



AGENDA
REGULAR ZONING BOARD MEETING
Public Meeting Room, Village Hall
Tuesday, March 10, 2015
7:00 p.m.

Reasonable accommodations or auxiliary aids will be provided to enable persons with disabilities to effectively participate in any public meetings. Please contact the Village Administrative Office (847.883.8600) 48 hours in advance if you need any special services or accommodations.

CALL TO ORDER

1.0 ROLL CALL

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the regular Zoning Board Meeting held on Tuesday, November 11, 2014.

3.0 GENERAL BUSINESS

3.1 PUBLIC HEARING regarding a Special Use to permit an Assembly Use operation for religious uses within the existing Regal Cinema complex in City Park of Lincolnshire (Willow Creek Community Church).

3.2 PUBLIC HEARING regarding Text Amendments to Chapter 2, Definitions, and Chapter 11, Off-Street Parking and Loading, of Title 6 – Zoning of the Lincolnshire Village Code, regarding updates to the Village's off-street parking and loading regulations (Village of Lincolnshire)

4.0 UNFINISHED BUSINESS

5.0 NEW BUSINESS

6.0 CITIZEN COMMENTS

7.0 ADJOURNMENT

The Zoning Board will not proceed past 10:30 p.m. unless a motion is made and approved by a majority of the Zoning Board members to extend the meeting one-half hour to 11:00 p.m. Any agenda items or other business that are not addressed within this time frame will be continued to the next regularly scheduled Zoning Board Meeting.



UNAPPROVED Minutes of the **REGULAR MEETING OF THE ZONING BOARD** held on Tuesday, November 11, 2014, in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Manion, Members Leider, Van de Kerckhove and Bichkoff.

ALSO PRESENT: Stephen Robles, Village Planner

ABSENT: Trustee Liaison Brandt and Member Kalina.

CALL TO ORDER: **Chairman Manion** called the meeting to order at 7:00 p.m.

1.0 ROLL CALL

The roll was called by **Village Planner Robles** and **Chairman Manion** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes related to the Zoning Board Meeting held on Wednesday, October 15, 2014.

Member Van de Kerckhove moved and **Member Leider** seconded the motion to approve the minutes of the Regular Meeting of the Zoning Board, as submitted. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS:

3.1 PUBLIC HEARING regarding an Amendment to existing Special Use Ordinance 78-533-23 to remove the prohibition of truck and trailer parking in front of the building and reduction of a required existing landscape berm from six feet to three feet in height for a proposed U-Haul facility located at 200 Industrial Drive (Amerco Real Estate Company).

Chairman Manion recessed the Zoning Board meeting and opened the Public Hearing.

Village Planner Robles presented Staff's memorandum and identified Amerco Real Estate Company, representing U-Haul, was under contract to purchase 200 Industrial Drive for a U-Haul self-storage and truck rental facility. In 1976, the property received a special use for truck, tractor and trailer leasing facilities, including a building within which trucks, tractors and trailers may be serviced and maintained, together with accessory parking. Two years later, the property received a second special use to permit a facility for the purpose of selling, leasing, repairing, maintaining, and rebuilding truck, trailer and truck parts and truck trailer parts, indoors only. He continued, the property is located in the M-1 Restricted Manufacturing zoning district which permits storage and warehousing establishments. U-Haul's proposed self-storage operations are permitted by zoning and truck rental is permitted under the existing Special Use.

Village Planner Robles continued that U-Haul requested amending the 1978 Special Use Ordinance to remove the prohibition of truck and trailer parking in front of the building and reduce the existing landscape berm to 3 feet tall, as identified in the

provided presentation packet. Item G of the 1978 Ordinance required that no trucks or truck tractors shall be parked or otherwise stored in front of the building to be constructed on the subject real estate. Since U-Haul desires to locate rental trucks along Aptakistic Road, they are requesting removal of this prohibition to allow 14 rental parking spaces within the front yard. He clarified Staff did not object to the location and number of spaces, but recommended the spaces be revised to 90° orientation or perpendicular to Aptakistic Road to reduce the prominence of the rental trucks from the roadway. U-Haul also requested to re-grade the existing 6-foot tall landscaped berm fronting Aptakistic Road to open visibility to the site. The current 6' tall berm extends along Aptakistic Road and continues south along the west property line of the neighboring residential property. The berm serves as a natural barrier to screen the industrial nature of the property from the roadway and adjacent residence. As a result of the reduction, landscape screening of the parking lot would be required by Village Code. Shrubs or small trees at least 4' in height in dense groupings must screen at least 50% of the parking lot frontage. 44 "gro-low sumac" shrubs were proposed, which **Village Planner Robles** explained would not comply with code requirements. He noted Staff understood the request for increased visibility through reducing the berm height. However, Staff was not clear on the desire to further reduce the berm height adjacent to the existing residence to the west. As a result, Staff recommended the western portion of the berm remain to provide suitable screening from the adjacent residence to the west, and the landscape plan be revised to provide landscaping compliant with Village Code. **Village Planner Robles** noted the Petitioner's responses to the Findings of Fact for Special Use were included in the attached presentation packet for the Zoning Board's consideration. Regarding Finding #6, the proposed 22 customer parking spaces were 5 spaces short of the minimum required by Code. Therefore, any recommendation should require 5 additional off-street parking spaces, subject to the review and approval of the Architectural Review Board.

Village Planner Robles summarized Staff was recommending approval of the proposed amendments to the existing Special Use Ordinance, subject to the three conditions noted in the staff memo.

Heather Skelton, representing U-Haul, identified they are under contract to purchase the property pending approval from the Village. U-Haul was open to leaving the western portion of the berm unchanged, if the Zoning Board would be agreeable to the berm reduction proposed along the north property line.

Chairman Manion sought confirmation that the site was accessed via Industrial Drive. **Ms. Skelton** confirmed such and noted that U-Haul was also interested in changing the address to an Aptakistic Road address. **Chairman Manion** further questioned U-Haul's plan was for improving the site. **Ms. Skelton** elaborated that phase 1 of U-Haul's plan was to reuse the exiting building for immediate operation. Phase 2 is a long-term plan to construct a purpose-built self-storage facility on the property, but no further information was available at the present time.

Chairman Manion asked **Ms. Skelton** if she would like the Findings of Fact entered into the record. **Ms. Skelton** confirmed.

Chairman Manion sought any additional public comment for the record. There being no further public comment, **Chairman Manion** closed the Public Hearing and reconvened the Zoning Board meeting.

Member Leider summarized the three caveats noted in Staff's memorandum. Regarding Item 1 on the rental parking space orientation, **Ms. Skelton** explained the angled parking was found to be easier for public use when returning the larger rental trucks and served as advertising when the trucks were parked on-site. Regarding Item 2 on keeping the existing berm along the west property line, **Ms. Skelton** reaffirmed U-Haul is accepting of leaving the western berm in place. Regarding Item 3 on revising the landscape plan to screen the parking lot required by Village Code, **Ms. Skelton** expressed her concern the landscaping requirement conflicted with U-Haul's reasoning for reducing the berm.

Member Van de Kerckhove questioned if there were any existing berms within proximity to the site. **Village Planner Robles** explained the office building located at 577 Aptakistic Road, to east of the subject site, constructed a berm. **Member Van de Kerckhove** expressed his support for the proposal given the industrial nature of the site. **Member Bichkoff** concurred.

Member Leider expressed his concern over the request for the berm reduction and opening the visibility into the site and being able to see the industrial building and the gravel lot. **Chairman Manion** agreed and noted U-Haul's occupancy of the site would be an improvement, but he had concerns with the overall site appearance.

Minor discussion regarding the berm reduction and landscaping ensued.

There begin a consensus among the members, **Chairman Manion** sought a motion.

***Member Leider** moved and **Member Bichkoff** seconded a motion, to recommend approval to the Village Board, based on facts covered in a Public Hearing held on November 11, 2014, of an amendment to Special Use Ordinance 78-533-23 to remove the prohibition of truck and trailer parking in front of the building and reduction of a required existing landscape berm for a proposed U-Haul facility located at 200 Industrial Drive, subject to the following conditions:*

1. Rental parking space orientation be revised to 90°, perpendicular to Aptakistic Road, subject to the Architectural Review Board review.
2. The existing berm adjacent to the west property line shall remain.
3. The landscape Plan be revised to provide landscaping compliant with Section 13-2-1(C)(3) of the Village Code.

The motion passed unanimously by voice vote.

- 3.2 PUBLIC HEARING regarding Text Amendments to Chapter 2, Definitions, Chapter 5D, Mixed Use General Residence District, Chapter 6, Business Districts, and Chapter 8, Office/Industrial Districts, of Title 6 - Zoning of the Lincolnshire Village Code, regarding the permissibility of Assembly Uses within the Village's non-residential zoning districts (Village of Lincolnshire).

Chairman Manion recessed the Zoning Board meeting and opened the Public Hearing.

Village Planner Robles presented Staff's memorandum and noted over the past few months, the Zoning Board had discussed a series of Staff proposed text amendments on permitted uses within the Village's non-residential zoning districts. Following the Zoning Board's approval recommendation, Staff presented the recommendation and proposed

text amendments to the Committee of the Whole back in October. However, after the Zoning Board's recommendation, but prior to the Committee of the Whole meeting, the Village Attorney identified assembly-type uses such as religious institutions, libraries, museums, convention halls/meeting rooms, etc. were regulated inconsistently from one another. **Village Planner Robles** explained that essentially, certain types of assembly uses were permitted in one zoning district but not the other. Such exclusionary treatment was problematic since assembly uses must be treated equally based on zoning case law. Since assembly uses were not discussed by the Zoning Board, the Village Board directed this topic back to the Zoning Board for further discussion and recommendation.

