



VILLAGE OF MONTGOMERY

Plan Commission Meeting Agenda

April 6, 2017 7:00 P.M.

Village Hall Board Room

200 N. River Street, Montgomery, IL 60538

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- I. Call to Order
 - II. Pledge of Allegiance
 - III. Roll Call
 - IV. Approval of the Minutes of March 2, 2017
 - V. Public Comment Period
 - VI. Items for Plan Commission Action
 - a. 2017-006 Z Public Hearing and Consideration of an Annexation Located at 39W259 Jericho Road, 39W339 Jericho Road and 39W321 Jericho Road – Fox Valley Park District.
 - b. 2017-002 Z Consideration of a Text Amendment to Section 13 of the Zoning Ordinance Regarding Off-Street Parking – Staff.
 - VII. Community Development Update/New Business
 - a. Deviations to the Light Requirements found in the Landscaping and Screening Regulations of the Zoning Ordinance.
 - i. ATMI – Light Pole Height.
 - VIII. Next Meeting: May 4, 2017
 - IX. Adjournment

Thursday, April 6, 2017

To immediately follow the 7 p.m. Zoning Board of Appeals meeting.

7:00 p.m.



Plan Commission Meeting

March 2, 2017

I. CALL TO ORDER:

Chairman Hammond called the meeting to order at 7:02p.m.

II. PLEDGE OF ALLEGIANCE:

All present gave the pledge of allegiance.

III. ROLL CALL:

Tom Betsinger	Absent	John Francis	Present
Tom Yakaitis	Present	Mildred McNeal-James	Present
Patrick Kelsey	Absent	Butch Distajo	Present
Mike Hammond	Present		

Also present: Village Attorney Laura Julien; Senior Planner Jerad Chipman; Trustee Denny Lee; Executive Director of the Montgomery Economic Development Corporation Charlene Coulombe-Fiore and members of the audience.

IV. APPROVAL OF MINUTES:

MOTION: Motion was made by Commissioner McNeal-James to approve the minutes of the February 16, 2017 Plan Commission Meeting. Commissioner Yakaitis seconded the motion. Motion passed 5-0.

Ayes: McNeal-James, Yakaitis, Hammond, Francis and Distajo

Nays: None

V. PUBLIC COMMENT PERIOD:

There were no comments from the public.

VI. ITEMS FOR PLAN COMMISSION ACTION:

- a) **2017-003 SU Public Hearing and Consideration of a Special Use for Outdoor Storage to Include Alternative Surfaces Located at 1100 SW Lake Street and 1150 S. Lake Street – ATMI Precast, Inc.**

Commissioner Betsinger arrived at 7:04p.m.

Senior Planner Jerad Chipman reviewed the Petitioners special use request for an outdoor storage for precast concrete panels and alternative surfaces. The precast concrete panels will be off-loaded by a large overhead crane on to a gravel surface. ATMI Precast, Inc. is

requesting that the surface be composed of gravel. Staff is concerned if they allow for a gravel surface, gravel will create dust and track debris on the roadways. These concerns pressed for a greater setback from the residential area and public right-of-ways. ATMI Precast, Inc. intends to combine three parcels into a single development. The proposed site plan specifies encroachment on to the setback for alternative surfaces. Additional screening will be added to the existing fence on the south parcel to match the existing screening to the north. Two (2) access points exist on the property and egress on to Illinois Route 31.

The Petitioner is requesting to stack outdoor storage T panels to a height of eighteen feet four inches (18'4") tall. The Zoning Ordinance allows for a maximum height of ten (10) feet, however, the Zoning Ordinance states that the maximum storage height can be altered through the special use process.

The landscaping that is proposed in the front yard is required to meet the front yard landscaping requirement. Replacement trees should be provided onsite, above the setback requirement, or a fee-in-lieu of the replacement trees should be made to the Village for the installation of trees in common areas. The Petitioner intends to install light fixtures at a height of thirty (30) feet along the circulation aisle. Staff recommends the lights remain level and not allow the proposed fixtures to be tilted thirty (30) degrees.

The Petitioner is working with the Village of Montgomery in regards to the water main extension across the frontage of the site and under Illinois Route 31.

Village Engineer Tim Paulson feels the developer should be responsible for the connection of the water main across Route 31. Paulson is proposing to allow a two (2) year time period to complete the crossing of Route 31 to allow time to obtain permits from IDOT. Mr. Paulson noted during the two (2) year time period, the village should acquire the easements they need from the property owners on the west side of Illinois Route 31 and the developer post a construction guarantee or another form of funding for the water main that will be constructed at a later date. Furthermore pending IEPA approval to allow the water main to be constructed and the loop to be completed during that timeframe.

