

Parking & Loading Public Workshop



The Village of
Glenview

March 23, 2011

Session A: 1:30pm - 3:00pm

Session B: 7:00pm - 8:30pm

Agenda

- I. 30 minute overview
- II. Next steps
- III. Questions
- IV. 1-on-1 analysis with staff

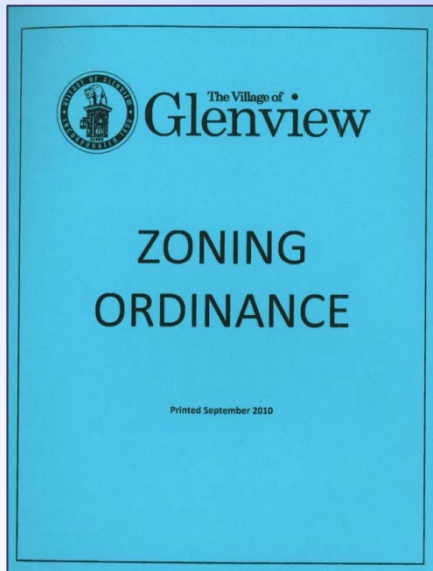


Why are changes to current parking & loading requirements important?

- **Modernization of 1960's era code**
- **Clarification & simplification**
- **Equalize parking prescriptions to similar standards**
- **Balance tenant expectations vs. real parking needs**
- **Calibrate ULI's nationalized standards to reflect regional & local development patterns & market expectations**

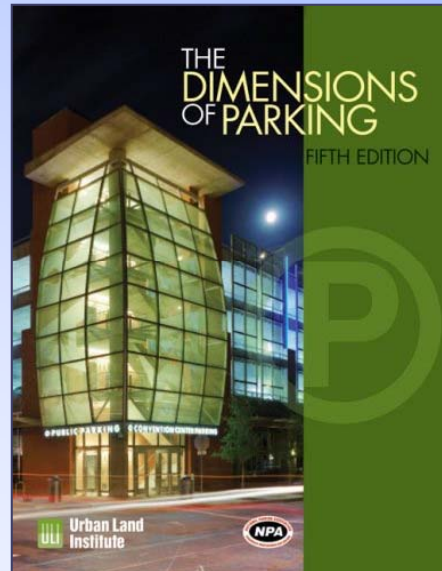


Source Materials



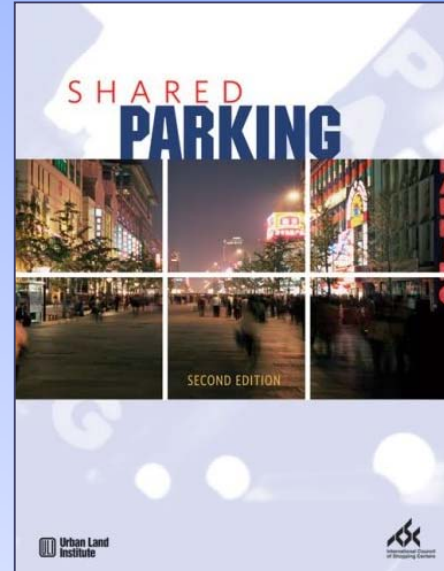
**Chapter 98 of the
Municipal Code**

Village of Glenview



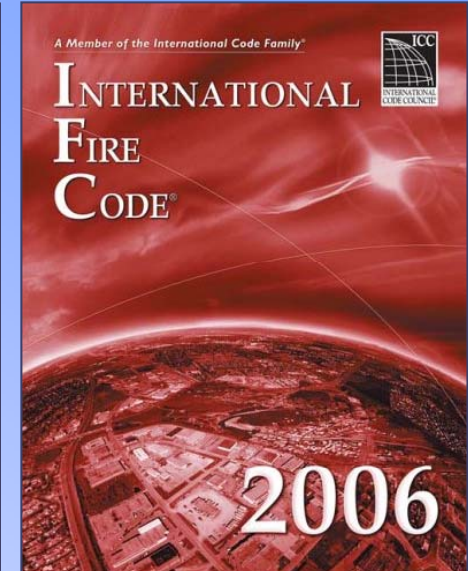
***The Dimensions of
Parking, Fifth Ed.
(2010)***

Urban Land Institute



***Shared Parking, 2nd
Ed. (2005)***

Urban Land Institute



***International Fire
Code (2006)***

ICC

Off-Street Parking Amendments

Principal Components:

- Listing of *specific Land Uses* with corresponding required *Parking Ratios*
- *Shared Parking* provisions for multi-tenant buildings or multiple land uses upon lots held in single ownership
- *Collective Parking* provisions for land uses upon adjacent lots held in separate ownership
- *Exemptions* for various *floor areas* including areas used for storage, shared access, restrooms, mechanical rooms, stairwells, etc. and uses with permitted access to public parking lots
- *Landbanked Parking* provisions regarding surplus parking stalls.
- *Use Restrictions* within required parking areas.