Village Planner Robles continued his presentation noting assembly uses were simply a gathering of persons principally for civic, literary, musical, political, travel, religious, or similar purposes. The Zoning Code currently regulates assembly uses by identifying each individual assembly use within specific zoning districts. **Village Planner Robles** referenced the included "Assembly Use Example" to illustrate the current practice of the Zoning Code. He continued that by identifying individual assembly uses for each zoning district established that only specific assembly uses were acceptable, while other and often similar assembly uses were not. To establish content-neutrality for assembly uses, the Village Attorney and Staff had developed zoning definitions for; 1) assembly use, 2) membership assembly uses, and 3) non-membership assembly use. The reason for the distinction was that not all assembly uses contribute to the generation of sales tax, utility and telecommunications tax, and room and admission tax revenues to support the Village's operational expenses. Based on the proposed definition, non-membership assembly uses generally complement and create a common relationship with the hotels, commercial and office businesses, resulting in the growth of the Village's tax revenues. **Village Planner Robles** identified Staff was seeking feedback on whether the Zoning Board agreed with the proposed classification of assembly uses; membership assembly uses and non-membership assembly uses, and the need to distinguish the two.

Village Planner Robles requested the Zoning Board refrain from feedback until the conclusion of the presentation. He continued with his presentation regarding the permissibility of assembly uses and noted the proposed text amendments incorporated the new assembly uses terms. **Village Planner Robles** referenced a series of tables prepared by Staff included in the memo, which summarized the changes that were previously recommended by the Zoning Board that used the two different assembly use classifications.

Village Planner Robles continued, assembly-type uses specifically in the Office/Industrial District were part of a recent conversation Mr. Charles Lamphere, President of Van Vlissingen and Co. had with the Village Board at their October meeting. As a result, the Village Board requested the Zoning Board be provided the provided letter from Mr. Lamphere regarding the increase of non-traditional uses within corporate business campuses. **Village Planner Robles** explained the proposed amendments would permit many of the commercial uses identified in the letter within the O/I District. The Village Board expressed their willingness to consider permitting both types of assembly uses in the O/I District and requested their meeting minutes be provided to the Zoning Board so their comments on this use type were clear, which are also included in the memo. Following, **Village Planner Robles** explained the advantages of permitting membership assembly uses within commercial and office/industrial zoning districts that could provide benefits, including, occupying long-standing vacant buildings; operating during off-peak hours; and generating additional off-peak tenants to frequent local stores/restaurants. On the contrary, he noted such uses could also remove available

commercial/industrial buildings for future development as non-assembly uses; increase occupancy and off-street parking levels beyond existing capacity; and in some scenarios, reduce tax-generating uses within the Village's commercial and office/industrial sector. At the conclusion of Staff presentation, **Village Planner Robles** identified Staff also sought the Zoning Board's recommendation regarding the permissibility of membership and non-membership assembly uses within the R5, B1, B2, E, and O/I Districts for Staff to incorporate into revised text amendments to be considered by the Committee of the Whole.

Chairman Manion questioned if the definitions developed in concert with the Village Attorney were what should be recommended for approval. **Village Planner Robles** clarified that although the proposed definitions were developed under the advisement of the Village Attorney, the Zoning Board was directed by the Village Board to evaluate the permissibility of assembly uses in non-residential zoning district and is free to make the recommendation they see fit.

Member Bichkoff sought clarification on the reason for the distinction of tax generating assembly uses. **Village Planner Robles** explained that not all assembly uses could provide the same level of tax benefits compared to other assembly uses. He cited an example of a convention center, which would be classified as a non-membership assembly use, compliments and creates a common relationship with the professional office uses, which in turn compliments the restaurants, and the area hotels. All of which result in the growth of the Village's tax revenues.

Chuck Lamphere, President of Van Vlissingen and Company, summarized his letter regarding non-traditional uses within corporate business campuses. **Member Bichkoff** sought clarification from **Mr. Lamphere** on his presentation that non-profits would not remove properties from the tax rolls. **Mr. Lamphere** explained in his experience, non-profits organizations often were not able to obtain the necessary capital to purchase land and preferred to lease existing buildings.

Chairman Manion sought any additional public comment for the record. There being no further public comment, **Chairman Manion** closed the Public Hearing and reconvened the Zoning Board meeting.

Chairman Manion questioned if the topic of the Village becoming more accommodating to businesses and addressing current vacancy rates was also discussed at the previous public hearing. **Village Planner Robles** clarified the Zoning Board's previous discussion on the proposed text amendments pertained to the permissibility of commercial-related uses being permitted in the O/I District, and that the matter of assembly-related uses was not addressed at that time. **Member Leider** added his desire for the Village to look at ways to fill building vacancies.

Discussion ensued amongst the Zoning Board regarding assembly uses and the advantages they could provide to the O/I District.

There began a consensus among the members, **Chairman Manion** sought a motion.

***Member Bichkoff** moved and **Member Leider** seconded a motion, to recommend approval to the Village Board, based on facts covered in a Public Hearing held on November 11, 2014, of amendments to Chapter 2, Definitions, Chapter 5D, Mixed Use General Residence District, Chapter 6, Business Districts, and Chapter 8,*

Office/Industrial Districts, of the Lincolnshire Zoning Code to revise and update the permissibility of Assembly Uses within the Village's zoning districts.

The motion passed unanimously by voice vote.

- 3.3 Consideration and Discussion regarding Text Amendments to Chapter 2, Definitions, and Chapter 11, Off-Street Parking and Loading, of Title 6 – Zoning of the Lincolnshire Village Code, regarding updates to the Village's off-street parking and loading regulations (Village of Lincolnshire)

Village Planner Robles proposed a comprehensive review of the Village's parking requirements to determine appropriate parking demands for today's uses and implement appropriate code revisions. The Village's parking and loading regulations are housed in Chapter 11 of the Zoning Code and apply to all properties within the Village. Prior to any public hearing on draft code amendments, Staff wanted to first introduce the Off-Street Parking regulations and highlight areas of proposed revisions for Zoning Board consideration.

Village Planner Robles proceeded with the General Requirements Section and noted it provides overall application of parking/loading requirements for all buildings in the Village. Only minor updates to sentence structure and formatting were expected. Provisions for snow removal had been added to ensure suitable storage areas are identified on site plans and discourage snow storage within landscaped areas. The Off-Street Parking Facilities Section outlines specific parking layouts, space requirements and parking ratios based on land use. He explained that section was proposed to be relocated further back in the Code to Section 6-11-2, since parking requirements are more commonly used compared to loading berths.

Village Planner Robles continued and explained that the Off-Street Parking Section includes general requirements specific to parking spaces and contains regulations for all parking spaces; such as location, ADA parking requirements, design and maintenance, etc. There are currently nine subsections, which become lost within the overall scope of this Section. Staff proposed re-formatting to highlight the more pertinent standards. An example would be moving the ADA Parking regulations into its own specific subsection based on the importance of accessible parking accommodations. Shared Parking Facilities is a subsection of the general requirements and was titled "Collective Provisions for Building and Uses", which allows the collective use of parking spaces provided the sum of parking spaces for each separate use is provided. He explained, this method was not truly "collective use" of parking spaces, and required more parking and paved surfaces than necessary. Said subsection was proposed to be revised to allow the sharing of parking spaces for separate uses on the same lot, provided the use of spaces does not occur at the same time and the minimum number of parking spaces is based on the highest parking use.

Moving on to land banking of parking spaces, **Village Planner Robles** explained such allows for a reduction in the number of parking spaces required on a site, when the requirements may be excessive based on the use of a lot, but was not a code regulation. Traditionally, land banking has occurred within the Village's industrial/warehouse sector given the large building footprints, with low employee levels. The variance process is the current method for obtaining approval for parking reductions, which can discourage landbanking and result in higher levels of paved surfaces than necessary. Formalizing the landbanking requirements to include Administrative Staff review and authorization

process allows a more streamlined process for approval. **Village Planner Robles** noted any landbanking request must satisfy five requirements in order to be approved.

Village Planner Robles continued with surfacing requirements of all parking spaces, which must be improved with asphalt, concrete, or similar material. He explained that while the durability of parking surfaces needed to be sufficient to handle the daily use of vehicles, the use of impervious surfaces has significant environmental impacts on local stormwater management and water and wildlife habitat quality. Staff supports fully “greening” the Village’s parking requirements, but unless there are incentives to installing green parking facilities, there is little likelihood of their construction. Unfortunately, Staff felt there are minimal opportunities to incentivize green parking through Village Codes and permitting requirements since ensuring minimum required parking spaces are provided continues to be a primary factor to the Village. However, he noted the opportunity to require parking areas in excess of the minimum required to be constructed of alternate paving materials and incorporate stormwater best management practice (BMP) techniques, which are proposed in the draft text amendments.

Village Planner Robles proceeded with specific requirements for parking and explained Lincolnshire’s parking requirements followed the common approach of establishing minimum parking space requirements, rather than maximums. The parking requirements table in the draft code had been updated to include uses previously absent from the table, the addition of new uses, and revisions to parking ratios to reduce minimum parking requirements where possible.

