

Date : 6/3/2021

To: Village of Arlington Heights

Sam Hubbard

Michael Mertes

Charles Perkins

Re: Parking issues/accidents at 209/211/213 South Arlington Heights Road

From: Mark Leers – Arlington Dog House 213 South Arlington Heights Illinois

Dear VAH,

I felt it necessary to put into writing and on the record about the parking situation at 209, 211 and 213 South Arlington Heights Road. We have had several near misses along with actual accidents during my time as an occupant at 213 and 211 locations. The issues are identified below, they have been ignored by Top Deck Property Management company and I want to make sure it is in the public record and that the Village of Arlington Heights was completely aware of the issues prior to any occupancy or village approvals.

Arlington Dog House has resided in the 213 location from 10/1/2010 and will be vacating 6/30/2021 mainly due to the fact that the parking lot has become too dangerous and is it is only a matter of time before a serious accident and injury occurs.

Krav Magna resided in 211 til 2016 at which time I felt it was important to lease the 211 space to alleviate the ongoing parking issues. As you can see from a note from Top Deck Properties Gary Grana (included), he was aware of my concerns back in 2016 and I have included it to be documented. Even within Arlington Dog House leasing 211 space there have been some minor issues, but no major ones due to the decrease of customer traffic. With the traffic from Grand Frame and 2 business to be determined I did not feel it was in good business/faith to be a part of that and have decided to move to another location where parking is much safer for the clients.

There was a serious accident that occurred recently on 5/6/2021 that caused damage to a customers car, due to the landlord having a large portable garbage bin sitting unmarked in 2 parking spaces. The bin was not marked with flags or cones, the customer could not see it and hit it. When the customer asked for Top Deck Properties phone number (which I did since they own the property), the response from Top Deck Properties via text was "Don't give your customers my number".

There are many issues causing the problems that have not be addressed by Top Deck Properties or cannot be addressed due to volume of customers, amount of retail space and size of the lot. Here are a list of the issues -

1. There are 9 spots for over 6500 square feet of rentable space (not including 4000 Sq ft of space that Grand Frame uses as work space.) Parking for retail/commercial, there should be 1 space per 250-300 sq ft of rentable space which would be 22-26 dedicated spaces (not including the 4000 sq feet of commercial space)

2. 8 Parking spaces are 7.5 feet wide x 13 feet long. 1 parking space is 6 feet wide x 13 feet long. – This does not allow for most people in cars to get out from either side. When the parking study was done back in 2010, our parking analyst identified this issue, but no action was ever taken to widen the spaces. Pictures included. (Picture 1, 2)
3. During winter months, the available parking spaces goes from a total of 9 to 6 due to snow plowing and not moving snow off site by Property Management. With 6 parking spaces per 6500 sq feet that would increase the to over 1000 sq feet per space, if you take into account the 4000 sq feet of workspace in the basement occupied by Grand Frame, it would be much higher.
4. Off-site parking for Grand Frame employees – one to two spots are taken each day by employees of Grand Frame. Top Deck is aware of this issue, but he has not enforced any off-site parking for his son or his sons employees. ADH employees park off site (except overnight person from 6pm to 6am) Pictures included (Picture 3)
5. The parking lot does not give ample room to turn around safely if the parking lot has cars in it. There have been several incidents where someone backing out has hit the building to another vehicle. Top Deck has been made aware and all reported incidents have been ignored.
6. Blind spot to get into the lot has caused accidents in the past where people cannot see others when coming into the lot. Again, Top Deck notified to the possibility of either put in a stop/yield sign, mirror, etc , no action taken.
7. Enterprise Parking – Enterprise customers will park the dropped off cars wherever there is space and that includes the main road to get into 209/211/213 from AH road, which blocks the entranceway. Have asked Top Deck to post signs for no parking or talk to Enterprise Management, no action taken.

I feel it is not a matter of if, but when a serious accident/injury occurs at 209/211/213 and the fact that if something does happen that it was documented and the owner/village were completely aware prior to approving any business permit/occupancy to any future occupants. We have tried everything in our power to make the situation safer for everyone's customers, but the situation is not fixable.

Any further questions or concerns, please feel free to contact me.

Sincerely,

Mark Leers

Notes:

See you Tue morn.  
To sign Letter of  
intent.

1) After the signing of  
this Lease I will replace  
air cond. unit behind  
building for this summers  
use. (should help elect. bill)

2) With the 213 Lease I  
will not be able to do  
any <sup>more</sup> equipment replacement.  
(see #6.) Since I lowered  
my asking price of 6,000.  
I do not have much room.