Kathleen West with Dommermuth, Brestal, Cobine & West, Ltd. representing ATMI Precast requests a special use for an outdoor storage facility located at 1100 SW Lake Street and 1150 S. Lake Street. ATMI Precast, Inc. intends to redevelop the properties for an outdoor storage facility to include an alternative surface and is requesting a variance to the setback requirement. ATMI Precast is expanding its product line and additional storage is needed due to the expansion of the new manufacturing of double T panels and for the overflow storage for other existing products. The facility will be in operation on weekdays from 4:00a.m. – 8:00p.m. and Saturdays until noon.

Chairman Hammond opened the public hearing. There were no comments from the public and the hearing was closed.

Chairman Hammond read the findings of fact:

A. *That the establishment, maintenance or operation of the special use will not be detrimental to endanger the public health, safety, comfort or general welfare;*

The proposed gravel surface has the potential to affect the health, safety, comfort or general welfare of the surrounding properties, however, it is staff's opinion that the proposed restrictions and maintenance provisions will adequately mitigate the dust concerns;

B. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish or impair property values within the neighborhood;*

This use should not be injurious or diminish property values as the proposed restrictions and maintenance provisions should adequately mitigate the dust concerns;

C. *That 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 proposed use does not prohibit use of surrounding property and is normal and orderly;

D. *That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;*

Adequate utilities, roads and drainage have been planned for;

E. *That adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in public streets;*

The property provides adequate ingress and egress; *and*

F. *That 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 by the Village Board pursuant to the recommendations of the Plan Commission.*

All aspects of the proposed development that have been submitted to this point that do not meet the Zoning Ordinance have been discussed in the above report and recommendations have been made accordingly.

A lengthy discussion ensued among the Commissioners which raised concerns regarding the height and type of the materials being stored on the proposed site along with the positioning of the fixture tilt on the light poles.

Martin Jacyno described the importance of installing the light fixtures at a height of thirty (30) feet with a tilt of thirty (30) degrees along the circulation aisle.

Commissioner Distajo asked if the height of the panels would impact the height of the light poles.

Mr. Jacyno replied that the height of the panels will not affect the height of the light poles.

Commissioner Betsinger questioned if a course of action would take place if the height and fixture tilt is approved and issues arise at a later date with the residents.

Village Attorney Laura Julien advised once a deviation or special use is granted the request cannot be taken back. Furthermore, Ms. Julien explained this item is only for the special use for the outdoor storage and alternative surfaces.

b) **MOTION:** Motion was made by Commissioner Distajo to approve 2017-003 SU Public Hearing and Consideration of a Special Use for Outdoor Storage to Include Alternative Surfaces Located at 1100 SW Lake Street and 1150 S. Lake Street – ATMI Precast, Inc. To include the conditions discussed in the staff report and approval of the surface by the Village Engineer and not include the deviations needed to come forth at the next Plan Commission meeting. Commissioner Betsinger seconded the motion. Motion passed 6-0.

Ayes: Distajo, Betsinger, Yakaitis, Hammond, Francis and McNeal-James

Nays: None

VII. COMMUNITY DEVELOPMENT UPDATE/NEW BUSINESS:

Senior Planner Jerad Chipman stated that the Fuller's Car Wash and U-Haul will open for business soon.

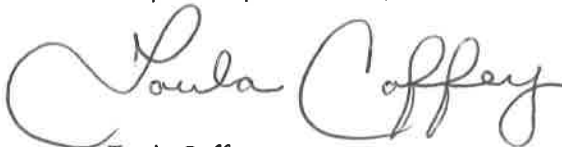
VIII. NEXT MEETING

April 6, 2017

IX. ADJOURNMENT

Having no further business to discuss, the meeting was adjourned at 7:58 p.m. by Chairman Hammond.

Respectfully submitted,



Toulia Coffey
Administrative Assistant



PC 2017-006
PLAN COMMISSION ADVISORY REPORT

To: Chair Hammond and Members of the Plan Commission

From: Jerad Chipman, AICP
Senior Planner

Date: March 30, 2017

Subject: *2017-006 A Annexation of 39W259, 39W339 and 39W321 Jericho Road – Fox Valley Park District.*

Petitioner: Fox Valley Park District

Location/Address: 39W259, 39W339 and 39W321 Jericho Road

Requests: Annexation

Current Zoning: Unincorporated Kane County

Comprehensive Plan: Single-Family Detached Residential and Park/Open Space

Surrounding Land Uses:

Location	Adjacent Land Use	Adjacent Zoning
North	Residential and Agricultural	City of Aurora and Unincorporated
East	Open Space	R-3
South	Open Space	R-3
West	Open Space	R-3

Background:

The Petitioner is requesting annexation of three parcels. The parcels are contiguous with one another and with parcels incorporated into the Village. The Petitioner intends to combine the properties into their larger park site that borders the property on three sides. The Petitioner has previously acquired the parcels and demolished the former residential buildings in preparation for the construction of additional Jericho Lake Park amenities.