Transitioning to Off-Street Loading Facilities, **Village Planner Robles** noted this section contained specific loading facility, a.k.a. loading docks, requirements based on land use. The loading regulations were proposed to be relocated to Section to 6-11-3, as they are not commonly used compared to parking requirements. Similar to the parking section, there are specific requirements for off-street loading as well, which outlines the number of loading berths and size based on use. He explained that loading berth requirements did not address commercial retail/service uses, which often require loading facilities. Additionally, the requirements were in narrative format, where a simplified table format provided improved function of said section.

Village Planner Robles concluded that Staff was seeking any input and direction from the Zoning Board of the proposed text amendments prior to the holding of a Public Hearing. He further noted the Zoning Board should consider whether these revisions should also be reviewed by the Architectural Review Board, since parking facilities were often part of their review of site plans.

There was a consensus amongst the Zoning Board regarding Staff’s proposed text revisions and to forward to the ARB for their input.

- 4.0 UNFINISHED BUSINESS (None)
- 5.0 NEW BUSINESS (None)
- 6.0 CITIZENS COMMENTS (None)
- 7.0 ADJOURNMENT

There being no further business, **Chairman Manion** sought a motion for adjournment. **Member Leider** moved, and **Member Van de Kerckhove** seconded the motion to adjourn. The meeting adjourned at 8:53 p.m.

Minutes Submitted by Stephen Robles, Village Planner.

REQUEST FOR BOARD ACTION
Zoning Board
March 10, 2015

Subject:	Willow Creek Community Church Special Use Request
Action Requested:	Public Hearing for a Special Use to permit an Assembly Use operation within an existing cinema complex (Regal Lincolnshire Stadium 21 and IMAX Cinemas) for religious uses.
Petitioner:	Willow Creek Community Church
Originated By/Contact:	Stephen Robles, Village Planner Department of Community & Economic Development
Advisory Board Review:	Zoning Board

Background:

- The subject premises located at 300 Parkway Drive currently operates as a 21 screen Regal Cinema theater, approved as part of the CityPark Planned Unit Development (PUD) by Ordinance No. 97-1507-31.
- The underlying zoning of the property is B2 - General Business District, which permits the current theater use.
- Recent amendments to the Village's permitted and special uses of non-residential zoning districts (December 8, 2014) now classifies theaters, religious uses, convention centers, and other places of assembly inclusively as "Assembly Uses". Assembly uses are a permitted Special Use within the B2 District.

Project Summary:

- Willow Creek Community Church ("Church") seeks a Special Use for an Assembly Use to conduct religious services for a temporary period within a portion of the Regal Cinemas theater space located at CityPark.
- The Church will hold two Sunday services at 8:30 a.m. and 10:00 a.m., with all Church activities concluded by 12:00 p.m.
- Per the attached letter by Mr. Larry Freedman, legal representative for the Church, this request is temporary while the Church actively seeks a permanent location within Lincolnshire (a Special Use application to occupy an existing vacant office/warehouse building at 625 Barclay Boulevard was evaluated by the Village Board on February 23rd and will be scheduled for a future public hearing with the Zoning Board).
- In the interim of finalizing the leasing terms and site renovations for the permanent location at the Barclay property, the Church seeks temporary operations within Regal Cinemas.
- After the Public Hearing and Zoning Board recommendation, this request will return to the Village Board for final determination.

Staff Comments:

- **Expiration of Special Use:** Given the Church's timeframe for securing permanent facilities, and the unknown long-term impacts of a non-revenue generating use within the theater, Staff recommends a temporary Special Use with a one-year expiration date. This will help ensure the movie theater operation and resulting admission taxes remain as originally approved for this site.

- **No Impact to Theater Operation:** The addition of a (temporary) non-sales tax generating use could impacts Regal Cinemas' ticket and concession sales revenues if theater auditoriums are occupied for Church services. Staff understands Regal Cinemas staggers movie start times and would shift any Sunday morning showings to available auditoriums to avoid disruptions in movie operations. Per Staff's request, written confirmation from Regal Cinemas Lincolnshire confirming the proposal will have no impact on the number of movie showings, and resulting revenues, is included in the attached packet.
- **Special Use Findings of Fact:** The attached presentation packet includes the Petitioner's response to the Findings of Fact for Special Use for consideration by the Zoning Board.

Recommendation:

Staff recommends approval of a Special Use to permit an Assembly Use operation within an existing cinema complex (Regal Lincolnshire Stadium 21 and IMAX Cinemas) for religious uses, subject to the following conditions:

1. The Special Use shall be temporary and expire one (1) year from the date of Village Board approval.
2. The Assembly Use for religious uses shall be limited to Sunday services only, at 8:30 a.m. and 10:00 a.m.
3. All religious use activities shall conclude by 12:00 p.m.

Motion:

Having made findings based on facts covered in a Public Hearing held on March 10, 2015, the Zoning Board recommends approval to the Village Board of a Special Use to permit an Assembly Use operation within an existing cinema complex (Regal Lincolnshire Stadium 21 and IMAX Cinemas) for religious uses located at 300 Parkway Drive, subject to the Staff recommendations, and further subject to.

{Insert any additional conditions or modification desired by the Zoning Board}

Reports and Documents Attached:

- Presentation Packet, prepared by Larry Freedman.
- Location Map.

Meeting History	
Village Board Evaluation (COW):	January 26, 2015
Current Zoning Board (Public Hearing)	March 10, 2015

LAW OFFICES

ASH, ANOS FREEDMAN & LOGAN, L.L.C.
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BARRY ASH
GEORGE J. ANOS, 1951-2005
JOSEPH ASH, 1951-2012

January 20, 2015

VIA EMAIL

Mayor Brett Blomberg and Members of the
Board of Trustees of the Village of Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069

Re: 300 Parkway Drive
Our File No. 14-60

Dear Mayor Blomberg and Members of the Board of Trustees:

I represent Willow Creek Community Church, Inc., which is actively seeking a permanent location in the Village from which to operate as a Christian Church for worship, religious, charitable, and related uses and activities. The Church is hopeful of finalizing its search for a permanent location and appearing before you very soon for a preliminary evaluation. In the interim, the Church requesting a preliminary evaluation and referral to the Zoning Board of Appeals to consider the granting of a special use permit to allow the Church to temporarily use a portion of the Regal Theaters for Sunday morning services until a permanent location is located and approved. It is anticipated that the use of the Regal Theater facility will be likely be between nine and twelve months.

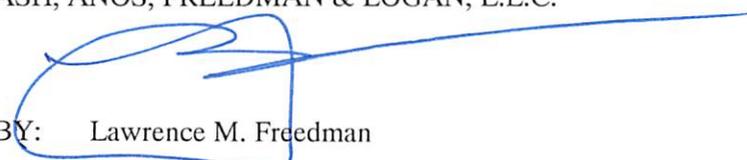
The Church will be leasing one wing of the Regal Theatre building which contains ten auditoriums. The Church proposes two adult worship services at 8:30 am and 10:00 am on Sundays to be held in one of the auditoriums which will seat a maximum of 380 people. During adult services, separate services and religious programs will be conducted for children up to middle school age in other auditoriums. The Church also will provide childcare for children up to the age of 5 for parents who are attending the adult services. The Church does not foresee using more than seven of the ten auditoriums for such children's use and an eighth auditorium for volunteers assisting the operation. All Church activities will cease prior to 12 pm.

Attached for your reference is the Church's application.

We are requesting that this matter be scheduled for your Committee of the Whole meeting on January 26, 2015, at which time representatives of the Church and myself will be present to answer any questions you may have. Thank you for your consideration.

Very truly yours,

ASH, ANOS, FREEDMAN & LOGAN, L.L.C.

BY:  Lawrence M. Freedman

LMF:cas

FINDINGS OF FACT FOR SPECIAL USE –
WILLOW CREEK COMMUNITY CHURCH
(300 PARKWAY DRIVE)

1. *The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject premises for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located.*

The subject property currently operates as a 20 screen Regal Theater facility which has been designed to accommodate an assembly use with adequate parking and traffic design to maximize adequate ingress and egress to the facility. Applicant proposes to use only a portion of the facility during a limited period of time on Sunday mornings for church services, to be held at 8:30 am and 10:00 am, with a maximum number of 380 people attending each service and with all church activity ceasing by noon. Regal Theatres will continue to simultaneously operate the 10 auditoriums and the concession facilities not being leased by Applicant, such that theatre revenue from ticket sales and concessions will not be diminished. As such, the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject premises, or the Regal Theater facility itself, for the purposes already permitted; nor will it in any way diminish or impair property values within the neighborhood in which the use will be located.

2. *The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

The impact of the proposed special use would be minimal as to both intensity and time of use, by permitting 10 of the 20 theatre auditoriums to be used for Sunday church services at 8:30 am and 10:00 am, with a maximum number of 380 people attending each service and with all church activity ceasing by noon. Such proposed use, which is well below the design capacity of the 20 auditorium facility, will in no way impede the normal and orderly development and improvement of any surrounding property for uses permitted in the district. Furthermore, inasmuch as Regal Theatres will continue to simultaneously operate the 10 auditoriums and the concession facilities not being leased by Applicant, such that theatre revenue from ticket sales and concessions will not be diminished, the proposed use will not impede the normal and orderly operation or revenue of Regal Theaters.

3. *Adequate utilities, access roads, drainage and/or necessary facilities have been or will be provided.*

The subject property has already been provided adequate utilities, access roads, drainage, and other facilities necessary to serve a 20 auditorium movie theater which will be more than sufficient to service all of the requirements of the proposed special use within only a portion of such faculty.

