

STAFF REPORT**2020-07P: Special Use Permit**

Community Development Department

Council Chambers, 7:30 PM, March 5, 2020

To: Paul Luke, Chairman, Skokie Plan Commission
 From: Matt Brandmeyer, Community Development Director
 Re: **2020-07P: Special Use Permit**
 8150 McCormick Boulevard #228

General Information	
<i>Location</i>	8150 McCormick Boulevard #228
<i>Purpose</i>	A request for a special use permit for a other technical, trade, and specialty school in the M3 Industry zoning district and any other relief that may be discovered during the review of this case.
<i>Petitioner</i>	Im Daas Torah Investments, LLC and Shem Tov, LLC on behalf of Good to Great Individuals, LLC
<i>Size of Site</i>	Approximately 92,000 square foot multi-tenant office building on 2.73 acres of land along McCormick Blvd, south of Cleveland St.
<i>Existing Zoning & Land Use</i>	M3 Industry – multi-tenant office building
<i>Adjacent Zoning & Land Use</i>	North M3 Industry – various small single use buildings, primarily auto-related users
	South M3 Industry – multi-tenant building – Best Cutting Die, Signarama
	East M3 Industry – sculpture park and canal
	West M3 Industry – Chicago Protective Apparel
<i>Comprehensive Plan</i>	The site is designated as Manufacturing/Service Employment.

SITE INFORMATION

- The site is accessible directly from an unrestricted curbcut on McCormick Blvd and from two curbcuts on Cleveland
- A special use permit was issued for Keshet’s GADOL program in 2014.

STAFF ANALYSIS

The Petitioner provided the following narrative regarding the proposed use:

The Good to Great Individuals program has been created with one goal in mind; to fill a growing need for community based daytime programs serving individuals with developmental disabilities. The purpose behind this program is to teach invaluable vocational, social, and general life skills to a growing community of individuals with developmental disabilities. Under the guidance of a highly-trained supportive staff of directors and specialists, the skills that will be taught in this program will open up new opportunities in the lives of these individuals as they are provided with the tools to help them reach their full potential.

Good to Great Individuals is looking to lease space at 8150 McCormick Suite 228 and they would be a wonderful addition to the building as well as to the area. This request is consistent with the intent of the Comprehensive Plan and it will not adversely affect adjacent properties, in fact it can be a benefit. This request is compatible with existing or allowable uses of an adjacent space, in fact one of the adjacent tenants in the building (the Keshet GADOL Program) already has this special use permit allowed. Since Keshet GADOL's special use permit approval, there has been no material change to the building, parking lot, or tenants' general use. This request will not have any effect on the natural environment and will not adversely affect public health, safety and welfare. This use will not create any undue traffic congestion, as none of the participants can legally drive. All of the participants will be dropped off or take public transportation, and they will not create any parking issues onsite. Only the employees will be parking onsite, and there will be just 2-3 employees. Lastly, the request conforms to all applicable provisions of this code, except where relief is granted with the request.

Comments

Staff Comment and Review sheets were sent to all pertinent departments. Staff comments on the subject case were received from the Traffic Engineering. All other departments returned the sheets with no comments regarding the subject case.

Traffic Engineering

Please find attached a parking analysis worksheet for the multi-tenant building with vacant spaces accounted for with a standard 1 parking space / 300 square feet of building. Traffic engineering also noted the following:

1. While the proposed use meets parking requirements with an exact 215 required spaces and 215 spaces provided, occupancy of vacant spaces will not be able to meet requirements. If fully occupied, at 1/300 standard parking requirement, the building will be short 62 spaces.
2. Floor plans that were provided are not to scale and tenant spaces cannot be verified. Future occupancy permits will require scaled floor plans.
3. All signs for dedicated spaces are not permitted and must be removed.

