

# **PARKING & CIRCULATION STUDY**

for

# **ARLINGTON DOG HOUSE**

**213 S. ARLINGTON HEIGHTS ROAD  
Arlington Heights, IL 60005**

by

**Norman J. Toberman & Associates, LLC  
Consulting Civil Engineers & Surveyors**

**115 S. Wilke Road, Suite 301  
Arlington Heights, IL 60005**

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**NJT File#: 21-7278**

**Date: June 28, 2021**

**Project Engineer: Cliff Toberman, P.E.**

## **Executive Summary**

Norman J. Toberman Associates, LLC has prepared a parking and traffic circulation study on behalf of Tailchasers Pet Care located in Lake Barrington, IL pursuant to request by the Village of Arlington Heights Planning Commission. The site is located along the east side of Arlington Heights Road, Arlington Heights, just south of the Arlington Heights Road / E. George Street intersection. The tenant address is #213 with location at the south side of the existing 1-story 7,050 sqft building with basement. There are a total of 3-tenant suites (#209-213) with the Grand Frame (#209 suite) located at the north end of the building while the center # 211 suite is for use by Tailchasers Pet Care. The attached Plat of Survey & Existing Site Plan Exhibits show the location of the existing building and on-site parking lot. The rear parking lot has 10 patron spaces as well as 5 adjacent/shared spaces with Enterprise Rent-A-Car (# 215). Thus, there are a total of 15 potential spaces for patron use. Employees are required to park on E. George Street to allow for exclusive patron parking in the rear.

A parking and traffic circulation study was performed to establish the available tenant parking and examination of internal circulation across a 7-consecutive day time period from Tuesday, June 15th thru Monday, June 21st. The study's count data is provided and summarized in the appendices. It should be noted on Sunday the existing facility was only open for 1 hour in both the AM and PM and as such was inconsequential to the study. The study showed there were ample parking spaces to accommodate patrons on all days. Drivers never had to circulate the parking lot in search of parking. This was true even for the peak AM and PM 15-minute time periods. Furthermore, a visual assessment was made of the adjacent Enterprise Rent-A-Car and no parking or circulation issues occurred. Therefore, the study concludes that the new facility will have available parking with no negative impacts to traffic circulation.

## **Arlington Dog House**

The Arlington Dog House is a dog day care center with site facility hours of operation Monday thru Friday 6:30 AM – 6:30 PM, Saturday 8:00 AM – 3:00 PM, and Sunday 9:00 AM – 10:00 AM and 3:00 PM – 4:00 PM. The building has a driveway fronting Arlington Heights Road and a parking lot in the rear of the building. Vehicle access onto the property comes from the Arlington Heights Road 2-way wide driveway entrance on the south side of the building that is shared with Enterprise Rent-A-Car. The driveway is sufficiently wide to accommodate two-way traffic. There is also an Enterprise Rent-A-Car driveway on the south side of their building. No changes are anticipated to the existing parking lots or driveways.

## **Existing Parking & Circulation Study Results**

**WEEKDAYS:** The study examined the building's parking availability and circulation patterns every 15 minutes throughout the peak morning and later afternoon hours. Parking counts occurred from early morning 7:30-9:00 AM and late afternoon hours from 4:30-6:00 PM. Parking lot count data are included as part of the parking study and provided in the appendices. In brief, it was concluded that sufficient parking is available for the site building at these times. Peak circulation and parking demands occurred between 7:30 AM - 8:30 AM and between 4:45 PM –545 PM. Demands were lower after 8:30 AM and before 4:45 PM. On-site observation and

parking counts determined that existing peak parking demands were less than 47% (maximum 7 out of 15 spaces occupied at once) of available parking in the morning, and less than 73% (maximum 11 out of 15 spaces occupied) in the afternoon. These peak demands lasted an average of 2-5 minutes with Friday afternoon being noted as the highest demand period. The demands were highest during early morning drop-off and late afternoon/evening pick-up times, and lighter outside of these hours. Available parking spaces were sufficient to meet demand during these times.

**Parking:** The majority of patrons used the building's parking lot and rear (main) entrance to Arlington Dog House, however, a few patrons utilized the side Drive-Thru entrance on the south side of the building for drop-off and pick-up. Some patrons preferred to park in the shared spaces rather than enter the rear lot. A small handful of patrons also walked onto the site to drop off and pick up their pets. Occasionally, a larger vehicle would back up parallel to the entrance door for both drop-off/pick-up.

