

STAFF REPORT

2019-28P: Parking Determination

Community Development Department

Council Chambers, 7:30 PM, August 15, 2019

To: Paul Luke, Chairman, Skokie Plan Commission
From: Steve Marciani, Planning Supervisor
Case: **2019-28P: Parking Determination**
Assyrian Church of the East
5050 Church Street

General Information	
<i>Petitioner</i>	Holy Apostolic Catholic Assyrian Church of the East Diocese of North America
<i>Purpose</i>	A parking determination for a religious assembly use at 5050 Church Street.

PETITIONER'S SUBMITTAL

Holy Apostolic Catholic Assyrian Church of the East Diocese of North America intends to operate a religious assembly use at 5050 Church Street, the site of the former Jewish Community Center. Off-street parking requirements for all assembly uses are determined by the Plan Commission.

The Holy Apostolic Catholic Assyrian Church is planning on relocating their Mar Sargis congregation from 1850 W. Cuyler Avenue in Chicago, Illinois to the former JCC facility at 5050 Church Street in Skokie, Illinois. Gewalt Hamilton Associates, Inc. (GHA) studied the parking characteristics of the Church, including if the on-site parking supply can meet the peak demands.

The Mar Sargis congregation currently has about 300 people in it. In five years, the congregation is anticipated to grow to 350-400 people. There is usually one service on Sundays at 9 AM and additional services are added on holidays. Child Bible study is on Friday nights with 100-150 attendees. Mar Sargis does not have its own parking facility at its current location; congregants park on-street in the neighborhood. St. Andrew Assyrian Catholic Church in Glenview usually has 400-450 people at its Sunday service, with child Bible study also on Friday nights. The Glenview location has a separate parking lot with 211 spaces available.

The currently vacant building that will be repurposed for the Holy Apostolic Church is the former Mayor Kaplan Jewish Community Center (JCC) facility. The GXA Architects site plan dated January 1, 2019 indicates that there will be 209 spaces (203 regular+6 ADA) available in the main lot on the south side and 52 spaces on the west side of the building for a total of 261 parking spaces.

GHA counted the Glenview Church parking lot during Bible study during the 9 AM service. Based on the survey results, the calculated parking ratio is about 1 parking space for every 2.25 seats.

The facility is planned to have a myriad of uses within it, including a sanctuary, classrooms, a fellowship reception hall, clergy and administrative offices, a theater, handball courts, and a pool and locker rooms. Per information provided by the Church and as shown on the interior plans, only the sanctuary with 300 seats and one of the classrooms with 50 seats will be in use during the Sunday services from 6 AM to Noon, which represents the busiest time of activity. The fellowship hall would not be used until after Church services are over. Based on the above, it is anticipated that 350 people initially would be on-site at the same time on Sundays. The congregation is expected to grow to a maximum of 400 people in five years, which would include the Church with 300 seats and perhaps both classrooms, each with 50 seats. Using the calculated parking ratio from the Glenview Church of 1 parking space for every 2.25 seats, which assumes virtually all congregants arrive by vehicle, 178 parking spaces will be required.

Based on the above parking calculations, there will be over 80 spaces available to help meet the absolute peak Church demands, such as on holidays or when there is a family remembrance ceremony.

STAFF ANALYSIS

Staff has reviewed the submitted Parking Demand Overflow Memo. Based on the review of the parking study conducted by Gewalt Hamilton Associates, the recommended parking ratio is 1 parking space for each 2.25 seats. After reviewing the parking study and the parking survey results conducted at similar locations, staff agrees with the parking ratio.

STAFF RECOMMENDATION

Staff recommends that the Plan Commission determine the off-street parking requirement for the religious assembly portion of the Holy Apostolic Catholic Assyrian Church at 5050 Church Street is 178 vehicle parking spaces, with seating for religious services not to exceed 400 seats. This determination is not transferrable to another religious assembly use or other congregation.

ATTACHMENTS

1. Parking Study from GHA, dated July 10, 2019
2. Land Use and Zoning Map