

# STAFF REPORT      2019-15P: Zoning Chapter Amendment

Community Development Department

Council Chambers, 7:30 PM, June 6, 2019

To:        Paul Luke, Chairman, Skokie Plan Commission  
From:     Steve Marciani, Planning Supervisor  
Case:     **2019-15P: Zoning Chapter Amendment**  
            Truck Parking

General Information	
<i>Petitioner</i>	Skokie Village Manager
<i>Purpose</i>	To review and possibly modify the Zoning Chapter regarding truck parking.

## STAFF ANALYSIS

The Skokie Village Manager requested that the Plan Commission review the Zoning Chapter to provide guidance about vehicles used by businesses parking in required parking spaces. Currently, some uses specifically state that additional required parking spaces are needed for vehicles owned or leased that are kept on site. Many others do not. Some of the uses that do not have specific additional parking required have vehicles owned or leased by the use parking in parking spaces otherwise needed by customers and employees, causing parking shortages. The Zoning Review Committee recommended making additional off-street parking required for all vehicles owned, rented, or leased by a use. This new requirement, along with others that reference how off-street parking requirements are calculated, are being consolidated into one section.

There is also a technical amendment to the corrected parking determination requirement for assembly uses from 2019-08P that was missed in the CX district parking requirements.

## STAFF RECOMMENDATION

The Zoning Review Committee recommends that 118 Zoning of the Skokie Village Code be amended as follows, with text to be deleted ~~highlighted and stricken through~~ and text to be added **highlighted and bolded**.

## ARTICLE XI. OFF-STREET PARKING AND LOADING

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**Sec. 118-210. Computations of number of parking spaces resulting in fractional number.**

When determination of the number of off-street parking spaces required by this article results in a requirement of a fractional space, any fraction less than 1/2 may be disregarded, while a fraction 1/2 or greater shall be counted as 1 parking space.

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**Sec. 118-216. Computation of required employee parking.**

Parking spaces required on an employee basis shall be based on the average number of employees during the highest period of employment.

...

**Sec. 118-218. Required number of off-street motor vehicle parking spaces.**

**(a) Calculation of number of spaces.**

**(1) Fractional numbers.** When determination of the number of parking spaces required by this article results in a requirement of a fractional space, any fraction less than 1/2 may be disregarded, while a fraction 1/2 or greater shall be counted as 1 parking space.

**(2) Required on an employee basis.** Parking spaces required on an employee basis shall be based on the average number of employees during the highest period of employment.

**(3) Owned, rented, or leased vehicles.** Except for residences, in addition to the minimum requirements listed in subsection (b), 1 additional parking space shall be required for each vehicle owned, rented, or leased by the use that is kept on site.

**(b) Minimum number of spaces.** The minimum number of off-street motor vehicle parking spaces required for designated uses shall be as follows:

**(1) Residential and lodging uses.**

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**(2) Schools, places of worship, institutions, auditoriums and other places of assembly.**

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Schools: The greater of the required parking spaces as listed below or the required parking spaces for an auditorium or other places of public assembly accessory to the school.

a. Alternate education: 1 parking space for each faculty member and each other full-time employee plus 1 parking space for each 7 high school students based on the maximum number of students that can

be accommodated in accordance with such design capacity of the building.

- b. Driving: 1 parking space for each school employee ~~plus 1 parking space for each vehicle owned, rented or leased by the school.~~

...

(4) *Office, retail, service, and industrial uses.*

...

Construction material sales centers, machinery related contractor, and heavy construction businesses: 1 space for each 1,500 ft<sup>2</sup> of net floor area, plus 1 parking space for each employee, ~~plus 1 parking space for each vehicle owned, rented, or leased by the shop.~~

...

Emergency response: 1 parking space for each 300 ft<sup>2</sup> of net floor area or 1 parking space for each employee, whichever results in the greater number of off-street parking requirements, ~~plus 1 parking space for each vehicle owned, rented, or leased by the company.~~

Food establishments and food services:

- a. Brew pub: Off-street parking requirements shall be determined by the Plan Commission.
- b. Caterer: 1 parking space for each 300 ft<sup>2</sup> of net floor area, ~~plus 1 parking space for each company owned, rented, or leased vehicle kept on-site.~~

...

Newspaper distribution agencies: 1 parking space for each 300 ft<sup>2</sup> of net floor area or 1 parking space for each employee, whichever results in the greater number of off-street parking requirements, ~~plus 1 parking space for each vehicle owned, rented or leased by the distribution agency.~~

...