**Circulation:** Overall, there were no issues were noted entering the site. On only one occasion during a late afternoon pick-up did 2 cars entering on the driveway have to wait while 3 cars exiting at the same time. The delay was less than 30 seconds. Most patrons exited onto Arlington Heights Road via the exit lane of the main driveway, wherever they had parked. Occasionally, a vehicle would use the Enterprise-only south driveway to exit. When 3 or more spaces in the lot and 2 or more shared spaces were occupied at once, cars from the rear lot would at times back up into the Enterprise rear drive aisle and perform a 3-point turn into the exit lane of the driveway. This happened on two occasions in the study.

Enterprise Rent-A-Car had a small volume of patrons during the peak morning and afternoon times, and had no negative impact on parking space demand whatsoever. Only on one occasion, did an Enterprise patron temporary use a shared space to drop someone off. No accidents were observed during the study and driveways functioned satisfactorily. It was noted that at times when patrons were dropped off at Enterprise by another vehicle, the driveway entrance was blocked momentarily. At one time, two inbound cars were stopped and waiting in the driveway. Also of note, road construction on northbound Arlington Heights Road had the right lane closed during peak morning hours which caused slight delays for southbound traffic turning left into the site driveway. The closed lane was reopened around 4:30 PM so that afternoon peak time traffic was not adversely affected.

**WEEKEND (Saturday):** The study examined the building's parking availability and circulation patterns every 15 minutes in the morning from 9:00 AM – 10:30 AM, and in the afternoon from 2:30-4:00 PM. Parking lot count data is included as part of the parking study and provided in the appendices. In brief, it was concluded that demand was low and sufficient parking is available for the site building at this time. Peak circulation and parking demands occurred between 9:00 AM –9:15 AM and between 2:30 PM – 2:45 PM. On-site observation and parking counts determined that existing peak parking demands were less than 60% (max. 9 out of 15 spaces) in the morning, and less than 27% (max. 4 out of 15 spaces) in the afternoon. These peak demands lasted an average of 2-5 minutes.

## **APPENDICES**

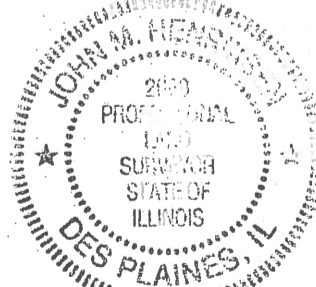
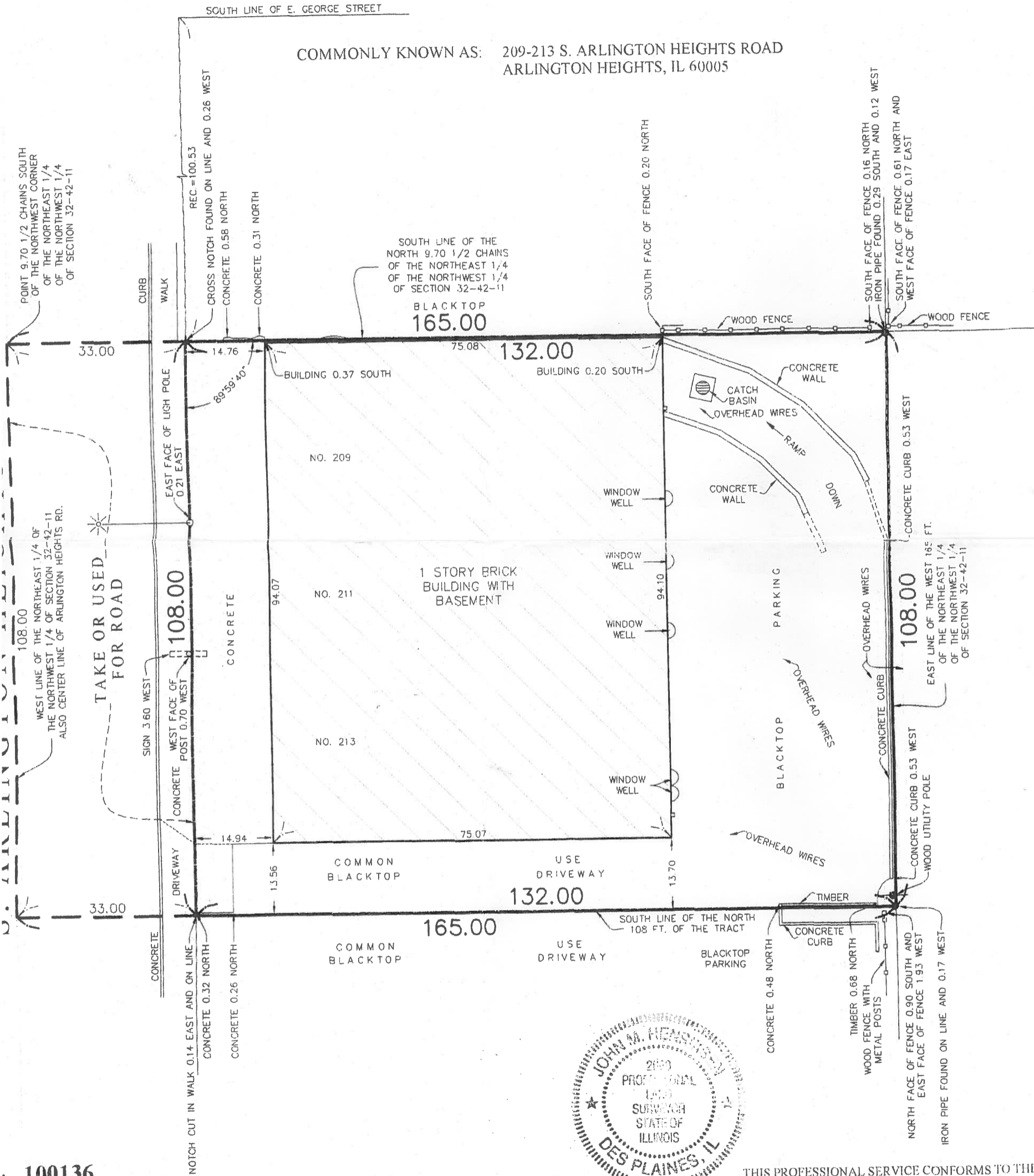
- PLAT OF SURVEY**
- EXISTING SITE PLAN**
- PARKING /CIRCLUATION RAW  
DATA & CHARTS**