Conformance with the Comprehensive Plan:

The Comprehensive Plan indicates that two of the three parcels are intended to be used as Open Space. The third parcel is indicated as Single-Family Detached Residential on the Comprehensive Plan. Even though one of the parcels does not comply with the Comprehensive Plan, the parcel is surrounded on three sides by Open Space and therefore staff is recommending that the proposed non-conformity be permitted.

Zoning:

The property would be zoned R-1 One-Family Residence District per the Zoning Ordinance.

Plat of Annexation:

Attached is a review letter addressing the submitted Plat of Annexation from Engineering Enterprises Incorporated.

Recommendation:

Staff recommends approval of the annexation of 39W259, 39W339 and 39W321 Jericho Road contingent upon review of the plat of annexation.

PLAT OF ANNEXATION

LEGAL DESCRIPTION

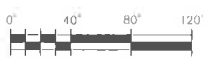
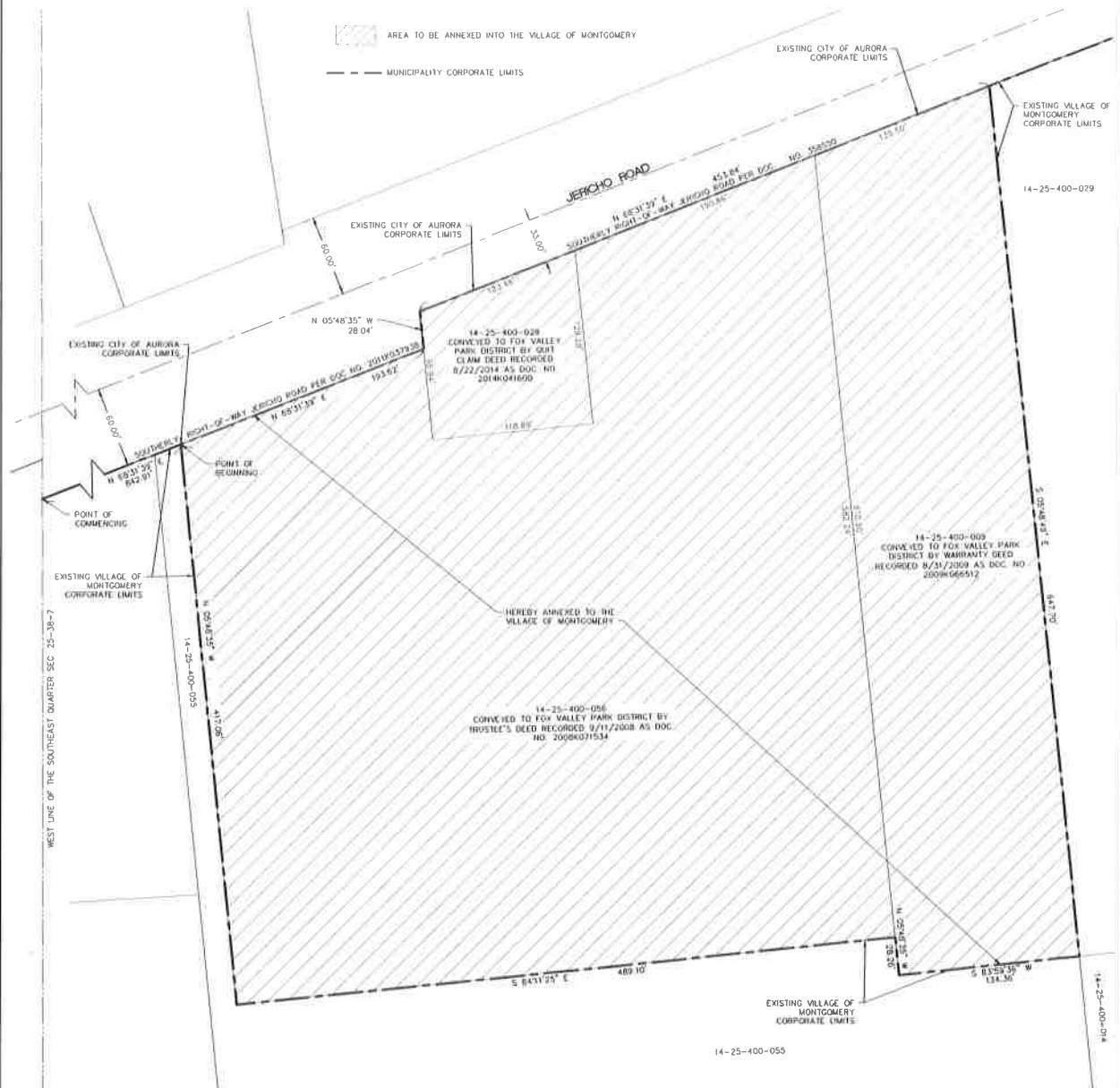
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 25 WITH THE SOUTH RIGHT-OF-WAY LINE OF JERICO ROAD PER DOCUMENT RECORDED JUNE 28, 2011 AS DOCUMENT NUMBER 2011K037938, THENCE NORTH 68 DEGREES 39 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 842.91 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES: 1) THENCE NORTH 68 DEGREES 31 MINUTES 39 SECONDS EAST, A DISTANCE OF 193.62 FEET, 2) THENCE NORTH 05 DEGREES 48 MINUTES 35 SECONDS WEST, A DISTANCE OF 28.04 FEET TO THE SOUTH RIGHT-OF-WAY OF JERICO ROAD PER DOCUMENT RECORDED AUGUST 3, 1992 AS DOCUMENT NUMBER 398550, THENCE NORTH 68 DEGREES 31 MINUTES 39 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 453.84 FEET TO THE NORTHEAST CORNER OF A PARCEL CONVEYED TO THE FOX VALLEY PARK DISTRICT BY A WARRANTY DEED RECORDED AUGUST 31, 2008 AS DOCUMENT NUMBER 2008K066512, THENCE SOUTH 05 DEGREES 48 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 647.70 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, THENCE SOUTH 83 DEGREES 59 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 134.36 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, THENCE NORTH 05 DEGREES 48 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 28.26 FEET TO THE SOUTHEAST CORNER OF A PARCEL CONVEYED TO THE FOX VALLEY PARK DISTRICT BY A TRUSTEE'S DEED RECORDED SEPTEMBER 11, 2008 AS DOCUMENT NUMBER 2008K071534, THENCE SOUTH 84 DEGREES 11 MINUTES 25 SECONDS WEST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 489.10 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, THENCE NORTH 05 DEGREES 48 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 417.06 FEET TO THE POINT OF BEGINNING, CONTAINING 7.588 ACRES, MORE OR LESS, IN KANE COUNTY, ILLINOIS

