



Item Cover Page

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| Subject | PZ-11-23 / 555 Business Center Dr / VAR - Parking Lot Setback / Village Board Final |
| Meeting | August 24, 2023 - MOUNT PROSPECT PLANNING AND ZONING COMMISSION - |
| Fiscal Impact | false |
| Dollar Amount | |
| Budget Source | |
| Category | NEW BUSINESS |
| Type | Action Item |

Information

As the current parking lot setback is ten feet (10') for all non-residential parking facilities, a variation from Section 14.2206(E)(1)(a) is required. The Petitioner proposes to widen the south driveway to a width of forty-six feet (46') requiring the curb of the proposed driveway to encroach eight feet (8') into the required parking lot setback, or two feet (2') from the south lot line. Per the Petitioner, the proposed widening would allow delivery trucks and other large vehicles to safely navigate the site along paved surfaces, instead of allowing them to drive over landscaped areas or risk collision with the building structure. The Petitioner is also proposing minor modifications to the parking and loading including the removal of existing retaining walls and curbs, adding walkway and a patio, and restriping the parking spaces to improve the site's internal circulation.

The posed site improvements will be reviewed as part of the building permit, and will be subject to all Village Codes.

Lot Coverage –The existing lot coverage for the Subject Property is approximately 47.7% and will be increased to 50.5% after the proposed modification are completed. The I-1 zoning district permits a lot coverage of 75%.

Per the Petitioner, the present hardship has been in effect since the initial development of the property in 1981 and the hardship has also been perceived by prior property owners. The current configuration of the driveway makes it difficult for delivery vehicles to navigate the site. According to the Petitioner, the granting of the variation would not detrimentally affect the public welfare or other

properties in the surrounding area as the use of the subject property will not be materially changed, and would improve the maneuverability for delivery vehicles for improved safety and enhanced access to the property. Per the Petitioner, the granting of the variation would also improve potential congestion on Business Center Drive by increasing the ease of access to the Subject Property by large delivery vehicles. The requested variation is not anticipated to impact the supply of light/air, natural drainage, and property values.

Staff is supportive of the Petitioner's request. Staff does not believe the reduced parking lot setback would have an adverse impact on the public or adjacent properties as the neighboring properties are similar in intensity as the Subject Property. The petition has been reviewed by all Village departments (Fire, Public Works and Building) with no objections to the requested variation. The reduced parking lot setback will not be a detriment or endanger the welfare of the general public and would improve the existing site circulation. Staff finds that the standards for a variation have been met.

As of the writing of this report, staff has not received public comments pertaining to this request.

Alternatives

1. To recommend approval of the following motion: "A variation from Section 14.2206(E)(1)(a) to permit a parking lot setback reduction from ten feet (10') to two feet (2') along the south lot line, as shown on the plans prepared by CAGE Civil Engineering, dated 07/27/2023, and subject to the following condition:

a) Compliance with all applicable Village Code requirements, including, but not limited to, fire code and building regulations."

2. Action at the discretion of the Planning & Zoning Commission.

The Village Board's decision is final for this case.

Staff Recommendation

Approval of the following motion:

"A variation from Section 14.2206(E)(1)(a) to permit a parking lot setback reduction from ten feet (10') to two feet (2') along the south lot line, as shown on the plans prepared by CAGE Civil Engineering, dated 07/27/2023, and subject to the following condition:

a) Compliance with all applicable Village Code requirements, including, but not limited to, fire code and building regulations.”

ATTACHMENTS:

[PZ-11-23_Staff Report.pdf](#)

[PZ-11-23_Administrative Content.pdf](#)

[PZ-11-23_Plans.pdf](#)