Parking Relief

Staff has been working with the building owner to address parking issues on the site. Our concern is there is not enough parking on-site to accommodate the future occupancy of vacant spaces. To provide an avenue to allow vacant space to be occupied, staff is requesting the approval of relief for 3 items in the parking requirements as follows:

1. If the parking requirement for the proposed use is reduced from 15 spaces to 3 spaces, which reflects the petitioner's narrative, then there will be more spaces for other future tenants. Please note that this step can be justified since the clientele for Good to Great Individuals will not drive to the site. Parking is only required for the 3 staff members.
2. If the square footage of the building's amenities can be subtracted from the parking calculations, then more parking spaces will be available for future tenants. According to the building owner, the amenities include a café, gym, conference room, and a building engineer's room. Please note that the uses need to be verified that they are only available to tenants and not the general public. If the amenities are open to the public and they drive to the site, the parking demand is not reduced.
3. If some spaces can be shared or collectively used by more than one tenant, then more parking will be available for future tenants. In order to allow shared parking, the tenant can only have work hours at night and on weekends, opposite regular work day hours. The tenant's hours will need to be verified before allowing collective use. It's also worth noting that we could work with the building owner for users who have partial operations during weekdays and are fully operational nights and weekends.

Overall, these items of relief will address many of the issues the building owner faces in regard to our requirements. Please note though that parking is observably scarce, and staff has received complaints from users who have difficulty finding parking spaces. We strongly encourage the owner find tenants who are operational during off-working hours and/or tenants who have less of a need for parking.

STAFF RECOMMENDATIONS

Staff recommends that the petitioners' request for a special use permit for a other technical, trade, and specialty school in a M3 Industry district be **APPROVED**, based upon the Proposed Positive Findings of Fact and subject to the recommended and standard special use permit conditions listed below.

Staff also recommends that relief be granted from §118-218 to reduce the required number of parking spaces from 15 to 3 based on the applicant's narrative, §118-218 to

allow the square footage of amenities reserved for building occupants (and not regularly open to the public) to be deducted from the required parking calculation, and §118-211 to allow the collective use of parking for tenants that have nights and weekends work hours (opposite regular weekday parking demand).

RECOMMENDED SPECIAL USE CONDITIONS

1. Prior to the issuance of building permits, the petitioners must:
 - a. Remove the banners from the front of the building that are in violation of the Village of Skokie Code of Ordinances.
 - b. Remove the signs for dedicated parking spaces that are in violation of the Village of Skokie Code of Ordinances.
 - c. Remove the parking spaces along the west side of the building that are in violation of the Village of Skokie Code of Ordinances.
 - d. Provide a scaled floor plan showing accurate depictions of the interior square footages.

STANDARD SPECIAL USE CONDITIONS

2. The petitioner shall develop the Subject Property in substantial conformance with the final Village approved site plan dated <insert date of final approved plan>, floor plans dated <insert date of final approved plan>, landscape plans dated <insert date of final approved plan>, and building elevations dated <insert date of final approved plan>.
3. New parking lot and exterior lighting shall meet Illuminating Engineering Society of North America (IES) standards, be full cut-off design, and be directed away from adjacent properties, subject to the approval of the Engineering Division.
4. Any outdoor sound systems shall at all times maintain audio levels that are compliant with the Skokie Village Code.
5. The owner of the Subject Property [and its tenants] shall ensure that employees park on the Subject Property.
6. No required parking space on the site may be for the exclusive use of any tenant.
7. All new construction, alterations, and remodeling shall meet current International Building and NFPA Life Safety Codes as amended.
8. The petitioner shall obtain all required permits and approvals for improvements to County, State, or Federal rights-of-way from the governing jurisdiction.
9. The Subject Property must conform to the Village's storm water control requirements as contained in the Skokie Village Code, including the disconnection of any downspouts.
10. All signage shall conform to the Skokie Village Code, except as provided in this ordinance. Any legal nonconforming sign on the Subject Property that shall conform

with the Village Code when it is damaged >50%, modified, or replaced in the future.