4. *Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*

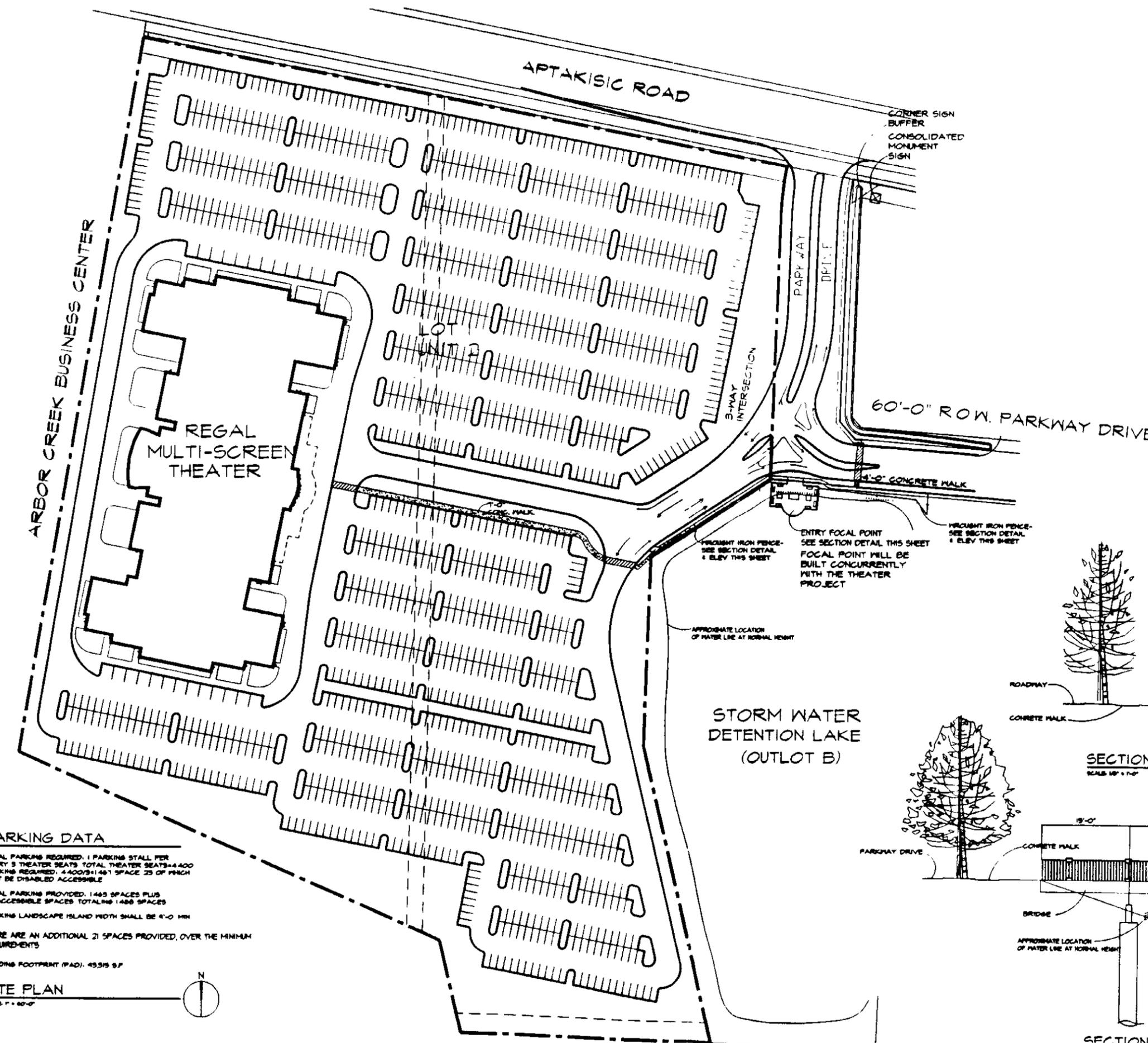
The subject property, as developed for its existing theater use, provides signalized ingress and egress at Aptakisic Road as well as secondary access through the existing retail development to and from Milwaukee Avenue, such that traffic congestion in the public streets will be minimized.

5. *The proposed special use is not contrary to the objectives of the Official Comprehensive Plan of the Village as amended.*

The proposed special use is in conformity with the Village's comprehensive plan as the subject property is designated for Planned Commercial Development, which provides for mixed use commercial to accommodate retail, service, commercial, and other office uses. The subject use is a service use, which based upon recent changes to the ordinances of the Village, are now included as part of the assembly uses allowed in the subject zoning district. As such, the proposed use complies with the Village's comprehensive plan.

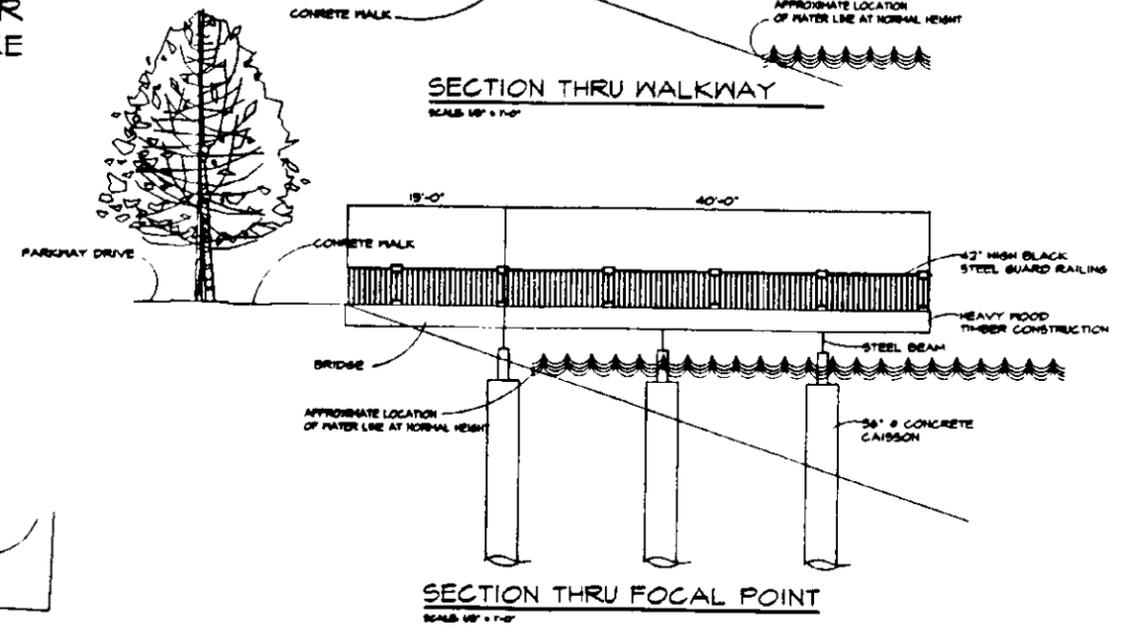
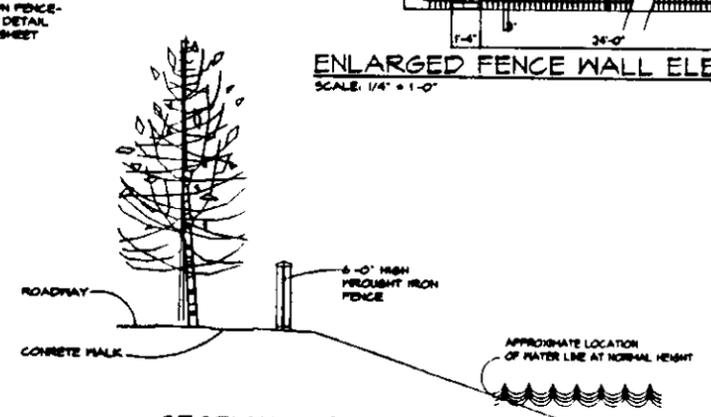
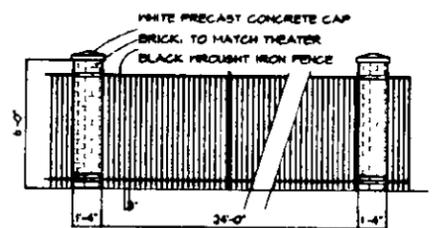
6. *The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be varied pursuant to Section 6-14-9 of this Chapter.*

Recent amendments to the Village's permitted and special uses in non-residential zoning districts, now classify theaters, religious uses, convention centers, and other places of assembly as "assembly uses" which are permitted special uses within the B2 District in which the property is located. As such, the proposed special use in all respects will conform to the applicable regulations of the district in which it will be located.



