further.


6. General comments:

-Please ensure that there is an emergency information/contact card on file with the Arlington Heights Police Department for BOTH Arlington Lanes and Napleton; and that it is up-to-date. The form is attached. Please complete and return. This allows police department personnel to contact an agent during emergency situations or for suspicious/criminal activity on the property during all hours.

- The addition of Trespass signage is recommended. Consider posting no trespassing / loitering/ no unauthorized use signage. The Arlington Heights Police Dept. has and utilizes trespass warning forms under qualifying circumstances when requested by property management.

 #272

Brandi Romag, Crime Prevention Officer
Community Services Bureau

 #557
Supervisor's Signature

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DEVELOPMENT DEPARTMENT**

Arlington Heights Police Department

Emergency Information Card

1. Fill in all information by tabbing to each field.
2. When completed, save the form and send as an attachment to: policemail@vah.com.

Arlington Heights Police Department
200 E. Sigwalt Street
Arlington Heights, IL 60005-1499
Phone: 847/368-5300

Completed forms may also be printed and submitted in the following manner:

By Mail: Arlington Heights Police Department
200 E. Sigwalt Street, Arlington Heights, IL. 60005
Attention: Police Administration

Print Form (To Mail)

By Fax: (847) 368-5970 - Attention: Police Administration

In Person: Dropped off at the Arlington Heights Police Department's front desk for forwarding to Police Administration.

Name (Firm or Residence)

Address/City

Telephone Number

Date Information Obtained

IN CASE OF EMERGENCY PLEASE CALL:

Contact #1

Name

Address/City

Telephone Number

Cell Number

Contact #2

Name

Address/City

Telephone Number

Cell Number

Alarm System

☐ No

☐ Yes

Phone number:

Alarm Company Name

HEALTH SERVICES DEPARTMENT

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PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

Petition #: P.C. <u>18-014</u>	P.I.N.# <u>03-07-200-046-0000</u>
Petitioner: <u>Napleton's Arlington Heights, CJD</u>	Location: <u>3435 N. Kennicott Ave.</u>
<u>One Oakbrook Terrace, Suite 600</u>	Rezoning: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>Oakbrook Terrace, IL 60181</u>	Subdivision: <u> </u>
Owner: <u>RKDMB, LLC</u>	# of Lots: <u> </u> Current: <u> </u> Proposed: <u> </u>
<u>3435 N. Kennicott Ave.</u>	PUD: <u> </u> For: <u> </u>
<u>Arlington Heights, IL 60004</u>	Special Use: <u> </u> For: <u> </u>
Contact Person: <u>Ryan Ponton, Esq</u>	Land Use Variation: <u>✓</u> For: <u>Auto Sales</u>
Address: <u>1 Oakbrook Terrace, Suite 600</u>	<u>parking lot not contiguous to an auto salesroom</u>
<u>Oakbrook Terrace, IL 60181</u>	Land Use: <u> </u> Current: <u> </u>
Phone #: <u>630-455-2946</u>	Proposed: <u> </u>
Fax #: <u>630-321-1190</u>	Site Gross Area: <u>165,000 square feet</u>
E-Mail: <u>ryan@napleton.com</u>	# of Units Total: <u> </u>
	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

(Petitioner: Please do not write below this line.)

1. GENERAL COMMENTS:

No comments from this Department

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DEVELOPMENT DEPARTMENT

Jeff Bohner JB 6/12/18
Environmental Health Officer Date

James McCalister AM 6/12/18
Director Date

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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PETITIONER'S APPLICATION - ARLINGTON HEIGHTS PLAN COMMISSION

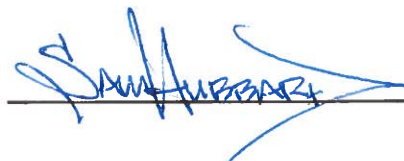
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	1BR: <u> </u> 2BR: <u> </u> 3BR: <u> </u> 4BR: <u> </u>

(Petitioner: Please do not write below this line.)

- | | YES | NO | |
|----|-------------------|-------------------|---|
| 1. | <u>X</u> | <u> </u> | COMPLIES WITH COMPREHENSIVE PLAN? |
| 2. | <u>X</u> | <u> </u> | COMPLIES WITH THOROUGHFARE PLAN? |
| 3. | <u>X</u> | <u> </u> | VARIATIONS NEEDED FROM ZONING REGULATIONS?
(See below.) |
| 4. | <u> </u> | <u>X</u> | VARIATIONS NEEDED FROM SUBDIVISION REGULATIONS?
(See below.) |
| 5. | <u> </u> | <u>X</u> | SUBDIVISION REQUIRED? |
| 6. | <u> </u> | <u>X</u> | SCHOOL/PARK DISTRICT CONTRIBUTIONS REQUIRED?
(See below.) |

Comments:

SEE ATTACHED COMMENTS

 6-21-18
Date



Planning & Community Development Dept. Review

June 20, 2018

REVIEW ROUND 1

Project: 3435 N. Kennicott Ave.
Arlington Lanes/Napleton Land Use Variation

Case Number: PC 18-014

7. The following approvals have been requested:
 - a. **Land Use Variation to allow a Motor Vehicle Sales lot that is not contiguous and adjoining a auto sales room, in the M-1 District**
 - b. **Variation to Chapter 28, Section 10.4-2, to reduce the required parking from 166 parking spaces to 150 parking spaces.**
8. Please ensure that all plans resubmitted as a result of the Round 1 Department review comments include a revision date.
9. Section 10.2-9 of the zoning code requires that all off-street parking spaces "shall open directly upon an aisle or driveway of such width and design as to provide safe and efficient means of vehicular travel to such parking space." Given the manner in which Napleton uses the parking spaces (see below), it is clear that cars are parked within drive aisle, which creates a violation relative to the requirements of section 10.2-9.



The manner in which these parking spaces are used creates a situation where Napleton's porters drive over the front lawn to access certain vehicles that are blocked in by other vehicles. Please clarify if a variation is requested from this code requirement, or whether Napleton intends to eliminate parking from drive aisles.

10. Five additional handicap parking space must be striped in order to conform to current IAC requirements. Please expand the extent of the site plan to show where these handicap parking stalls will be located.
11. Please show on the site plan the areas where deteriorated curbs will be replaced. Per Section 10.2-12.4, the perimeter of all parking areas shall be protected in accordance with prescribed engineering standards (i.e. curbing).
12. Are any new parking lot lights proposed?
13. Additional perimeter landscaping is required to screen the parking lot. Please see the Landscape review comments on the next page.

Prepared by: SAM/ALBERT

Napleton/Arlington Lanes Parking Lot
PC 18-014
June 21, 2018

Landscape Issues

- 1) The ends of all parking rows must include a 4" caliper shade tree. (Chapter 28, section 6.15-1.2b). Please incorporate trees within the islands where the code required tree is absent.
- 2) Per Chapter 28, Section 6.15-1.2a, a three foot high continuous screen must be provided along Kennicott in order to screen the parking/paved area adjacent to the public way.
- 3) A landscape compliance bond in the amount of 30% of the landscaping costs will be required and a tree fee of \$200 is required for each tree identified for preservation. In addition, a \$4 tree fee is required for each lineal foot of frontage.