11. All modifications to building elevations, signage, and landscaping shall be subject to the review and approval of the Skokie Appearance Commission.
12. The petitioner shall submit to the Planning Division electronic files of the plat of survey, site plan, and landscape plan in their approved and finalized form. The files shall be scaled 2-dimensional drawing files on non-compressed, non-read only CD-ROM *.dwg AutoCAD format.
13. Prior to the issuance of building permits, the petitioner shall submit to the Planning Division of the Community Development Department the name, property address, email address, and telephone number of the company and contact person responsible for site maintenance in compliance with this site plan approval.
14. If work is to be performed on public property or if public property is utilized or impacted during construction and/or development, the owner shall provide, or shall cause the developer and/or contractor to provide, the Village of Skokie with a certificate of insurance naming the Village of Skokie as additionally insured for any and all claims related to any and all work. The owner shall hold and shall cause the developer and/or contractor to hold, the Village of Skokie harmless and indemnify the Village for all claims for property damage or personal injury related to work on or use of public property.
15. The petitioners shall comply with all Federal and State statutes, laws, rules and regulations and all Village codes, ordinances, rules, and regulations.
16. Failure to abide by any and all terms of this Ordinance shall be cause for the Village to initiate hearings to determine whether the subject Ordinance, as well as any applicable business licenses, should be revised or revoked. The petitioners shall pay all costs related to any hearings conducted as a result of non-compliance with any of the provisions of the enabling ordinance. The costs shall include but not be limited to court reporter fees, attorney fees, and staff time required researching and conducting said hearing.

ATTACHMENTS

1. Proposed Positive Findings of Fact for 2020-07P
2. Parking Analysis Worksheet, dated 2/26/2020
3. Land Use and Zoning Map

Proposed Positive Findings of Fact 2020-07P: Special Use Permit

Community Development Department

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<i>Consideration</i>	<i>Finding</i>
The request is consistent with the intent of the Comprehensive Plan.	The proposed use does not meet the intent of the service employment designation, but the building as a whole meets the designation.
The request will not adversely affect adjacent properties.	The proposed use will not adversely affect adjacent properties.
The request is compatible with the existing or allowable uses of adjacent properties.	The proposed use is compatible with the existing or allowable uses of adjacent properties.
The request demonstrates that adequate public facilities, including roads, drainage, utilities, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed.	Adequate public facilities, roads, drainage, utilities, and police and fire protection exist at this time.
The request demonstrates adequate provision for maintenance and use of the associated structures.	The request demonstrates adequate provision for maintenance and use of the associated structures.
The request has considered and, to the degree possible, addressed the adverse effects on the natural environment.	There should be no adverse effects on the natural environment from the request.
The request will not create undue traffic congestion.	The use is not expected to create undue traffic congestion.
The request will not adversely affect public health, safety, and welfare.	The request will not adversely affect the public health, safety, or general welfare.
The request conforms to all applicable provisions of this code, except where relief is granted with the request.	The requested items of relief are justifiable because parking is the primary issue with the building. The request conforms to all other applicable provisions of this code.