BASIS OF BEARINGS

BEARINGS ARE BASED UPON NAD 1983 ILLINOIS EAST ZONE, STATE PLANE COORDINATES

GENERAL NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KANE

THIS IS TO CERTIFY THAT WE, WBK ENGINEERING, LLC, HAVE PREPARED THE ANNEXED PLAT, WHICH IS AN ACCURATE MAP OF THE TERRITORY ANNEXED TO THE VILLAGE OF MONTGOMERY, GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, 20__.

DONALD RERICKA
PROFESSIONAL LAND SURVEYOR NO. 035-003465
LICENSE EXPIRES NOVEMBER 30, 2018

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS
COUNTY OF KANE

THIS IS TO CERTIFY THAT THIS PLAT IS AN ACCURATE MAP OF TERRITORY ANNEXED AND INCORPORATED INTO AND MADE A PART OF THE VILLAGE OF MONTGOMERY, ILLINOIS BY ORDINANCE NO. _____ ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MONTGOMERY, ILLINOIS, THIS ___ DAY OF _____, 20__.

BY: _____ PRESIDENT
ATTEST: _____ VILLAGE CLERK

PROJECT NO. 160528		WBK ENGINEERING, LLC 235 WEST MAIN STREET, SUITE 201 DEERFIELD, ILLINOIS 60015 (847) 484-7755	DESIGN	20%	PLAT OF ANNEXATION PARCEL NUMBERS 14-25-400-055 14-25-400-028 14-25-400-009
DATE: 10/17/2016			DRAWN	100%	
DRAWING NO. PD01			CHECKED	7%	
SHEET:			SCALE	AS NOTED	
1 OF 1			DATE	NATURE OF REVISION	PREPARED BY