Private security agencies, including canine patrols: 1 parking space for each 300 ft<sup>2</sup> of net floor area, excluding animal quarters, or 1 parking space for each employee, whichever results in the greater off-street parking requirements, ~~plus 1 parking space for each vehicle owned, rented or leased by the agency or patrol.~~

Public utility and public service uses: 1 parking space for each 2 employees, ~~plus 1 parking space for each vehicle owned, rented, leased by or assigned to the establishment.~~

Rental and leasing uses:

- a. Leasing of commercial or industrial machinery or equipment: 1.2 parking spaces for each 1,000 ft<sup>2</sup> of gross floor area ~~plus 1 parking space for each vehicle owned or rented by the establishment kept on-site.~~
- b. All other rental and leasing uses: 3.0 parking spaces for each 1,000 ft<sup>2</sup> of gross floor area ~~plus 1 parking space for each vehicle owned or rented by the establishment kept on-site.~~

...

Road, ground, passenger, and transit transportation:

- a. Local transit systems: no parking required.
- b. Interurban and charter bus establishments, school and employee bus transportation, and taxi and limousine service: 3.0 parking spaces for each 1,000 ft<sup>2</sup> of gross floor area ~~plus 1.0 parking space for each vehicle owned, rented, or leased by the establishment that parks on premises.~~

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- (5) Other uses. Parking spaces for other uses not listed in subsections (b)(1) through (b)(4) of this section shall be determined by the Plan Commission.
- (6) Uses in B4 Regional Shopping district. For the purpose of determining the required number of parking spaces, the B4 Regional Shopping district shall be divided into 2 categories:
  - a. Category A: When less than 50% of the floor area is devoted to retail sales, the required number of parking spaces for each use established in the B4 district shall be the same as the required number of parking spaces as set forth in subsections (b)(1) through (b)(4) of this section for such uses.
- ...
- (7) *Uses in mixed-use districts.* The number of off-street parking spaces required shall be determined as follows:
  - a. In CX districts, 2.0 parking spaces for each 1,000 ft<sup>2</sup> of gross floor area for permitted and special uses, except that the following uses shall have the parking requirements so indicated:

Uses	Parking Requirement
<ul style="list-style-type: none"> <li>•Congregate living</li> <li>•Dormitories</li> <li>•Elderly and disabled housing</li> <li>•Residences</li> </ul>	In accordance with (b)(1) of this section
<ul style="list-style-type: none"> <li>•Elementary, middle, and junior high schools</li> <li>•Colleges and universities</li> <li>•Libraries and archives</li> <li>•Museums</li> </ul>	In accordance with (b)(2) of this section
<ul style="list-style-type: none"> <li>•Animal shelters</li> </ul>	In accordance with (b)(4) of this section
<ul style="list-style-type: none"> <li>•Hotels and motels</li> <li>•Private clubs and lodges</li> </ul>	1 parking space for each lodging room, plus 2.0 parking spaces for each 1,000 ft <sup>2</sup> of gross floor area of uses not exclusively serving the subject establishment
<ul style="list-style-type: none"> <li>•Assembly uses</li> </ul>	Determined by the Plan Commission
<ul style="list-style-type: none"> <li>•<del>Assembly uses</del></li> <li>•Motion picture viewing and exhibition</li> <li>•Theater, dance, or music establishment</li> </ul>	1 parking space for each 4 seats or for each 80 lineal inches of seating space in the main auditorium or assembly

- b. Parking requirements as listed in (b)(1), (b)(2), (b)(3), and (b)(4) of this section for non-conforming uses in CX districts and all uses in NX and TX districts.

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e. *Financial contribution in lieu of providing off-street parking.* Since a variance or relief from providing required off-street motor vehicle parking is not permitted, a payment shall be made to the Village, to be held in a reserve account to provide for the acquisition, erection, construction, or installation of public parking structures or lots within or adjacent to a mixed-use district, for each deficient required parking space under the following conditions:

1. The off-street parking space is not a required resident space for residence use in (b)(1) of this section but may be a space required for guests.
2. The off-street parking space is required for a use other than in (b)(7)e.1 of this section.

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- (8) *Uses in B6 Downtown Science and Technology district.* The number of off-street parking spaces required for nonresidential uses shall be reduced by 15% from the required number of parking spaces as set forth in subsections (b)(1) through (b)(4) of this section for such uses.