



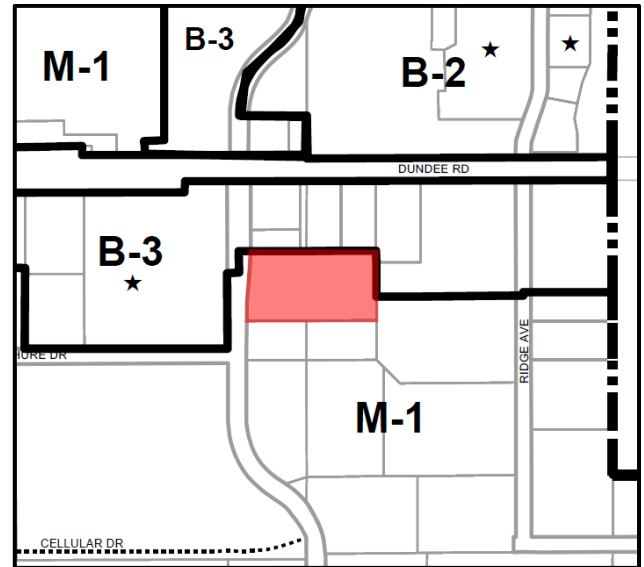
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Project File Number: PC 18-014
Project Title: Napleton/Arlington Lanes
 Parking Lot
Address: 3435 N. Kennicott Ave.
PIN: 03-07-200-046

To: Plan Commission
Prepared By: Sam Hubbard, Development Planner
Meeting Date: July 25, 2018
Date Prepared: July 20, 2018

Petitioner: Napleton's Arlington Heights CJB
Address: One Oakbrook Terrace - Suite 600
 Oakbrook Terrace, IL 60181

Existing Zoning: M-1: Research, Development and
 Light Manufacturing District



SURROUNDING LAND USES

| Direction | Existing Zoning | Existing Use | Comprehensive Plan |
|-----------|-----------------|---|--------------------|
| North | B-3 | 1-story medical office building | Commercial |
| South | M-1 | 1-story multi-tenant office building | Commercial |
| East | B-3 and M-1 | Arlington Heights Ford Dealership, multi-tenant light industrial office complex, auto repair business | Commercial |
| West | B-3 | North Arlington Atrium multi-tenant office complex | Commercial |

Requested Action:

1. 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.

Variations Required:

1. Section 10.2-9, Access, to allow tandem parking where certain spaces do not open directly upon a drive aisle.
2. Section 10.4, Schedule of Parking Requirements, to allow 150 parking spaces where 166 spaces are required.

Project Background:

The subject property is located on the northern end of Arlington Heights and currently occupied by the Arlington Lanes bowling facility, which contains 40 bowling lanes, a bar, food service, and a game room (pool tables, darts, etc.) that can be converted into a banquet space for events when needed. Arlington Lanes is open 9:00am to midnight on Sunday through Thursday and 9:00am to 1:00am on Friday and Saturday during the Fall. During the summer, their hours are 10:00am to 11:00pm Monday, Tuesday, Thursday and Sunday, and 10:00am to midnight on Wednesday, Friday and Saturday. The subject property is located within the M-1, Research, Development and Light Manufacturing Zoning District.

Approximately 400 feet to the west of the subject property is the Napleton Group auto dealership, which experienced a 60% increase in sales during 2016 and a 15% increase in 2017. As such, employment, services, and car inventory have also increased to a point where there is a parking shortage on the property. The Napleton Group has executed an agreement with Arlington Lanes to utilize 75 of the 230 parking spaces on the Arlington Lanes property for storage of excess automobile inventory that cannot be accommodated on the Napleton property. Although formal approval from the Village has not yet been received, the capacity constraints on the existing Napleton site have caused the dealership to begin utilizing the bowling alley parking lot, which has been occurring since 2014.

