

To: Chairperson Farkas and Members of the Plan Commission

**From: Nancy Radzevich, AICP, Community & Economic Development Director
Dominick Argumedo, AICP, Zoning Administrator/Land-Use Planner**

Date: August 10, 2016

**Re: PC 16-08 – 5628 Dempster Street
Request for Special Use Permit to grant a parking waiver in excess of 30% of required parking spaces for the expansion of the existing 1-½ story commercial building to 3 stories, in accordance with Section 12-7 of the Unified Development Code (Ordinance 07-07).**

STAFF REPORT**Public Notice**

The Village of Morton Grove provided Public Notice for the August 15, 2016 Plan Commission public hearing for PC 16-08 in accordance with the Unified Development Code. The *Pioneer Press* published the public notice on July 28, 2016, and the Village notified surrounding property owners via mail on July 29, 2016 and placed a public notice sign on the subject property on August 5, 2016.

Request Summary**Property Background**

The 6,801 sq. ft. subject property is located at the northwest corner of Dempster Street and Parkside Avenue and is currently improved with a 5,210 sq. ft. 1-½ story commercial building, occupied by North Shore Faucets.

The property is zoned C1 General Commercial District. The properties to the east, west, and south along Dempster Street are also zoned C1 General Commercial District, while the properties to the north, across an alley, are zoned R2 Single Family Residence District.



Overview of Project/Application

Mr. Pavlo Derbedyenyev, one of owners of the property and North Shore Faucets, has filed an application to allow for the construction of a second floor expansion and new partial third floor addition to the existing 1-½ story commercial building. North Shore Faucets is a specialized building material sales business, focusing on faucet, fixtures and toilet replacement parts, which has been at 5628 Dempster Street location since 1999. North Shore Faucets is proposing to occupy the first and second floors of the expanded building, which would provide them additional “back” office and storage space on the 2nd floor, while maintaining the showroom/sales center and inventory stock space on the first floor.

North Shore Faucets currently has two (2) full time employees; with the proposed expansion they expect to add two (2) additional full-time and three (3) part-time office employees. The business would continue to maintain its current hours of operation: 8:00AM -6:00PM, Monday through Friday, and 8:00AM- 4:00PM on Saturday. The support office on the second floor would generally operate from 9:00AM-5:00PM during the work week. Approximately 30 customers a day currently patronize North Shore Faucets. With the expected second floor office expansion, they expect they may have three (3) additional customers per month, however, they do not anticipate a significant increase in customer traffic due to the established nature of their customer base.

North Shore Faucets is proposing to rent out the third floor space as general office use to a yet, unidentified user.

The proposed expanded building would 13,599 sq. ft. in area and 40 ft. in height and would comply with all dimensional controls and bulk requirements in the C1 District. However, given the limited number of on-site parking spaces, the owner will need approval of a parking waiver in order to accommodate this expansion project.

When comparing the proposed uses against the technical requirements of the Unified Development Code, the expanded building would require 25 parking spaces. The property currently has (5) parking spaces on-site, which will be maintained after the proposed expansion. For buildings between 10,000 sq. ft. and 50,000 sq. ft., a parking waiver greater than 30% requires a special use permit (Section 12-7-3:K). In this case, the applicant is seeking a waiver of 80% number of required spaces, based on the parking requirements.

Per Section 12-7-3:B of the Unified Development Code, proposed parking standards identified in the code as “Required Spaces By Use” shall be advisory only for Special Use applications as the required parking will be reviewed and established as part of the Special Use Permit. The final number of required parking spaces for Special Use Permits is set by the Village Board based on the submitted, independent traffic and parking study and any traffic and parking recommendations by the Traffic Safety and Plan Commissions and/or staff.

Zoning Analysis

The proposed three (3) story building would meet all bulk and dimensional controls as shown in the chart below.

DIMENSIONAL CONTROL	REQUIRED	EXISTING	PROPOSED	Comment
FAR	2.0 (Sec. 12-4-3:E)	0.98	2.0	Compliant
Front Yard Setback • Dempster St. • Parkside Avenue	0 ft. (Sec. 12-4-3:E) 0 ft. (Sec.12-4-3:E)	0 ft. 2'-2"	0 ft. 2'-2"	Compliant Compliant
Side Yard Setback	0 ft., unless one provided then 5 ft. (Sec. 12-4-3:E)	0 ft.	0 ft.	Compliant
Rear Yard Setback	10 ft. when abutting an alley (Sec. 12-4-3:E)	22'-5" ft.	22'-5" (1 st fl.) 14 ft. (2 nd fl.)	Compliant
Building Height	40 ft. (Section 12-4-3:E)	25 ft.	40 ft.	Compliant

Parking Analysis

The required parking for the expanded commercial facility is shown in the table below. Staff notes that given the expanded building would house two different businesses, which would share one common parking area, the Unified Development Code shared parking calculation would apply (Section. 12-7-3:H). In addition, due to the specialized nature of North Shore Faucets' (NSF) operations, components of its business were analyzed separately to provide a more refined assessment of the parking requirements.

Building / Use	Parking Req't, (Sec. 12-7-3:I)	Stand Alone Parking Req't	Shared Parking Modifier	Shared Parking Req't	Existing Spaces	Comment
Stock/Storage (NSF)	1 space/1,000 sq. ft. @ 3,409 sq. ft.	3 Parking Spaces	80% (Storage)	2 Spaces	5 parking spaces on site	20 parking space waiver required
Building Material Sales (NSF)	1 space/ 500 sq. ft. @ 2,738 sq. ft.	5 Parking Spaces	90% (Sales)	5 Spaces		
"Back Office" (NSF)	1 space/250 sq. ft. @ 2,236 sq. ft.	9 parking spaces	100% (Office)	9 spaces		
3 rd Floor / General Office (future)	1 space/ 250 sq. ft. @ 2,295 sq. ft.	9 Parking Spaces	100% (Office)	9 Spaces		
Total				25 Req'd Spaces		

Required Waiver

Staff notes that in calculating the parking requirements for the expanded use(s), the unique nature of existing business was taken into consideration. While NSF would primarily fit into a "building material sales" parking classification, there are three distinct areas within the space: the main showroom/sales area, the storage/stock space, and then "back office" space. According to the owners, the proposed second floor space would primarily be for support functions of the business, not a typical office space – however, staff used the general office (1/250 sq. ft.) requirement versus the general commercial use requirement (1/300 sq. ft.), which could be applicable, but would be less conservative. Because of the unknown nature of the 3rd floor use, staff was conservative in assessing the 3rd floor space parking requirements

and used the general office parking requirement (1/250 sq. ft.) for the entire space as opposed to using a lower intensity requirement for any proposed storage or ancillary spaces.

The subject property has five (5) parking spaces, which will be maintained, but will be realigned and striped in order to establish 4 standard spaces plus one ADA-compliant space. As shown in the table above, the proposed expanded building would require 25 parking spaces, per Section 12-7 of the Code, and as such the applicant is requesting a waiver of 20 parking spaces (Section 12-7-3:I).

Parking Demand Analysis

As previously noted, per Section 12-7-3:B of the Unified Development Code, the proposed parking standards identified in the code as "Required Spaces By Use" shall be advisory only for Special Use applications. The final number of required parking spaces for Special Use Permits will be set by the Village Board based on the submitted, independent traffic and parking study and any recommendations by the Traffic Safety and Plan Commissions and/or staff.

In accordance with ordinance requirements, the applicant hired Kenig, Lindgren, O'hara, Aboona, Inc. (KLOA) to complete a traffic and parking study for the proposed building expansion ("Parking Evaluation North Shore Faucets Expansion," originally dated July 8, 2016; revised: August 9, 2016). Based on the existing and proposed expanded uses, KLOA projected the future parking demand for the expanded building at 19 parking spaces, broken down as follows: existing demand of five (5) parking spaces, five (5) additional spaces generated through the new second floor office space, and nine (9) parking spaces generated by the proposed third floor office space.

KLOA surveyed and observed the current on-site and street parking locations near 5628 Dempster on Thursday June 16, 2016 between 9:00 AM and 6:00 PM and on Saturday June 18, 2016 between 8:00 AM and 4:00 PM. While KLOA's traffic study examined an area from Dempster Street to Greenwood Street for public parking availability, staff notes that the most pertinent portion of KLOA's parking study should be focused on the public street parking immediately adjacent to 5628 Dempster Street along with the on-site parking.



Areas of Closest Available Parking

Currently, there are 5 on-site parking spaces plus 11 additional public parking spaces on Parkside Avenue, between Dempster Street and the alley: four (4) parallel parking spaces on the west side and seven (7) angled spaces on the east side of Parkside Avenue. This is a total of 16 existing on-site and/or shared parking spaces that could service this building. *Staff notes that the Village will soon be modifying the parking on the west side of Parkside, to create angled spaces, which will result in a net increase of 2-3 spaces in this area.*

During their parking survey, KLOA observed that of the 16 on-site/shared, existing parking spaces, the peak parking usage was 11 occupied spaces (with 5 available) on Thursday, June 16, 2016 and 10 occupied spaces (with 6 available) on Saturday, June 18, 2016. With the addition of the new angled parking on the west side of Parkside Avenue, the project number of available spaces would be 7-8 space, during projected peak week day usage, and 8-9 spaces during projected peak weekend usage.

KLOA also observed street parking within 0.50 mile of 5628 Dempster Street; public parking along Major Avenue between Dempster Street and the alley, 13 parking spaces, and parking north of the alley along Parkside Avenue, 20 parking spaces. With this area included to the previously mentioned parking closest to 5628 Dempster, the total number of parking spaces within a 0.50 mile is 49 parking spaces (*51-52 spaces with the proposed angled parking modification*). It's worth noting that neither North Shore Faucets nor the proposed addition 3rd floor office use, are expected to operate in evening hours, avoiding the greatest potential with peak residential parking demands.

