

Meeting Agenda
Skokie Zoning Board of Appeals
Wednesday, March 1, 2023 at 7:30 P.M.
Village of Skokie
5127 Oakton Street
Skokie, IL 60077

- I. **Call to Order**
- II. **Roll Call**
- III. **Approval of Minutes**
- IV. **Public Hearings & New Business:**

2023-01Z – 3500 Dempster Street

Chester Klos of DC&L LLC requests a variation in order to operate a dentist office resulting in 9 off-street parking spaces provided and 12 off-street parking spaces required by Section 118-218(4) of the Zoning Chapter of the Skokie Village Code in a B2 Commercial district.

PIN: 10-14-421-039-0000

- V. **Old Business:**
- VI. **Public Comment (for non-agenda items)**
- VII. **Adjourn**

STAFF REPORT

Community Development Department

2023-01Z: Variation

Council Chambers, 7:30 PM, March 1, 2023

To: Brian O'Donnell, Chairman, Zoning Board of Appeals
 From: Brian J. Augustine, Zoning Administrator
 Re: 3500 Dempster St - Parking Variation

General Information	
<i>Location</i>	3500 Dempster Street
<i>Request</i>	Variation in order to operate a dentist office resulting in 9 off-street parking spaces
<i>Zoning Requirement</i>	12 off-street parking spaces minimum
<i>Petitioner</i>	Chester Klos of DC&L LLC
<i>Existing Zoning & Land Use</i>	B2 Commercial – Vacant retail/office store
	North R2 Single-Family – Detached residence
	South B2 Commercial – Office/retail
	East B2 Service Commercial – Office/retail
	West B2 Service Commercial – Office/retail
<i>Assigned to</i>	Sharon Roos-Kirkpatrick

SITE INFORMATION

- The building on site was constructed in 1965.

PETITIONER'S SUBMITTAL

The petitioner is requesting a variation in order operate a dentist office resulting in 9 off-street parking spaces with 12 spaces required.

APPEARANCE COMMISSION

If the petitioner alters the exterior façade, they will be required to receive a certificate of appropriateness by the Appearance Commission.

STAFF ANALYSIS

Staff Comment and Review sheets were sent to all pertinent departments. The Fire Department, Community Development Department and Traffic Engineering Division were the only department/divisions to comment.

Fire Department

All comments from the Fire Department were related to construction portion of the project. The Fire Department had no specific comments regarding parking.

Traffic Engineering Division

The Traffic Engineering Division normally recommends compliance with the code, but there are additional on-street parking spaces on the east side of the Lincolnwood Dr. that customers can easily access.

When the applicant re-submits for permit the following items will need to be addressed on the plans:

- 1) The accessible parking spaces must be 8' wide with an 8' access aisle and the R7-8 and R7I-101 signs must be installed in front of the space.
- 2) Parking spaces sizes must be noted on the plans. 9-foot wide width and 18-foot depth are required.
- 3) Any unnecessary wheel stops must be removed (along Lincolnwood Dr)

Community Development Department

The Community Development Department concurs with the Traffic Engineering Division comments. Ideally the parking requirement is met, but in this case two spaces are being converted to one accessible space and some on-street parking exists in the immediate area. Based on the schedule, it appears the site should be able to accommodate parking for a majority of the time. If there is any overflow the most logistical spaces are on the street south of the alley.

STAFF RECOMMENDATION

Based on the proposed Findings of Fact, Staff recommends that the petitioner's request to operate a dentist office be approved based on the attached findings of fact with the following conditions:

- 1) The accessible parking spaces must be 8' wide with an 8' access aisle and the R7-8 and R7I-101 signs must be installed in front of the space.
- 2) Parking spaces sizes must be noted on the plans. 9-foot wide width and 18-foot depth are required.
- 3) Any unnecessary wheel stops must be removed (along Lincolnwood Dr)

ATTACHMENTS

1. Proposed Findings of Fact

Proposed Findings of Fact

Community Development Department

2023-01Z: Variation

Council Chambers, 7:30 PM, March 1, 2023

1	<i>Consideration</i>	Limitation on the use of the property due to physical, topographical, and geologic features.
	<i>Finding</i>	There are no limitations on the property due to physical, topographical or geologic features.
2	<i>Consideration</i>	The applicant can demonstrate that without a variance there can be no reasonable use of the property.
	<i>Finding</i>	Staff feels the applicant can most likely have a reasonable use of the property without a variation.
3	<i>Consideration</i>	The granting of the variance is not based solely on economic reasons.
	<i>Finding</i>	The variance request appears to be based on the desire to operate a dentist office at this location.
4	<i>Consideration</i>	The necessity for the variance was not created by the property owner.
	<i>Finding</i>	Staff feels the necessity for the variance is due to a lack of parking on site.
5	<i>Consideration</i>	The variance requested is the minimum variance necessary to allow reasonable use of the property.
	<i>Finding</i>	Staff feels the variance requested is most likely the minimum variance necessary to allow for a reasonable use of the property.
6	<i>Consideration</i>	The granting of the variance will not be injurious to the public health, safety, or welfare.
	<i>Finding</i>	Staff feels the granting of the variance will not be injurious to public health or safety.
7	<i>Consideration</i>	The property subject to the variance request possesses one or more unique characteristics generally not applicable to similarly situated properties
	<i>Finding</i>	There are no unique characteristics to the subject site.