Retail & Shopping Centers

<u>Retail Type</u>	<u>Current Requirement</u>	<u>ULI Recommendation</u>
General & Convenience	3.33 : 1,000 sq. ft.	2.75 : 1,000 sq. ft.
Grocery Store	3.33 : 1,000 sq. ft.	6.75 : 1,000 sq. ft.
Durable Goods	3.33 : 1,000 sq. ft.	2.50 : 1,000 sq. ft.
Discount Superstores	3.33 : 1,000 sq. ft.	5.50 : 1,000 sq. ft.
Specialty Superstores	3.33 : 1,000 sq. ft.	4.50 : 1,000 sq. ft.
Shopping Center	3.33 : 1,000 sq. ft.	4.00 : 1,000 sq. ft.

Restaurants, Bars, Taverns, & Night Clubs

<u>Restaurant Type</u>	<u>Current Requirement</u>	<u>ULI Recommendation</u>
Carry-out Restaurants	Conditional Use	15 : 1,000 square feet
Fast Food Restaurants	1 : 3 seats	15 : 1,000 square feet
Family Restaurants	1 : 3 seats	15 : 1,000 square feet
Fine & Casual Dining w/o Bar	1 : 3 seats	15 : 1,000 square feet
Fine & Casual Dining with Bar	1 : 3 seats	20 : 1,000 square feet
Taverns & Night Clubs	1 : 3 occupants	19 : 1,000 square feet

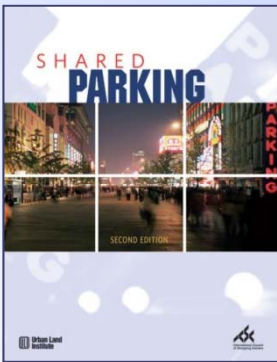
Offices

<u>Office Type</u>	<u>Current Requirements</u>	<u>ULI Recommendation</u>
Business & Professional (up to 25,000 square feet)	3.33 : 1,000 sq. ft.	3.80 : 1,000 sq. ft.
Business & Professional (25,000 - 99,999 square feet)	3.33 : 1,000 sq. ft.	3.50 : 1,000 sq. ft.
Business & Professional (100,000 - 400,000 square feet)	3.33 : 1,000 sq. ft.	3.00 : 1,000 sq. ft.
Business & Professional (≥100,000 square feet)	3.33 : 1,000 sq. ft.	2.80 : 1,000 sq. ft.
Medical Offices	3.33 : 1,000 sq. ft.	4.50 : 1,000 sq. ft.
Medical Office Campus	3.33 : 1,000 sq. ft.	4.00 : 1,000 sq. ft.
Government Offices	Conditional Use	- <i>Require Study</i> -

Shared & Collective Parking

Time-of-Day Factor Schedules:

← **Time of Day** →



Shared Parking, 2nd Ed. (2005)

Land Uses

Time-of-Day Factors for Weekdays (including Sundays at 7pm through Fridays until 7pm excluding holidays)

Land Use	5am	6am	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	12am	1am
Retail Sales & Services	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Fine / Casual Dining	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Family Restaurant	20%	20%	50%	50%	75%	85%	90%	100%	90%	80%	45%	45%	75%	80%	60%	60%	50%	50%	20%	20%	20%
Fast Food Restaurant	5%	5%	15%	20%	20%	35%	45%	100%	100%	90%	80%	55%	60%	45%	50%	30%	30%	15%	15%	10%	10%
High-rise	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Bank	1%	1%	1%	20%	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Auto Fuel Stations	20%	20%	100%	100%	75%	85%	85%	100%	85%	75%	85%	75%	100%	100%	85%	85%	50%	50%	40%	20%	10%
Auto Service Facilities	20%	20%	45%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Professional Office & Business Services	1%	1%	1%	20%	40%	100%	85%	1%	45%	100%	45%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Medical / Dental Office	1%	1%	1%	50%	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Day Care Center	10%	10%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Specialty School	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Chaplain	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Performing Arts Center	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Arena	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Stadium	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Health Club	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Convention Center	1%	1%	1%	20%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Banquet Facilities	1%	1%	1%	1%	20%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Hotel	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Business	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Lecture	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Golf course	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Unreserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

