

**To: Chairperson Farkas and Members of the Plan Commission**

**From: Nancy Radzevich, AICP, Community & Economic Development Director**

**Date: September 15, 2016**

**Re: PC 16-08 – 5628 Dempster Street— SUPPLEMENTAL STAFF REPORT  
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).**

**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.

**Overview of Project/Application**

As noted in the August 10, 2016 staff report (Attachment A), 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 commercial building. The 6,801 sq. ft. subject property is located at the northwest corner of Dempster Street and Parkside Avenue and is improved with a 5,210 sq. ft. 1-½ story commercial building. The property is zoned C1 General Commercial District. The expanded building is proposed to be 13,599 sq. ft. in area and 40 ft. in height.

North Shore Faucets is proposing to expand the office and storage space on the 2<sup>nd</sup> floor, while maintaining the showroom/sales center and inventory stock space on the first floor. The use of the proposed third floor space is currently undefined.

As noted in the application North Shore Faucets currently has two full time employees. With the proposed expansion, they expect to add two additional full-time and three part-time office employees. They intend to maintain the current hours of operation for their business: 8:00AM - 6:00PM, Monday through Friday and 8:00AM- 4:00PM on Saturday, and the office will continue to operate from 9:00AM-5:00PM, Monday through Friday.

As noted in the original staff report, the expanded building will comply with all dimensional controls and bulk requirements, in the C1 District, however, a parking waiver is required.

**Public Hearing Background**

The Plan Commission opened the public hearing on PC 16-08 on August 15, 2016. Staff provided an overview of the case, and Raffi Arzoumanian, Arzoumanian & Co. Architecture, and Luay Aboona, Principal with Kenig, Lindgren, O'hara, Aboona, Inc. (KLOA) presented the details of project, on behalf of the owner. Mr. Arzoumanian provided an overview of the proposed design of the expanded structure while Mr. Aboona focused on the parking and traffic study and analysis. Mr. Aboona noted that, given the number of available parking spaces on-site and

within the area, in the context of the use of the building, the parking demand for the expanded building can be accommodated without adverse impacts on the surround neighborhood.

Two members of the public provided comments on the project. Ye Sook Ahn, owner and resident at 5632 Dempster, provided written comments, which was read into the record at the hearing, and Randy Israel, owner of properties at 5631, 5641, and 5645 Dempster, provided public testimony at the hearing. Both property owners generally expressed concerns about potential parking impacts resulting from the building expansion. Mr. Israel went on to state that he would like to see more public parking along Dempster.

After reviewing the application, supporting documents and the staff report, hearing the applicant's presentation, and considering all of the testimony, some members of the Commission still had questions on aspects of the project. Specifically, the Commission asked for more information and/or clarification on the following:

1. *Proposed 3<sup>rd</sup> Floor Use (ref: parking demand)*: Some members of the Commission noted that the unknown nature of the proposed 3<sup>rd</sup> floor use could impact the parking supply/demand. At the public hearing, the architect suggested the idea of limiting the number of employees that would be permitted on the 3<sup>rd</sup> floor at this time, and to allow for future review, once an end user is identified. This would allow the project to move forward for North Shore Faucets, who will be utilizing the 1<sup>st</sup> and 2<sup>nd</sup> floors. The Commission asked any such a modification be formalized and included in an updated traffic/parking analysis.
2. *Public Parking Availability*: Given that the 3<sup>rd</sup> floor use is proposed to be a future general office use, some members of the Commission were concerned that time restrictions on public parking on both sides of Parkside (between Dempster and the alley) would result in a deficiency in the number of spaces that could be used by employees. Some Commissioners asked for clarification on whether the existing time limits would be carried over, once the new angled parking spaces were constructed on the west side of Parkside.
3. *Deliveries (ref: on-site parking)*: Some members of the Commission requested additional clarification on how the deliveries would be accommodated, given that the rear of the site is proposed to be fully striped and utilized for employee/customer parking.

After discussion with and agreement from the applicant, the Plan Commission voted to continue the hearing to September 19, 2016 (5-1-1; Blonz against, Khan absent). Additional details of the public hearing are provided in the draft Minutes of the August 15, 2016 Meeting of the Plan Commission, included in the Plan Commission packets.

