

PARKING SPECIAL EXCEPTION - REQUIRED FINDINGS (535-31J)

Please describe how your proposal warrants an exception to the Village's Off-Street Parking Requirements based on any or all of the provisions defined below: (Submit as separate document, if more space is needed.)

1. The effect the granting of the exception will have on adjacent parking and traffic conditions.
2. The effect the granting of the exception will have on the appearance and character of the applicant's property, adjacent property and neighboring property.
3. The effect the granting of the exception will have on the property values of the applicant's property, adjacent property and neighboring property.
4. Whether the granting of the exception will serve a public or desirable or useful purpose.
5. Whether the spirit and intent of the requirements of this article are being carried out.
6. Recommendations of any boards or committees to which the Plan Commission refers the application for advice.
7. Intensity of use, deviation from typical use classifications, access to transit, and physical constraints to meeting parking requirements.
8. If senior housing is proposed, the number of employees on site, the type of senior housing, the parking needs of the residents, if any, and the ratios from the Institute of Transportation Engineers parking generation report ratios for senior housing should be reviewed.
9. Historical conditions and whether additional parking requirements for new or expanded use may be satisfied with incremental increase commensurate with new or expanded use.
10. Evidence that actual parking demands may be less than code requirements.
11. Availability of shared parking, including satisfactory documentation of shared parking to satisfy the parking demand.
12. Alternative transportation that has been reasonably shown to reduce the need for parking.
13. Such other matters as the Plan Commission deems relevant and material.