BY JOHN M. HENRIKSEN

576 E. NORTHWEST HIGHWAY DES PLAINES, ILLINOIS 60016 TEL. 847-795-0301 FAX. 847-795-0302 WWW.HENRIKSENSURVEY.COM

OF

EST 165 FEET OF THE NORTH 108 FEET OF THE WEST 297 FEET OF THE TRACT OF LAND DESCRIBED AS COMMENCING 9.70 1/2 CHAINS SOUTH OF ORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CENTER OF THE ROAD: THENCE EAST PARALLEL TO THE NORTH LINE 17.91 CHAINS; THENCE SOUTH 5 3/4 DEGREES WEST 17.35 1/2 CHAINS TO THE CENTER OF THE ROAD; THENCE NORTH ALONG THE CENTER OF SAID ROAD 17.35 1/2 CHAINS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.



100136  
20 FEET  
WILLIAM J. LOHMEIER - ATTORNEY  
EASEMENTS, IF ANY, SHOWN BY DASHED LINES AND EASEMENTS AS ORDERED SUBDIVISION PLAT. CONSULT FOR BUILDING LINES ESTABLISHED BY DEEDS.  
DESCRIPTION WITH DEED.  
BEFORE BUILDING AND REPORT IMMEDIATELY.  
TO BE ASSUMED FROM SCALING.

FRACTIONAL INCH EQUIVALENTS OF HUNDREDTHS OF A FOOT

0.01=1/8"	0.25=3"
0.02=1/4"	0.33=4"
0.03=3/8"	0.37=1-1/2"
0.04=1/2"	0.38=4-1/2"
0.05=5/8"	0.42=5"
0.06=3/4"	0.50=6"
0.07=7/8"	0.58=7"
0.08=1"	0.62=7-1/2"
0.09=1-1/8"	0.63=7-1/2"
0.10=1-1/4"	0.67=8"
0.11=1-3/8"	0.75=9"
0.12=1-1/2"	0.83=10"
0.13=1-1/2"	0.87=10-1/2"
0.14=1-5/8"	0.88=10-1/2"
0.15=1-3/4"	0.92=11"
0.16=1-7/8"	1.00=12"
0.17=2"	

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS  
COUNTY OF COOK  
I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.