### **Overview of Updated Application and/or Clarifications**

Since the August public hearing, staff worked with the applicant to address the Commissioners' questions, and provide the follow updates:

#### **Proposed 3<sup>rd</sup> Floor Use (ref: parking demand)**

As suggested at the public hearing, the owner understands the challenge with approving this parking waiver, given the undefined nature of the use of the 3<sup>rd</sup> floor space. In order to move the project forward and allow for North Shore Faucets to rehab, expand and occupy the 1<sup>st</sup> and 2<sup>nd</sup> floor spaces of the expanded building, the owner is committing to limiting the number of potential employees in the 3<sup>rd</sup> floor space to no more than four. (See Attachment B - letter from Arzoumanian & Co. Architecture, dated September 15, 2016). This could be sufficient if North Shore themselves expands into this space in the future, however, if the owner decides to lease

this space to a more intensive user, with a higher parking demand, they will need to provide an updated parking analysis for review and approval prior to occupancy.

#### Public Parking Availability

Community and Economic Development staff has confirmed with Public Work and the Village Administrator that the parking on west side of Parkside will not include time restrictions. This will provide an opportunity for longer term parking on the west side, while the east side will maintain time limits to help ensure availability of short-term public parking for customers.

In addition, to further address concerns about public parking in this area, the Village will also be constructing angled parking on the east side of Major (similar to what is being proposed on the west side of Parkside). It is anticipated that both these parking projects will be initiated in mid-to late spring 2017, and will be completed before or in conjunction with the completion of the North Shore Faucets building expansion project.

#### Deliveries (ref: on-site parking)

The applicant has advised staff that they typically have 2-4 deliveries/pick-ups per week, which are accommodated through the rear entry. The deliveries take no more than 30 minutes, are coordinated in advance, and are typically scheduled for early morning (7:00-9:00AM) or later in the day (4:00-6:00PM) to minimize conflicts with employee parking. Pick-ups are usually completed within several minutes as they typically involve small or singular-item orders. On the limited occasions when the parking spaces are all occupied when the deliver/pick-up truck arrives, the owners or employees can temporarily move their vehicle to facilitate the trucks.

#### Updated Parking Study

As requested by the Plan Commission, the applicant provided an updated parking analysis, by KLOA, dated September 12, 2016 (Attachment C), which takes into account these modifications to the application and the public parking and/or provides clarification on these items and the deliveries and pick-ups.

#### **Updated Analysis**

As previously noted, the Unified Development Code allows the Board to set a parking requirement for special use permits, based on the actual proposed use. With the 3<sup>rd</sup> floor space being limited to no more than 4 employees under this special use application, KLOA's updated analysis states that the new expected parking demand will be reduced from 19 to 14 parking spaces: five (5) for existing use, five (5) for the expansion of North Shore Faucets on the 1<sup>st</sup> and 2<sup>nd</sup> floors, and four (4) for the third floor.

With this proposed reduction in the overall parking demand, and the modifications to the public parking – both in terms of the added angled parking on the east side of Major and elimination of time limits on the new angled parking – KLOA notes that the number of available parking spaces, within the general area, will increase from 64 to 72. KLOA concludes that the parking demand for this project can be easily accommodated by the available parking within this area.

#### **Appearance Commission Update**

As previously noted, the Appearance Commission supported approval of the building design, but requested additional analysis on the color scheme. The applicant provided alternate color schemes, and at their September 7, 2016 meeting, the Appearance Commission voted in support of the original proposed color scheme.

#### **Standard for Special Use**

The standards for Special Use were listed in the original staff report and the applicant's responses were also included their application. The applicant believes that their revised application, with a limit of up to 4 employees on the 3<sup>rd</sup> floor, coupled with the clarifications on and increases in public parking along Parkside and Major, meets the standards for approval.

