

STAFF REPORT

2021-13P: Parking Determination

Community Development Department

Council Chambers, 7:30 PM, June 3, 2021

To: Paul Luke, Chairman, Skokie Plan Commission

From: Steve Marciani, Planning Supervisor

Related Case – 2021-14P: Special Use Permit

General Information	
<i>Petitioner</i>	Amazon.com Services, LLC
<i>Purpose</i>	A parking determination for a truck and freight transportation services use at 7539 Linder Avenue

PETITIONER’S SUBMITTAL

Amazon intends to operate a delivery distribution center, which is a *truck and freight transportation services* use in the Zoning chapter, at 7539 Linder Avenue. Off-street parking requirements for truck and freight transportation services are determined by the Plan Commission.

The agent for the petitioner submitted the following statement:

This project consists of a package delivery service that will provide customers access to a four (4) hour delivery window. This facility will utilize flex drivers for delivery. Flex drivers use their own vehicles to deliver packages.

This site will have parking spaces for 67 flex drivers.

This site will have parking spaces for 140 associates that work in the building, which also is the total number of employees.

This site will have 6 semi dock spaces.

This location will not have owned or lease delivery vehicles, these are all independent contracts. The 6 semi dock spaces will be for deliveries and pickups, the intent for this site will not be for fleet storage.

STAFF ANALYSIS

Staff has reviewed the petitioner’s Traffic Impact Study by NV5 Engineers and Consultants. The submitted use letter from the applicant indicated that parking spaces for 140 employees (associates) and 67 flex drivers will be required and that this location will not have owned or leased delivery vehicles.

Staff accepts this analysis and is recommending the 207 on-site parking spaces be required for this use.

STAFF RECOMMENDATION

Staff recommends that the Plan Commission determine the off-street parking requirement for Amazon.com Services, LLC at 7539 Linder Avenue be 207 on-site parking spaces. Any increase in the employment level or mode of operation at the subject site will require that the parking requirement be evaluated. This determination is not transferrable to another truck and freight transportation services use at this location.