DES PLAINES, ILLINOIS OCTOBER 11, 2010.  
John M. Henriksen  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668  
LICENSE EXPIRES NOVEMBER 30, 2010.



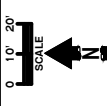
Sheet No. **C-1**  
 NIT PROJECT NO. **21-7278**

**EXISTING SITE PLAN**  
 ARLINGTON DOG HOUSE  
 213 S. ARLINGTON HEIGHTS ROAD  
 ARLINGTON HEIGHTS, IL 60005

**NORMAN J. TOBERMAN & ASSOCIATES, LLC**  
 CIVIL ENGINEERS & SURVEYORS  
 115 S. WILSON ROAD, SUITE 101, ARLINGTON HEIGHTS, IL 60005  
 IL Design Firm: 164.0009510  
 Email: ntoberman@njta.com  
 PH: (847) 381-0829  
 FAX: (847) 381-0829  
 EMAIL: RAD759@AOL.COM

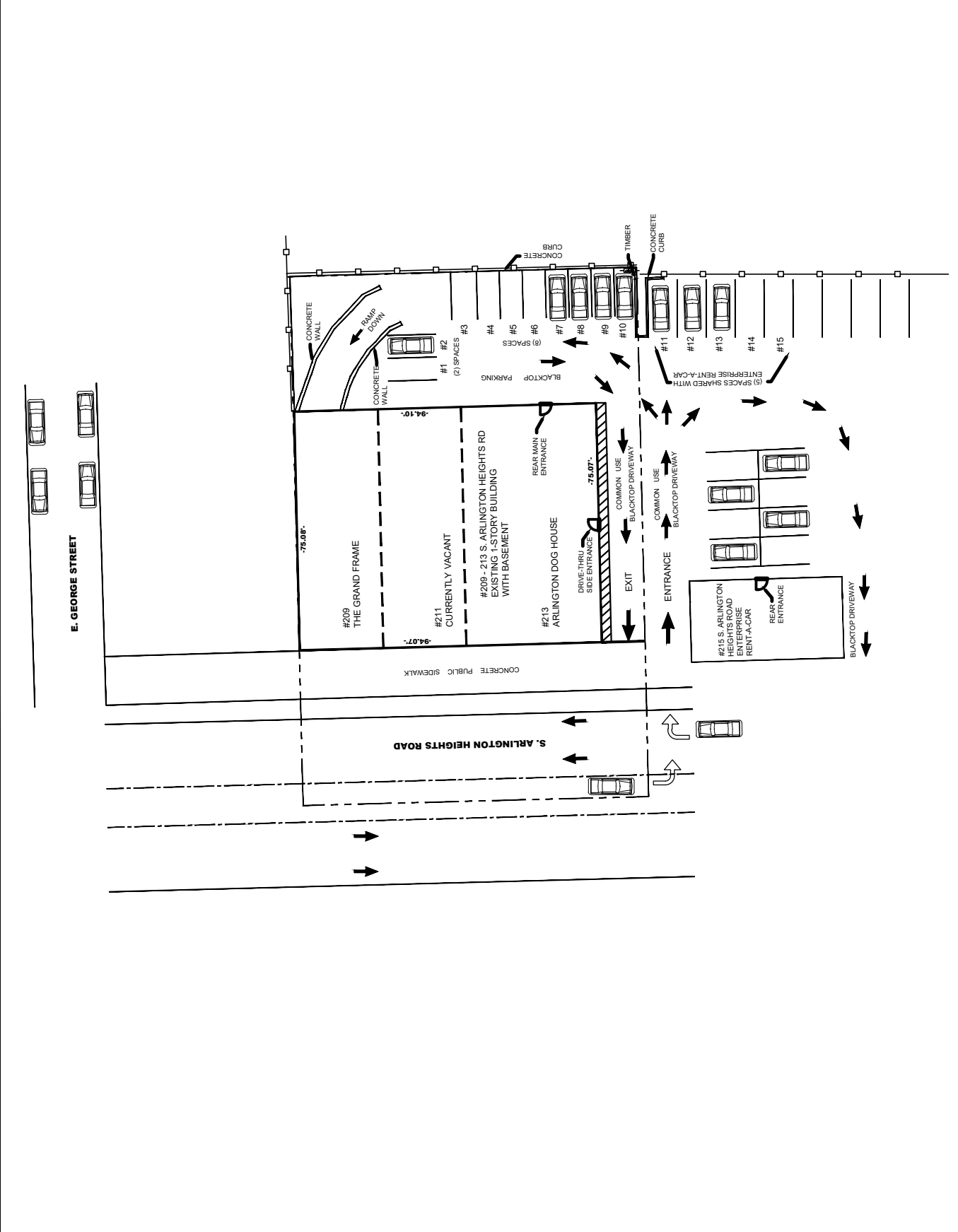
**CLIENT**  
 RANDA CLARK  
 TAILCHASERS PET CARE  
 10 HILLSIDE DRIVE  
 LAKE BARRINGTON, IL 60010