3.) I want to have Leases  
signed prior to any changes  
on current parking signs.  
If you take 211+213 the  
parking problem goes away.

ington Dog House. March 15, 2015

S. to be removed by ADH.

and REPLACED as needed by ADH.

o new lease with attorney's approval.

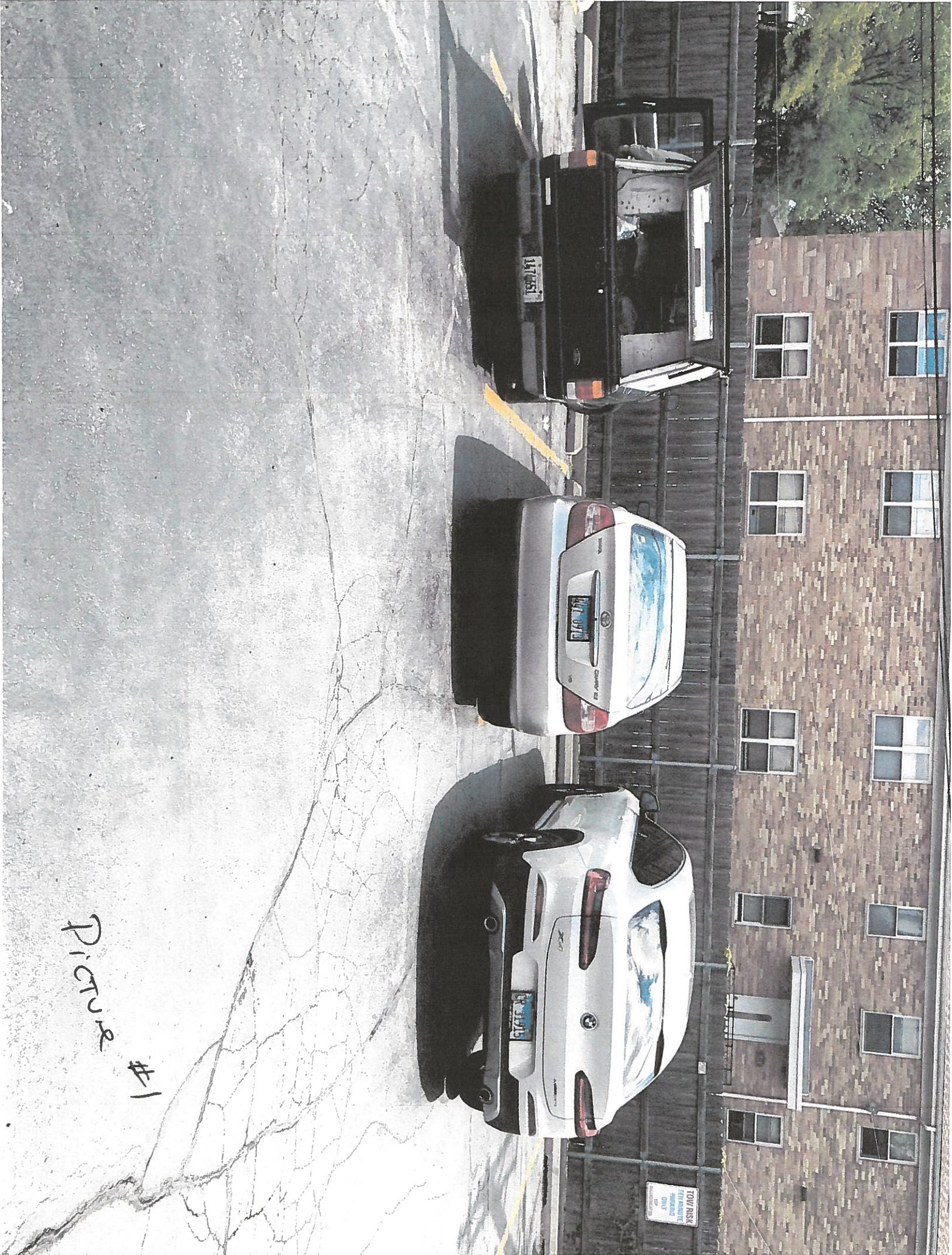
ADH.

rea.

