



VILLAGE OF MONTGOMERY

Plan Commission Meeting Agenda

February 16, 2017 7:00 P.M.

Village Hall Board Room

200 N. River Street, Montgomery, IL 60538

Postponed from February 2, 2017

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of the Minutes of November 17, 2016
- V. Public Comment Period
- VI. Items for Plan Commission Action
 - a. 2017-001 Z Public Hearing and Consideration of the 2017 Official Zoning Map – Staff.
 - b. 2017-002 Z Public Hearing and Consideration of a Text Amendment to Section 13 of the Zoning Ordinance Regarding Off-Street Parking – Staff.
 - c. 2017-005 SU Public Hearing and Consideration of a Special Use for a Recreation, Commercial Use Located at 1725 Crescent Lake Drive – Lloyd Ochsenschlager
- VII. Community Development Update/New Business
- VIII. Next Meeting: March 2, 2017
- IX. Adjournment



Plan Commission Meeting

November 17, 2016

I. CALL TO ORDER:

Chairman Hammond called the meeting to order at 7:00p.m.

II. PLEDGE OF ALLEGIANCE:

All present gave the pledge of allegiance.

III. ROLL CALL:

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

Also present: Village Attorney Jessica Briney; Director of Community Development Richard Young; Senior Planner Jerad Chipman; Trustee Sperling; and members of the audience.

IV. APPROVAL OF MINUTES:

MOTION: Motion was made by Commissioner McNeal-James to approve the minutes of the October 6, 2016 Plan Commission Meeting. Commissioner Yakaitis seconded the motion. Motion passed 4-0.

Ayes: McNeal-James, Betsinger, Yakaitis and Hammond

Abstain: Kelsey

Nays: None

V. PUBLIC COMMENT PERIOD:

There were no comments from the public.

VI. ITEMS FOR PLAN COMMISSION ACTION:

- a) **2016-032 Z Public Hearing and Consideration of an Annexation Located at 1726 Jericho Road – Aurora University.**

Commissioner Kelsey excused himself from this item due to conflict of interest.

Commissioner John Francis arrived at 7:04p.m.

Senior Planner Jerad Chipman stated that the Petitioner intends to combine the single family residential home located on 1726 Jericho Road with the two previously acquired parcels, and has requesting annexation and inclusion of the 1726 Jericho Road into the pending Planned Unit Development (PUD) request.

The Zoning Ordinance states that any parcel annexed into the village is automatically zoned R-1 One-Family Residence District. The staff report proposes that the property be rezoned to R-3 Traditional Neighborhood Residence District to conform to the surrounding parcels. However, Senior Planner Chipman informed the Commission that the rezoning of the property was not listed in the Public Notice and would therefore have to be stricken from any motion. The same rules apply to the R-1 District as to the R-3 District in regards to the use of an athletic complex. Senior Planner Chipman continued in stating that the Village Engineer is currently reviewing the Plat of Annexation that has been submitted.

Bruce Goldsmith with the law firm of Dykema Gossett, representing Aurora University, indicated that the lot is surrounded on three sides by open space owned by the University and that the University intends to combine the lots into a campus of over 70 acre is size.

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

MOTION: Motion was made by Commissioner Yakaitis to approve 2016-032 Z Public Hearing and Consideration of an Annexation Located at 1726 Jericho Road – Aurora University contingent upon the review of the Plat of Annexation. Commissioner McNeal-James seconded the motion. Motion passed 5-0.

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

Nays: None

b) 2016-033 Z Public Hearing and Consideration of a Special Use for a Planned Unit Development Located at 1700 Jericho Road, 1726 Jericho Road and 1750 Jericho Road – Aurora University.

Senior Planner Chipman reminded the Commissioners that the Petitioner was granted a special use for an athletic campus last fall and since then the Petitioner has acquired additional land adjacent to the special use parcels. The proposed plans indicate the first phase of development, which details a softball field, soccer/lacrosse/field hockey field and an inflatable dome. The proposed site conforms to the Comprehensive Plan which will be utilized as park/open space. The single-family detached residential parcel does not comply with the Comprehensive Plan, however, staff is recommending allowing the proposed non-conforming parcel since it is surrounded on three sides by open space. The Petitioner is working towards compliance with the Zoning Ordinance and the intent of the PUD in regards to the setback, parking spaces, landscaping and fencing. Two access points are proposed on Edgelawn Drive and the other on Jericho Road. The Petitioner has indicated the extension of the Edgelawn Drive right-of-way to be dedicated to the Village and the road extending to the athletic complex's main entrance.