### **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 establish the required number of parking spaces for the expanded building at 5628 Dempster Street at 14 spaces, which may be accommodated by a combination of 5 on-site spaces and adjacent 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, prepared by Arzoumanian & Company, dated 7/14/16, unless otherwise noted, including :*
  - a. *Proposed Site Plan;*
  - b. *Proposed Elevations;*
  - c. *Proposed 1<sup>st</sup> and 2<sup>nd</sup> Floor Plans;*
  - d. *Proposed 3<sup>rd</sup> 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. *"Parking Evaluation North Shore Faucets Expansion", prepared by KLOA, dated August 9, 2016; Revised: September 12, 2016*
2. *This parking waiver is granted based on the proposed material sales and ancillary support uses on the 1<sup>st</sup> and 2<sup>nd</sup> floors and limited general office use on the 3<sup>rd</sup> floor of the building, with a limit of up to 4 employees on the 3<sup>rd</sup> floor, in accordance with the plans and supporting documents listed in condition 1., above, the Special Use application dated September 9, 2016, and correspondence from Arzoumanian & Company, dated September 15, 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, the principal business use as a building material sales use, with showroom, stockroom, support offices, and stock room spaces (on 1<sup>st</sup> and 2<sup>nd</sup> floors) or the 3<sup>rd</sup> floor, limited office use;*
  - b. *any change in hours of operation;*
  - c. *any alterations to or changes in the layout or use of the interior spaces;*
  - d. *any increases staffing levels above those projected in the KLOA traffic study "Parking Evaluation North Shore Faucets Expansion", dated September 12, 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 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 and scheduled before business hours or after closing hours when possible.*

# 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: *Paul Derbedyenyev*

## 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): \_\_\_\_\_  
Legal Description (Attach additional sheets as necessary): \_\_\_\_\_

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

1. Applicant is requesting a Special Use permit for parking waiver of 20<sup>spaces</sup>, which is listed as a Special Use for the C2 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.**

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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**

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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**

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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**

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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;

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**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**

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

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**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**

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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.

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**Yes, the special use shall comply as stated above**

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**ARZOUMANIAN & COMPANY**  
architecture +

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Date: 09 15 2016

RE: 5628 Dempster Street, Morton Grove

To Whom It May Concern:

We acknowledge the planning commission's comments regarding the number of employees on the 3<sup>rd</sup> floor. The applicant will limit the number of the employees on the third floor to 3-4 employees.

Raffi Arzoumanian, AIA, LEED AP, NCARB

For

Mr. Paul Derbedgenyev

The applicant



MEMORANDUM TO: Raffi Arzoumanian  
Arzoumanian & Company

FROM: Brendan S. May  
Consultant

Luay R. Aboona, P.E.  
Principal

DATE: September 12, 2016

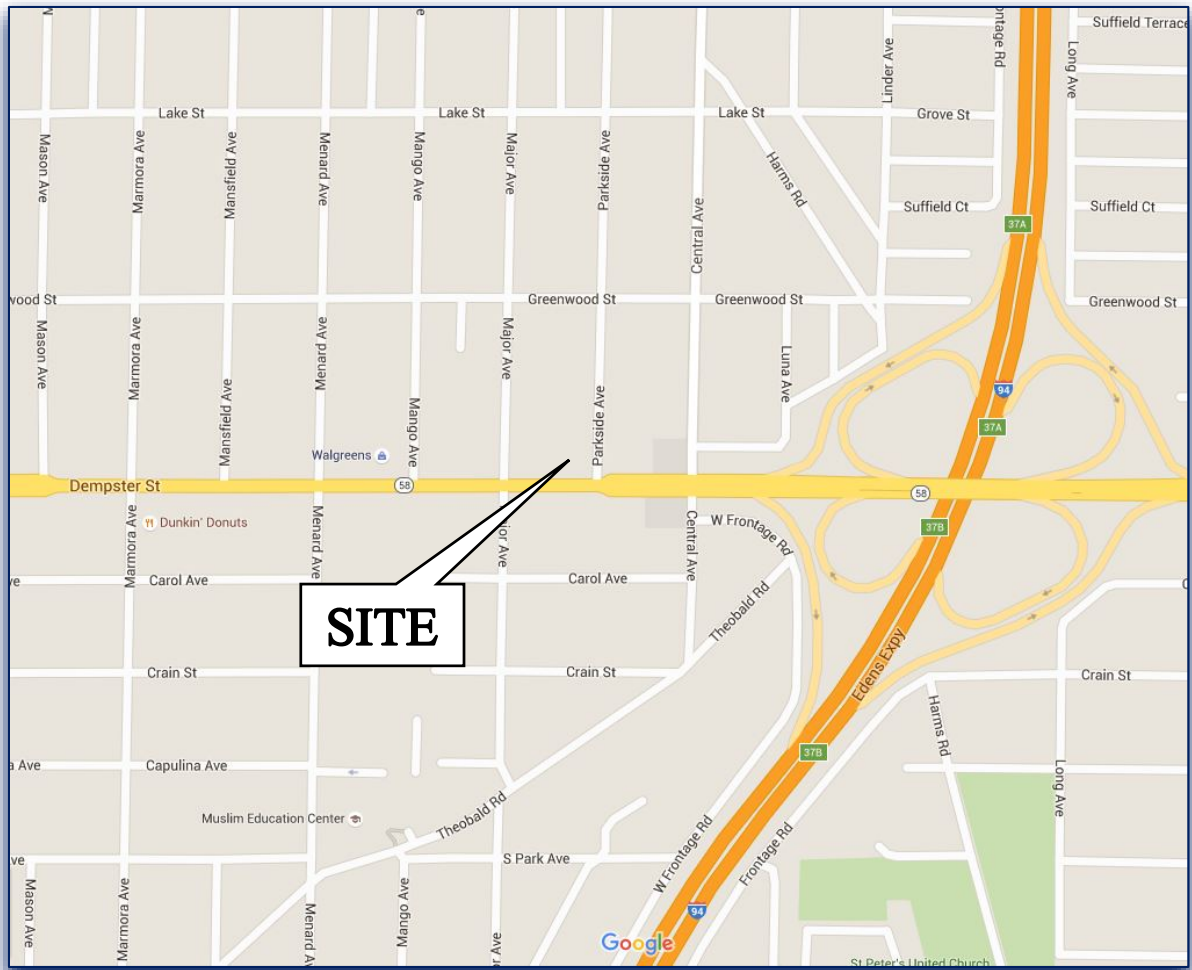
SUBJECT: Parking Evaluation  
North Shore Faucets Expansion  
Morton Grove, Illinois