No.	DATE	REVISION



**LEGEND**

	<b>EXISTING</b>
	<b>PROPOSED</b>
	Sanitary Sewer
	Storm Sewer
	Storm Manhole
	Sanitary Manhole
	Catch Basin
	Fire Hydrant
	Fire Alarm
	Structure to be Abandoned
	Power Pole
	Power Pole to be Abandoned
	Catcher
	Drainage Arrow
	Mean Frame & LID No.
	Structure Size 1:1
	Structure No. 1:1
	Structure No. 1:1 (48") R-172-B
	Street Elevation
	Street Direction



## Existing Site Parking

An Existing Parking Site Exhibit is provided that details the site's available parking for patron use. that shows sufficient parking in the rear lot and shared spaces.

# PARKING STUDY RAW DATA

DATE	Time of Day	Entrance (IN)	Exit (OUT)	Parked In Lot Used Rear Door	Parked In Shared Spots	Used Drive-Thru Side Door
TUE 6-15-21	7:30-7:45am	6	6	5	1	0
TUE 6-15-21	7:46-8:00am	7	7	5	2	0
TUE 6-15-21	8:01-8:15am	2	2	1	1	0
TUE 6-15-21	8:16-8:30am	3	3	3	0	0
TUE 6-15-21	8:31-8:45am	3	2	3	0	0
TUE 6-15-21	8:46-9:00am	3	4	2	1	0
TUE 6-15-21	4:30-4:45pm	3	2	1	1	1
TUE 6-15-21	4:46-5:00pm	0	1	0	0	0
TUE 6-15-21	5:01-5:15pm	2	1	2	0	0
TUE 6-15-21	5:16-5:30pm	4	4	3	1	0
TUE 6-15-21	5:31-5:45pm	2	1	2	0	0
TUE 6-15-21	5:46-6:00pm	8	8	4	3	1
WED 6-16-21	7:30-7:45am	6	5	6	0	0
WED 6-16-21	7:46-8:00am	5	6	5	0	0
WED 6-16-21	8:01-8:15am	3	1	3	0	0
WED 6-16-21	8:16-8:30am	2	4	2	0	0
WED 6-16-21	8:31-8:45am	2	1	2	0	0
WED 6-16-21	8:46-9:00am	5	3	4	0	1
WED 6-16-21	4:30-4:45pm	3	4	3	0	0
WED 6-16-21	4:46-5:00pm	2	1	1	1	0
WED 6-16-21	5:01-5:15pm	5	4	4	1	0
WED 6-16-21	5:16-5:30pm	5	7	5	0	0
WED 6-16-21	5:31-5:45pm	4	5	2	1	1
WED 6-16-21	5:46-6:00pm	2	2	2	0	0
THU 6-17-21	7:30-7:45am	6	6	5	0	1
THU 6-17-21	7:46-8:00am	3	2	3	0	0
THU 6-17-21	8:01-8:15am	4	4	3	1	0
THU 6-17-21	8:16-8:30am	6	6	6	0	0