CLIENT
FOX VALLEY PARK DISTRICT
101 W. ILLINOIS AVENUE
AURORA, IL 60506

13.06 Schedule of Parking Requirements		
Land Use Type	Proposed Parking Ratio Ordinance	Current Parking Ratio Ordinance
PORT AND TERMINAL		
030 Intermodal Truck Terminal	1 space per employee plus adequate truck parking	
090 Park-and-Ride Lot with Bus Service	To be approved by the Village Board	
093 Light Rail Transit Station with Parking	Metra Station Requirements	
INDUSTRIAL		
110 General Light Industrial	1 space per each employee, on the highest staffed shift, plus a minimum of 3 visitor spaces, or 1 space per 800 SF of GFA	
120 General Heavy Industrial	1 space per each employee, on the highest staffed shift, plus a minimum of 5 visitor spaces, or 1 space per 1200 SF of GFA	
140 Manufacturing	1 space per each employee, on the highest staffed shift, plus a minimum of 3 visitor spaces, or one 1 space per 800 SF of GFA	One (1) parking space shall be provided for each employee as related to the working period when the maximum number of employees are employed on the premises, plus one (1) parking space for each vehicle used in the conduct of the enterprise, appropriately sized (i.e. semi tractor trailers, delivery vans etc). In no case shall less than one (1) parking space per eight hundred (800) square feet of floor area used in any manufacturing process and one (1) space for every three hundred (300) square feet of floor area of office space be provided.
150 Warehousing	1 space per each employee, on the highest staffed shift, plus a minimum of 5 visitor spaces, or 1 space per 1200 SF of GFA	One (1) parking space shall be provided for each one thousand (1000) square feet of floor area of warehouse, storage or distribution space and one (1) space for every three hundred (300) square feet of floor area of office space, plus one (1) space for each vehicle used in the conduct of the enterprise, appropriately sized (i.e. semi tractor trailers, delivery vans etc).
151 Mini-Warehouse	1 space per 2000 SF of GFA	
152 High-Cube Warehouse/ Distribution Center	1 space per 1500 SF of GFA	

160 Data center	1 space per 5000 sf of GFA							
170 Utilities	1 space per 300 SF of GFA plus 1 space per service vehicle				One (1) parking space shall be provided for each employee, plus spaces adequate in number as determined by the Plan Commission to serve the public, plus one (1) space for each service vehicle.			
171 Utility Substation	2 spaces							
RESIDENTIAL	Parking Spaces Required	Enclosed Spaces	Garage Type Permitted	Maximum Enclosed Spaces Permitted	<i>Parking Spaces Required</i>	<i>Enclosed Spaces</i>	<i>Garage Type Permitted</i>	<i>Maximum Enclosed Spaces Permitted</i>
210 Single-Family Detached Housing	4	2	Attached or Detached (maximum of 800 square feet of total garage space)	4	4	2	Attached or Detached (maximum of 800 square feet of total garage space)	4
220 Apartment								
Efficiency or One Bedroom	1.5	30 % of the total unit count	attached or detached*		1.5	50 % of the total unit count	attached or detached*	
Two Bedroom/Three Bedroom	2	30 % of the total unit count	attached or detached*		Two Bedroom 2	50 % of the total unit count	attached or detached*	
					Three Bedroom or more 2.25	50 % of the total unit count	attached or detached*	
230 Residential Condominium/Townhouse								

Duplex	2	1	Attached or Detached (maximum of 800 square feet of total garage space)	4	2	1	Attached or Detached (maximum of 800 square feet of total garage space)	4
Townhouse/Rowhouse	2**	1	Attached	4	2**	1	Attached	4
240 Mobile Home Park	2	0	Attached or detached	2	Two (2) parking spaces shall be provided for each mobile home space.			
251 Senior Adult Housing – Detached	4	2	Attached or detached	4				
252 Senior Adult Housing - Attached	2	1	Attached	4				
253 Congregate Care Facility	1 Space per 2 dwelling units/rooms, plus 1 space per 2 employees.							
254 Assisted Living	1 Space per 2 dwelling units/rooms, plus 1 space per 2 employees.				One (1) parking space shall be provided for each four (4) beds, plus one (1) parking space for each doctor assigned to the staff.			
255 Continuing Care Retirement Community	1 Space per 2 dwelling units/rooms, plus 1 space per 2 employees.				One (1) parking space shall be provided for each four (4) beds, plus one (1) parking space for each doctor assigned to the staff.			
LODGING	Parking Ratio							
310 Hotel/320 Motel	1 space per lodging room plus 1 space per 300 square feet of net floor area devoted to affiliated meeting, lobby, recreational and administrative uses, plus parking for affiliated eating and drinking places as herein specified.				Motels. One (1) parking space shall be provided for each guest or sleeping room or suite, plus one (1) space for the manager and two (2) additional spaces for each three (3) employees. Hotels. One (1) parking space for each room and one (1) parking space for each employee shall be provided			
RECREATIONAL								
411 City Park	To be determined based on activity level.							