PARKING ANALYSIS WORKSHEET
8100-8180 McCormick Blvd
2/26/2020

Zone: M3

	Tenant / Business	Address / Suite	Use	Gross Area (SF)	Deductions (SF)	*Net Area (SF)	RATIO	Parking Required	Parking Provided
1	Double P Corporation	8130	Other retail, business office and commercial establishments	3,909	391	3,518	1/300	11.7	
2	Worthy Insurance Group, LLC	8130-141	Other retail, business office and commercial establishments	5,958	596	5,362	1/300	17.9	
3	Piltz and Associates	8140 - 126	Other retail, business office and commercial establishments	380		380	1/300	1.3	
4	Yisraelink	8140 - 127	Other retail, business office and commercial establishments	626		626	1/300	2.1	
5	Advance Rehab Network, Inc.	8140 - 128	Other retail, business office and commercial establishments	404		404	1/300	1.3	
6	Synergy Senior LLC	8140 - 131	Other retail, business office and commercial establishments	1,226	123	1,103	1/300	3.7	
7	TERA print LLC	8140-132	Other retail, business office and commercial establishments	2,336		1,980	1/300	6.6	
8	Premier Healthcare Managemnt	8140 - 137	Other retail, business office and commercial establishments	5,101	510	4,591	1/300	15.3	
9	*Keshet- GADOL	8140 - 138	Other retail, business office and commercial establishments	4,187		4,187	1/200	10.0	
10	GS Healthcare, LLC	8140-140	Other retail, business office and commercial establishments	969		969	1/300	3.2	
11	Sunrey Fit	8150 G	Other retail, business office and commercial establishments	7,145		7,145	1/300	23.8	
12	BIGCO	8150 - 124	Other retail, business office and commercial establishments	786		786	1/300	2.6	
13	?	8150 - 125	Other retail, business office and commercial establishments	138	14	124	1/300	0.4	
14	Engineer Office	8150-226	Other retail, business office and commercial establishments	1,607		1,607	1/300	5.4	
15	Good To Great Individuals	8150-228	Other retail, business office and commercial establishments	2,974	297	2,677	1/200	13.4	
16	FRUMBA Chicago	8150 - 230	Other retail, business office and commercial establishments	2,182		2,182	1/300	7.3	
17	Vacant	8150-232	Other retail, business office and commercial establishments	871		871	1/300	2.9	
18	Vacant	8150-234	Other retail, business office and commercial establishments	234		234	1/300	0.8	
19	Innovations for learning	8150-236	Other retail, business office and commercial establishments	1,293		1,293	1/200	6.5	
20	Hatzalah Chicago	8170 - 96	Other retail, business office and commercial establishments	98		98	1/300	0.3	
21	BMBO	8170-98	Other retail, business office and commercial establishments	1,981		1,981	1/300	6.6	

22	Weiss properties	8170 - 100	Other retail, business office and commercial establishments	2,348	235	2,113	1/300	7.0	
23	Good Morgan Catering	8170 - 101	Other retail, business office and commercial establishments	1,989		1,989	1/300	6.6	
24	Suss Financial Group	8170 - 102	Other retail, business office and commercial establishments	927		927	1/300	3.1	
25	Worldwide Sofrim	8170 - 103	Other retail, business office and commercial establishments	276		276	1/300	0.9	
26	Edward Jones	8170 - 104	Other retail, business office and commercial establishments	904		904	1/300	3.0	
27	AF Enterprise LLC	8170 - 105	Other retail, business office and commercial establishments	281		281	1/300	0.9	
28	Loric Chazan Custom Designs Ltd	8170 - 106	Other retail, business office and commercial establishments	482		482	1/300	1.6	
29	Axiom Workplace Enrollments LLC	8170 - 106b	Other retail, business office and commercial establishments	148		148	1/300	0.5	
30	Prospect Resources Inc	8170 - 107	Other retail, business office and commercial establishments	1,894	189	1,705	1/300	5.7	
31	Roger Properties, LLC	8170 - 108	Other retail, business office and commercial establishments	273	27	246	1/300	0.8	
32	Danshir Property Management	8170 - 109	Other retail, business office and commercial establishments	475		475	1/300	1.6	
33	Meridian Capitol Group LLC	8170 - 110 (majority of 108 added to 110)	Other retail, business office and commercial establishments	3,399	340	2,122	1/300	7.1	
34	Asami Tanaka Dental Enterprise	8170 - 111	Other retail, business office and commercial establishments	2,965	297	2,669	1/300	8.9	
35	Pritok Capital	8170 - 112	Other retail, business office and commercial establishments	3,494	349	3,145	1/300	10.5	
36	Vacant	8170-113		446		446	1/300	1.5	
37	Nightingale Properties LLC	8170-114	Other retail, business office and commercial establishments	299		299	1/300	1.0	
38	Feiner Investments	8170 - 118	Other retail, business office and commercial establishments	1,894		1,894	1/300	6.3	
39	Pritok Capital	8170 - 119	Other retail, business office and commercial establishments	1,633	163	1,470	1/300	4.9	
40	American Friends of Bar Ilan	8170 - 120	Other retail, business office and commercial establishments	215		215	1/300	0.7	
41	Cyclone Investment Group	8170 - 123	Other retail, business office and commercial establishments	2,001	200	1,801	1/300	6.0	
42	TERA-Print LLC	8170 - 132	Other retail, business office and commercial establishments	1,980		1,980	1/300	6.6	
43	Davken Associates	8170-204/205	Other retail, business office and commercial establishments	1,112		1,112	1/300	3.7	
44	Roger Properties	8170 - 206	Other retail, business office and commercial establishments	322		273	1/300	0.9	
45	Vacant	8170 - 209	Other retail, business office and commercial establishments	126		126	1/300	0.4	

