

STAFF REPORT

2022-06P: 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 – 2022-07P: Site Plan Approval

General Information	
<i>Petitioner</i>	Fairview South School District 72
<i>Purpose</i>	A parking determination for an auditorium use within the school building at 7040 Laramie Avenue

PETITIONER’S SUBMITTAL

Fairview South School District 72 intends to construct 2 additions to the existing school at 7040 Laramie Avenue, which is currently an *elementary and middle school and auditorium* use, with a proposed *child day care not in a residence* (Pre-K) use, per the Zoning chapter. Off-street parking requirements for an auditorium are determined by the Plan Commission.

The agent for the petitioner submitted the following statement:

Fairview South School District 72 is proposing to build two additions onto their existing Fairview School along Laramie Avenue. The east addition shall be two stories, and act as an extension of the existing two story portion of the school. There will be 3rd and 4th grade classrooms, a redesigned library, STEM classrooms, and team areas within the new addition. A separate, single story, addition will be built to the south end of the facility. This addition will house Pre-K and Kindergarten classrooms as well as a multi-purpose room and support offices for district personnel.

The need stems from a growing population, the expansion of services, and the inclusion of Pre-K into the facility. The proposed development will bring about a positive impact on the Village of Skokie and the surrounding neighborhood in a multitude of ways. The largest impact will be that the school will be able to offer Pre-K at their school. The new library will have its own separate entrance to the exterior to allow for evening functions and community usage. The revised site design will reduce traffic congestion on Laramie and allow for a better functioning arrival and dismissal. Lastly, stormwater detention will be improved by bringing the site up to current codes, reducing impact on public utilities.

STAFF ANALYSIS

Staff has reviewed the petitioner’s Parking Study by Ericksson Engineering Associates, Ltd. Per the study, 129 parking spaces will be provided on-site. This meets the requirement of 107 parking staff/faculty parking + 7 Pre-K/daycare parking = 114 total parking required.

Staff accepts this analysis and is recommending the 114 full-time, on-site parking spaces be required for this use. Additional on-site parking is welcome.

The proposed temporary guest parking accommodates additional on-site parking needs during special occasions. Per the school district, the auditorium is at full capacity once per year, for 8th grade graduation. A standard parking ratio for assembly uses is 1 space/3 attendees, resulting in a parking demand of 174 parking spaces. Since the auditorium is typically at-capacity once per year, the school administration should work with the neighboring schools to accommodate additional parking demand for special events and not build it into a permanent parking supply on the Fairview South site.

The proposed guest parking plan accommodates additional parking spaces on-site; however, the Fire Prevention Bureau requests that only 28 of the on-site guest parking spaces be provided, in lieu of the 45 proposed on-site parking spaces, to ensure ample access by fire apparatus. In addition, the guest parking should be striped to ensure Fire apparatus access in case of emergency.

STAFF RECOMMENDATION

Staff recommends that the Plan Commission determine the off-street parking requirement for the school building at 7040 Laramie Avenue be 114 on-site parking spaces. Additional parking may be provided on-site. The 174 parking spaces identified for the auditorium use should be accomplished with a combination of on-site and off-site parking spaces. Coordination with Hillel Torah Day School and/or Hebrew Theological College is the first preference for additional parking arrangements. The 3 neighbors should continue to coordinate schedules, including larger events, ensuring they don't occur at the same time.

Any increase in the auditorium seating capacity or mode of operation at the subject site will require that the parking requirement be re-evaluated. This determination is not transferrable to another grade school use at this location.