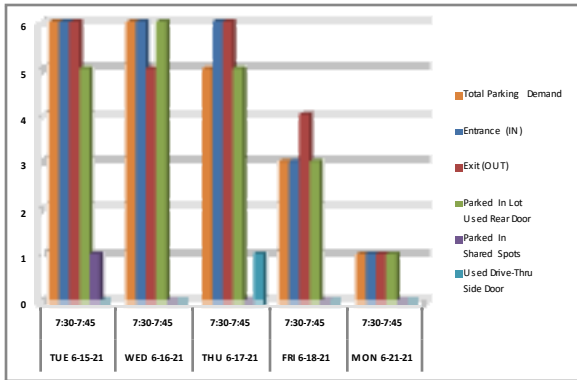
THU 6-17-21	8:31-8:45am	1	2	0	0	1
THU 6-17-21	8:46-9:00am	0	0	0	0	0
THU 6-17-21	4:30-4:45pm	1	1	1	0	0
THU 6-17-21	4:46-5:00pm	4	3	4	0	0
THU 6-17-21	5:01-5:15pm	4	2	3	1	0
THU 6-17-21	5:16-5:30pm	1	3	1	0	0
THU 6-17-21	5:31-5:45pm	8	8	6	2	0
THU 6-17-21	5:46-6:00pm	5	3	3	2	0
FRI 6-18-21	7:30-7:45am	3	4	3	0	0
FRI 6-18-21	7:46-8:00am	1	2	0	1	0
FRI 6-18-21	8:01-8:15am	7	6	5	2	0
FRI 6-18-21	8:16-8:30am	1	1	1	0	0
FRI 6-18-21	8:31-8:45am	2	3	1	1	0
FRI 6-18-21	8:46-9:00am	0	1	0	0	0
FRI 6-18-21	4:30-4:45pm	10	10	9	2	1
FRI 6-18-21	4:46-5:00pm	7	6	5	2	0
FRI 6-18-21	5:01-5:15pm	4	2	4	0	0
FRI 6-18-21	5:16-5:30pm	3	2	2	0	0
FRI 6-18-21	5:31-5:45pm	2	2	2	0	0
FRI 6-18-21	5:46-6:00pm	4	2	0	0	0
SAT 6-19-21	9:00-9:15am	9	4	4	5	0
SAT 6-19-21	9:16-9:30am	1	0	0	0	0
SAT 6-19-21	9:31-9:45am	2	1	0	5	0
SAT 6-19-21	9:46-10:00am	6	2	0	0	0
SAT 6-19-21	10:01-10:15am	2	0	1	5	0
SAT 6-19-21	10:16-10:30am	1	1	0	0	0
SAT 6-19-21	2:30-2:45pm	4	0	4	0	0
SAT 6-19-21	2:46-3:00pm	2	4	2	0	0
SAT 6-19-21	2:01-3:15pm	0	0	0	0	0
SAT 6-19-21	2:16-3:30pm	0	1	0	0	0
SAT 6-19-21	3:31-3:45pm	0	0	0	0	0
SAT 6-19-21	3:46-4:00pm	0	0	0	0	0
MON 6-21-21	7:30-7:45am	1	1	1	0	0
MON 6-21-21	7:46-8:00am	3	3	3	0	0
MON 6-21-21	8:01-8:15am	6	5	6	0	0
MON 6-21-21	8:16-8:30am	0	1	0	0	0
MON 6-21-21	8:31-8:45am	1	1	1	0	0
MON 6-21-21	8:46-9:00am	1	1	1	0	0
MON 6-21-21	4:30-4:45pm	2	2	1	0	1
MON 6-21-21	4:46-5:00pm	4	4	4	0	0



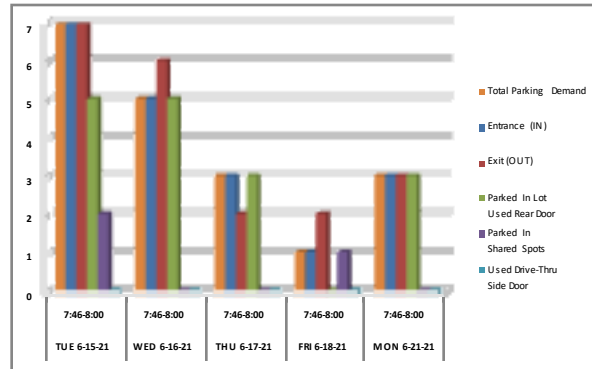
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MON 6-21-21	5:16-5:30pm	1	3	1	0	0
MON 6-21-21	5:31-5:45pm	4	3	3	0	1
MON 6-21-21	5:46-6:00pm	3	4	2	1	0