SITE DATA

TOTAL SITE AREA: 812,805 SF (18.66 ACRES)
 BUILDING FOOTPRINT: 40,810 SF (5.01% OF SITE)
 GREEN SPACE: 317,521 SF (39.19% OF SITE)
 PAVING: 504,346 SF (62.08% OF SITE)



PARKING DATA

TOTAL PARKING REQUIRED: 1 PARKING STALL PER EVERY 5 THEATER SEATS. TOTAL THEATER SEATS=4400
 PARKING REQUIRED: 4400/5=1146.7 SPACES OF WHICH MUST BE DISABLED ACCESSIBLE

TOTAL PARKING PROVIDED: 1465 SPACES PLUS 25 ACCESSIBLE SPACES TOTALING 1490 SPACES
 PARKING LANDSCAPE ISLAND WIDTH SHALL BE 8'-0" MIN

THERE ARE AN ADDITIONAL 21 SPACES PROVIDED, OVER THE MINIMUM REQUIREMENTS

BUILDING FOOTPRINT (FAD): 43,515 SF

SITE PLAN
 SCALE: 1" = 60'-0"



Richard Preves & Associates
 Architecture
 Planning
 (847) 362-9379
 977 Lockview Parkway Suite 100
 Vernon Hills, Illinois 60061
 Fax: (847) 362-9315

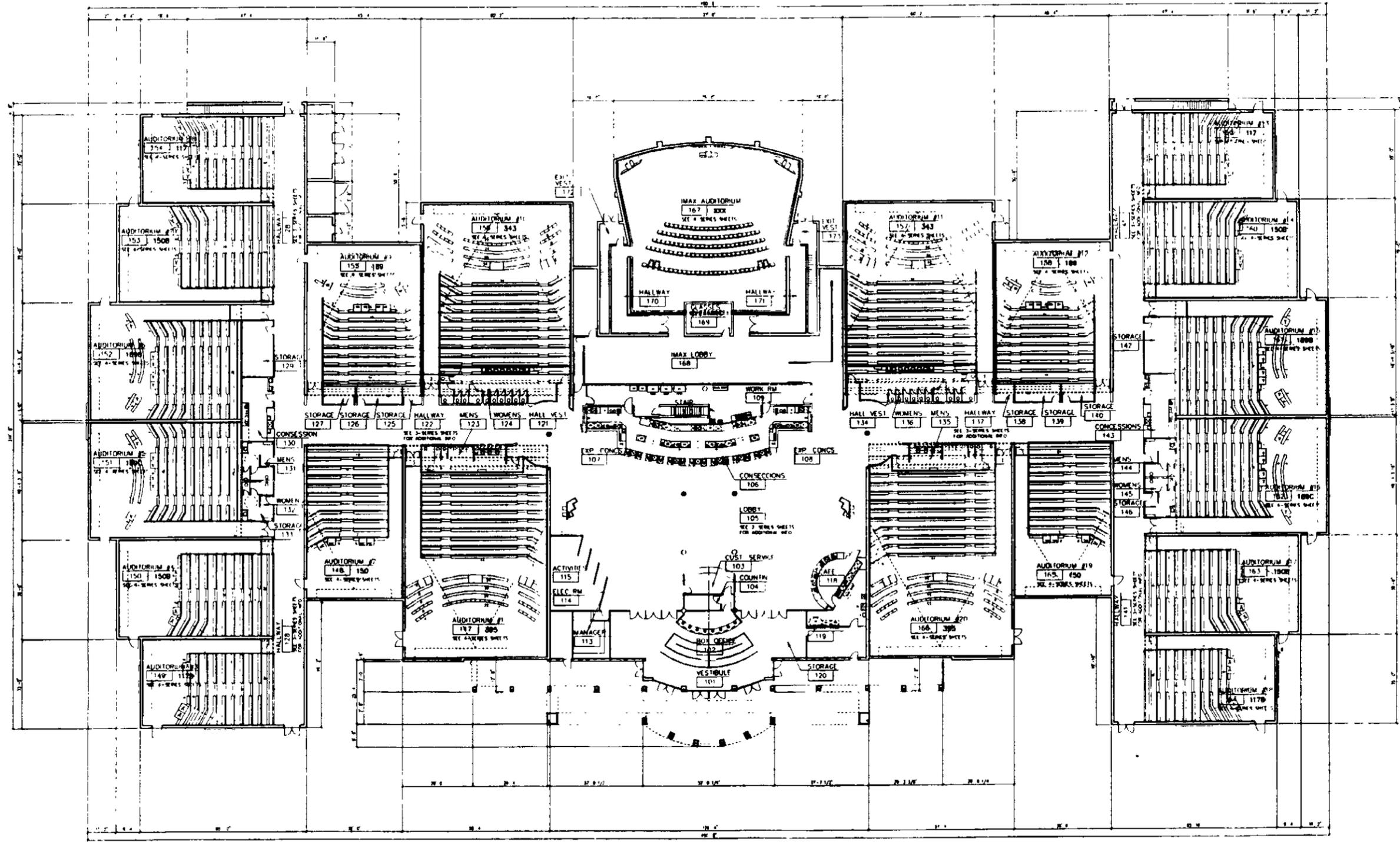
CITYPARK AT LINCOLNSHIRE
 APTAKASIC & MILWAUKEE
 LINCOLNSHIRE, ILLINOIS

SHT TITLE
 SITE PLAN

REVISIONS

PROJECT NO:
 96130
 DRWN: JF
 CHKD: RP
 DATE
 JULY 3, 1997

SHT NO
 A1



SEAT TOTAL 4,400 SEATS
BUILDING PAD 63,300 SQ FT

FLOOR PLAN
SCALE 1/8" = 1'-0"

PLAN NORTH



REGAL
ENTERTAINMENT
GROUP

2/10/2015

The Village of Lincolnshire
ATTN: Steve McNellis

Re: approval Letter

Steve:

Regal Entertainment Group, Inc. has spoken to and are ready to enter into an agreement upon the approval of the Village of Lincolnshire with Willow Creek Community Church for the use of auditoriums on Sunday mornings at Lincolnshire Stadium 21 & IMAX Theatre at 300 Parkway Drive Lincolnshire, IL 60069.

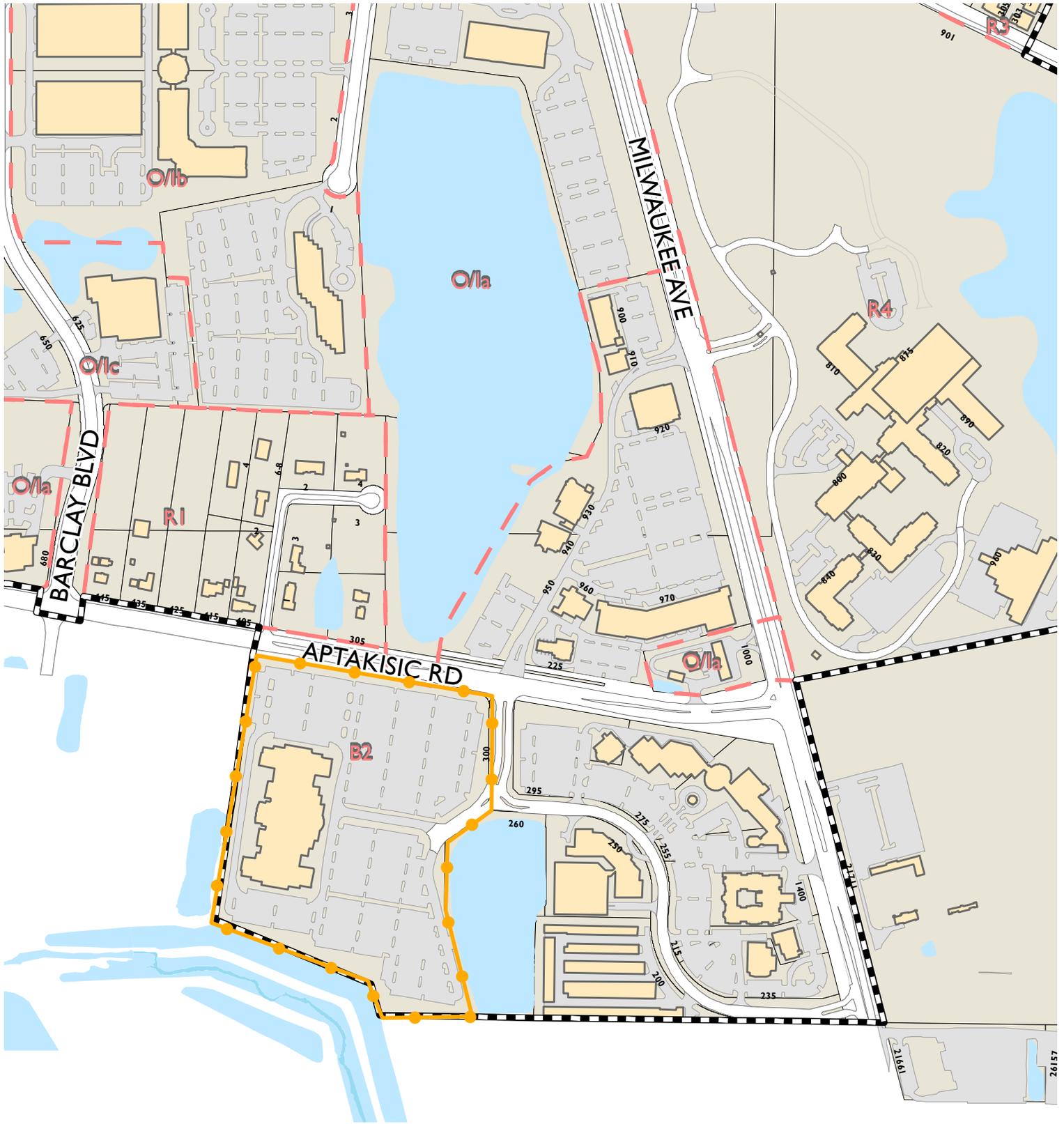
The agreement is for the use of some of the theatre auditoriums on Sunday mornings. The church use would not defer from our ability to show movies to the general public, nor do we feel the use would impact ticket or concessions sales. In fact, we have over 125 churches meeting each Sunday in our theatres across the country, and find the use complementary to our theatre business.

We understand that a special use permit is required by the Village of Lincolnshire and that a letter from us approving the request is required. We acknowledge and approve the request by Willow Creek Community Church for this use, and hereby give them permission to represent this information in front of The Village of Lincolnshire.