Mr. Goldsmith expressed the University's goal is to create a number of athletic facilities to support the University's overall athletic program.

Carmella Moran, Vice President of Administration at Aurora University, discussed the plan for Spartan Athletic Park. The University purchased 70 acres of land on Jericho Road with the intent to build athletic fields for the over 700 University athletes. Ms. Moran distributed informational pamphlets about the University to the Commission.

Chairman Hammond asked if the University intended to rent out the facility.

Ms. Moran replied that the fields would be exclusive for the University's athletes.

Chairman Hammond opened the public hearing.

Ron Lustrum, owner of the properties located at 1140 and 1150 Lindenwood Drive announced his excitement and welcomed the University as neighbors. Mr. Lustrum requests that while the property is being developed the University keep the neighbors in mind in respect to the water flow that currently floods their backyard during a heavy rain fall.

Chairman Hammond read through 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;*

Athletic lighting may affect neighboring property owners, however, the Petitioner has indicated their intention to mitigate impacts of lighting on the neighboring properties so that the use should not endanger the public health, safety, comfort or general welfare;

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:

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;*

More detailed plans are required to determine if adequate utilities and drainage is being provided. Staff is of the opinion that the general plan that has been provided is adequate for the passage of the PUD, and that any utility issues will be addressed through subsequent site plans. Approval of those site plans shall be contingent upon the Montgomery-Countryside Fire Protection District, Fox Metro Water Reclamation District, and Village staff and consultants;

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;*

Adequate ingress and egress has been planned for as there are two proposed access points with the possibility of an increased number of access points in the future.

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.

Chair Hammond inquired as to if staff is considering a sidewalk along the frontage of Jericho Road since there is not one indicated on the site plan.

Senior Planner Chipman responded that the issue has not been discussed but that he is in favor of working with the University on the subject.

Commissioner Yakaitis asked if staff is working with the developer to address the flooding concerns brought up by the neighboring home owner.

Senior Planner Chipman replied that the drainage and storm water plan has not been submitted, and clarified that the Kane County Stormwater Ordinance states that you cannot displace any additional water onto a neighboring piece of property.

A discussion ensued regards the tree mitigation ordinance.

Mr. Goldsmith answered Mr. Lustrum's flood concerns and addressed the University's strategy to use under draining fields or a detention pond farther to the east to move the water closer to the existing ponds. The University is conducting a photometric study and they will meet the requirements.

MOTION: Motion was made by Commissioner Francis to approve 2016-033 Z Public Hearing and Consideration of a Special Use for a Planned Unit Development Located at 1700 Jericho Road, 1726 Jericho Road and 1750 Jericho Road – Aurora University, pending the fire protection district's review, deficient items in this report being addressed and EEI's letter being addressed. It was also recommended that a discussion regarding photometric plans and the sidewalks along Jericho continue at the Village Board level. Commissioner Betsinger seconded the motion. Motion passed 5-0.

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

Nays: None

c) 2016-025 Z Continuation of the Public Hearing and Consideration of a Text Amendment to Section 12 of the Zoning Ordinance Regarding Signs.

Senior Planner Chipman provided an overview on the proposed text amendment to the signage section of the zoning ordinance. The modification is a combination of the

previously approved section of the sign ordinance and the remaining sections that were previously untouched. Staff corrected several provisions that were previously approved as requested by the Plan Commission; however, the majority of the modifications were made to the temporary signs and signs allowed without a sign permit sections.

Chairman Hammond reminded the public that the public hearing remained open. There was no comment from the public and the hearing was closed.

Commissioner Kelsey believes the Village officials should practice discretion and perhaps implement a form of administrative appeal process when dealing with political signs to ensure the Village is not put forth in difficult encounters.

Commissioner Betsinger expressed support for the proposed reduced timeframe that an appeal process finalizing at the Zoning Board of Appeals meeting would create. Adding, the timing is unique to the situation and there is recourse if an individual does not follow the guidelines or disagrees with the Director of Community Development.

A lengthy discussion followed amongst the Commissioners regarding political signs restrictions.

MOTION: Motion was made by Commissioner Francis to approve 2016-025 Z Text Amendment to Section 12 of the Zoning Ordinance Regarding Signs. Commissioner McNeal-James seconded the motion. Motion passed 4-2.

