

LEGAL NOTICE OF PUBLIC HEARING

Skokie Zoning Board of Appeals, Wednesday, March 1, 2023, Village of Skokie, 5127 Oakton Street, Skokie, Illinois 60077, at 7:30 P.M., to consider the following:

NEW	ACTION TAKEN
2023-01Z – 3500 Dempster St Chester Klos of DC&L LLC requests a variation in order to operate a dentist office resulting in 9 off-street parking spaces provided rather than 12 off-street parking spaces as 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	Approved with conditions 9-0-0 covenant required

FOR YOUR INFORMATION:

Plans and related documents are available at the Planning Division office at Village Hall Monday through Friday from 8:30 AM to 5:00 PM. 847-933-8447

SPECIAL AID: Available upon request for the disable. Call 847/673-0500 or email info@skokie.org.

Interested parties are invited to attend this meeting. This notice is for information purposes only. Published in the *Skokie Review* on February 2, 2023.

Brian L. O'Donnell, Chairman

Draft - Zoning Board of Appeals Meeting Minutes
Date: March 1, 2023

A motion was made by ZBA member Perlin and seconded by ZBA member Jacobson to approve the minutes of the August 17, 2022 meeting.

Case Description:

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 rather than the 12 off-street parking spaces as 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

Discussion and Interested Parties

Legal notice was advertised, posted and delivered to property owners in the area as prescribed by the Zoning Chapter. Corporation Counsel determined that notice was proper and correct.

Dr. Chester Klos presented the case to the board. He purchased this vacant property last year to move his general dental office from Chicago. He used the services of the previous business when it was a vacuum cleaner repair shop. He needs to build it out to fit his needs and was quite surprised to learn that 9 off-street parking spaces is deficient according to Village Code. He hoped to make arrangements with the neighboring locksmith to “borrow” 3 spaces, if needed. Unfortunately for him, the neighbor is in compliance for his own required parking needs leaving no spaces to spare. The realtor has reached out to the property owner of the closed CVS site to lease out the spaces but hasn’t gotten a response back. The building is useless to Dr. Klos without securing a parking variance and he will be forced to sell it.

In their written remarks, Traffic Engineering noted that there is on-street parking on the east side of Lincolnwood Drive which customers can easily access. However, the following items need to be addressed when the applicant submits plans for a permit:

- The accessible parking spaces must be 8’ wide with an 8’ access aisle with R7-8 and R7I-101 signs installed in front of the space.
- Parking space sizes need to be noted on the plans. 9-foot wide width and 18-foot depth are required.
- Removal of unnecessary wheel stops along Lincolnwood Drive.

A ZBA member commented that she sees no issues and that there is adequate parking in the neighborhood. The chairman advised the petitioner that the observations from Traffic Engineering will be required conditions of approval. Dr. Klos is in agreement with all recommendations. He complimented the Village staff for their helpful and professional assistance.

Recommendations and Voting

A motion was made to grant a variance, with conditions, to operate a dentist office resulting in 9 off-street parking spaces provided rather than 12 off-street parking spaces as required by Section 118-218(4) at 3500 Dempster Street.

Motion: Roos-Kirkpatrick

Second: Solovy

Ayes: 9

Nays: 0

A covenant is required.