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 store office space, the hours of operation were assumed to be similar to that of the first and second stories and will be limited to three to four full time employees.

It should be noted that the existing store has two to four deliveries/ pick-ups per week which requires the use of the loading zone that is considered to be one of the five available parking spaces on the north side of the building. However, these pick-ups and deliveries are scheduled ahead of time and therefore can be scheduled early in the morning or late in the day when most of the staff and employees are not at the store. Therefore, it is assumed that five parking spaces are provided on the north side of the building.

## **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)
  - Six of the parking spaces are on the east side between Dempster Street and the alley which are angled with no time limit.
  - Three of the parking spaces are on the west side between Dempster Street and the public alley and have a two-hour time limit.
- 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 and the east side of Major Avenue between Dempster Street and the Public Alley to provide seven angled parking spaces each in lieu of the three provided parallel parking spaces. This results in a net increase of eight parking spaces that will be primarily used for the commercial uses and will not have any time restriction. This increase will be reflected in the total projected parking conditions.

Furthermore, 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 currently 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. As indicated earlier, the proposed development provides five (5) parking spaces on site. Based on discussions with the Village of Morton Grove, the proposed three-story building will require a variance of 20 spaces from the required parking per Village Code. 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 determined to be 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*, 4<sup>th</sup> Edition, is projected to have an average hourly parking demand of four spaces based on the maximum number of projected employees.

This equates to an average projected parking demand of nine 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 eight parking spaces created by the modification of the west side of Parkside Avenue and the east side of Major Avenue to provide angled parking spaces between Dempster Street and the Public Alley. This results in a total projected parking occupancy of 41 spaces (36 percent) on Thursday at 3:30 P.M. and 40 spaces (35 percent) on Saturday at 2:00 P.M.

When only considering the on-site parking and on-street parking along Parkside Avenue including the modification of the west side of Parkside Avenue to provided angled parking spaces with no time limit, the total projected parking occupancy will be 26 spaces (58 percent) on Thursday at 3:30 P.M. and 27 spaces (60 percent) on Saturday at 11:00 A.M.

It should be noted that the availability of on-site and on-street parking spaces along Parkside Avenue between Dempster Street and the public alley may be limited at times throughout the day. However, with the modification of the west side of Parkside Avenue and the east side of Major Avenue to provide angled parking spaces with no time limit, the projected parking demand can be accommodated within the general area.

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 and Major Avenue to provided angled parking spaces on the west side of the roadway will result in a net increase of eight parking spaces for a total of 72 parking spaces available. This surplus in parking can therefore easily accommodate any additional demand that may be generated by the proposed building expansion.