412 Forest Preserve	To be determined based on activity level.	
417 Regional Park	To be determined based on activity level.	
430 Golf Coarse	4 spaces per hole, plus 1 space per 250 SF of the clubhouse GFA	
431 Miniature Golf Course	2 spaces per hole	
432 Golf Driving Range	1.5 spaces per bay	
433 Batting Cages	2 per batting cage	
435 Multipurpose Recreational Facility	1 space per 250 SF of GFA	
437 Bowling Alley	4 spaces per alley plus additional spaces as required hereing for affiliated uses.	Five (5) parking spaces shall be provided for each alley, plus such additional spaces as may be required herein for affiliated uses, bars, restaurant, and the like.
441 Live Theater	1 space per 3 seats	One (1) parking space shall be provided for each two (2) seats.
445 Multiplex Movie Theater	1 space per 3 seats	One (1) parking space shall be provided for each two (2) seats.
460 Arena	1 space per 75 SF of GFA	Parking spaces equal in number to one (1) for every two (2) persons shall be provided.
465 Ice Skating Rink	1 space per 75 SF of GFA	Parking spaces equal in number to one (1) for every two (2) persons shall be provided.
473 Casino/Video Lottery Establishment	1 space per 100 SF of GFA	
488 Soccer Complex (Indoor)	1 space per 75 SF of GFA	Parking spaces equal in number to one (1) for every two (2) persons shall be provided.
490 Tennis Courts (Indoor)	2 spaces per court	Parking spaces equal in number to one (1) for every two (2) persons shall be provided.
492 Health/Fitness Club	1 space per 300 SF of GFA	
495 Recreational Community Center	1 space per 250 SF of GFA	One (1) parking space shall be provided for each employee, plus spaces adequate in number, as determined by the Plan Commission to serve the visiting public.
INSTITUTIONAL		
520 Elementary School	2 spaces per classroom or 1 space per 4 seats in the main common meeting room (e.g. cafeteria, multi-purpose room or auditorium).	One and one half (1.5) parking space shall be provided for each classroom.

522 Middle School/Junior High School	2 spaces per classroom or 1 space per 4 seats in the main common meeting room (e.g. cafeteria, multi-purpose room or auditorium).	One and one half (1.5) parking space shall be provided for each classroom.
530 High School	1 space per five students based on the rated design capacity. spaces per classroom or 1 space per 4 seats in the main common meeting room (e.g. cafeteria, multi-purpose room or auditorium).	One (1) parking space shall be provided for each classroom and one (1) space for each five (5) students.
534 Private School (K-8)	2 spaces per classroom or 1 space per 4 seats in the main common meeting room (e.g. cafeteria, multi-purpose room or auditorium).	One and one half (1.5) parking space shall be provided for each classroom.
536 Private School (K-12)	2 spaces per classroom or 1 space per 4 seats in the main common meeting room (e.g. cafeteria, multi-purpose room or auditorium).	One (1) parking space shall be provided for each classroom and one (1) space for each five (5) students.
540 Junior/Community College	1 space per each 2 employees plus 1 space per each 4 students based on rated design capacity	One (1) parking space shall be provided for each employee and one (1) parking space shall be provided for each student based on the maximum number of students attending classes on the premises at any one time during any twenty-four (24) hour period.
550 University/College	1 space per each 2 employees plus 1 space per each 4 students based on rated design capacity	One (1) parking space shall be provided for each employee and one (1) parking space shall be provided for each student based on the maximum number of students attending classes on the premises at any one time during any twenty-four (24) hour period.
560 Religious Use	1 space per 3 seats	One (1) parking space shall be provided for each three (3) auditorium seats. Adequate space shall also be provided for buses used in connection with the activities of the institution, and all loading and unloading of passengers shall take place upon the premises
565 Day Care Center	1 space per 333 SF of GFA	

566 Cemetery	1 space per 300 SF of GFA of office and/or chapel space	
580 Museum	1 space per 500 SF of GFA	One (1) parking space shall be provided for each five hundred (500) square feet of gross floor area.
590 Library	1 space per 500 SF of GFA	One (1) parking space shall be provided for each five hundred (500) square feet of gross floor area.
591 Lodge/Fraternal Organization	1 space per 200 SF of GFA	Parking spaces equal in number to forty percent (40%) of the capacity in persons shall be provided.
MEDICAL		
610 Hospital	A parking study shall be required	One (1) parking space shall be provided for each two (2) hospital beds, plus one (1) parking space for each employee, plus one (1) parking space for each doctor assigned to the staff
620 Nursing Home	1 space per 3 dwelling units/rooms	One (1) parking space shall be provided for each four (4) beds, plus one (1) parking space for each doctor assigned to the staff.
630 Clinic	1 space per 333 SF of GFA	One (1) parking space shall be provided for each two hundred (200) square feet of floor area.
640 Animal Hospital/ Veterinary Clinic	1 space per 333 SF of GFA	
OFFICE		
710 General Office Building	1 space per 300 SF of GFA	One (1) parking space shall be provided for each three hundred (300) square feet of floor area.
720 Medical-Dental Office Building	1 space per 300 SF of GFA	One (1) parking space shall be provided for each two hundred (200) square feet of floor area.
732 United States Post Office	Per Federal Standards	
760 Research and Development Center	1 space per 333 SF of GFA	