Zoning and Comprehensive Plan

Motor vehicle sales parking lots are only allowed when “continuous to and adjoining [an] automobile sales room for the sale of automobiles under the same ownership”, and furthermore, this use is not allowed within the M-1 Zoning District. Therefore, a Land Use Variation to allow a motor vehicles sales parking lot **not** contiguous to an automobile sales room within the M-1 Zoning District is required. The petitioner has provided written justification demonstrating compliance with the following standards of approval, and the petitioner’s response can be found within the packet for the Plan Commission:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Staff concurs with the petitioner that the necessary approval criteria has been met. The proposed use will not alter the essential character of the locality, where Napleton owns an existing auto sales lot located 700 feet to the west of the subject property. Additionally, directly abutting the subject property to the east is the Arlington Height Ford auto storage lot. The unique character of this area, given that there are four car dealership within less than a half mile, is a unique circumstance that justifies the variation. The variations are in harmony with the spirit and intent of the code relative to section 28-2(2.10), which outlines one of the goals of the Zoning Code to “limit congestion in the public streets and protect the public health, safety, convenience and general welfare by providing off-street parking of motor vehicles and the loading of commercial vehicles”. The subject property currently has a surplus of parking, and allowing Napleton to utilize this surplus will help to keep additional vehicles from being parked along Kennicott Avenue.

The Comprehensive Plan classifies the subject property as “Commercial”, and the existing bowling alley complies with this designation. The parking of additional vehicles on the site, which vehicles will be used to support a nearby commercial use, is also compliant with the Comprehensive Plan.

The Staff Development Committee is supportive of the proposed land use variation, but believes a condition of approval should be added that the land use variation is tied to Arlington Napleton maintaining a central dealership facility within Arlington Heights. Furthermore, if the Arlington Lanes property is ever redeveloped in the future, or if Napleton discontinues use of the parking area, the Village will take action to repeal the Ordinance granting the Land

Use Variation. Finally, the proposed parking variation should apply only to Napleton and is not transferrable to another user. Once Napleton's lease of the parking lot is terminated, the parking variation shall become null and void.

Site and Building

The applicant has not proposed any alterations to the site or building. Staff has noted that certain portions of the parking area used by Napleton are in need of repair due to crumbling curbs and deteriorate asphalt. The petitioner shall be required to submit for a building permit to repair the portions of the parking lot that they have under lease.

Landscaping

Staff has asked that the petitioner plant a continuous row of shrubs along the front of the property, which will bring the property into compliance with current parking lot landscaping requirements. Additionally, historical usage of the property by Napleton involved the porters driving over the front lawn to access certain cars, and installation of this landscaping will discourage this practice.

During review of the application, staff has learned that certain landscape islands within the parking lot are missing shade trees, which is a violation of Village Code. Therefore, the property owner must replace all dead shade trees within the parking lot as part of the Land Use Variation approval process. Installation of these shade trees will help to reduce the urban heat island effect and will bring the property into compliance with Code.

Traffic and Parking

Per zoning requirements, the Arlington Lanes is required to provide 166 parking spaces for the bowling alley use; 230 parking spaces are provided on the site (see Table I below), creating a 64 space surplus. With the lease of 75 spaces by Napleton, the bowling alley will have only 155 spaces dedicated for their use, which falls below code requirements. Therefore, a Variation to reduce the parking requirements is required. Furthermore, with 230 parking spaces on the site, seven handicap parking stalls are required; only two handicap parking stalls are currently provided on the site. The property owner shall be required to stripe in the missing handicap parking stalls as part of this process. Therefore, the following variation is required:

- **Section 10.4, Schedule of Parking Requirements, to allow 150 parking spaces where 166 spaces are required.**