**MONDAY - FRIDAY**

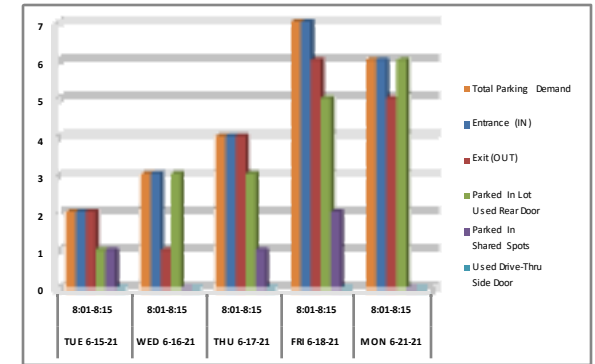
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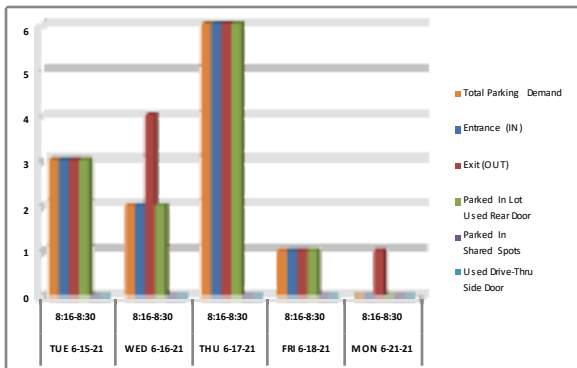
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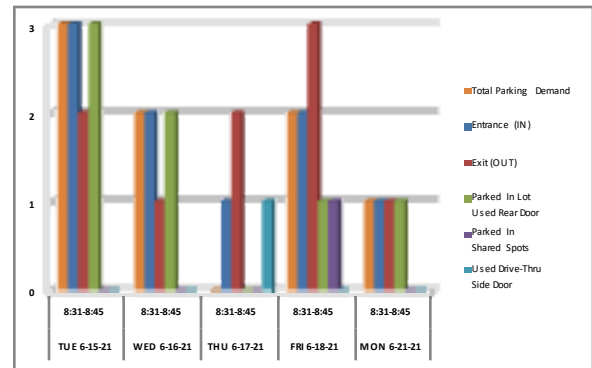
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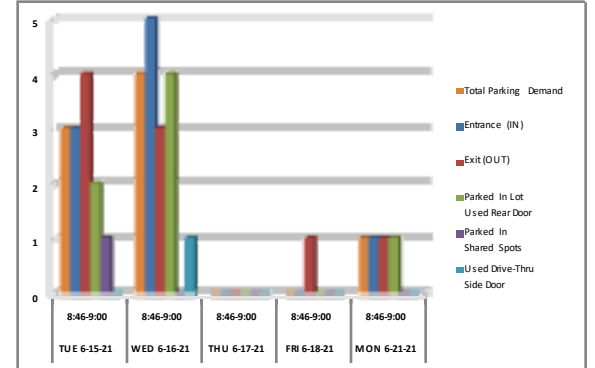
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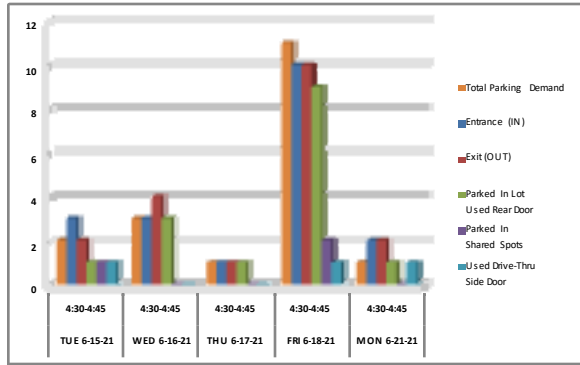
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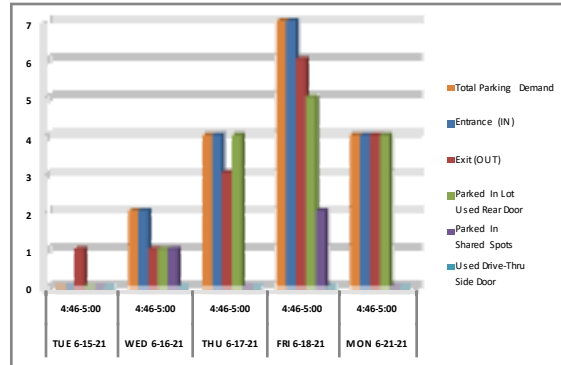
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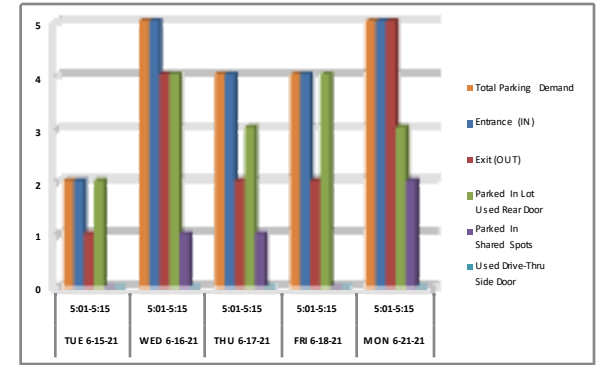
4:30 - 4:45 PM