If I can provide any additional information, please let me know.

Very truly yours,

Barry Brown
Regal Entertainment Group
barry.brown@regalcinemas.com
303-300-9288



-  Village Boundary
-  Subject Location
-  Zoning Districts
-  Building
-  Parcel



REQUEST FOR BOARD ACTION
Zoning Board
March 10, 2015

Subject:	Text Amendments to Off-Street Parking & Loading zoning regulations
Action Requested:	Public Hearing regarding Text Amendments to Chapter 2, Definitions, and Chapter 11, Off-Street Parking and Loading, of Title 6 – Zoning of the Lincolnshire Village Code, regarding updates to the Village's off-street parking and loading regulations
Originated By/Contact:	Stephen Robles, Village Planner Department of Community & Economic Development
Referred To:	Zoning Board

Background:

- At the November 11, 2014 Zoning Board meeting, Staff introduced a comprehensive review of parking requirements to determine appropriate parking demands for today's uses and recommend appropriate revisions where necessary.
- At the conclusion of the November 11th meeting, the Zoning Board recommended proposed Code revisions be reviewed by the Architectural Review Board as off-street parking facilities are often part of their consideration of site plans.
- The proposed code revisions were reviewed at the January 20, 2015 ARB meeting, and were supported by the ARB, with one recommended revision that has been incorporated in the attached Draft Code (see Item #6 below for further detail).

Following, is a summary of topic areas discussed at the November workshop and subsequently incorporated into the attached Draft Code Language (*for specific detail, please see attached Draft Code Sections*):

Summary:

1. General Requirements (Sec. 6-11-1) – This Section provides overall application of parking/loading requirements for all buildings in the Village. Overall, this Section remains applicable and only minor updates, including provisions regarding snow removal for parking facilities, have occurred.

The Zoning Board was in agreement with the proposed revisions presented at the November meeting.

2. Off-Street Parking Facilities (Sec. 6-11-3, existing) – This Section outlines specific parking layouts, space requirements and parking ratios based on land uses. Staff proposed this Section be relocated to Section to 6-11-2, as parking requirements are more commonly used than those for loading berths, which is moved back in the Code.

The Zoning Board was in agreement with the proposed revisions presented at the November meeting.

3. General Requirements, Off-Street Parking (Sec. 6-11-2(A), proposed) – This Section contains a series of regulations which apply to all parking spaces; such as location, ADA parking requirements, design and maintenance, etc. Staff recommended re-formatting to highlight the most pertinent standards and moving the ADA Accessible Parking regulations into its own specific subsection given the importance of accessible parking

accommodations.

The Zoning Board was in agreement with the proposed revisions presented at the November meeting.

4. Surfacing, General Requirements (Sec. 6-11-2(4)(a), proposed) – Currently, all parking spaces must be improved with asphalt, concrete, or similar all weather, dustless material. While the durability of parking space surfaces needs to be sufficient to handle the daily use of vehicles, the use of impervious surfaces has significant environmental impacts on local stormwater management and water and wildlife habitat quality. There are minimal opportunities to incentivize green parking through Village Codes and permitting requirements. In an effort to moderate parking facilities in excess of code requirements, parking facilities which provide greater than 110% of the required minimum parking standard would be required to incorporate stormwater best management practice (BMP) techniques into those parking spaces/areas.

The ARB recommended Staff establish a minimum threshold (10%) of parking spaces in excess of Code before requiring BMP techniques. Staff has incorporated the ARB's recommendation into the attached draft code revisions.

5. Shared Parking Facilities, General Requirements (Sec. 6-11-2(8), proposed) – The existing regulation titled “Collective Provisions for Building and Uses” permits the collective use of parking spaces provided the sum of spaces for each separate use is provided. This method is not truly “collective use” of parking spaces, and requires more parking than necessary. The proposed revisions intend to permit the sharing of parking spaces for separate uses on the same lot, provided the use of spaces does not occur at the same time and the minimum number of parking spaces is based on the highest parking generating use.

The Zoning Board was in agreement with the proposed revisions presented at the November meeting.

6. Land Banking, General Requirements (Sec. 6-11-2(A)(9), proposed) – Land banking permits a reduction in the number of parking spaces required on a site, as required parking may be excessive based on the use of a lot. The variance process is the current method for obtaining Village authorization for parking reductions, which can discourage property owners to landbank spaces and result in higher levels of paved surfaces than necessary. Staff proposed to formalize the authorization process through Administrative (Staff) review and approval, subject to 5 conditions which must be satisfied (see attached draft code revisions).

The Zoning Board was in agreement with the proposed revisions presented at the November meeting.

7. Specific Requirements (Sec. 6-11-2(C), proposed) – This section outlines parking space ratios based on land use, which follow the common approach of establishing minimum parking space requirements, rather than maximums. The “minimum” approach also allows flexibility in the ever-changing climate of businesses operations, consumer shopping trends, etc. The corresponding parking requirements table has been updated to include permitted uses previously absent from the table, inclusion of new uses, and revisions to parking ratios to reduce minimum parking requirements where necessary.

Staff seeks the Zoning Board's input on the sufficiency of the proposed parking

requirements/ratios based on land use.

8. Off-Street Loading Facilities (Sec. 6-11-2, existing) – This Section contains specific loading facility (loading dock) requirements; including quantity, size, location, and construction based on land use. The loading regulations are proposed to be relocated to Section to 6-11-3, as noted in Summary Point #2, above.

The Zoning Board was in agreement with the proposed revisions presented at the November meeting.

9. Specific Requirements, Off-Street Loading (Sec. 6-11-3(B), proposed) – This section outlines the number of loading berths and size based on land use. Staff added loading berth requirements for commercial retail/service uses currently absent and reformatted into a simplified table format.

The Zoning Board was in agreement with the proposed revisions presented at the November meeting.

Recommendation:

Staff recommends approval of text amendments to Chapter 2, Definitions, and Chapter 11, Off-Street Parking and Loading, of Title 6 – Zoning of the Lincolnshire Village Code to update the Village’s off-street parking and loading regulations.

Motion:

Having made findings based on facts covered in a Public Hearing held on March 10, 2015, the Zoning Board recommends approval to the Village Board of text amendments to Chapter 2, Definitions, and Chapter 11, Off-Street Parking and Loading, of Title 6 – Zoning of the Lincolnshire Village Code, subject to the Staff memorandum, and further subject to. . . .

{Insert any additional conditions or modification desired by the Zoning Board}

Reports and Documents Attached:

- Draft Chapter 11, Off-Street Parking and Loading, prepared by Staff.

Meeting History	
Referral at Village Board (COW):	October 14, 2014
Zoning Board meeting:	November 11, 2014
Current Zoning Board meeting:	March 10, 2015

TITLE 6: Zoning

CHAPTER 11: Off-Street Parking and Loading

Sections:

- 6-11-1: General Requirements
- 6-11-2: Off-Street Parking Facilities
- 6-11-3: Off-Street Loading Facilities

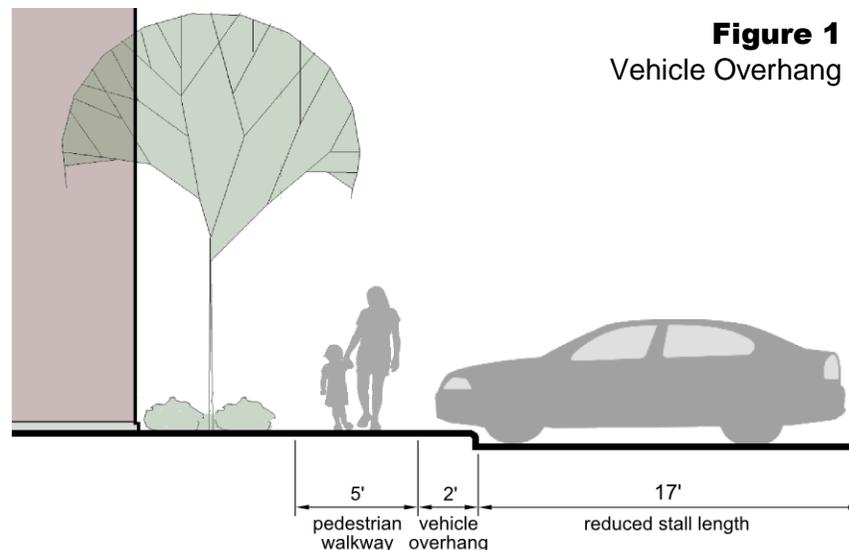
6-11-1: General Requirements

- A. General Applicability: Off-street parking and loading facilities for all existing and new structures and uses of land within the Village of Lincolnshire shall be in accordance with the provisions of this Chapter.
- B. Increase in Intensity: Whenever the intensity of use of any structure, or premises is increased through the addition of dwelling units, gross floor area, seating capacity, or other units of measurement specified herein for required parking or loading facilities, parking and loading facilities shall be required for such increases in intensity.
- C. Change in Use: Whenever a use existing on the effective date of this Chapter is changed to a new use, parking or loading facilities shall be provided as required herein for such new use.
- D. Responsibility: The duty to provide and maintain off-street parking spaces and/or loading facilities shall be the joint and several responsibility of the operator and/or owner of the use and/or owner of the land for which off-street parking spaces and/or loading facilities are required to be provided and maintained hereunder.
- E. Design Plan: Parking and loading facilities shall be illustrated on a site plan to be submitted with all applications for Building Permits or Certificates of Occupancy in accordance with the provisions of this Chapter.
- F. Snow Removal: Accommodations shall be made for the storage and/or removal of snow from all parking and loading facilities. Areas for snow storage shall be designated reasonably close to drains or catch basins. Snow storage within landscaped areas should be avoided to prevent damage to plant material.