Based on the proposed use of the expanded building, in the context of existing uses and available parking in the area, KLOA believes the parking demand can be accommodated by both on-site and area public parking.

Appearance Commission

In accordance with Section 12-16-4 of the Unified Development Code, The applicant presented their proposal at the August 1, 2016 Appearance Commission. The Commission voted to recommend issuance of the appearance certificate for the design, but requested the owner present some alternative color schemes to the Commission at their September 7, 2016 meeting. The Commission expressly stated they did not want their request for possible alternate color schemes to delay the permitting process.

Traffic Safety Commission

In accordance with Section 12-16-4 of the Unified Development Code, the applicant appeared before the Traffic Safety Commission (TSC) at their August 4, 2016 meeting. The TSC unanimously voted to accept the project and associated parking/traffic study, as presented, subject to staff's recommendations (See attached Engineering Staff report dated July 28, 2016).

Plan Commission Review Standards

The following Standards for Special Use (Section 12-16-4:C.5), from the Unified Development Code) are provided to assist the Commission's consideration of this request. The applicant provided answers to the following standards in their application, which are summarized below. In addition, staff provided additional comments on relevant standards.

- *Preservation of Health, Safety, Morals and Welfare – The establishment, maintenance and operation of the Special Use will not be detrimental to or endanger the public health, safety, morals or general welfare.* The applicant states that expansion will support an

existing commercial use, and as the Traffic Study concludes, should not have a negative impact on the general welfare of the surrounding community.

- *Adjacent Properties – The Special Use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses permitted in the zoning district.* The applicant states that the proposed project will have no negative impact on the surrounding properties. Based on the proposed & existing uses in the area, the parking study concludes that at peak demand, adjacent street parking locations will be 45% and 43% vacant during the week and weekend, respectively.
- *Orderly Development – The establishment of the Special Use will not impede the orderly development and improvement of the surrounding properties for uses permitted in the District.* The applicant states that they do not believe the development will impact the orderly development. The applicant has also stated that the refurbished building can act as a gateway to the Dempster Commercial corridor and spur further commercial reinvestment.
- *Adequate Facilities – Adequate utilities, access roads, drainage and other necessary facilities are in existence or are being provided.* The applicant states that the facility has adequate facilities to build the proposed expansion.
- *Traffic Control – Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the public streets. The proposed use of the subject site should not draw substantial amounts of traffic on local residential streets.* The ingress and egress of the site would not be changed as no new parking spaces are proposed to be added. The applicant notes that the parking study shows that available street parking exists to accommodate the proposed expansion.
- *Adequate Buffering – Adequate fencing and/or screening shall be provided to ensure the right of enjoyment of surrounding properties to provide for the public safety or to screen parking areas and other visually incompatible uses.* The need for adequate buffering does not exist due to the nature of the proposed building expansion of the same uses to increase office and storage space capability with no manufacturing taking place on site.
- *Conformance to Other Regulations –* If granted the special use permit, the applicant states in their application they will conform to all applicable regulations.

Recommendation

Should the Commission recommend approval of PC Case#16-04, staff suggests the following motion and conditions:

The Plan Commission recommends approval of Case #PC16-08, a request for a parking waiver from Section 12-7-3:I and to established the required number of spaces for the expanded building at 5628 Dempster Street at 19 spaces, which may be accommodated by a combination of 5 on-site spaces and area public parking, with the following conditions:

1. *The building shall be developed and operated consistent with the plans and supporting documents in the application, amended as necessary to comply with the conditions from the Appearance Commission, Traffic Safety Commission, Plan Commission and/or Village staff, identified in this report and/or presented at the Public Hearing, prepared by Arzoumanian & Company, dated 7/14/16, unless otherwise noted, including :*
 - a. *Proposed Site Plan;*

- b. Proposed Elevations;*
 - c. Proposed 1st and 2nd Floor Plans;*
 - d. Proposed 3rd Floor and Roof Plans; and*
 - e. Rendering Studies, prepared by Arzoumanian & Company;*
 - f. Proposed Site Plan Trash Locations, dated 5/4/16, REV: 5/13/16 and*
 - g. Traffic study "Parking evaluation North Shore Faucets Expansion", prepared by KLOA, dated August 9, 2016*
- 2. This parking waiver is granted based on the use of the building for the expanded building material sales and ancillary support uses on the 1st and 2nd floors of the building and general office use on the 3rd floor of the building, in accordance with the plans and supporting documents listed in condition 1., above and the Special Use application dated July 5, 2016.*
- 3. The applicant shall advise the Director of Community and Economic Development of any of the following:*
- a. any proposed change in ownership of the subject property and/or principal business use as a building material sales use, with showroom, stockroom, support offices, and stock room spaces (on 1st and 2nd floors);*
 - b. any change in hours of operation, particularly any extension of weekday business hours beyond 6pm, as currently proposed;*
 - c. any alterations to or changes in uses of any of the interior spaces;*
 - d. any increases staffing levels above those projected in the KLOA traffic study "Parking Evaluation North Shore Faucets Expansion", dated August 9, 2016; and*
 - e. any other changes to the existing and proposed future uses that could increase the intensity of such uses and/or could increase parking demand.*
- Such changes may require the owners, lessees, and users of 5628 Dempster Street to submit an updated parking analysis, and may subject the owners, lessees, and users of 5628 Dempster Street to additional conditions and may serve as the basis for further amendment to the special use permit.*
- 4. The applicant shall comply with all the recommendations suggested by the Appearance Commission as follows:*
- a. Applicant shall provide alternate building color schemes for additional consideration by the Commission.*
- 5. The applicant shall comply with all the recommendations suggested by the Traffic Safety Commission as follows:*
- a. Trash removal shall be conducted in a manner courteous with the neighbors.*
 - b. Deliveries shall be conducted in a manner courteous with the neighbors.*

Attachments

Application and related materials (submitted by applicant)

SPECIAL USE APPLICATION



Village of Morton Grove
Department of Community Development
6101 Capulina Avenue Morton Grove, Illinois 60053
(847)470-5231 (p) (847)965-4162 (f)

CASE NUMBER: _____ DATE APPLICATION FILED: 7/5/16

APPLICANT INFORMATION

Applicant Name: PAVLO DERBEDYENYEV
Applicant Organization: 5628 DEMPSTER LLC.
Applicant Address: 2926 WESTERN AVE
Applicant City / State / Zip Code: HIGHLAND PARK IL 60035
Applicant Phone: Work: (847) 470 0306 Home: (773) 577-1337
Mobil / Other: (____) _____
Applicant Fax: Work : (____) _____ Home : (____) _____
Applicant Email: PAUL@ASAPMECHANICAL.COM
Applicant Relationship to Property Owner: OWNER
Applicant Signature: [Signature]

PROPERTY OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Owner Name: SAME
Owner Address: _____
Owner City / State / Zip Code: _____
Owner Phone: Work: (____) _____ Home: (____) _____
Mobil / Other: (____) _____
Owner Fax: Work : (____) _____ Home : (____) _____
Owner Email: _____
Owner Signature: _____

PROPERTY INFORMATION

Common Address of Property: ~~2926 WESTERN~~ 5628 DEMPSTER ST
Property Identification Number (PIN): 10-17-430-037, 10-17-430-038
Legal Description (Attach additional sheets as necessary): ATTACHED

APPLICANT'S REQUEST (ATTACH ADDITIONAL SHEETS AS NECESSARY):

1. Applicant is requesting a Special Use permit for _____, which is listed as a Special Use for the _____ zoning district of the Village of Morton Grove.

2. Provide responses to the seven (7) standards for Special Use as listed in Section 3.11-8 of the Village of Morton Grove Zoning Ordinance. The applicant must present this information for the official record of the Zoning & Planning Commission. The seven Special Use standards are as follows:

a. The establishment, maintenance, or operation of the Special Use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;

The special use is related to adjustment of parking requirements. There is an existing use with parking in the proposed location. The existing parking is not impacted and based on the traffic study the proposal will be detrimental to or endanger public health, safety, morals, comfort and general welfare.

b. The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;

The special use will not have any negative impact on the other properties. The new structure and associated uses should, in fact, benefit the adjacent properties

c. 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;

We do not believe that the proposed special use will impede the normal development of the surrounding properties. This believe, is supported by the traffic study developed for this request

d. Adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided;

Yes, there are adequate facilities provided and the new development should improve the existing conditions

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

Yes, all necessary steps will be taken as per applicable codes and regulations to provide ingress and egress as to minimize traffic congestion in the public streets

f. The proposed Special Use is not contrary to the objectives of the current Comprehensive Plan for the Village of Morton Grove; and

To the best of our knowledge the proposal is not contrary to the objectives of the current comprehensive plan for the Village of Morton Grove

g. 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 modified pursuant to the recommendations of the Commission.

Yes, the special use shall comply as stated above

5628 Dempster LLC

Date: 7/5/16

Village of Morton Grove
Department of Community Development
6101 Capulina Avenue Morton Grove,
Illinois 60053

I, Pavlo Derbedyenyev, owner of property located at 5628 W. Dempster St., in Morton Grove, hereby authorized **Raffi Arzoumanian** licensed professional architect (license # **001-015590**), to obtain permits, and conduct any additional business activities related to the Village of Morton Grove Department of Community Development zoning approvals process for the address at:

Address: **5628 W. Dempster_Morton Grove**

Scope of work: **3 story addition to existing commercial building**

Owner name: **Pavlo Derbedyenyev**

Should there be any questions of concerns, please feel free to contact me at

Sincerely

Pavlo Derbedyenyev
Owner



7/5/16

EDWARD J. MOLLOY & ASSOCIATES, LTD.

