

## MEMORANDUM

TO: Zoning Board of Appeals

FROM: Matt Kowalski, City Planner

SUBJECT: ZBA13-018; 2575 South State Street

DATE: November 20, 2013

Staff is requesting a postponement of this variance request at this time. The variances are required as part of a petition that is scheduled for action at the November 19<sup>th</sup> City Planning Commission meeting. However, at that meeting, the petition is recommended for postponement. In accordance with established ZBA policy the variance request will be re-scheduled for the next available meeting after Planning Commission action.

### Project Summary:

Germain Motors, is requesting four variances:

- 1) A variance from Chapter 59 (Off-Street Parking), Section 5:168: A request to provide tandem parking spaces for car storage with a total maximum space depth of 48 feet.
- 2) A variance from Chapter 59 (Off-Street Parking), Section 5:168: A request to provide aisle widths of 20 feet for the car storage area of the site, 22 feet is required.
- 3) A variance from Chapter 59 (Off-Street Parking), Section 5:168: A request to provide a maximum of 44% Small Car parking spaces on site, a maximum of 30% is permitted.
- 4) A variance from Chapter 62 (Landscape and Screening), Section 5:602(2)(d): A request to waive the requirement of required landscape islands every 15 feet for the car storage area.

The site currently contains 791 vehicle parking spaces, with an additional 248 parking spaces proposed for a total of 1,039 Parking spaces. The additional vehicle parking spaces are proposed along the southern half of the State Street frontage, along the Oak Brook frontage and in the rear car storage lots. The majority of parking spaces are used for vehicle display and storage. The vehicle storage area is located in the rear of the site and is composed of two large parking areas divided by an engineered vegetated slope and retaining wall. The petitioner is requesting three variances from Chapter 59 (Parking) in order to provide tandem parking, reduced aisle widths and exceed the maximum percentage (30%) of small car parking spaces. The petitioner is also requesting one variance from Chapter 62 to eliminate the requirement for required interior landscape islands in the car inventory and display areas.