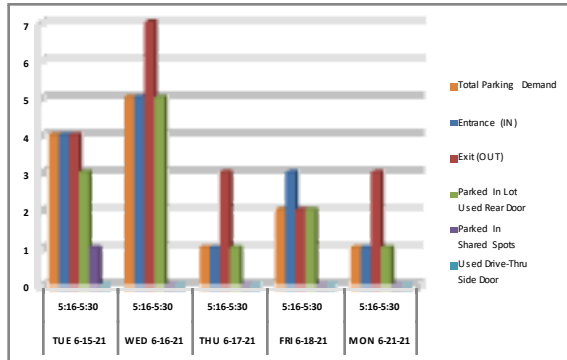
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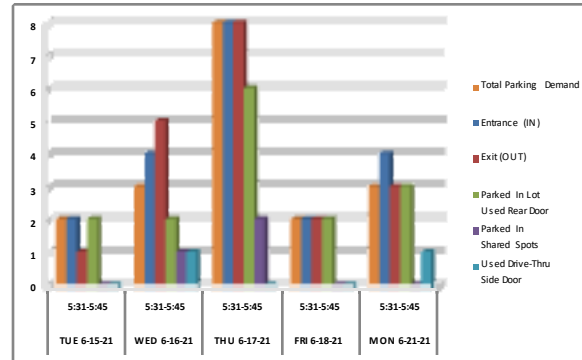
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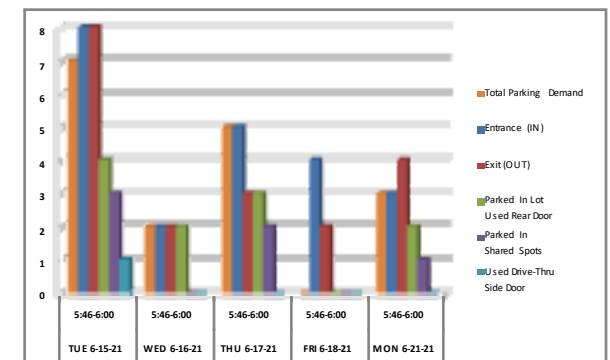
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5:31 - 5:45 PM

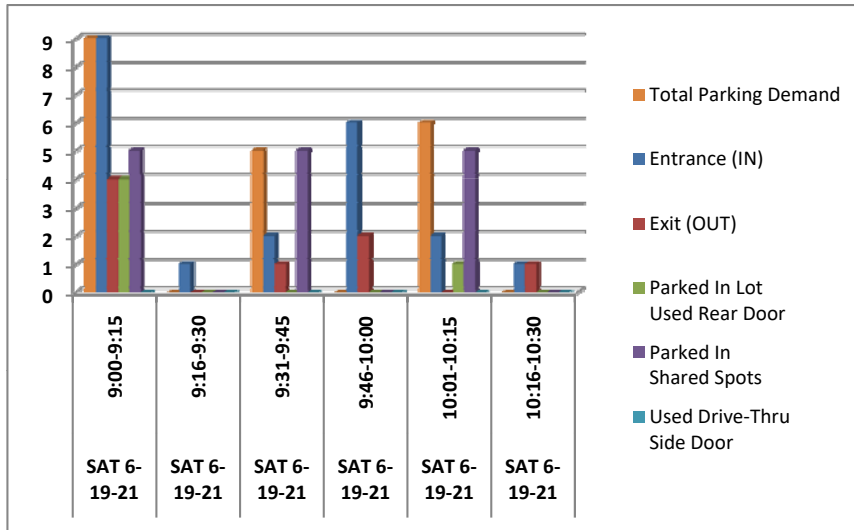


5:46 - 6:00 PM



# SATURDAY

## 9:00 - 10:30 PM



## 2:30 - 4:00 PM