Ayes: Francis, McNeal-James, Yakaitis and Hammond

Nays: Betsinger and Kelsey

d) 2016-027 Z Public Hearing and Consideration of a Text Amendment to a Section 12A.00 of the Zoning Ordinance Regarding Landscaping Requirements.

Senior Planner Chipman reviewed the suggestions and proposed updates to the tree list and potentially updating the landscape ordinance with a reference to the Village's tree list. Chipman expressed after speaking with Commissioner Kelsey the possibility to keep a tree list outside of the ordinance which would not need to be updated every time a tree species would be added or removed. Several proposed items were added to the parkway tree plant list with a side note that states all parkway trees shall be single stem trees. The Village is trying to encourage other species on various sites and eliminating species that may not be appropriate in a parkway.

The proposed list is considerably larger than the current list to provide a larger variety of species. The list has been reviewed by the Village Arborist and Planning Resources, Inc. Furthermore, staff is proposing updates to the administrative section of the ordinance to allow the Director of Community Development to approve non-conformities to the landscape ordinance. In the event that the Director of Community Development does not favor the non-conformity, the petitioner may appeal the deviation to the Plan Commission who would make the final decision.

An extensive discussion ensued among the Commissioners regarding the proposed tree and landscape updates. Kelsey voiced not prohibiting specific trees on the proposed list. In addition Kelsey stated the list should be compared to the state agriculture rules and the state statues.

For the sake of process Senior Planner Chipman confirmed with the Village Attorney that the Commission can either pass an ordinance that includes the tree list in the ordinance or state in the ordinance tree list as kept by the Village Arborist and amended from time to time.

MOTION: Motion was made by Commissioner Kelsey to approve 2016-027 Z Public Hearing and Consideration of a Text Amendment to a Section 12A.00 of the Zoning Ordinance Regarding Landscaping Requirements with the recommendations to change the tree list to a list maintained by staff and amended from time to time and that the list be published. Commissioner Betsinger seconded the motion. Motion passed 6-0.

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

Nays: None

VII. COMMUNITY DEVELOPMENT UPDATE/NEW BUSINESS:

Senior Planner Chipman provided an update on the United Sugars Facility which held an invitation only grand opening in early November. Nexeo and the AT&T store is expected to open in the near future. Construction is underway to the multi-tenant building in the Ogden Hill Shopping Center. Binny's Beverage Depot is open for business.

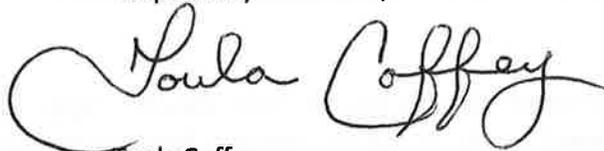
VIII. NEXT MEETING

December 1, 2016

IX. ADJOURNMENT

Having no further business to discuss, the meeting was adjourned at 8:26 p.m. by Chairman Hammond.

Respectfully submitted,



Toula Coffey
Administrative Assistant



PC 2017-001
PLAN COMMISSION ADVISORY REPORT

To: Chair Hammond and Members of the Plan Commission

From: Jerad Chipman, AICP
 Senior Planner

Date: January 26, 2016

Subject: *2017-001 Z 2016 Official Zoning Map Update and Annual Report*

Annually, the Village updates the Official Zoning Map to reflect zoning amendments and annexations during the previous year.

In 2016, the Village took action on the following items that are reflected on the Zoning Map:

Ordinance #	Property	Requested Action/Petitioner
1708	900 Knell Road	ATMI Precast, Inc. - Special Use for Outdoor Storage and Alternative Surfaces.
1713	1400 Bohr Avenue	H. Linden and Sons – Special Use for Outdoor Storage.
1716	2001 Greenfield Avenue	Lakin General Corp. - Special Use for Outdoor Storage.
1717	1420 SE River Road	Riverview Restaurant – Special Use for an Outdoor Café.
1725	355 Barbara Lane	Ice House America – Special Use for a Drive-Up.
1733	Ogden Hill Multi-Tenant Building	Inland Ogden Hill – Amendment to the Special Use for an Additional Drive-Through and Outdoor Café.