l 29th, 2015 or this proposal will be

Partner



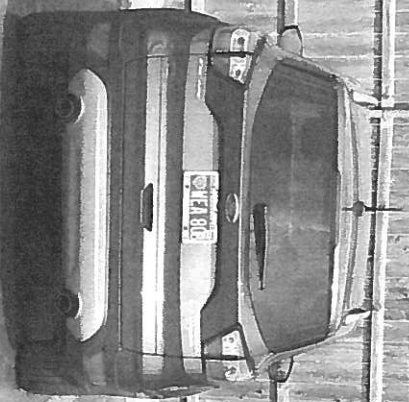
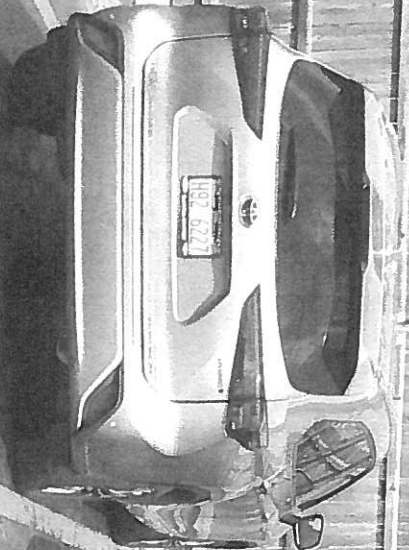


Picture #1



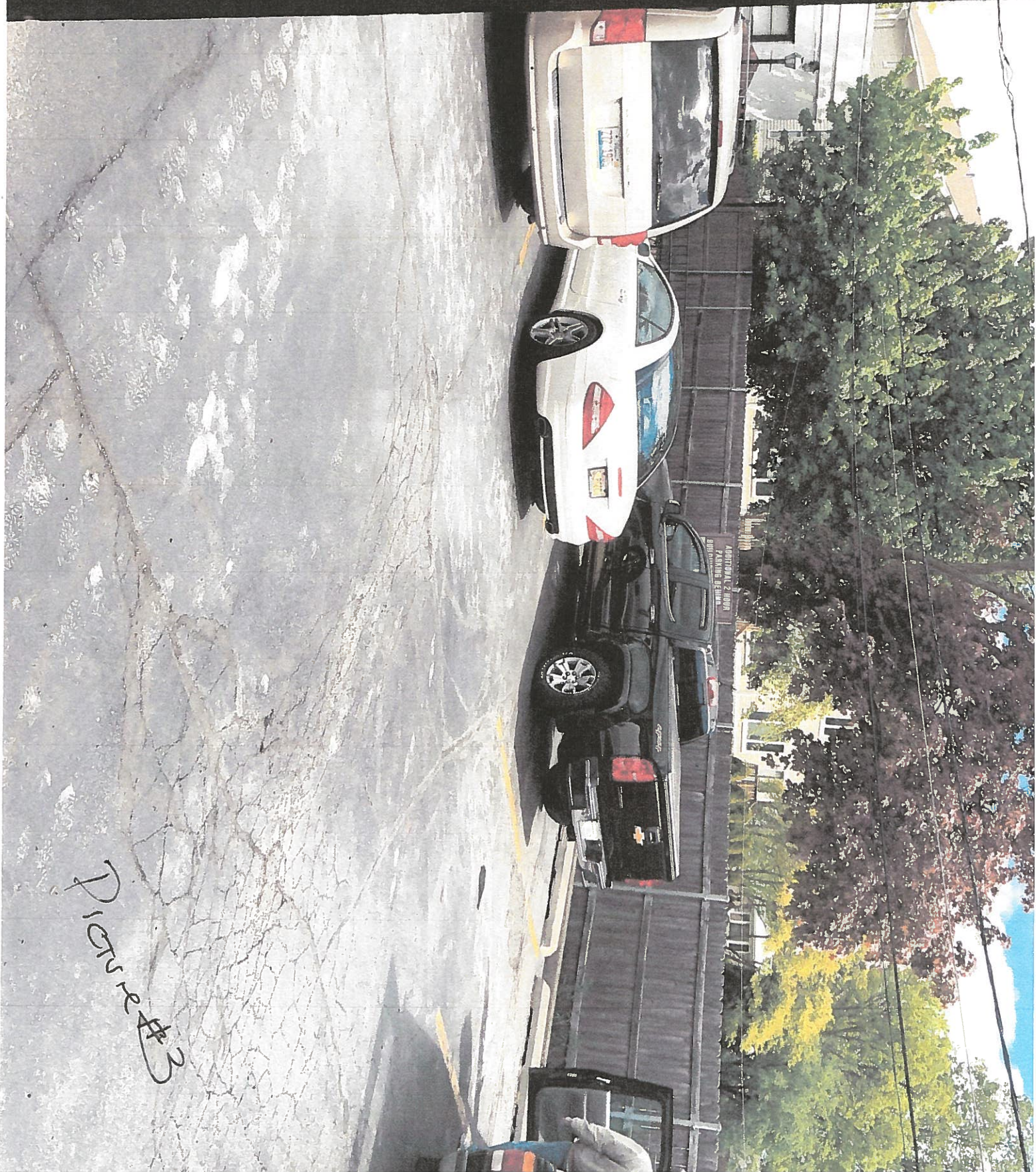


Pictures #2



NO PARKING  
ANY TIME





Picture #3