LAND & CONSTRUCTION SURVEYORS

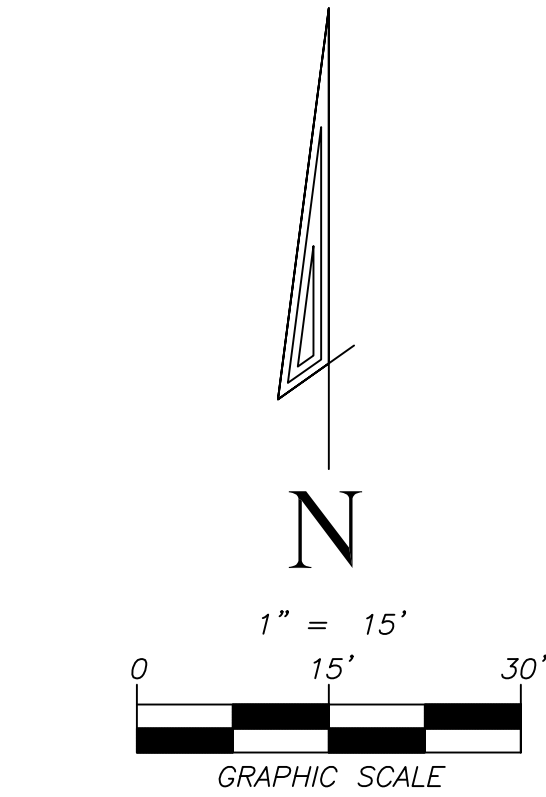
1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700
e-mail: tmolloy@ejmolloy.com

ALTA/ACSM LAND TITLE SURVEY

OF

LOT 18 AND 19 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR DEMPSTER STREET) IN BLOCK 12, IN HIELD AND MARTIN'S DEMPSTER STREET TERMINAL SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 16 AND THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1924 AS DOCUMENT 8446276. IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5628 W. DEMPSTER STREET, MORTON GROVE, ILLINOIS



LEGEND:

- Manhole
- Storm Catch Basin/Inlet
- ⊕ Fire Hydrant w/B-Box
- ⊗ Water Valve Vault
- ⊕ Light Pole
- ⊕ Traffic Sign
- OH — Utility Pole W/Overhead Wire
- Depressed Curb
- T — Underground Telephone Lines Per Point Markings
- G — Underground Gas Lines Per Point Markings
- W — Underground Water Lines Per Point Markings
- FFE Finished Floor Elevation
- × 628.88 Back of Curb Elevation
- × 628.67 Gutter Elevation
- × 628.56 Hard Surface Elevation
- × 627.6 Ground Elevation

MHL 1
RIM= 629.07
INV.=626.47 8" CLAY (E)
INV.= 625.47 8" CLAY (N)
INV.= 624.41 8" CLAY (W)

MHL 2
RIM= 629.11
INV.= 623.95 8" CLAY (W)
INV.=623.21 8" CLAY (E)
INV.= 617.01 18" CLAY (E,W)

MHL 3
RIM= 629.07
INV.= 626.07 8" CLAY (SW)
INV.= 625.27 8" CLAY (N)
INV.= 624.37 8" CLAY (E)

WVV 4
RIM= 629.66
T/P= UNABLE TO OPEN

CBN 5
RIM= 628.03
INV.= MUD & LEAF FILLED

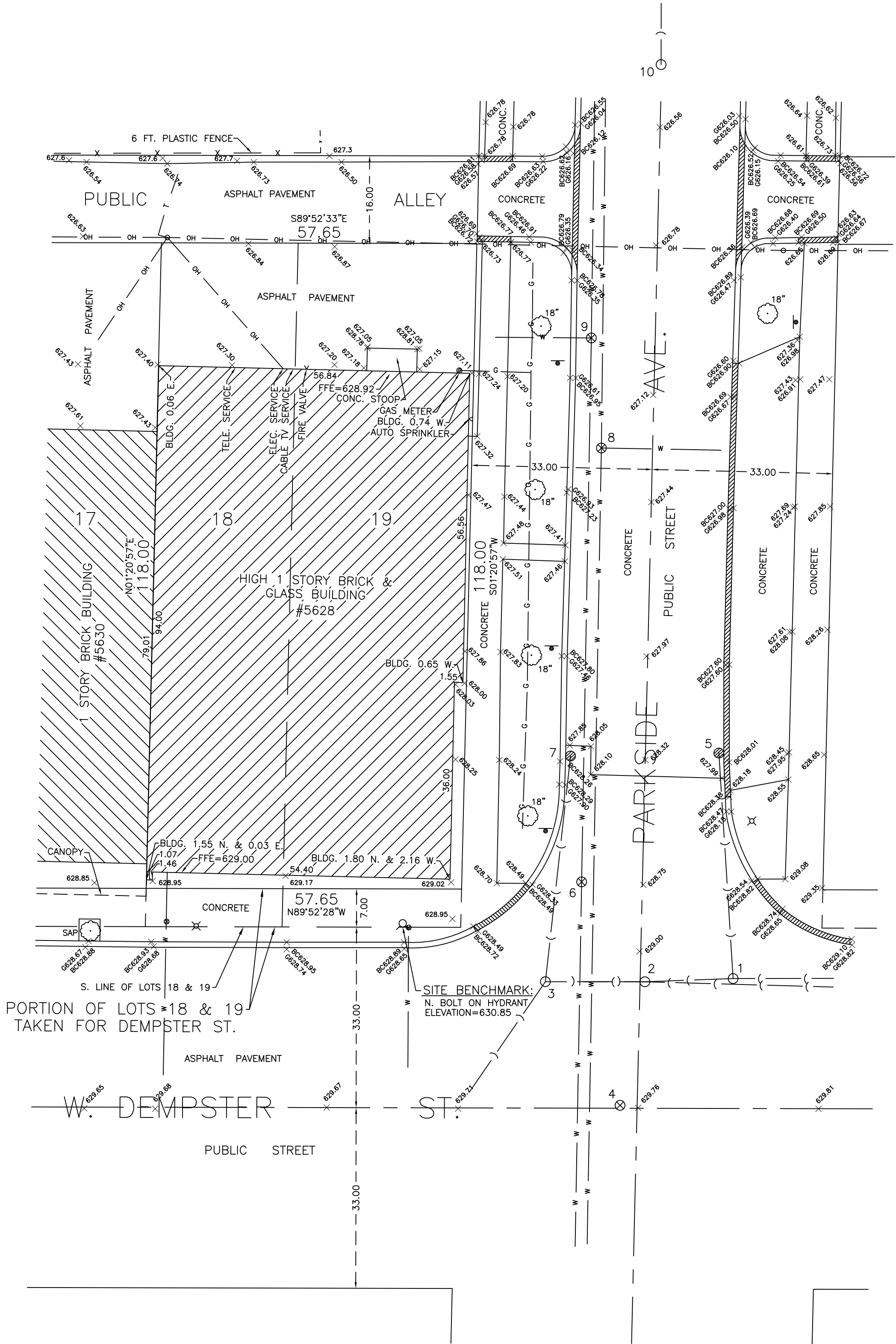
WVV 6
RIM= 628.58
T/P= 623.38 6" DIP (N,S)

INL 7
RIM= 627.82
INV.= MUD & LEAF FILLED

WVV 8
RIM= 627.08
T/P= 622.04 4" DIP (E)
T/P= 622.04 6" DIP (N,S)

WVV 9
RIM= 626.66
T/P= 622.06 6" DIP (N,S,W)

MHL 10
RIM= 626.40
INV.= 619.46 15" CLAY (N)



TAX PARCEL PERMANENT INDEX NUMBER:

10-17-430-037

10-17-430-038

AREA STATEMENT: THE PROPERTY CONTAINS 6,801 SQUARE FEET

OR 0.1561 ACRES.

REFERENCE BENCHMARK: VILLAGE OF SKOKIE BENCHMARK E16A, DISK DRILLED IN SOUTHEAST ABUTMENT OF THE DEMPSTER STREET BRIDGE OVER THE EDENS EXPRESSWAY. ELEVATION = 642.67 (NAVD88). SEE DRAWING SITE BENCHMARK.

DRAFTED BY: BJE

PAGE: 1 OF 1

ORDER NO.: 160039

FILE: 17-41-13

PROJECT NO.: 2338

5628 W. DEMPSTER ST.
MORTON GROVE

PLANNING
DEPARTMENT REVIEW

I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED UNDER MY DIRECT
SUPERVISION AND THAT TO THE BEST OF MY
KNOWLEDGE AND BELIEF, TO COMPLY WITH
THE PROVISIONS OF THE VILLAGE OF
MORTON GROVE CODES AND THE LAWS OF
THE ILLINOIS.