% of Total Parking Spaces Required

Time-of-Day Factors for Weekdays (including Sundays at 7pm through Fridays until 7pm and Holidays)

Land Use	5am	6am	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	12am	1am
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Bank	1%	1%	1%	20%	95%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Auto Fuel Stations	20%	20%	100%	100%	75%	85%	85%	100%	85%	75%	85%	75%	100%	100%	85%	85%	50%	50%	40%	20%	10%
Auto Service Facilities	20%	20%	45%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
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Chaplain	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Performing Arts Center	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
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Stadium	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Health Club	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Convention Center	1%	1%	1%	1%	20%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Banquet Facilities	1%	1%	1%	1%	1%	20%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Hotel	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Business	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Lecture	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
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Reserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Unreserved	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Nonconformities

Village of Glenview Municipal Code
Chapter 98, Article V. Sec. 98-255.
Nonconforming Use of Structures and Land

Subject to the following regulations, there may be continued, as long as lawful, either a lawfully existing nonconforming use of part or all of a building or other structure, or a lawfully existing nonconforming use of an undeveloped lot.

- (3) ***Extension, expansion, enlargement or increase in intensity.*** A nonconforming use shall not be extended, expanded, enlarged or increased in intensity. Such **prohibited activities shall include**, but not be limited to:
- a. Extension of such use to any building, other structure or land area other than one occupied by such nonconforming use on the effective date of the ordinance from which this article is derived or on the effective date of a subsequent amendment thereto that causes such use to become nonconforming.
 - b. Extension of such use within a building or other structure to any portion of the floor area that was not occupied by such nonconforming use on the effective date of the ordinance from which this article is derived or on the effective date of a subsequent amendment thereto that causes such use to become nonconforming; provided, however, that such use may be extended throughout any part of such building or other structure that was lawfully and manifestly designed or arranged for such use on such effective date.
 - c. Operation of such nonconforming use in such a manner as to conflict with, or further conflict with if already conflicting on the effective date of the ordinance from which this article is derived or on the effective date of a subsequent amendment thereto that results in such use becoming nonconforming, any standards established for the district in which the use is located.
- (8) ***Abandonment.*** A building, all or substantially all of which is designed or intended for a use which is not permitted in the district in which it is located, which is or becomes vacant and is **abandoned for a period of three months** without any attempt to resume the use, shall not thereafter be occupied or used, except in a manner which conforms to the use regulations of the district in which it is located.

Seasonal Displays & Storage

- No temporary or seasonal displays shall be installed which restrict access to or use of any required parking space.
- No outdoor storage shall be allowed which restricts access or use of any required parking space, nor shall any outdoor storage be allowed within any required parking lot island.

Land-banked Parking

The Village may require execution of an agreement for land-banked parking deferring the installation of any number of parking spaces which exceed the total number of parking spaces required per ordinance, subject to review by the Plan Commission and approval by the Board of Trustees.



Loading Requirements

Principal components:

- **Reductions** in the size and/or number of required loading berths for various commercial uses
- **Exemptions** for multi-tenant buildings whose gross square footages exceed thresholds which otherwise would require loading berths for large single-tenant users
- **Flexibility** empowering the Plan Commission to require up to one (1) additional loading berth for any given development than would be required per ordinance upon findings that the receipt or distribution of materials or merchandise by trucks or similar vehicles generated by the proposed land use will exceed the number of required loading berths otherwise prescribed per ordinance.

Next Steps

1. **Address workshop comments**
2. **Revisions to proposed ordinance**
3. **Plan Commission – Public Hearing(s)**
(April/May)
4. **Village Board consideration of Plan Commission recommendation**



Comments/Questions?



The Village of
Glenview

March 23, 2011

Session A: 1:30pm - 3:00pm

Session B: 7:00 – 8:30pm

<http://www.glenview.il.us/development/planning/>

Jeff Rogers, Senior Planner

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