RETAIL		Retail Stores and Banks. One (1) parking space shall be provided for each two hundred (200) square feet of floor area for retail stores 49,999 square feet and under and one (1) parking space shall be provided for each two hundred and fifty (250) square feet of floor area for retail stores 50,000 square feet and above. Drive-in banks or similar drive-in establishments shall provide six (6) stacking spaces per teller or customer service window.
810 Tractor Supply Store	1 space per 333 SF of GFA	See Retail.
811 Construction Equipment Rental Store	1 space per 333 SF of GFA	See Retail.
812 Building Materials and Lumber Store	1 space per 333 SF of GFA	See Retail.
813 Free-Standing Discount Superstore	1 space per 333 SF of GFA	See Retail.
815 Free-Standing Discount Store	1 space per 250 SF of GFA	See Retail.
816 Hardware/Paint Store	1 space per 250 SF of GFA	See Retail.
817 Nursery (Garden Center)	1 space per 300 SF of GFA	See Retail.
818 Nursery (Wholesale)	1 space per 1,000 SF of GFA	See Retail.
820 Shopping Center	1 space per 300 SF of GFA	One (1) parking space shall be provided for each two hundred (200) square feet of gross leasable space.
823 Factory Outlet Center	1 space per 300 SF of GFA	See Retail.
841 Automobile Sales	1 space per 1000 SF of public sales and display area (inside and outside)	Determined by Plan Commission
842 Recreational Vehicle Sales	1 space per 1000 SF of public sales and display area (inside and outside)	Determined by Plan Commission
843 Automobile Parts Sales	1 space per 250 SF of GFA	See Retail.
848 Tire Store	1 space per service bay, plus 1 space per 200 SF of GFA for the office area.	One (1) parking space shall be provided for each employee, plus three (3) spaces for each service stall.
850 Supermarket	1 space per 250 SF of GFA	See Retail.
851 Convenience Market	1 space per 200 SF of GFA	See Retail.
854 Discount Supermarket	1 space per 250 SF of GFA	See Retail.
857 Discount Club	1 space per 500 SF of GFA	See Retail.
860 Wholesale Market	1 space per 500 SF of GFA	One (1) parking space shall be provided for each one thousand (1000) square feet of floor area

861 Sporting Goods Superstore	1 space per 500 SF of GFA	See Retail.
862 Home Improvement Superstore	1 space per 500 SF of GFA	See Retail.
863 Electronics Superstore	1 space per 500 SF of GFA	See Retail.
864 Toy/Children's Superstore	1 space per 500 SF of GFA	See Retail.
865 Baby Superstore	1 space per 500 SF of GFA	See Retail.
866 Pet Supply Superstore	1 space per 500 SF of GFA	See Retail.
867 Office Supply Superstore	1 space per 500 SF of GFA	See Retail.
869 Discount Home Furnishing Superstore	1 space per 500 SF of GFA	See Retail.
872 Bed and Linen Superstore	1 space per 500 SF of GFA	See Retail.
875 Department Store	1 space per 333 SF of GFA	See Retail.
876 Apparel Store	1 space per 250 SF of GFA	See Retail.
879 Arts and Crafts Store	1 space per 250 SF of GFA	See Retail.
880 Pharmacy/Drugstore without Drive-Through Window	1 space per 200 SF of GFA	See Retail.
881 Pharmacy/Drugstore with Drive-Through Window	1 space per 200 SF of GFA, staking requirements apply for the drive-through.	See Retail.
890 Furniture Store	1 space per 500 SF of GFA	See Retail.
SERVICES		
911 Walk-in Bank	1 space per 250 SF of GFA	See Retail.
912 Drive-in Bank	1 space per 250 SF of GFA, staking requirements apply for the drive-in.	See Retail.
918 Hair Salon	1 space per 300 SF of GFA	
920 Copy, Print and Express Ship Store	1 space per 300 SF of GFA	See Retail.
925 Drinking Place	1 space per 100 SF of GFA	One (1) parking space shall be provided for each one hundred (100) square feet of floor area.
931 Quality Restaurant	1 space per 100 SF of GFA	One (1) parking space shall be provided for each one hundred (100) square feet of floor area.
932 High-Turnover (Sit-Down) Restaurant	1 space per 100 SF of GFA	One (1) parking space shall be provided for each one hundred (100) square feet of floor area.
933 Fast-Food Restaurant without Drive-Through Window	1 space per 100 SF of GFA	One (1) parking space shall be provided for each one hundred (100) square feet of floor area.
934 Fast-Food Restaurant with Drive-Through Window	1 space per 100 SF of GFA, staking requirements apply for the drive-through.	One (1) parking space shall be provided for each one hundred (100) square feet of floor area.