1735	2150 Aucutt Road	Old Dominion Freight Line – Annexation, Zoning and Final Plat.
1744	1415 Bohr Avenue	Ruben Hernandez – Special Use for Outdoor Storage.
1760	1726 Jericho Road	Aurora University – Annexation of Territory.
1761	1700, 1726 and 1750 Jericho Road	Aurora University – Special Use for a Planned Unit Development.

Additionally, the Village approved Variances and Amendments to the Zoning Ordinance. Those items are indicated in the table below, for informational purposes as they are not updated on the attached Zoning Map.

Ordinance #	Requested Action/Petitioner
1710	ATMI Precast, Inc. Alternative Surfaces Setback Variance Located at 900 Knell Road.
1731	Text Amendment to the Zoning Ordinance Regarding Land Banking of Parking Spaces in Section 13.
1732	Text Amendment to the Zoning Ordinance Regarding Sections 12.01-12.04 and 12.09 of the Sign Section.
1736	Text Amendment to the Zoning Ordinance Regarding Chain Link Fences in Section 4.
1743	5 th Modification to the Ogden Hill Annexation Agreement for Binny's Sign.
1745	Ruben Hernandez Setback Variance Located at 1415 Bohr Avenue
1762	Text Amendment to the Zoning Ordinance Replacing Section 12 Signs.
1763	Text Amendment to the Zoning Ordinance Section 12A Regarding Landscaping.

Other items that the Village took action on include:

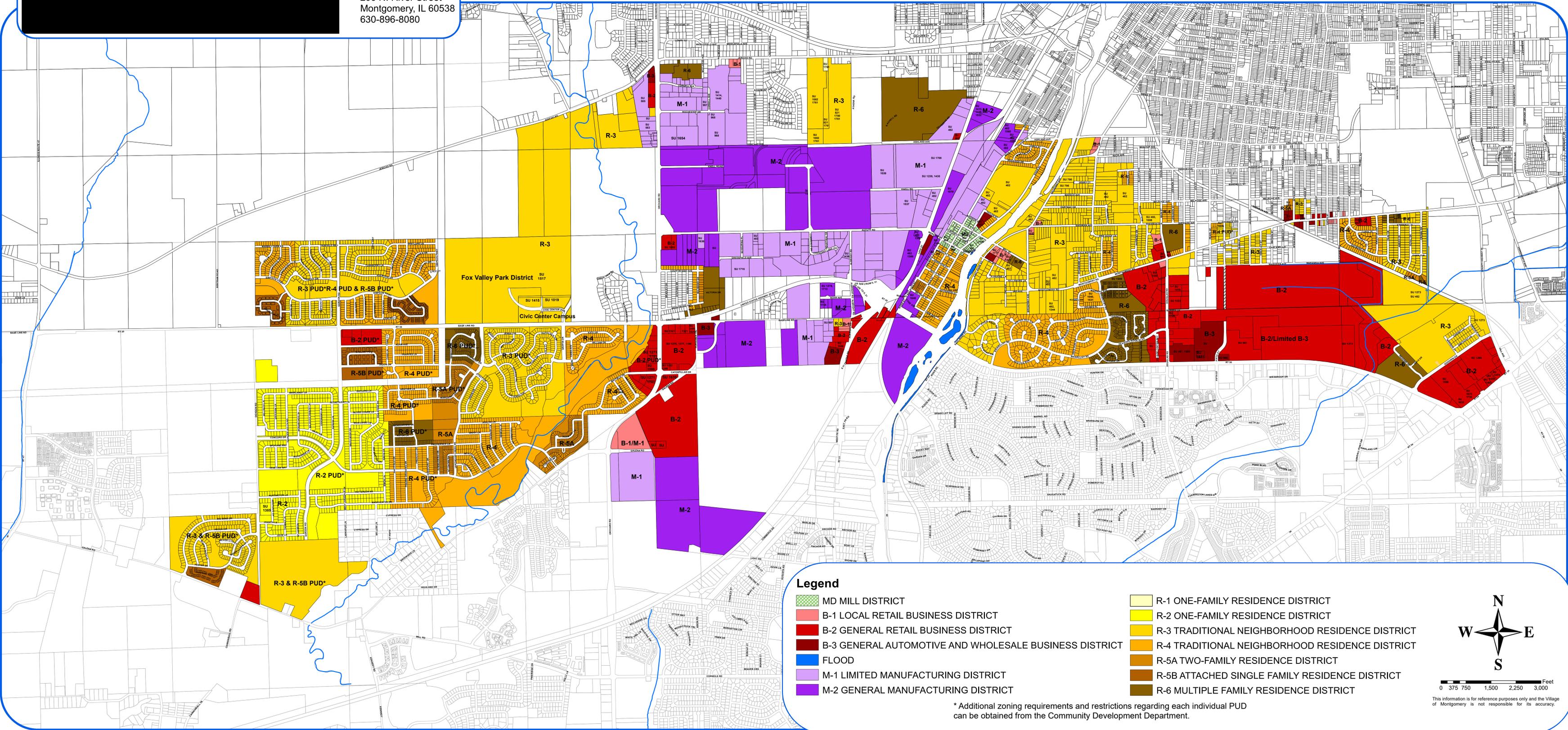
- Approval of a site plan for the Multi-Tenant Building Located at 2003 and 2007 Orchard Road.
- Approval of a site plan for the Fuller's Car Wash Located at 2051 Orchard Road.

Staff recommends approval of the 2017 Official Zoning Map.

Official Zoning Map

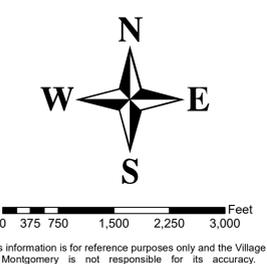
2017

Village of Montgomery
200 N. River Street
Montgomery, IL 60538
630-896-8080



- Legend**
- MD MILL DISTRICT
 - B-1 LOCAL RETAIL BUSINESS DISTRICT
 - B-2 GENERAL RETAIL BUSINESS DISTRICT
 - B-3 GENERAL AUTOMOTIVE AND WHOLESALE BUSINESS DISTRICT
 - FLOOD
 - M-1 LIMITED MANUFACTURING DISTRICT
 - M-2 GENERAL MANUFACTURING DISTRICT
 - R-1 ONE-FAMILY RESIDENCE DISTRICT
 - R-2 ONE-FAMILY RESIDENCE DISTRICT
 - R-3 TRADITIONAL NEIGHBORHOOD RESIDENCE DISTRICT
 - R-4 TRADITIONAL NEIGHBORHOOD RESIDENCE DISTRICT
 - R-5A TWO-FAMILY RESIDENCE DISTRICT
 - R-5B ATTACHED SINGLE FAMILY RESIDENCE DISTRICT
 - R-6 MULTIPLE FAMILY RESIDENCE DISTRICT

* Additional zoning requirements and restrictions regarding each individual PUD can be obtained from the Community Development Department.



This information is for reference purposes only and the Village of Montgomery is not responsible for its accuracy.



PC 2017-002
PLAN COMMISSION ADVISORY REPORT

To: Chair Hammond and Members of the Plan Commission

From: Jerad Chipman, AICP
Senior Planner

Date: February 9, 2017

Subject: *2017-002 Z Text Amendment to Section 13 of the Zoning Ordinance Regarding Parking Requirements.*

Staff has begun the process of updating Section 13 of the Zoning Ordinance regarding Off-Street Parking and Loading. Section 13 is divided into several subsections that staff intends to introduce to the Plan Commission periodically. The first subsection to be addressed is the Schedule of Parking Requirements. Attached to this cover memorandum is a matrix of proposed parking requirements side-by-side with the current requirements.

The formatting of the proposed Schedule of Parking Requirements is substantially different from the current requirements as staff is proposing to utilize land use classifications from the Institute of Traffic Engineers (ITE). It is staff's goal to implement a comprehensive, established list of land use classifications throughout the Zoning Ordinance and choose the ITE's classifications.

Staff is requesting that the Plan Commissioners review the proposed Schedule of Parking Requirements and provide any feedback that they may have. Additional subsections including general requirements, stacking, loading, and provisions regarding the Mill District will follow in subsequent meetings.

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 2017-005

PLAN COMMISSION ADVISORY REPORT

To: Chair Hammond and Members of the Plan Commission

From: Jerad Chipman, AICP
Senior Planner

Date: February 9, 2017

Subject: *2017-005 SU Baseball Training Facility at 1725 Crescent Lake Drive - Special Use.*

The Petitioner has withdrawn the request for a recreation, commercial special use to allow for an indoor baseball training facility.

Notice was sent to the surrounding property owners and placed in the local newspaper. The Public Hearing will be opened and closed even though the request has been withdrawn.