Table I – Parking Calculations

| ADDRESS | CODE USE | GROSS SQUARE FOOTAGE | SEATING AREA SQUARE FOOTAGE | NUMBER OF LANES | PARKING REQUIREMENT | PARKING REQUIRED |
|------------------------|-------------------------|----------------------|-----------------------------|-----------------|--|------------------|
| 3435 N. Kennicott Ave. | Bowling Alley | N/A | N/A | 40 | 3 spaces per bowling lane | 120 |
| | Restaurant | N/A | 1,412 | N/A | 1 space per 45 sq. ft. of seating area | 31 |
| | Amusement Device Arcade | 4,463* | N/A | N/A | 1 space per 300 sq. ft. | 15 |
| | | | | | | |
| | | | | | Total Required | 166 |
| | | | | | <i>Total Provided</i> | 230 |
| | | | | | <i>Minus Napleton Spaces</i> | -75 |
| | | | | | <i>Minus Handicap Spaces</i> | -5 |
| | | | | | Surplus / (Deficit) | (16) |

The petitioner has surveyed the parking lot over two Friday and Saturday periods when various league bowling events were occurring at the facility. The survey has found that typical peak demand for the Arlington Lanes occurs on Saturday afternoon, with peak demand for parking of up to 125 cars. As such, the 150-space surplus parking on the subject property is sufficient to handle peak demand for Arlington Lanes. Staff notes that declining attendance at bowling facilities has been a national trend over the last several decades and does not believe that the proposed parking variation will create a parking problem onsite. Therefore, staff is supportive of the parking variation.

In order to maximize the effectiveness of Napleton's lease area on the subject property, the petitioner is proposing that cars will be parked tandem style within their parking area, which means certain drive aisles in the lease area will be blocked. Therefore, the following variation is required:

- **Section 10.2-9, Access, to allow tandem parking where certain spaces do not open directly upon a drive aisle.**

Although the petitioner lease allows for the parking of 75 cars, given that some cars will be parked tandem style, 100 cars can be fit within the 75 parking spaces leased by the petitioner. Staff is supportive of this variation since it will apply only to the parking area leased by Napleton. The parking aisles that will be blocked will not impede on general traffic flow throughout the site and will not impact the ability to park on the remainder of spaces within the site. Tandem parking is typical in automobile sales lots as dealerships need to get the most out of their parking areas to accommodate for their auto inventory. The Ford Dealership was granted a similar variation for a property located approximately 1,500 feet southeast of the subject property. However, in order to ensure that parking does not occur on landscape islands, staff recommends limiting the overall number of automobiles parked by Napleton on the subject property to 100 vehicles. Additionally, repair work on automobiles must be conducted on the Napleton site and is not allowed on the subject property. Finally, vehicles shall be prohibited from containing any "For Sale" advertising in the windows.

RECOMMENDATION

The Staff Development Committee has reviewed the proposed Land Use Variation and parking Variations and recommends **APPROVAL** of the application, subject to the following conditions:

1. The total number of vehicles to be parked by Napleton on the subject property shall not exceed 100.
2. The Land Use Variation is solely for Arlington Napleton and/or their future assignees and subject to their maintaining a central dealership facility in Arlington Heights.
3. If the lease to allow Napleton to park automobiles on the subject property is terminated for any reason, the parking variation shall become null and void.
4. In the event that the subject property is redeveloped, or if Napleton discontinues use of the parking area on the subject property, the Village shall repeal the Ordinance that grants approval of this Land Use Variation.
5. The petitioner shall obtain a permit to repair areas of deteriorated pavement and curbing within the area that they have leased to park automobiles. Such repairs should take place within 60 days of Ordinance approval.
6. Parking lot landscape screening shall be installed along Kennicott Avenue within 60 days of Ordinance approval. A detailed landscape plan that includes information on the species and quantities to be planted shall be required when a building permit is obtained for the required parking lot repairs.
7. All dead trees within the parking lot landscape island shall be replaced.
8. No vehicle repairs shall be allowed on the subject property.
9. There shall be no "For Sale" advertising on any of the automobiles parked on the subject property.
10. The petitioner shall comply with all applicable Federal, State, and local laws, codes, policies, and procedures.

July 20, 2018

Bill Enright, Deputy Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads