

STAFF REPORT

2020-11P: Parking Determination

Community Development Department

Council Chambers, 7:30 PM, August 20, 2020

To: Paul Luke, Chairman, Skokie Plan Commission
From: Steve Marciani, AICP, Planning Supervisor
Case: **2020-11P: Parking Determination**
Midwest College of Oriental Medicine
8950 Gross Point Road, Unit 400

General Information	
<i>Petitioner</i>	Midwest College of Oriental Medicine
<i>Purpose</i>	A parking determination for a <i>colleges and universities</i> use in a B2 Commercial zoning district at 8950 Gross Point Road, Unit 400.

PETITIONER’S SUBMITTAL

Midwest College of Oriental Medicine is requesting to operate a college at 8950 Gross Point Road, Unit 400. The off-street vehicle parking requirement for colleges and universities is determined by the Plan Commission.

KLOA completed a parking evaluation for the proposed facility and submitted a memorandum with this case, dated June 29, 2020. In that report the consultant states:

... the proposed Midwest College of Oriental Medicine will occupy Suites 400 and 600 within the 8950 Gross Point Road building which are approximately 4,847 square feet and 6,198 square feet in size, respectively.

Based on the information provided by the operator, Suite 400 will consist of a small library and a student acupuncture clinic with emergency room-style curtains. The curtains will be drawn back when the space is used for classroom purposes. Suite 600 will be used for small group and individual instruction and additional library space, and the sizeable open portion will be converted to classrooms using movable rolling walls. The classes will be held on Saturdays from 9:00 A.M. to 6:45 P.M. and on some weekday evenings from 6:00 P.M. to 9:00 P.M. with an attendance of approximately 62 students. It should be noted that, as a result of COVID-19, some classes are expected to be held online. The clinics will be open on Mondays, Tuesdays, and Thursdays from 1:00 P.M. to 10:00 P.M. and on Wednesdays and Fridays from 1:00 P.M. to 5:30 P.M. It should also be noted that, based on Census data of people who live within half of a mile of the Skokie Swift CTA Yellow Line station, approximately 12 percent of people are anticipated to use public transit and three percent of people are anticipated to walk. However, in order to provide a conservative analysis, no public transportation reduction was applied in the analysis.

KLOA looked at the Zoning chapter to the Skokie Village Code and the rates published in the Institute of Transportation Engineers' (ITE) Parking Generation Manual, 5th Edition, concluding that a 1 parking space per 200 ft² of net floor area.

STAFF ANALYSIS

Staff has reviewed the petitioner's parking study. Although the analysis only addresses the current COVID-19 pandemic education plan, further staff consideration was given to the use. Staff accepts a 1 vehicle space per 200 ft² of net floor area for the non-clinic portion of the college, but the standard parking requirement for the clinic of 1 vehicle space per 200 ft² of gross floor area. The final parking requirement will be calculated when the certificate of occupancy is applied for.

There are some items that the petitioner should be aware of that are not related to the parking determination, per se, but should be noted regarding parking on this site:

1. Although there is currently enough parking for this use on the site, there are some vacancies on the site. The occupancy of this use may ultimately affect the final required parking for the site as a whole. Future tenant choices are self-imposed and may not be considered as a hardship for any potential future application of parking variation.
2. No required parking space may be reserved for any single use on the site. Per multiple field checks, parking spaces on this site still have signed spaces to specific tenants. All signs must be removed as part of enforcement actions.

STAFF RECOMMENDATION

Staff recommends that the Plan Commission determine the parking requirement for Midwest College of Oriental Medicine to operate a college at 8950 Gross Point Road, Unit 400 (including the current Unit 600), is 1 vehicle space per 200 ft² of net floor area for the non-clinic portion of the college and 1 vehicle space per 200 ft² of gross floor area for the clinic portion.