SEAL

LIC. # 001-015590
FIRM REG. # 184.001779

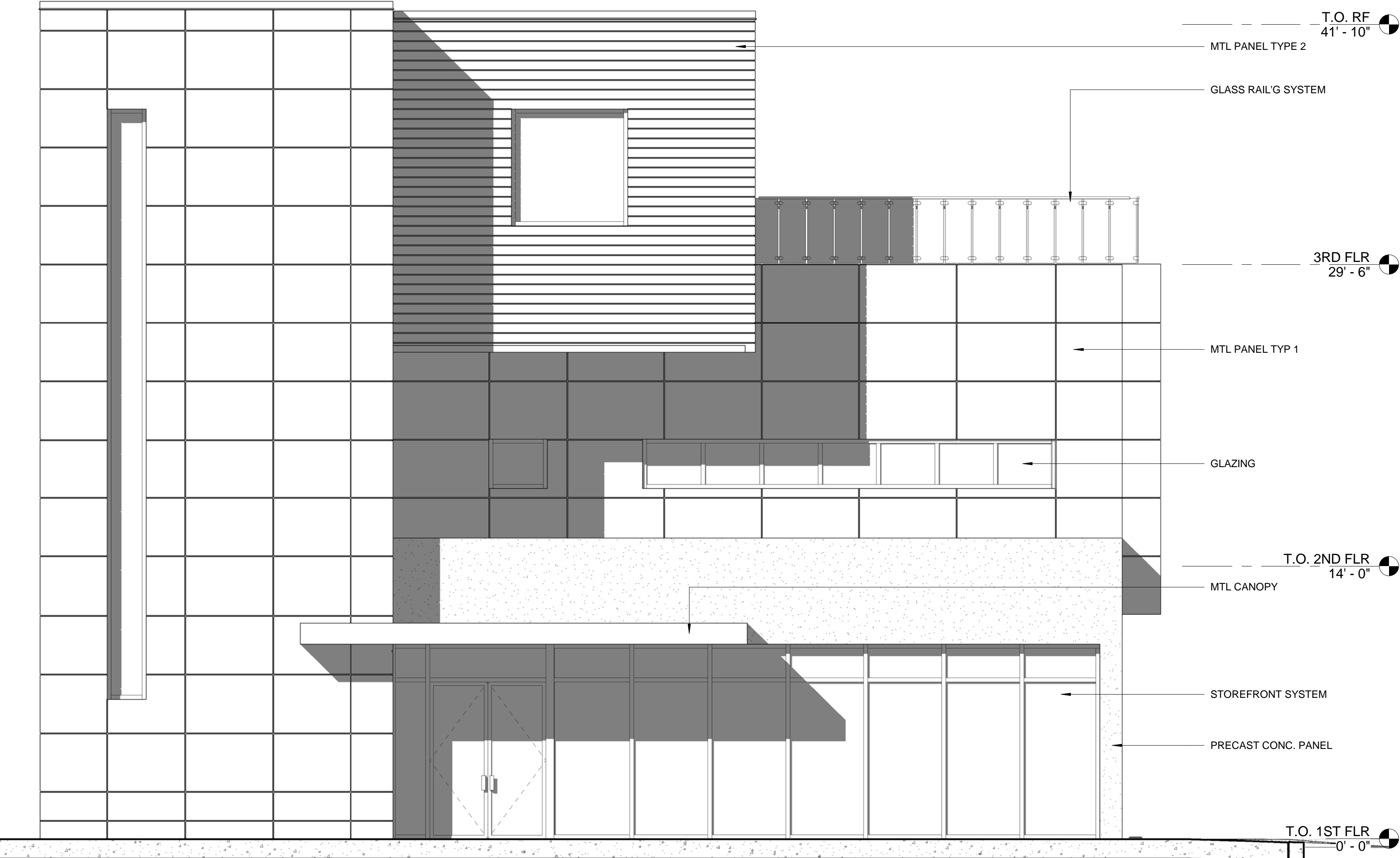
No.	Description	Date

PROPOSED
ELEVATIONS

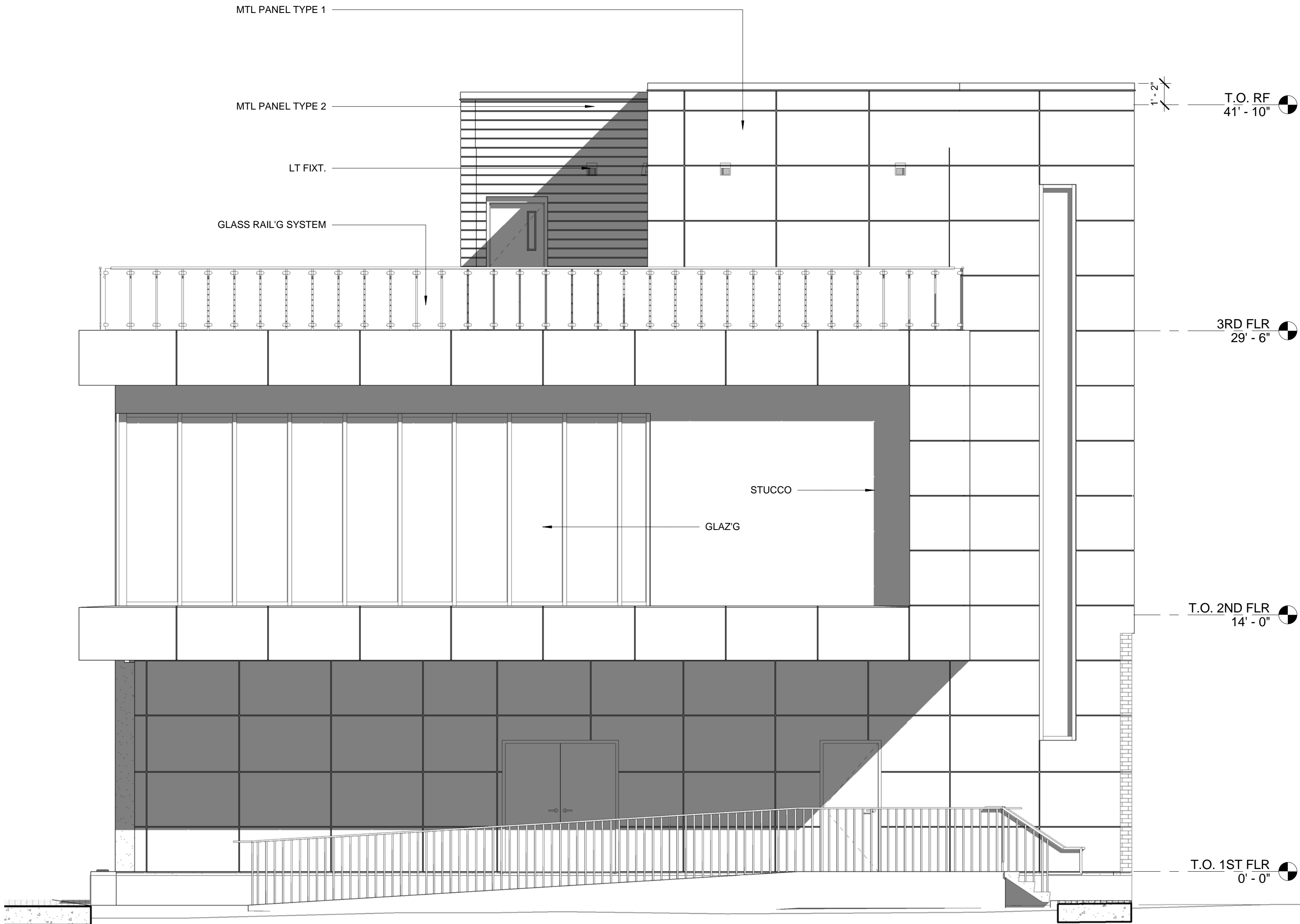
Project number 828
Date 07.14.16
Drawn by RA
Checked by -

A2.01

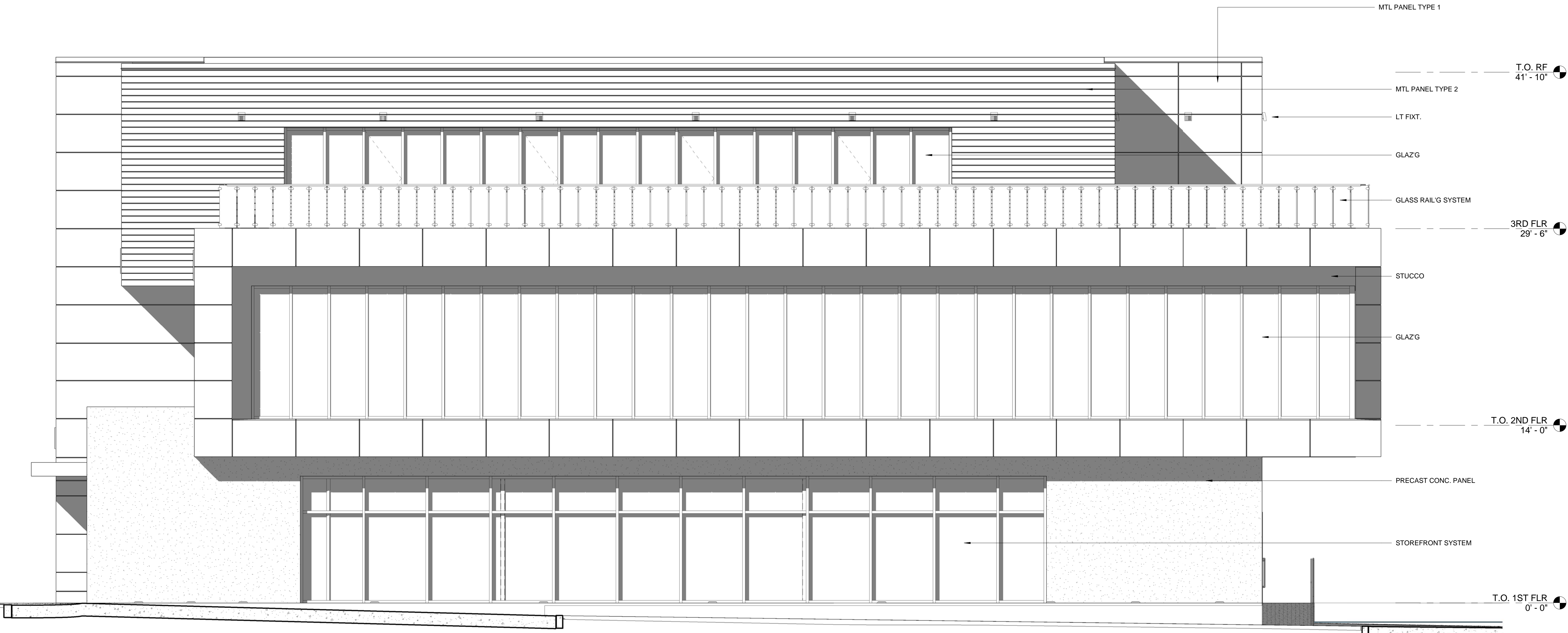
Scale 1/4" = 1'-0"