6-11-2: Off-Street Parking Facilities:

- A. General Requirements
 - 1. Use: Required off-street parking facilities shall be solely for the parking of vehicles used for the transportation of occupants, patrons, employees or materials of the uses to which they are accessory. Each required parking space shall be kept available at all times for parking of such vehicles. No required parking space shall be rented, leased or used for any purpose other than that for which said space is required.
 - 2. Location:

- a. All parking facilities shall be located in the same zoning lot as the structure or use to which they serve. Parking facilities of ten (10) or more parking spaces may be located on a separate lot provided said parking spaces are located within the development in which such parking spaces are serving. No such parking spaces shall be located in excess of three hundred feet (300') measured along a paved pedestrian circulation route to the nearest building entrance.
 - b. Parking facilities solely for employees, may be located on a separate lot provided no such parking spaces shall be located in excess of six hundred feet (600') measured along a paved pedestrian circulation route to the nearest building entrance.
 - c. Residential zoning: Parking facilities shall not be located in a Front, Side, or Rear Yard, as defined in Chapter 2 of this Title, except when a garage structure is located within the Rear Yard. Surfaced driveways may be used as parking spaces in addition to the requirements herein.
 - d. All Other Zoning Districts: Required parking spaces shall not be located in a Front or Side Yard, as defined in Chapter 2 of this Title, and shall be located a minimum of twenty five (25) feet from the property line of any adjoining residential zoning district.
3. Size: Every parking space shall conform to the parking dimensions identified on the Off-street Parking Chart found at the end of this Chapter, exclusive of access drive aisles, ramps, etc., and have a minimum vertical clearance of seven (7) feet. For parking spaces adjacent to a curb, the parking space length shall be shortened by two (2) feet to provide sufficient vehicle overhang (see Figure 1). For parking spaces where vehicle overhang is adjacent to a pedestrian walkway, the walkway width shall be a minimum of seven (7) feet to provide unobstructed pedestrian access (see Figure 1).



4. Design and Maintenance:

a. Surfacing:

Single-Family Residential: Off-street parking facilities accessory to single-family

residential (attached or detached) shall be paved or otherwise surfaced with an all-weather dustless material. The portion of the driveway connecting from the curb line to the property line shall be paved with concrete, asphaltic materials or permanent materials, in accordance with Village Codes.

All Other Uses: The minimum required off-street parking facilities, spaces and access drives shall be improved with a compacted macadam base, or equal, not less than six inches (6") thick, surfaced with asphaltic concrete or comparable all-weather, dustless material. Any portion of a parking facility containing parking spaces in excess of 10% of the minimum number required herein, shall implement innovative stormwater management features (commonly identified as Best Management Practice techniques, BMP), including but not limited to alternate paving surface materials, use of light colored concrete, recycled asphalt permeable pavement materials, bioretention areas, swales, or similar techniques approved by the Village of Lincolnshire.

- b. Drainage: All parking facilities shall be designed to prevent the drainage of stormwater onto adjoining property and to effectively manage stormwater and snowmelt on-site in accordance with Village Codes and the Lake County Watershed Development Ordinance (WDO), including the use of stormwater BMP techniques.
 - c. Screening and Landscaping: Parking facilities shall be landscaped in accordance with Section 13-2-4 of Title 13.
 - d. Illumination: Illumination of off-street parking facilities shall be in accordance with Section 6-3-15 of this Title. All lighting should create an identity for parking facilities and be appropriately designed for the location, context, and scale of the areas being illuminated.
 - e. Curbing: All parking facilities, drives, access roadways, and landscape islands must be bordered by a six (6) inch high concrete barrier curb. Such curbing shall not be required if essential to the design and implementation of stormwater BMP techniques, as approved by the Village and Lake County Stormwater Management Commission (SMC).
5. Access: Off-street parking facilities shall be designed and located to provide appropriate means of vehicular access to adjacent streets or alley ways in a manner which will least interfere with traffic movements. Parking spaces shall open directly upon an aisle or driveway of such width and designed to provide safe and efficient means of vehicular access to such parking space at all times.
 6. Computation: When the number of parking spaces required herein results in a fractional space, any fraction shall require one (1) additional parking space.
 7. Parking Lot Standards:
 - a. Parking facilities containing twenty (20) spaces or more shall have one (1) landscape island for every then (10) parking spaces. Landscape islands shall be a minimum width of nine (9) feet and a minimum length of nineteen (19) feet. Landscaping shall be in accordance with Section 13-2-4 of Title 13.

-
- b. Landscape islands shall be located at the end of every parking row and shall be landscaped in accordance with Section 13-2-4 of Title 13.
 - c. Parking facilities containing two (2) or more parking aisles shall provide continuous vehicular circulation at each end of the parking aisles and shall be landscaped in accordance with Section 13-2-4 of Title 13.
 - d. A minimum eight (8) foot landscaped area shall be required between all building façades and parking facilities, including parking spaces and circulation drives, and shall be landscaped in accordance with Section 13-2-4 of Title 13.
 - e. Parking facilities containing forty (40) parking spaces or more shall have one (1) landscape island for every fifteen (15) parking spaces. Landscape islands shall be a minimum width of nine (9) feet and a minimum length of nineteen (19) feet. Landscaping shall be in accordance with Chapter 2, Landscaping, of Title 13
8. Shared Parking Facilities: Parking spaces required for separate structures and uses may be provided collectively on the same lot, provided use of such spaces shall not occur at the same time based on the operations of the uses they are serving. The minimum number of required parking spaces shall be established by the primary use or the highest parking generating use, whichever is more.
9. Land Banking: The Zoning Administrator may authorize a reduction in the total number of off-street parking spaces required herein, subject to the following:
- a. No more than 50% of the required parking spaces shall be landbanked.
 - b. Prior to authorization of landbanked spaces, the lot owner or tenant must demonstrate that required parking spaces are excessive as applied to the use of the zoning lot, including but not limited to employee counts, lack of public customers, or similar scenarios.
 - c. Every request for landbanking of required parking spaces shall be accompanied by a detailed parking plan identifying the area(s) reserved for future parking and the landscape treatment of such open space.
 - d. The property owner shall file with the Zoning Administrator his/her unconditional agreement in form and substance satisfactory to the Village Attorney that the area(s) reserved for future parking shall be maintained as landscaped open space until and unless required to be used for off-street parking in compliance with this Chapter. Such agreement shall be recorded with the Lake County Recorder's Office.
 - e. The Zoning Administrator, in his/her sole discretion, shall have the authority to require the property owner or successor, at any time, to increase the number of parking spaces required by this Chapter.
- B. Accessible (ADA) Parking Spaces: Off-street parking spaces required herein shall comply with the 2010 ADA Standards for Accessible Design and Illinois Accessibility Code, except for single-family dwellings, which shall be in accordance with the following requirements:
1. Required Accessible Spaces: ADA accessible parking spaces shall be included in the

total number of required parking spaces as required in following table:

ACCESSIBLE PARKING SPACES	
Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1,000

2. Van Parking Spaces: For every six (6) or fraction of six (6) accessible parking spaces required by (B)(1) above, at least one (1) accessible space shall be a van parking space.

C. Specific Requirements: Off-street parking spaces shall be provided in accordance with the minimum requirements listed below. Parking spaces required on an employee basis shall be based on the maximum number of employees on duty or residing on the premises at any one time. The format in identifying the minimum number of required spaces is as follows:

{Number of spaces} 10/1,000 {Per square footage, units, seats, etc.}

Unspecified Use: When the use of a structure or lot is known, but not identified in the following parking table, the minimum number of parking spaces required shall be determined based on a reasonably comparable and/or similar use identified.

Use	Minimum Number of Required Spaces
Residential	
Single-Family Detached Dwelling	2/dwelling
Single-Family Attached Dwelling, Townhome	2.5/dwelling
Single-Family Attached Dwelling, Duplex	2.5/dwelling
Continuing Care Retirement Campus (CCRC)	1/independent living unit + 1/employee + 4% of the total required parking for visitor parking
Multi-Family Dwelling/Condominium	1.5/efficiency studio and 1 bedroom units 2.5/2 or more bedroom units
Recreational	

Bowling Alley	4/lane + 12/1,000 sq. ft. of lounge or dining area
Golf Course	80/9 holes
Park and playground	None for first acre. 5/1 to 5 acres + 5 for each acre in excess of 5 acres + 1/5 persons of design capacity of any structure or facility
Personal fitness/instruction studio	1/4 persons based on maximum occupancy +1/employee
Private or Public Recreation Facility and Community Buildings	1/3 persons based on maximum occupancy +1/employee + 1/100 sq. ft. of water surface area for any swimming pool facilities
Assembly Uses	
Art Galleries, Libraries and Museums	1/500 SF
Exhibition and Convention Facilities	1/100 SF
Meeting and Events Center	1/4 persons at max occupancy
Private clubs, Fraternal lodges	1/3 persons at maximum occupancy
Religious Institutions	1/4 seats
Theater	1/3 seats
Institutional	
College/University or Vocational, private educational institution, business or trade school	1/each employee + 1/3 students
Day Care center	1/500 SF
Elementary, Junior high School	1/each employee
High School	1 each employee + 1/4 students aged 16 years or older
Hospital	1/500 SF + 0.5/ employee
Municipal and Government Buildings	1/250 SF
Nursing/Rest Homes	1/1,000 SF
Urgent medical care center/clinic	1/200 SF + 1/employee, including doctors
Commercial	
Automotive repair facility, service facility	0.5/employee + 2/service bay
Banks and Financial Institutions	1/250 SF + 2 stacking spaces/ATM + 3 stacking spaces/drive-up service window
Catering Establishment	
Office, business or professional	1/250 SF

