

July 9, 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: RESPONSE TO DEPARTMENT COMMENTS – ROUND 1
3435 N. Kennicott Avenue, Arlington Heights, IL (“the “Property”)

Dear Mr. Hubbard:

Below are Napleton’s (“Petitioner’s”) responses to the comments received from the various Department heads regarding our requested variances. I have included 3 full size and 3 half sized copies of the revised size plans for review.

Response to Comments from Arlington Heights Engineering Department Review
(Interim Director of Engineering – Michael L. Pagones, P.E.)

1.-2. Petitioner is not the owner of the Property and as such should not be obligated to address the accessible parking spaces in order to obtain its requested land use variations. The granting of the land use variations will have a direct impact on Petitioner’s ability to successfully provide its stream of inventory to its Chrysler/Jeep/Dodge dealership and will naturally affect bottom line sales and corresponding sales tax revenue which would benefit both Petitioner and the city. It is my understanding that the owner of the Arlington Heights Bowling, Mr. Robert Kuhn, has contacted the city, and will have someone from the Health Services Department out next Monday July 16th, to go over the accessible space requirements with him.

3. All potholes and damaged sections of the curbs in the vicinity of the Petitioner’s parking area will be repaired.

Response to Comments from Arlington Heights Community Services Bureau Review
(Crime Prevention Officer – Brandi Romag)

6. An emergency information/contact card will be filed with the Arlington Heights Police Department for both Petitioner and Arlington Lanes. Petitioner will consider posting no trespassing / loitering / no unauthorized use signage and will discuss options with Mr. Sam Hubbard.

Response to Comments from Arlington Heights Planning & Community Development Department Review
(Development Planner – Sam Hubbard)

9. Petitioner will be using its parking area for inventory storage which entails parking three lanes deep in the existing drive lane. As such, an additional variation is requested from this code requirement. Per the revised site plan, Petitioner will not drive on any grass lawn areas and, furthermore, Petitioner is providing additional landscaping along Kennicott Avenue which would prevent vehicles from driving onto the lawn.

10. Petitioner is not the owner of the Property and as such should not be obligated to address the accessible parking spaces in order to obtain its requested land use variations. The granting of the land use variations will have a direct impact on Petitioner’s ability to successfully provide its stream of inventory to its



Chrysler/Jeep/Dodge dealership and will naturally affect bottom line sales and corresponding sales tax revenue which would benefit both Petitioner and the city. It is my understanding that the owner of the Arlington Heights Bowling, Mr. Robert Kuhn, has contacted the city, and will have someone from the Health Services Department out next Monday July 16th, to go over the accessible space requirements with him.

11. All potholes and damaged sections of the curbs in the vicinity of the Petitioner's parking area will be repaired.

12. No new parking lights are proposed.

13. 1. Petitioner will provide a 4" caliper shade tree in the two islands located in the Petitioner's parking area. Mr. Kuhn has also contacted the Planning Department and is looking to find a solution to repairing the area outside of the area which Petitioner will be using.

2. Please see revised site plan.

3. Please let us know, once our plans reach closer to final form, what our final costs will be.

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

Very truly yours,



Ryan Ponton
Assistant General Counsel

Enclosure

cc: Richard P. Brandstatter, Director of Real Estate