3 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

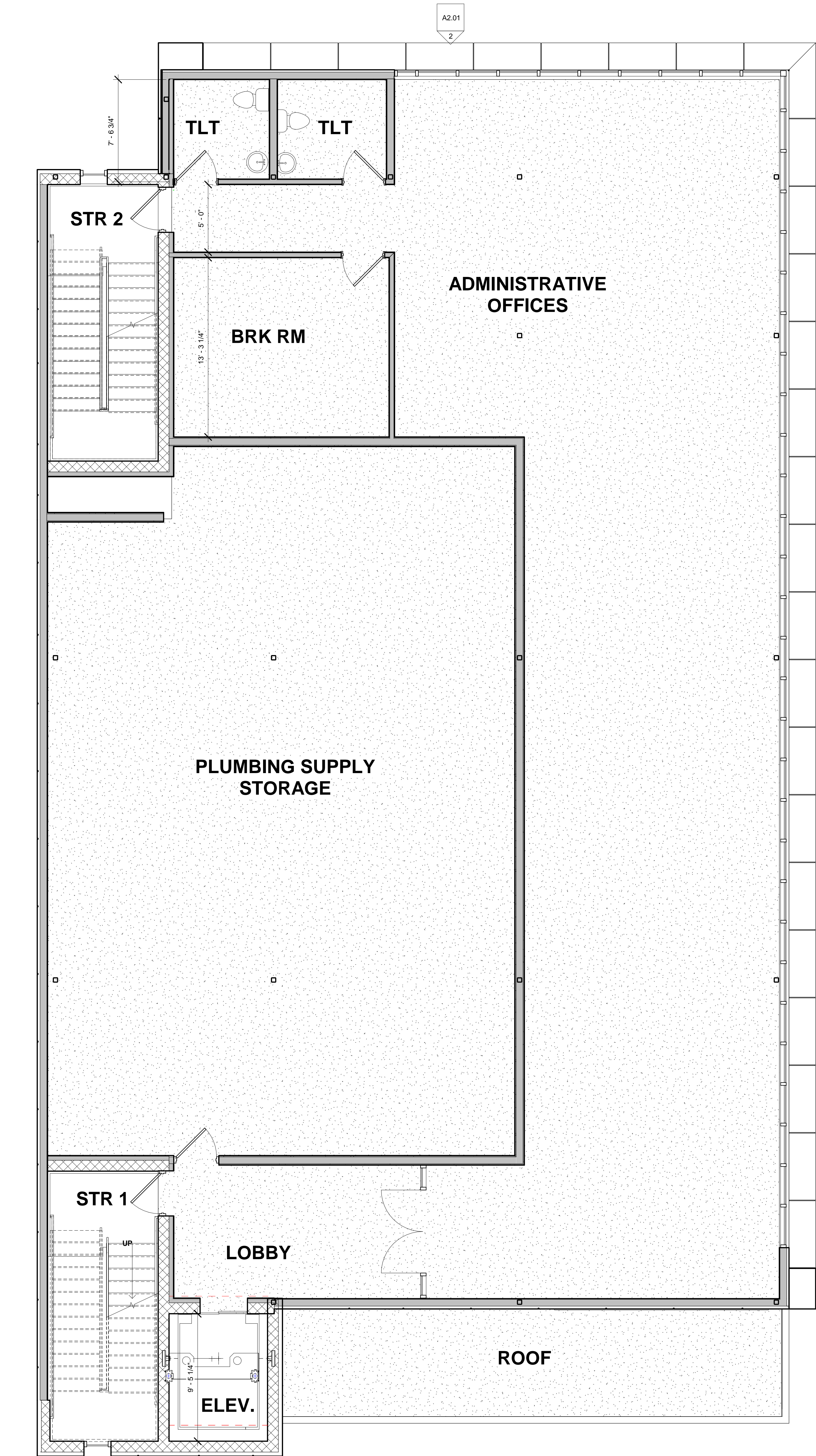


2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"



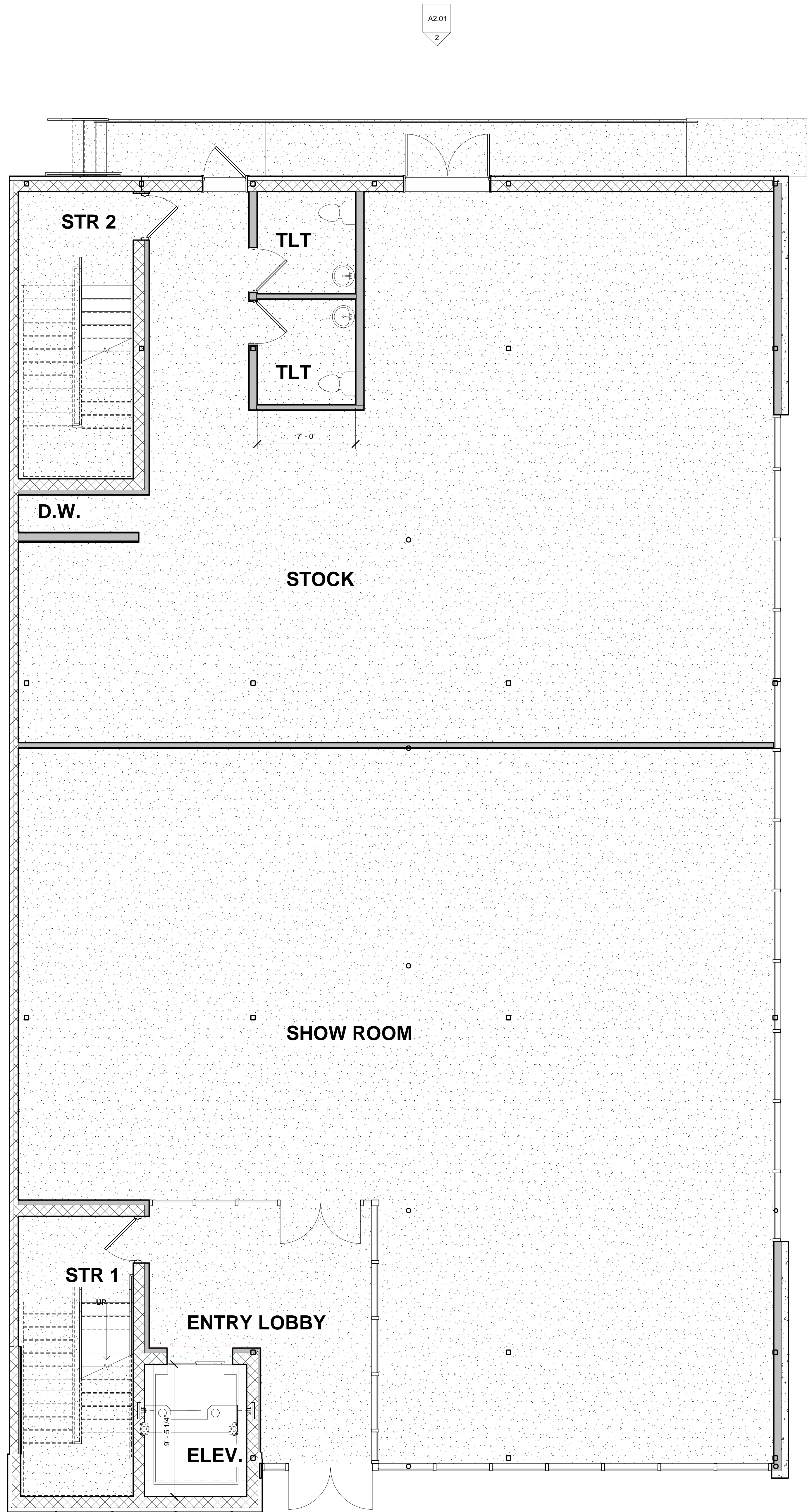
1 PROPOSED EAST ELEVATION
1/4" = 1'-0"

C 2015 COPYRIGHT, ARZOUMANIAN AND COMPANY, INCORPORATED



2 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

A2.01



1 PROPOSED GROUND FLR PLAN
1/4" = 1'-0"

A2.01

5628 W. DEMPSTER ST.
MORTON GROVE

PLANNING
DEPARTMENT REVIEW

I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED UNDER MY DIRECT
SUPERVISION AND THAT TO THE BEST OF MY
KNOWLEDGE AND BELIEF, TO COMPLY WITH
THE PROVISIONS OF THE VILLAGE OF
MORTON GROVE CODES AND THE LAWS OF
THE ILLINOIS.

SEAL

LIC. # 001-015590
FIRM REG. # 184.001779

No.	Description	Date
1	SCHEMATIC REVIEW	05/13/16

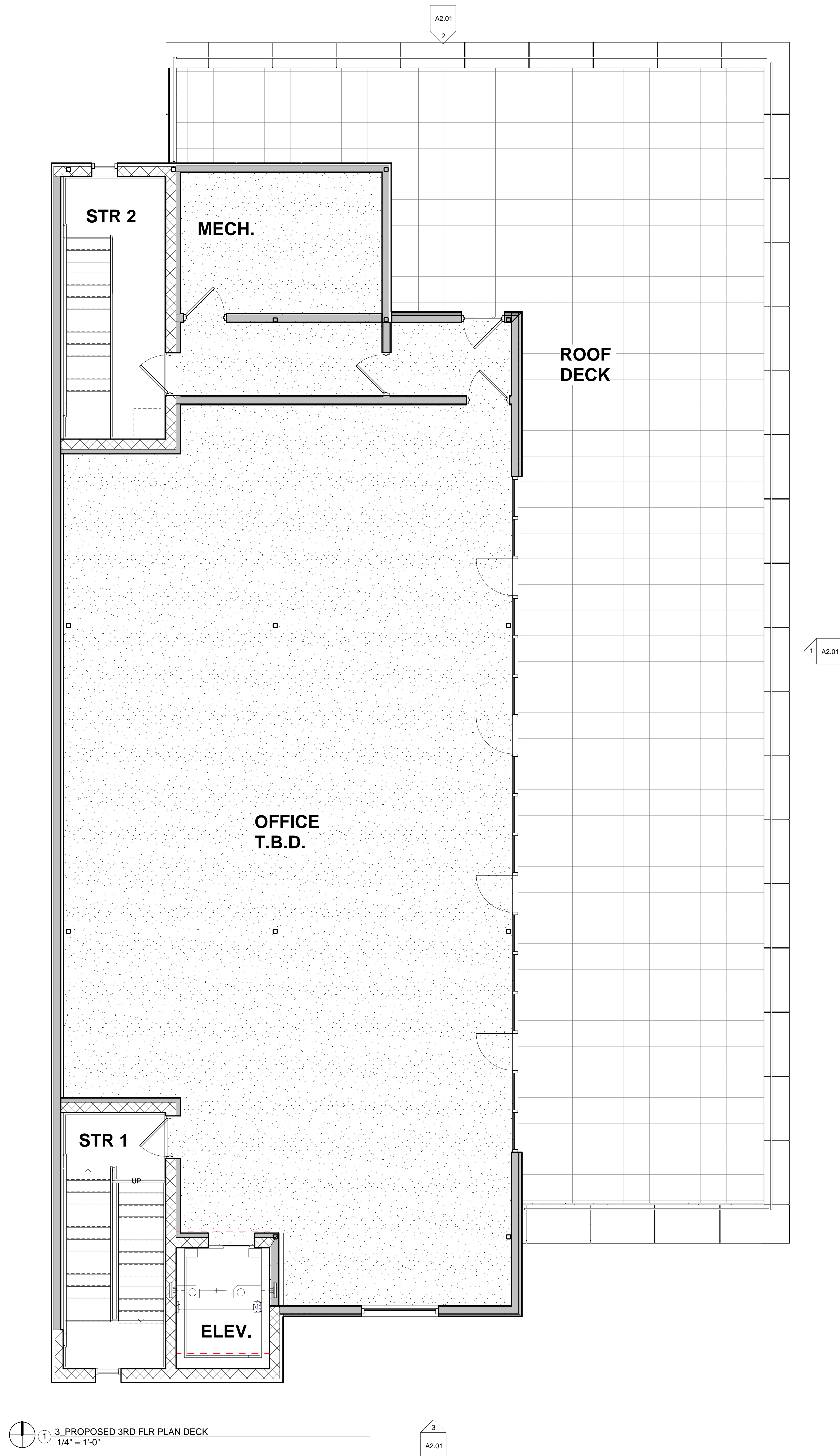
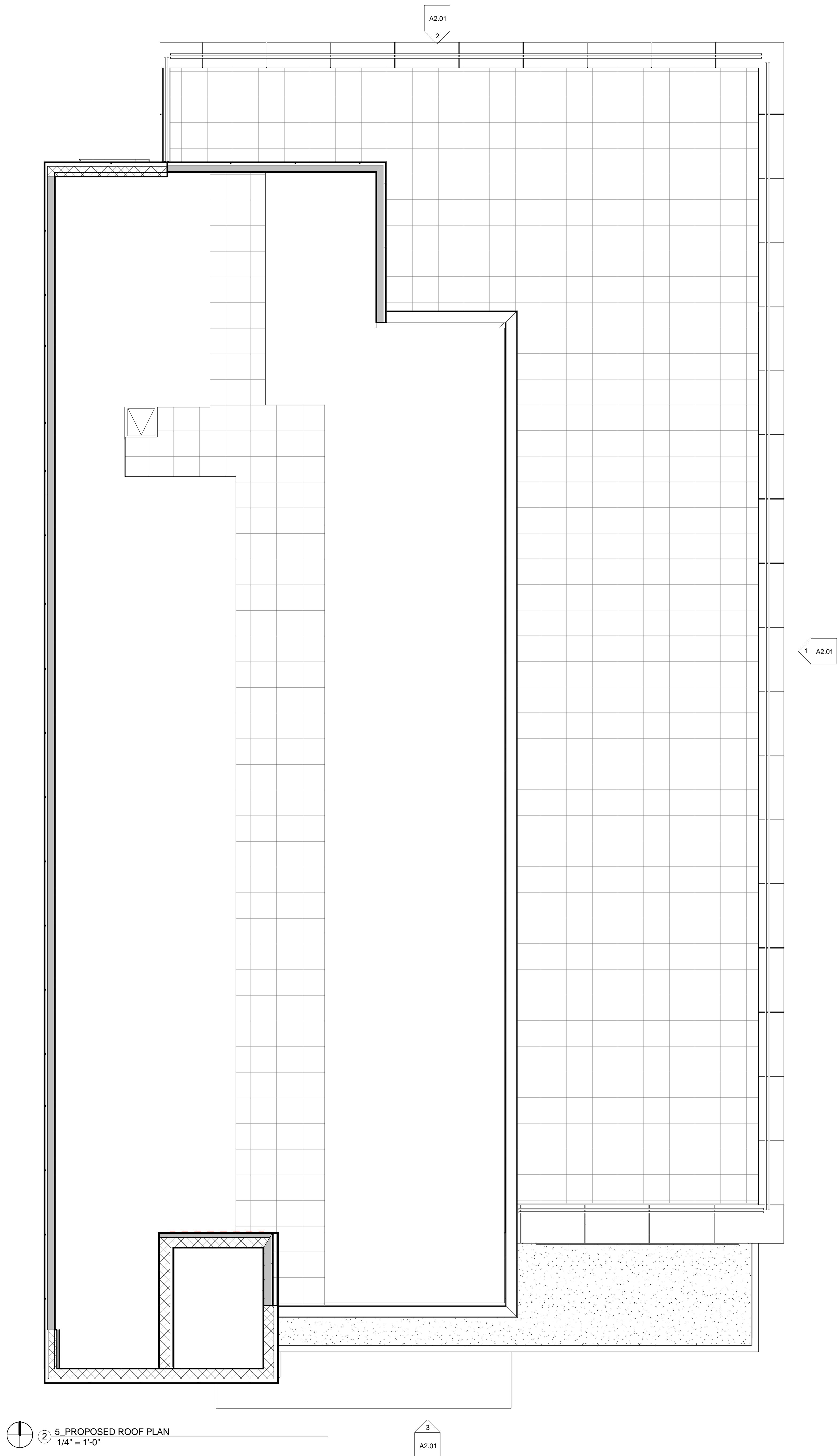
PROPOSED 1ST & 2ND
FLOOR PLANS

Project number 828
Date 07.14.16
Drawn by RA
Checked by -

A1.01

Scale 1/4" = 1'-0"

C 2015 COPYRIGHT, ARZUMANIAN AND COMPANY, INCORPORATED



5628 W. DEMPSTER ST.
MORTON GROVE

PLANNING
DEPARTMENT REVIEW

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THE PROVISIONS OF THE VILLAGE OF
MORTON GROVE CODES AND THE LAWS OF
THE ILLINOIS.

SEAL

LIC. # 001-015590
FIRM REG. # 184.001779

No.	Description	Date
1	SCHEMATIC REVIEW	05/13/16

PROPOSED 3RD FLOOR
& ROOF PLANS

Project number 828
Date 07.14.16
Drawn by Author
Checked by -

A1.02

Scale 1/4" = 1'-0"



5628 W. DEMPSTER ST.
MORTON GROVE

PLANNING
DEPARTMENT REVIEW

I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED UNDER MY DIRECT
SUPERVISION AND THAT TO THE BEST OF MY
KNOWLEDGE AND BELIEF, TO COMPLY WITH
THE PROVISIONS OF THE VILLAGE OF
MORTON GROVE CODES AND THE LAWS OF
THE ILLINOIS.

SEAL

LIC. # 001-015590
FIRM REG. # 184.001779

No.	Description	Date
1	SCHEMATIC REVIEW	05/13/16

RENDERING STUDIES

Project number 828
Date 07.14.16
Drawn by RA
Checked by -

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p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Raffi Arzoumanian
Arzoumanian & Company

FROM: Brendan S. May
Consultant

Luay R. Aboona, P.E.
Principal

DATE: August 9, 2016

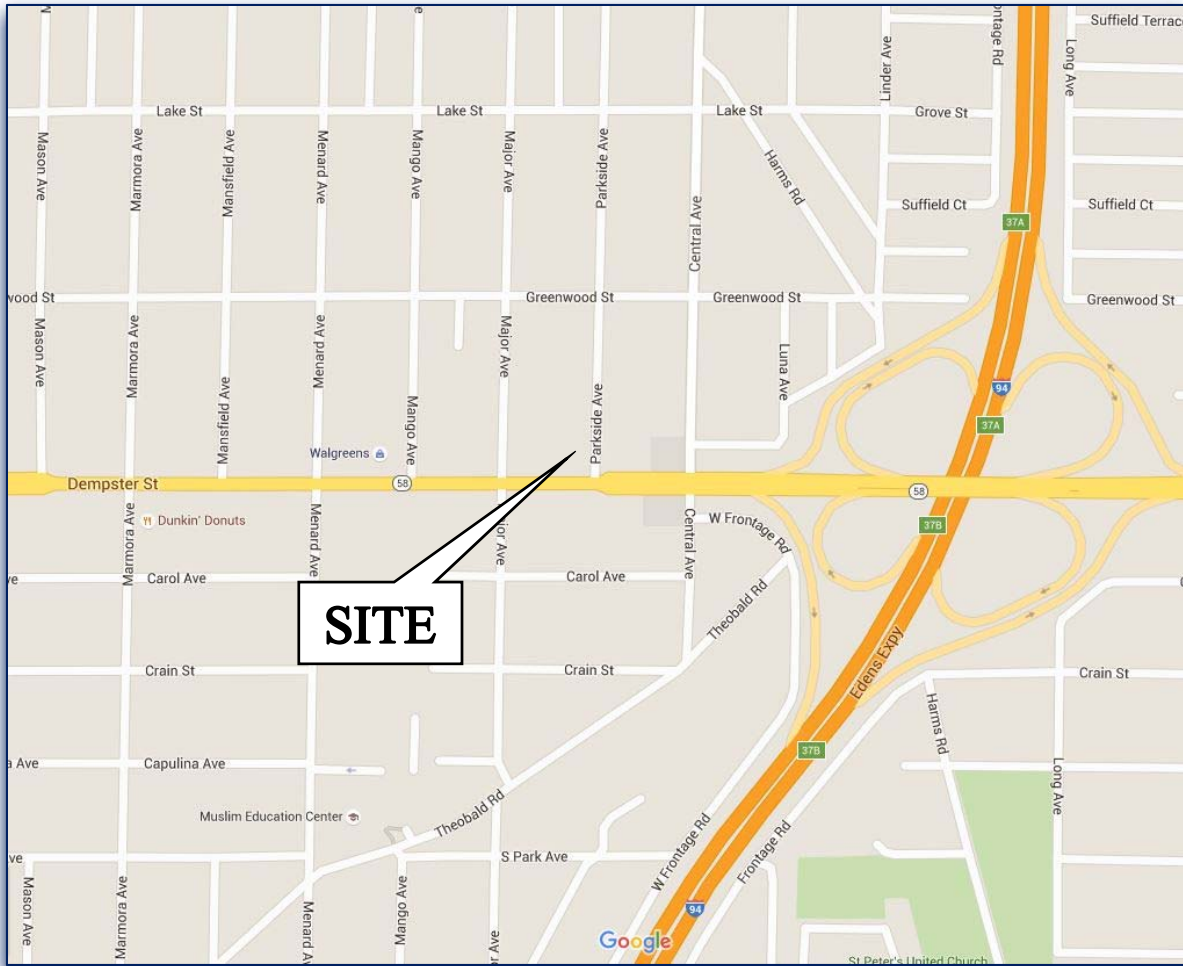
SUBJECT: Parking Evaluation
North Shore Faucets Expansion
Morton Grove, Illinois

This memorandum presents the findings and recommendations of a parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed expansion of the North Shore Faucets plumbing supply store located at 5628 Dempster Street, Morton Grove, Illinois. The plans call for expanding the existing one-story building to three-stories with the second floor to be occupied by office and storage space of a construction company owned by the existing store and the third floor to be occupied by a future office tenant. Five parking spaces will continue to be provided on-site on the north side of the proposed building with overflow parking accommodated by on-street parking in the area. Access to the five parking spaces is provided off the east-west public alley.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site area.

The purpose of this parking study is to determine the adequacy of the parking supply in meeting the parking needs of the existing plumbing supply as well as the proposed expansion. In order to do that, the following tasks were undertaken:

- Parking occupancy survey of the on-site parking spaces and on-street parking locations within the vicinity of the development on Thursday from 9:00 A.M. to 6:00 P.M. and on Saturday from 8:00 A.M. to 4:00 P.M.
- Evaluation of existing conditions within the site to establish the adequacy of the current supply in meeting existing needs.
- Estimates of the parking demand of the proposed expansion based on information provided regarding hours of operation, number of employees and number of visitors on weekdays and weekends.
- Evaluation of the future parking conditions to determine the adequacy of the parking supply in meeting additional parking demand.



Site Location

Figure 1



Aerial View of Site Location

Figure 2

North Shore Faucets Operations

The existing store has two full time employees and the hours of operation are between 8:00 A.M. and 6:00 P.M. Monday through Friday and 8:00 A.M. and 4:00 P.M. on Saturday. Furthermore, the store has approximately 30 customers per day. The proposed second story office space will have two full-time employees and three part-time employees (25 percent of full time). The hours of operation for the proposed office space are between 9:00 A.M. and 5:00 P.M. Monday through Friday. Furthermore, the proposed office space is projected to have a limited number of customers (approximately three per month). For the third story office space, the hours of operation were assumed to be similar to that of the first and second stories.

Existing Parking Occupancy

To determine the parking occupancy during hours of operations, KLOA, Inc. conducted a parking occupancy surveys on Thursday, June 16, 2016 between 9:00 A.M. and 6:00 P.M. and on Saturday, June 18, 2016 between 8:00 A.M. and 4:00 P.M. The surveys were conducted in 30-minute intervals and included the following:

- On-site parking along the north side of the existing building.
 - Five total parking spaces
- On-street parking along Parkside Avenue between Dempster Street and Greenwood Street.
 - Estimated 36 total parking spaces (of which 26 are residential)
- On-street parking along Major Avenue between Dempster Street and Greenwood Street.
 - Estimated 39 total parking spaces (of which 28 are residential)
- On-street parking along Greenwood Street between Parkside Avenue and Major Avenue.
 - Estimated 26 total residential parking spaces

The results of the surveys showed a peak parking occupancy of 32 spaces or 33 percent of the available parking on Thursday at 3:30 P.M. and a peak parking occupancy of 31 spaces or 32 percent of the available parking on Saturday at 2:00 P.M. This indicates that at least 64 parking spaces were not occupied during the operating hours of the existing and proposed uses within the development.

Furthermore, when only taking into consideration the on-site and on-street parking locations along Parkside Avenue, the surveys showed a peak parking occupancy of 17 spaces or 41 percent of the available parking on Thursday at 1:30 and 3:30 P.M. and a peak parking occupancy of 18 spaces or 44 percent of the available parking on Saturday at 11:00 A.M. This indicates that at least 23 parking spaces were not occupied during the operating hours of the existing and proposed uses within the development. It should be noted that the Village of Morton Grove is proposing to modify the west side of Parkside Avenue between Dempster Street and the Public Alley to provide seven angled parking spaces in lieu of the three provided parallel parking spaces resulting in a net increase of four parking spaces. This increase will be reflected in the total projected parking conditions.

It should be noted that parking on the east and west sides of Parkside Avenue between the public alley and Greenwood Street is limited to one-hour on weekdays from 8:00 A.M. and 3:00 P.M. Additionally, parking on the west side of Parkside Avenue between Dempster Street and the public alley is limited to two-hours. A figure illustrating the parking zones and tables summarizing the parking occupancy surveys are included in the Appendix.

Proposed Development Parking Needs

As indicated earlier, the existing one-story building will be expanded to three floors to provide office and storage space on the second floor for a construction company owned by North Shore Faucets with the third floor to be occupied by a future tenant. Based on the Village of Morton Grove zoning code, the proposed three-story building will require parking at a ratio of one space per 250 square-feet of gross floor area for a total of 54 spaces. The proposed development is providing five (5) spaces on-site. As such, the proposed expansion will utilize on-street parking within the vicinity of the site to accommodate any overflow parking. The projected parking demand of the proposed expansion was assumed as follows:

- The parking demand of the existing use on-site is four to five spaces and is included in the parking occupancy surveys completed.
- The proposed second floor office space will have an average hourly parking demand of five spaces. One space per each full time employee with one space conservatively assumed for each part time employee. No parking assumed for customers as they will be limited (approximately three per month).
- The proposed third floor office space, based on parking generation rates published in the Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 4th Edition, is projected to have an average parking demand of nine spaces (ratio of 2.84 spaces per 1,000 square-feet).

This equates to an average projected parking demand of 14 spaces for the proposed expansion. It should be noted that no additional parking was generated for the existing store as the operations are not projected to change and are included in the parking occupancy surveys.

Evaluation and Recommendations

To determine the projected peak parking occupancy during the hours of operation, the projected average parking demand for the proposed expansion was added to the existing surveyed parking demand. Additionally, the projected parking supply includes the additional four parking spaces created by the modification of Parkside Avenue to provide angled parking spaces between Dempster Street and the Public Alley on the west side of the roadway. This results in a total projected parking occupancy of 46 spaces (46 percent) on Thursday and 45 spaces (45 percent) on Saturday. When only considering the on-site parking and on-street parking along Parkside Avenue, the total projected parking occupancy will be 31 spaces (69 percent) on Thursday and 32 spaces (71 percent) on Saturday.

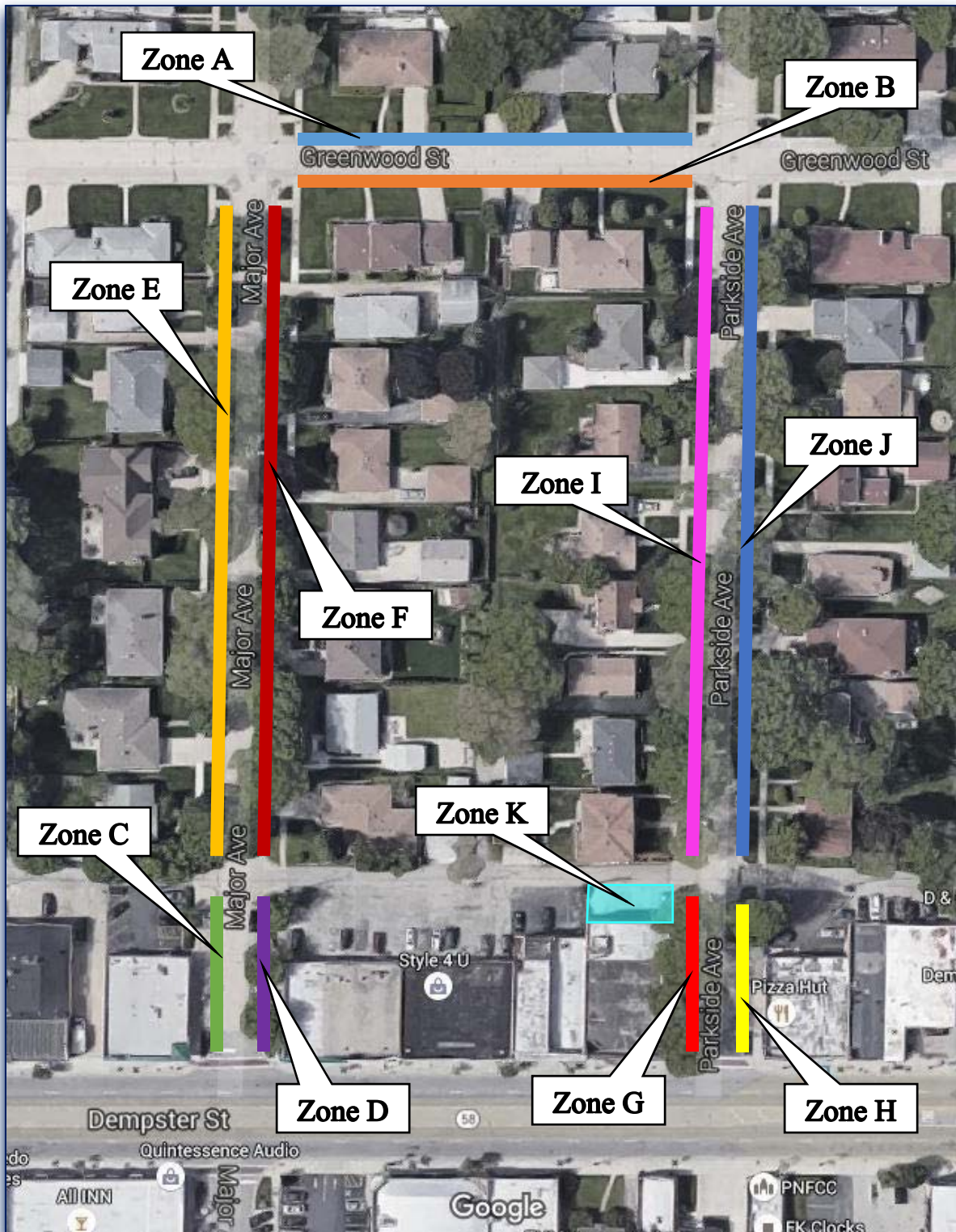
Based on the parking occupancy surveys conducted in June, 2016 during the hours of operation of the existing and proposed uses on a weekday and a weekend, there were a minimum of 64 parking spaces available. The proposed modification of Parkside Avenue to provided angle parking spaces on the west side of the roadway will result in a net increase of four parking spaces for a total of 68 parking spaces available. This surplus in parking can therefore easily accommodate any additional demand that may be generated by the proposed building expansion.