46	The Coverage Team	8170 - 210	Other retail, business office and commercial establishments	490		490	1/300	1.6	
47	GTRADE LLC / dba cranedepot.com/ stagelift.com	8170 - 211	Other retail, business office and commercial establishments	206		206	1/300	0.7	
48	JET	8170 - 213	Other retail, business office and commercial establishments	119		119	1/300	0.4	
49	CyberSquirt	8170 - 215	Other retail, business office and commercial establishments	142		142	1/300	0.5	
50	Perfect Staffing Solutions	8170 - 218	Other retail, business office and commercial establishments	491		491	1/300	1.6	
51	NorthShore Mediations and Family Law LLC	8170 - 219	Other retail, business office and commercial establishments	369		369	1/300	1.2	
52	Gensys Asset Advisors LLC Geoffry Gottesmen	8170 - 220	Other retail, business office and commercial establishments	488		488	1/300	1.6	
53	The Law office of Michael C. Dorf, LLC	8170 - 221	Office	521		521	1/300	1.7	
54	Vacant	8170 - 223 A	Other retail, business office and commercial establishments	335		335	1/300	1.1	
55	Vacant	8170 - 223 B	Other retail, business office and commercial establishments	217		217	1/300	0.7	
56	Strategic Marketing Financial Services	8170 - 225	Other retail, business office and commercial establishments	523		523	1/300	1.7	
57	Northwest Refuse Service	8180-94	Other retail, business office and commercial establishments	1,614	161	1,453	1/300	4.8	
58	Vacant	8180-99	Other retail, business office and commercial establishments	1,407		1,407	1/300	4.7	
59	Vacant	8180 (includes 1st & 2nd floor)	Other retail, business office and commercial establishments	14,900		14,900	1/300	49.7	
				96,110		90,875		276.0	215
								excluding vacant spaces:	214.0

* Floor area, net, when prescribed as the basis of measurement for off-street parking and loading spaces for any use, shall be the sum of the gross horizontal area of the basement, and all other floors, excluding hallways, stairways, elevator shafts, boiler and air conditioning equipment rooms, or areas used for off-street parking facilities. All horizontal dimensions shall be taken from the exterior faces of the exterior walls, or from the centerlines of walls separating 2 buildings.

NOTE:

Provide Req. Minimum Nr. of Accessible Spaces = 7
 Provide Required Bicycle Parking Spaces = 14 (5% office, retail, etc.; 10% recreational; 10% students)
 Required Loading Spaces = 1 (118-220 table for industrial district)

Comments: Gross square footage and tenant list provided by Prelim Plan Review applicant. *Special Use Permit 145Z4061 for GADOL. Parking requirement is not met. **2014-3p**

KSM



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