

STAFF REPORT

2023-10P: Parking Determination

Community Development Department

Council Chambers, 7:30 PM, June 1, 2023

To: Paul Luke, Chairman, Skokie Plan Commission
From: Mike Voitik, Planning Technician
Re: **2023-10P: Parking Determination**
4400 Oakton Street #200

Related Case – 2023-11P: Special Use Permit

| General Information | |
|---------------------|--|
| <i>Petitioner</i> | Chicago Land Title Trust Company, a corporation of Illinois as trustee under the provisions of a certain trust agreement dated March 7, 2022, and known as Trust Number 8002379462 |
| <i>Purpose</i> | To obtain a parking determination for a meeting hall at 4400 Oakton Street #200 |

STAFF ANALYSIS

Chicago Land Title Trust Company, a corporation of Illinois as trustee under the provisions of a certain trust agreement dated March 7, 2022, and known as Trust Number 8002379462, requests a parking determination for a meeting hall that is proposed to be located at 4400 Oakton Street #200, in a B2 Commercial district. Off-street parking requirements for meeting halls are determined by the Plan Commission.

The Engineering Division's parking analysis worksheet is attached for your review. Engineering staff analyzed the use as a banquet hall, which has a parking requirement of 1 parking space per 100 net square feet. As a result, a total of 48 parking spaces are required for the proposed meeting hall.

STAFF RECOMMENDATIONS

Staff recommends that the Plan Commission determine the off-street parking requirement for the meeting hall at 4400 Oakton Street #200 to be 48 vehicle parking spaces.

ATTACHMENTS

1. Parking Analysis Worksheet, dated May 22, 2023
2. Land Use and Zoning Map



PARKING ANALYSIS WORKSHEET
4400 Oakton St
5/22/2023

Zone: B2

| | Tenant / Business | Address / Suite | Use | Gross Area (SF) | Deductions (SF) | *Net Area (SF) | RATIO | Parking Required | Parking Provided |
|---|-------------------------|-----------------|--|-----------------|-----------------|----------------|-------|------------------|------------------|
| 1 | Bank | 4400 | Banks and other financial institutions | 5,271 | | 5,271 | 1/300 | 17.6 | |
| 2 | Kohinoor Community Hall | 4400 | Banquet | 5,271 | 444 | 4,828 | 1/100 | 48.3 | |

66.0 51

Parking required for Banquet only

48.0

* Floor area, net, when prescribed as the basis of measurement for off-street parking and loading spaces for any use, shall be the sum of the gross horizontal area of the basement, and all other floors, excluding hallways, stairways, elevator shafts, boiler and air conditioning equipment rooms, or areas used for off-street parking facilities. All horizontal dimensions shall be taken from the exterior faces of the exterior walls, or from the centerlines of walls separating 2 buildings.

NOTE:

Provide Req. Minimum Nr. of Accessible Spaces = 3

Provide Required Bicycle Parking Spaces = 3

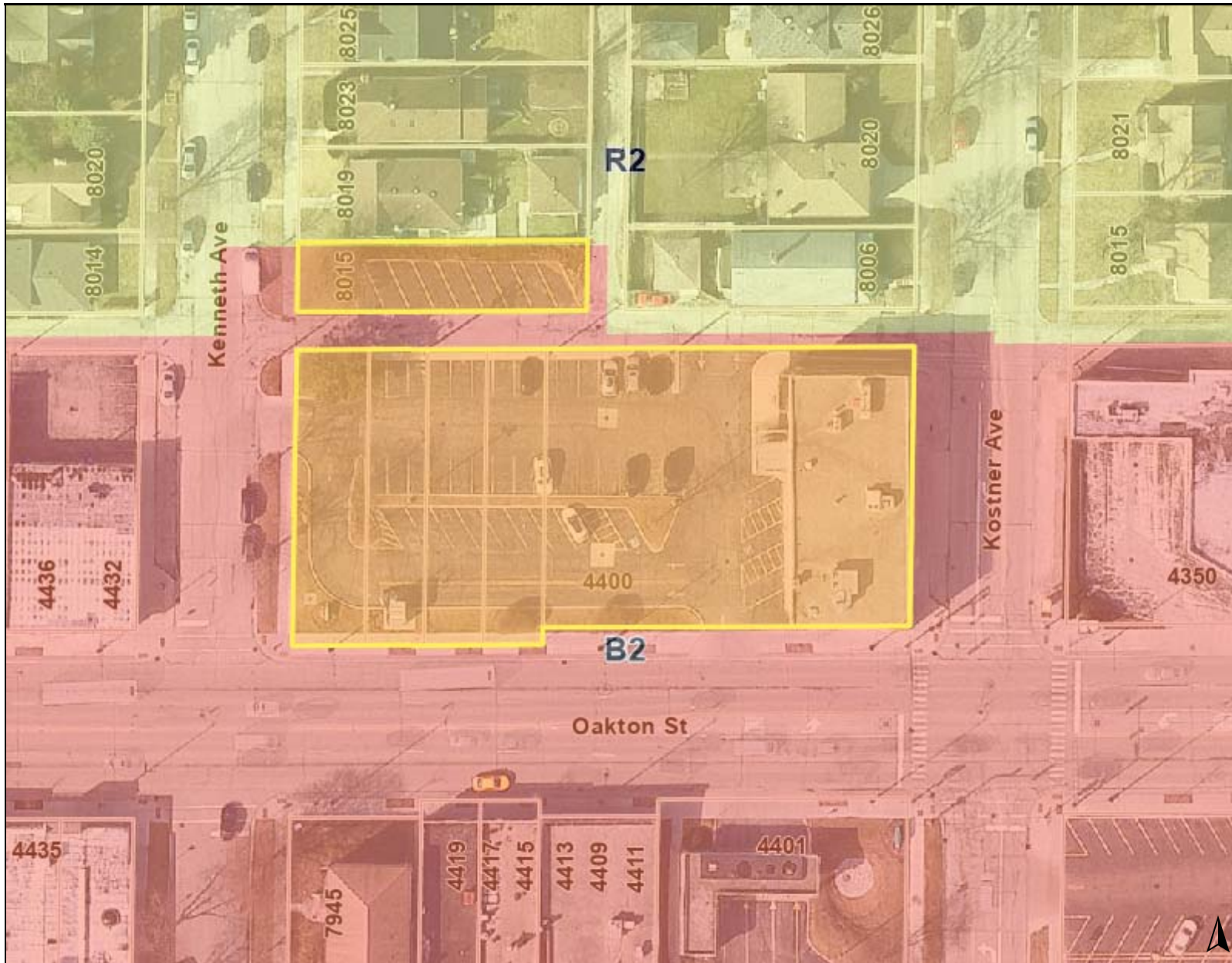
Required Loading Spaces =

(5% office, retail, etc.; 10% recreational; 10% students)

(118-220 table for industrial district)

Comments: Parking requirement is met if the two tenants do not operate simultaneously. The banquet must abide by the requirement of operating outside the hours of the bank. The proposed hours of operation Monday through Saturday are 7 PM - 12 PM and 12 PM - 11 PM on Sundays.

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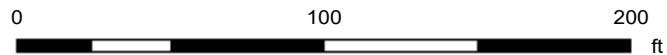


Legend

Zoning and Development

Zoning

- B2: Commercial
- R2: Single Family Residential



Print Date: 5/2/2023

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.