Conclusion

Based on the preceding evaluation, the following conclusions have been made:

- The proposed on-street parking supply within the vicinity of the site will be adequate in accommodating the overflow parking generated by the proposed building expansion
- The projected peak parking demand will be 46 spaces (46 percent) on Thursday and 45 spaces (45 percent) on Saturday.
- The projected peak parking demand assuming only the on-site parking spaces and on-street parking along Parkside Avenue will be 31 spaces (69 percent) on Thursday and 32 spaces (71 percent) on Saturday.
- The proposed on-site parking spaces will be adequate in accommodating parking for the full time employees of the North Shore Faucets and the proposed expansion.

Appendix



Parking Zones

Figure A

Table A
PARKIGN OCCUPANCY – THURSDAY, JUNE 16, 2016

Time	A	B	C	D	E	F	G	H	I	J	K	Total
9:00 AM	3	0	3	0	4	4	0	2	3	5	3	27
9:30 AM	2	0	2	0	3	4	0	4	3	4	3	25
10:00 AM	2	0	2	0	2	2	0	3	3	3	3	20
10:30 AM	2	0	2	2	3	2	0	6	2	2	3	24
11:00 AM	2	0	2	1	3	3	0	5	3	1	4	24
11:30 AM	2	0	2	1	3	2	1	4	3	2	4	24
12:00 PM	1	0	2	1	3	2	0	4	2	2	4	21
12:30 PM	1	0	1	1	3	2	0	2	2	2	4	18
1:00 PM	1	0	2	3	3	4	0	4	2	4	4	27
1:30 PM	1	0	1	1	2	4	2	5	3	3	4	26
2:00 PM	2	0	1	1	2	4	0	4	3	3	4	24
2:30 PM	2	0	1	1	2	4	0	3	3	3	4	23
3:00 PM	2	0	3	0	2	4	0	4	3	4	3	25
3:30 PM	3	1	2	3	2	4	0	5	4	5	3	32
4:00 PM	3	0	3	2	2	4	0	4	3	5	3	29
4:30 PM	3	0	3	2	3	3	0	4	2	7	3	30
5:00 PM	3	0	2	1	2	5	0	5	2	6	3	29
6:00 PM	2	0	2	0	6	2	0	2	4	4	2	24
Inventory	8	8	8	3	14	14	3	7	12	14	5	96

Table B
PERCENT PARKING OCCUPANCY – THURSDAY, JUNE 16, 2016

Time	A	B	C	D	E	F	G	H	I	J	K	Total
9:00 AM	38%	0%	38%	0%	29%	29%	0%	29%	25%	36%	60%	28%
9:30 AM	25%	0%	25%	0%	21%	29%	0%	57%	25%	29%	60%	26%
10:00 AM	25%	0%	25%	0%	14%	14%	0%	43%	25%	21%	60%	21%
10:30 AM	25%	0%	25%	67%	21%	14%	0%	86%	17%	14%	60%	25%
11:00 AM	25%	0%	25%	33%	21%	21%	0%	71%	25%	7%	80%	25%
11:30 AM	25%	0%	25%	33%	21%	14%	33%	57%	25%	14%	80%	25%
12:00 PM	13%	0%	25%	33%	21%	14%	0%	57%	17%	14%	80%	22%
12:30 PM	13%	0%	13%	33%	21%	14%	0%	29%	17%	14%	80%	19%
1:00 PM	13%	0%	25%	100%	21%	29%	0%	57%	17%	29%	80%	28%
1:30 PM	13%	0%	13%	33%	14%	29%	67%	71%	25%	21%	80%	27%
2:00 PM	25%	0%	13%	33%	14%	29%	0%	57%	25%	21%	80%	25%
2:30 PM	25%	0%	13%	33%	14%	29%	0%	43%	25%	21%	80%	24%
3:00 PM	25%	0%	38%	0%	14%	29%	0%	57%	25%	29%	60%	26%
3:30 PM	38%	13%	25%	100%	14%	29%	0%	71%	33%	36%	60%	33%
4:00 PM	38%	0%	38%	67%	14%	29%	0%	57%	25%	36%	60%	30%
4:30 PM	38%	0%	38%	67%	21%	21%	0%	57%	17%	50%	60%	31%
5:00 PM	38%	0%	25%	33%	14%	36%	0%	71%	17%	43%	60%	30%
6:00 PM	25%	0%	25%	0%	43%	14%	0%	29%	33%	29%	40%	25%
Inventory	8	8	8	3	14	14	3	7	12	14	5	96

Table C
PARKIGN OCCUPANCY – SATURDAY, JUNE 18, 2016

Time	A	B	C	D	E	F	G	H	I	J	K	Total
9:00 AM	2	0	1	1	3	2	0	1	4	6	2	22
9:30 AM	1	0	2	2	3	3	0	0	3	6	2	22
10:00 AM	0	0	4	2	2	2	0	1	3	6	3	23
10:30 AM	1	0	3	3	2	4	0	4	3	6	3	29
11:00 AM	1	0	3	2	2	2	1	5	3	5	4	28
11:30 AM	1	0	2	3	2	2	0	2	3	5	3	23
12:00 PM	1	0	2	2	1	2	1	2	2	5	3	21
12:30 PM	1	0	2	3	1	3	0	4	2	5	3	24
1:00 PM	1	0	5	4	1	2	0	5	2	5	3	28
1:30 PM	1	0	5	2	1	3	2	4	2	4	4	28
2:00 PM	1	0	6	2	1	5	2	4	2	4	4	31
2:30 PM	1	0	5	0	1	4	1	6	2	4	3	27
3:00 PM	1	0	2	0	0	6	0	1	2	4	3	19
3:30 PM	1	0	1	0	1	5	0	2	2	4	3	19
4:00 PM	1	0	0	0	0	5	0	2	3	4	3	18
4:30 PM	1	0	0	0	1	5	1	2	3	4	3	20
5:00 PM	1	0	0	0	1	5	0	1	2	3	3	16
Inventory	8	8	8	3	14	14	3	7	12	14	5	96

Table D
PERCENT PARKIGN OCCUPANCY – SATURDAY, JUNE 18, 2016

Time	A	B	C	D	E	F	G	H	I	J	K	Total
9:00 AM	25%	0%	13%	33%	21%	14%	0%	14%	33%	43%	40%	23%
9:30 AM	13%	0%	25%	67%	21%	21%	0%	0%	25%	43%	40%	23%
10:00 AM	0%	0%	50%	67%	14%	14%	0%	14%	25%	43%	60%	24%
10:30 AM	13%	0%	38%	100%	14%	29%	0%	57%	25%	43%	60%	30%
11:00 AM	13%	0%	38%	67%	14%	14%	33%	71%	25%	36%	80%	29%
11:30 AM	13%	0%	25%	100%	14%	14%	0%	29%	25%	36%	60%	24%
12:00 PM	13%	0%	25%	67%	7%	14%	33%	29%	17%	36%	60%	22%
12:30 PM	13%	0%	25%	100%	7%	21%	0%	57%	17%	36%	60%	25%
1:00 PM	13%	0%	63%	133%	7%	14%	0%	71%	17%	36%	60%	29%
1:30 PM	13%	0%	63%	67%	7%	21%	67%	57%	17%	29%	80%	29%
2:00 PM	13%	0%	75%	67%	7%	36%	67%	57%	17%	29%	80%	32%
2:30 PM	13%	0%	63%	0%	7%	29%	33%	86%	17%	29%	60%	28%
3:00 PM	13%	0%	25%	0%	0%	43%	0%	14%	17%	29%	60%	20%
3:30 PM	13%	0%	13%	0%	7%	36%	0%	29%	17%	29%	60%	20%
4:00 PM	13%	0%	0%	0%	0%	36%	0%	29%	25%	29%	60%	19%
4:30 PM	13%	0%	0%	0%	7%	36%	33%	29%	25%	29%	60%	21%
5:00 PM	13%	0%	0%	0%	7%	36%	0%	14%	17%	21%	60%	17%
Inventory	8	8	8	3	14	14	3	7	12	14	5	96