935 Fast-Food Restaurant with Drive-Through Window and No Indoor Seating	1 space per 200 SF of GFA, staking requirements apply for the drive-through.	One (1) parking space shall be provided for each one hundred (100) square feet of floor area.
936 Coffee/Donut Shop without Drive-Through Window	1 space per 100 SF of GFA	One (1) parking space shall be provided for each one hundred (100) square feet of floor area.
937 Coffee/Donut Shop with Drive-Through Window	1 space per 100 SF of GFA, staking requirements apply for the drive-through.	One (1) parking space shall be provided for each one hundred (100) square feet of floor area.
938 Coffee/Donut Shop with Drive-Through Window and No Indoor Seating	1 space per 100 SF of GFA, staking requirements apply for the drive-through.	One (1) parking space shall be provided for each one hundred (100) square feet of floor area.
941 Quick Lubrication Vehicle Shop	1 space per service bay, plus 1 space per 200 SF of GFA for the office area.	One (1) parking space shall be provided for each employee, plus three (3) spaces for each service stall.
942 Automobile Care Center	1 space per service bay, plus 1 space per 200 SF of GFA for the office area.	One (1) parking space shall be provided for each employee, plus three (3) spaces for each service stall.
943 Automobile Parts and Service Center	1 space per service bay, plus 1 space per 200 SF of GFA for the office area.	One (1) parking space shall be provided for each employee, plus three (3) spaces for each service stall.
944 Gasoline/Service Station	1 space per 300 SF of GFA	One (1) parking space shall be provided for each employee plus additional parking spaces for any retail or restaurants associated with the gas station according to the requirements above.
945 Gasoline/Service Station with Convenience Market	1 space per 200 SF of GFA	One (1) parking space shall be provided for each employee plus additional parking spaces for any retail or restaurants associated with the gas station according to the requirements above.
946 Gasoline/Service Station with Convenience Market and Car Wash	1 space per 200 SF of GFA, staking requirements apply for the car wash	One (1) parking space shall be provided for each employee plus additional parking spaces for any retail or restaurants associated with the gas station according to the requirements above.
947 Self-Service Car Wash	Staking requirements apply, plus 1 space per 300 SF of office or maintenance GFA	Ten (10) stacking spaces shall be provided for each wash rack, plus one (1) parking space for each employee.
948 Automated Car Wash	Staking requirements apply, plus 1 space per 300 SF of office or maintenance GFA	Ten (10) stacking spaces shall be provided for each wash rack, plus one (1) parking space for each employee.
950 Truck Stop	Determined by the Plan Commission	

1000 Mixed Use	<p>When two (2) or more uses are located on the same zoning lot within the same building, parking spaces equal in number to the sum of the separate requirements for each such use shall be provided. Provisions for the Mill District can be found in the text of the Ordinance.</p>	<p>When two (2) or more uses are located on the same zoning lot within the same building, parking spaces equal in number to the sum of the separate requirements for each such use shall be provided.</p>
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* There are additional requirements for detached garages.

**In addition to the 2 space requirement, off-street parking shall be provided at a rate of .5 parking spaces for every townhome unit.

Stacking: The current stacking requirement is 6 spaces. Staff intends to address stacking requirements at a future meeting.

Land Banking: No changes are proposed to the recently approved land banking provisions of the Zoning Ordinance.



PC RESOLUTION 2017-001
PLAN COMMISSION ADVISORY REPORT

To: Chair Hammond and Members of the Plan Commission

From: Jerad Chipman, AICP
Senior Planner

Date: March 30, 2017

Subject: *PC Resolution 2017-001 Light Fixture Height Deviation – ATMI Precast, Inc.*

As discussed at the March Plan Commission Meeting, ATMI has requested a deviation from the twenty (20) foot maximum light fixture height found in Section 12A.03(J) of the Zoning Ordinance. The Petitioner is requesting a maximum light fixture height of thirty (30) feet along the circulation aisle of their development on South Lake Street. Attached to this report are plans and exhibits supplied by the Petitioner regarding the light fixtures.

Staff recommends approval of the light fixture height deviation, due to the fact that the lights would be located in an industrial area and would match the essential character of the area.