

**STAFF REPORT**

**2022-04P: Parking Determination**

Community Development Department

Council Chambers, 7:30 PM, March 17, 2022

To: Paul Luke, Chairman, Skokie Plan Commission  
From: Carrie Haberstich, AICP, Planning Supervisor  
Related Case – 2022-05P: Site Plan Approval

<b>General Information</b>	
<i>Petitioner</i>	Orchard Village, an Illinois Corporation
<i>Purpose</i>	A parking determination for a six (6)-bedroom Congregate Living Facility at 9701 Tripp Avenue

**PETITIONER’S SUBMITTAL**

Orchard Village is requesting to use this 6-bedroom house as a group home for up to 8 unrelated adults with developmental disabilities.

**STAFF ANALYSIS**

Staff has reviewed the petitioner’s Parking Evaluation by KLOA, Inc., Transportation and Parking Planning Consultants. Since no residents will drive, the parking demand is 1 Orchard Village van and parking for staff, for a total of 2 parking spaces. The existing 2-car garage can accommodate the 2 parking spaces.

Parking demand could be increased for 2 staff during a shift change and 8 parking spaces for family of the residents (1 space per resident). An on-street parking study concluded that the worst-case scenario of needing an additional 10 parking spaces could be accommodated with the available on-street parking.

Staff accepts this analysis and is recommending 2 on-site parking spaces be required for this use.

**STAFF RECOMMENDATION**

Staff recommends that the Plan Commission determine the off-street parking requirement for a 6-bedroom Congregate Living Facility at 9701 Tripp Avenue be 2 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 re-evaluated. This determination is not transferrable to another Congregate Living Facility use at this location.