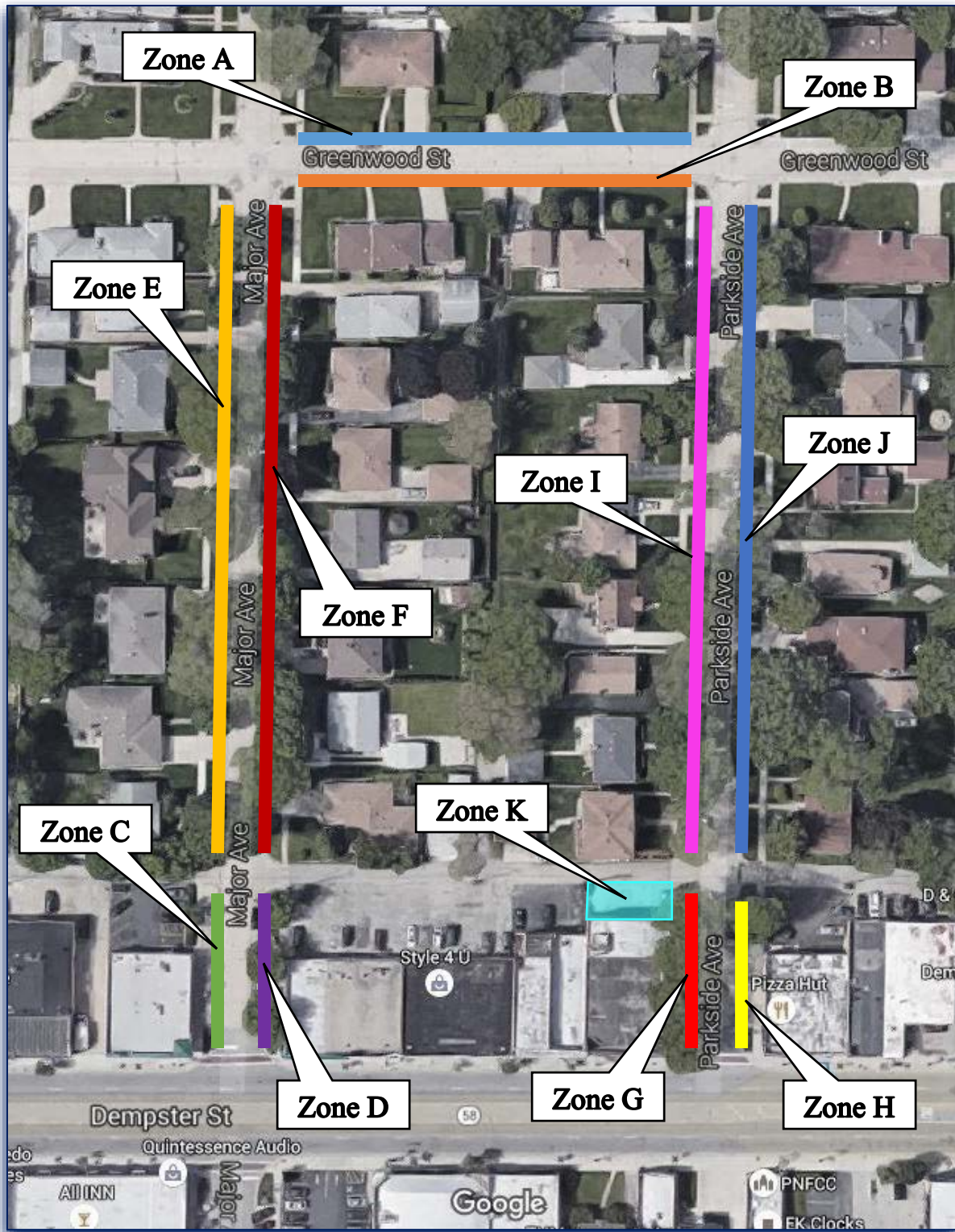
## **Conclusion**

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

- The proposed expansion is projected to have an hourly parking demand of nine parking spaces.
- The west side of Parkside Avenue between Dempster Street and the public alley will be modified to provide seven angled parking spaces (increase of four spaces) with no time limit.
- The east side of Major Avenue between Dempster Street and the public alley will be modified to provide seven angled parking spaces (increase of four spaces) with no time limit.
- 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 41 spaces (36 percent) on Thursday and 40 spaces (35 percent) on Saturday.
- The projected peak parking demand assuming only the on-site parking spaces and on-street parking along Parkside Avenue will be 26 spaces (58 percent) on Thursday and 27 spaces (60 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

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

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

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

Table C  
PARKIGN OCCUPANCY – SATURDAY, JUNE 18, 2016

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

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

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