

SUMMARY OF CHANGES

2021-25P: Site Plan Approval

Community Development Department

Council Chambers, 7:30 PM, January 6, 2022

To: Paul Luke, Chairman, Skokie Plan Commission
From: Matt Brandmeyer, AICP, Community Development Director
Re: Review additional conditions for 2021-25P Site Plan Approval

PROPOSAL SUMMARY

This review is to clarify the four conditions of approval associated with the proposed Carvana Vending Machine (1. Delivery Truck Route, 2. Delivery Hours, 3. Control of sign and building lighting, and 4. Bird strike mitigation). In November, the Plan Commission voted to recommend approval of a Site Plan that will allow for the construction of a new 134 ft. car dealership at 9801 Woods Drive on an existing surface parking lot, which previously served the Rand McNally campus.

ADDITIONAL RECOMMENDED SITE PLAN APPROVAL CONDITIONS

The following additional recommended conditions for site plan approval have been added to the staff report:

- All light attributable to the Carvana building and site, including signage, shall not exceed 50% of that currently allowable under §42-35 (b)(17) ("Ordinance Standard") from 11pm to 6am, as measured along lines defined by the Ordinance Standard.

Ordinance Standard: 0.70 vertical fc, 0.30 horizontal fc

Carvana 11pm-6am standard: 0.35 vertical fc, 0.15 horizontal fc

- The applicant shall install and maintain American Bird Conservancy-approved window markers to the exterior of all glass surfaces on the building up to 54', 10" high, to reduce the potential for bird strikes.
- Multi-car haulers deliveries will occur between the hours of 7:00 am and 10:00 pm only.
- The petitioner agrees to revise the truck circulation route to utilize the northernmost driveway and drive aisle as shown on plan dated December 17, 2021. This alternative puts the truck movement as far away from the Optima building as possible. Two curb cuts will be made in the raised pathway (at the north end of the site) to enable Carvana's trucks to circulate behind the Vending Machine for loading and unloading. A Right-Turn-Only sign will be posted at the exit requiring trucks to turn north onto Woods Drive. These modifications to the site plan will reduce potential impacts to the nearby Optima residents by maximizing the distance between the truck route and Optima residences to the extent possible.