

## Police Station Written Justification for Parking Variation

The following is a written justification of the request for a parking variation for the Police Station to be located at 200 E. Sigwalt Street:

A variation is requested from Chapter 28 section 11.4 to reduce the number of required parking spaces to 434 parking spaces for the Municipal Campus.

*The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulation zone.* Use of the property for a continued Police Department operation is critical to the long term safety of the Village of Arlington Heights. The existing Municipal Campus currently contains 441 parking spaces. The proposed plan results in a loss of 7 spaces for a total of 434 spaces. No additional personnel will be added as a direct result of the new Police Station. The detailed traffic and parking study dated December 8, 2016 and revised February 2, 2017 clearly illustrates that there is sufficient parking supply provided on the Municipal Campus for the unique Village functions of the Village Hall, Police Station, and Fire Station #1.

*The plight of the owner is due to unique circumstances.* The plight of the owner in this particular situation is due to unique circumstances in the nature of Government buildings. For example, the existing Police Station is approximately 38,000 square feet and will be replaced by 70,500 square foot facility, yet there will be no increase in employees. The expansion of the facility is being made in order to meet current enforcement standards such as long term evidence storage, forensics holding cells etc. Many components of the building, that are critical for Police Department operations, do not generate additional traffic or parking to the campus. These elements include, but are not limited to the Shooting range, the holding cells, long term evidence storage, men's and women's locker rooms, fitness center and various other facilities. In addition, the Police Department office space calculation illustrates a parking requirement of 86 parking spaces, when the maximum day shift is 60 employees. The multipurpose training facilities, conference rooms and lobbies require 127 spaces per code, yet many of these rooms are only utilized by exiting police personnel, such as roll call room. The lobby has a square footage of over 2,000 square feet and is calculated at a ratio of 30% of the occupancy, yet in reality will not be utilized in such a manner. Also, 81 spaces is required for police vehicle parking, however, there is never an occasion when all vehicles would be parked on site. Also, with respect to the Village Hall, the office space under a typical office space calculation requires 132 parking spaces, yet Village Hall has a maximum number of 95 employees and summer interns/part time. In addition, the department and public meeting room's calculation for the Village Hall assume all meeting rooms are utilized at the same time, which in reality that does not occur. Lastly, the Fire Station per the code requirements has a requirement of 19 parking spaces based upon occupancy of 33. Yet the maximum number of employees at the site at any time is 9.

*The variation if granted will not alter the essential character of the locality.* The variation is granted will continue to allow the Municipal Campus and Police Station to remain at its current location and will not alter the essential character of the locality. The parking study with extensive counts taken over several time periods, indicate even at peak times, there was always excess parking available.