Printing, publishing, blueprinting and photocopying establishments	
Radio and television stations	
Day Spa	1/150 SF of gross leasable area
Dispensary Organization	1/175 SF of office space + 1/2,000 SF of warehouse/storage space
Hotels	1/unit + 0.5/employee + 1/50 SF of lounge or dining area
Convenience store	
Drinking establishment	
Food store, including candy/confectionery stores, dairy products and bakeries	
Funeral home	
General retail and service use	
Pharmacy/drug store	1/200 SF
Liquor sales, package goods	
Musical instrument sales and repair shop	
Motor vehicle sales	
Pet shop	
Shopping center	
Physician office	1/employee + 2/examination room
Restaurants (Fast Food w/ Drive-Through)	10/1,000 S.F. + 4 stacking spaces/drive-up service window + 2 stacking spaces for each additional ordering station
Restaurants (Fast Food)	13/1,000 SF
Restaurants (Table Service, Convenience Dining)	12/1,000 SF
Salon (hair, nails, makeup), barber shop	1/employee + 2/chair
Vehicle fueling station	1/fueling pump + 1/employee + 1/500 SF of convenience store area
Industrial	
Cargo and freight terminals	
Cartage and express facilities	
Laboratories or research and development facilities	1/250 SF of Office Space + 1/1,000 SF of Manufacturing Space + 1/2,000 SF of Warehouse Space
Light manufacturing, fabricating, processing, assembly, repairing, storing, servicing or testing of materials, goods or products	

Research Laboratories

Warehouse and storage, distribution facilities

Off-Street Parking Chart

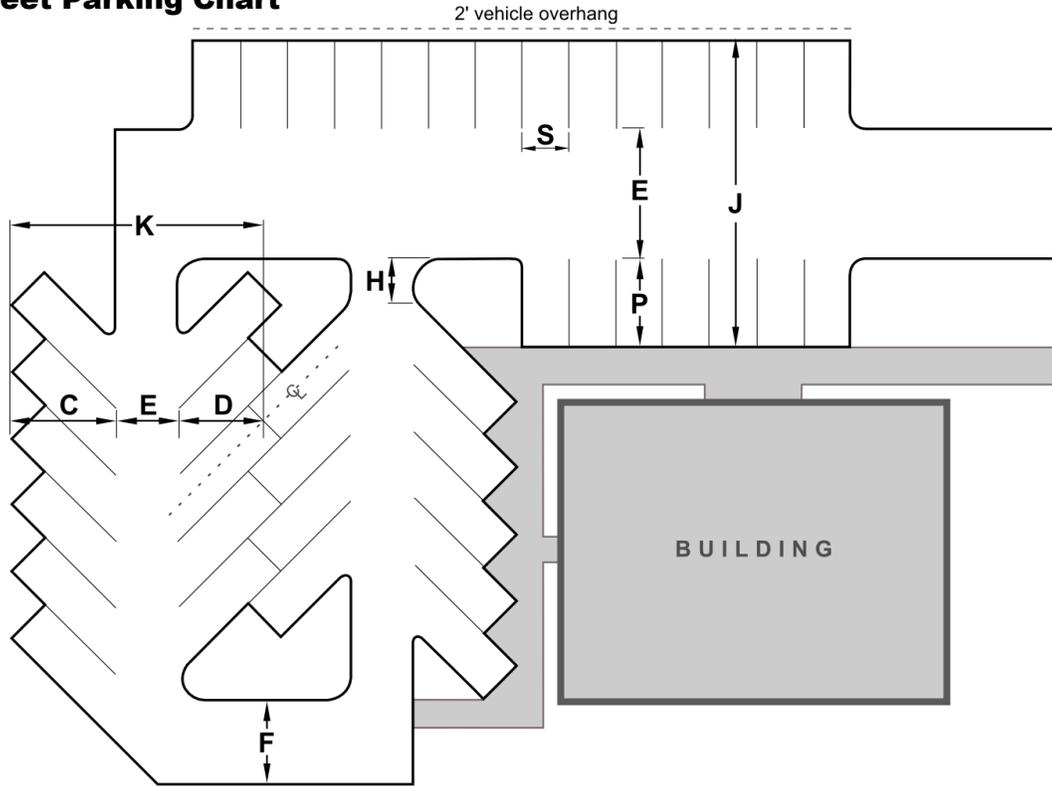


TABLE OF DIMENSIONS (IN FEET)

	S	P	C*	D	E	F	H	J	K*
0°	8.0	22.0	8.0	8.0	12.0			28.0	8.0
	8.0	24.0	8.0		11.0			27.0	8.0
	8.0	26.0	8.0	8.0	10.0			26.0	8.0
30°	8.5	19.0	16.9	13.2	10.0		6.0	43.8	40.1
	9.0	19.0	17.3	13.4	9.0		6.0	43.6	39.7
45°	8.5	19.0	19.4	16.4	10.8	15.5	9.5	49.6	46.6
	9.0	19.0	19.8	16.6	10.0	16.0	9.0	49.6	46.4
	9.5	19.0	20.1	16.7	9.5	16.5	8.5	49.7	46.3
	10.0	19.0	20.4	16.9	9.0	17.0	8.0	49.8	46.3
60°	8.5	19.0	20.8	18.7	18.0	15.0	12.5	59.6	57.5
	9.0	19.0	21.0	18.8	17.0	15.0	12.0	59.0	56.8
	9.5	19.0	21.3	18.9	15.5	15.0	11.5	58.1	55.7
	10.0	19.0	21.5	19.0	14.0	15.0	11.0	57.0	54.5
90°	8.5	19.0	19.0	19.0	27.0	20.0		65.0	65.0
	9.0	19.0	19.0	19.0	25.0	20.0		63.0	63.0
	9.5	19.0	19.0	19.0	24.0	20.0		63.0	62.0
	10.0	19.0	19.0	19.0	23.0	20.0		61.0	61.0

Notes:

J = C + E + C

K = C + E + D

*Except as shorten for 2 ft. vehicle overhang per Section 6-11-2(A)(3).

6-11-3: Off-Street Loading Facilities

A. General Requirements

1. Location: All required loading berths (docks) shall be located on the same zoning lot as the structure or use to be served. No loading berth shall be located within twenty five (25) feet of the nearest point of intersection of any two (2) public or private streets; nor shall it be located in a required front or side yard.
2. Design
 - a. Maneuvering: All loading berths shall be designed so that all maneuvering and standing of vehicles shall be performed on the zoning lot, except in parking lots with a capacity of less than fifty (50) cars in the O/Ic, O/Id and M Districts.
 - b. Screening: All loading berths shall be fully screened from view of any public or private street and any adjacent property zoned for residential use. Screening materials shall consist of landscaping, walls, berms or any other permanent material which will provide continuous screening throughout the entire year.
 - c. Access: All loading berths shall be accessed by appropriate means of vehicular access to a street, alley, or circulation drives which least interferes with traffic movements.
3. Surfacing: All open loading berths shall be improved with a compacted macadam base not less than seven inches (7") thick, or equal, surfaced with not less than two inches (2") of asphaltic concrete or comparable all-weather, dustless material. The use of alternate paving surface materials, including but not limited to the use of light colored concrete, recycled asphalt, and permeable pavements such as porous pavement and alternate pavers is encouraged.
4. Repair and Service: No storage of any kind, vehicle repair work or service of any kind shall be permitted within any loading berth, unless such loading berth is located entirely within an enclosed structure.
5. Space Allocated: Space allocated to a required loading berth shall not be used to satisfy off-street parking space requirements.

B. Specific Requirements: Off-street loading facilities shall be provided in accordance with the following minimum requirements:

Use	Gross Floor Area (Square Feet)	Number of Loading Facilities	Loading Berth Size
	Less than 10,000	1 loading/unloading area	N/A
Office, business or professional	10,001 – 100,000	1 loading berth	12' x 55'
	100,001 – 500,000	2 loading berths + 1 loading berth per each additional 500,000 SF or fraction in	12' x 55'

		excess of 500,000 SF	
Industrial and manufacturing	Less than 7,000	1 loading/unloading area	N/A
	7,000 – 40,000	1 loading berth	12' x 55'
	40,001 – 100,000	2 loading berths + 1 loading berth per each additional 100,000 SF or fraction thereof	12' x 55'
Warehouse	5,000 – 40,000	1 loading berth	12' x 55'
	40,000 – 100,000	2 loading berths +1 loading berth per each additional 100,000 SF or fraction thereof	12' x 65'
	Less than 5,000	1 loading/unloading area	N/A
Non-membership assembly uses	Less than 10,000	1 loading/unloading area	N/A
	10,000 – 200,000	1 loading berth	12' x 55'
	200,001 +	2 loading berths + 1 loading berth per each 200,000 SF or fraction thereof	12' x 55'
Commercial	7,000 – 20,000	1 loading berth	12' x 30'
	20,001 – 35,000	2 loading berths	12' x 30'
	35,001 – 60,000	2 loading berths	12' x 55'
	60,001 – 100,000	3 loading berths	12' x 55'
	100,001 +	3 loading berths + 1 loading berth per each 200,000 SF or fraction thereof	12' x 55'