

STAFF REPORT**2019-47P: Zoning Map Amendment**

Community Development Department

Council Chambers, 7:30 PM, February 6, 2020

To: Paul Luke, Chairman, Skokie Plan Commission
 From: Matt Brandmeyer, AICP, Community Development Director
 Re: **2019-47P: Zoning Map Amendment**
 3412-3426 Touhy Avenue

Related Cases – 2019-46P: Subdivision (case withdrawn)
 2019-48P: Site Plan Approval
 2019-49P: Parking Determination
 2019-50P: Special Use Permit

General Information	
<i>Location</i>	3412-3426 Touhy Avenue
<i>Purpose</i>	To amend the zoning map to change the zoning district for the southern 160.63 feet of 3412-3426 Touhy Avenue, as measured along the east property line (the north line of the request also being the party wall line between 3412 Touhy Avenue and 3420 Touhy Avenue extended east and west to the lot lines) from M3 Industry to B2 Commercial.
<i>Petitioner</i>	Ateres Ayala, Inc.
<i>Size of Site</i>	74,752 square feet (1.72 acres) with no right-of-way frontage.
<i>Existing Zoning & Land Use</i>	M3 Industry – office and administrative services, vacant industrial space, off-site parking for a nearby truck and freight transportation service use
<i>Adjacent Zoning & Land Use</i>	North M3 Industry – miscellaneous manufacturing, food and beverage manufacturing, wholesale trade establishment, furniture and related products manufacturing
	South B2 Commercial – printing materials manufacturing, wholesale trade establishment, health and fitness center
	East M3 Industry – primary metal manufacturing
	West M3 Industry – special trades contractors, vacant industrial space, wholesale trade establishments, mail order or direct selling establishment, conventional warehouses, business support service, heavy construction business
<i>Comprehensive Plan</i>	The site is designated as manufacturing/service employment.

PETITIONER'S SUBMITTAL

The petitioner is requesting to change the zoning district for the southern 160.63 feet of 3412-3426 Touhy Avenue, as measured along the east property line (the north line of the request also being the party wall line between 3412 Touhy Avenue and 3420 Touhy Avenue extended east and west to the lot lines) from M3 Industry to B2 Commercial. The petitioner desires to rezone the subject site, which presently contains office and administrative services, and vacant industrial space within a larger, multi-tenant industrial building in order to operate a civic, social, and fraternal organization at 3412 Touhy Avenue.

STAFF ANALYSIS

The Department of Community Development has reviewed the submitted material and is supportive of the zoning map amendment to allow for the site plan approval and special use permit for the proposed civic, social, and fraternal organization at 3412 Touhy Avenue (cases 2019-48P and 2019-50P).

Even though the land use map shows the area as manufacturing/service employment, the Village has approved the rezoning of properties from industrial to retail and service uses in the Touhy & McCormick area since the drafting of the Comprehensive Plan in 2005. Zoning changes were approved in 2009 and again in 2012 that led to Mariano's, XSport Fitness, and Walmart Supercenter developments.

While exceptions to the land use map have been made, it should be noted however that past map amendments have primarily involved developments with Touhy Avenue frontage, which the subject property does not possess. The property is situated at the transition area between retail and service uses in the B2 district and light industrial uses within the M3 district.

The subject site was initially zoned H Heavy Industry in 1946. At some point between 1952 and 1956, the subject site was rezoned to M3 Industry. The existing building was constructed in 1977 for use by Fel-Pro (now Federal-Mogul) and has been subdivided into multiple industrial spaces since that time. The most recent legal occupant of the 3412 Touhy Avenue space was Pharmore, a pharmaceutical supplier which renovated the unit in 2016. The business was acquired by a competitor the following year and vacated the space, aside from a small area occupied by administrative offices related to the business.

Current surrounding uses include a water features manufacturing company, food and beverage manufacturing, wholesale trade establishments, furniture and related products manufacturing, printing materials manufacturing, a health and fitness center, primary metal manufacturing, a special trades contractor's office, vacant industrial space, a mail order establishment, conventional warehouses, a business support service, and a heavy construction business.

STAFF RECOMMENDATIONS

Staff recommends that the petitioner's request to amend the zoning map to change the zoning district for the southern 160.63 feet of 3412-3426 Touhy Avenue, as measured along the east property line (the north line of the request also being the party wall line between 3412 Touhy Avenue and 3420 Touhy Avenue extended east and west to the lot lines) from M3 Industry to B2 Commercial be **APPROVED** subject to the attached Proposed Positive Findings of Fact.

ATTACHMENTS

1. Proposed Findings of Fact for 2019-47P
2. Land Use and Zoning Map

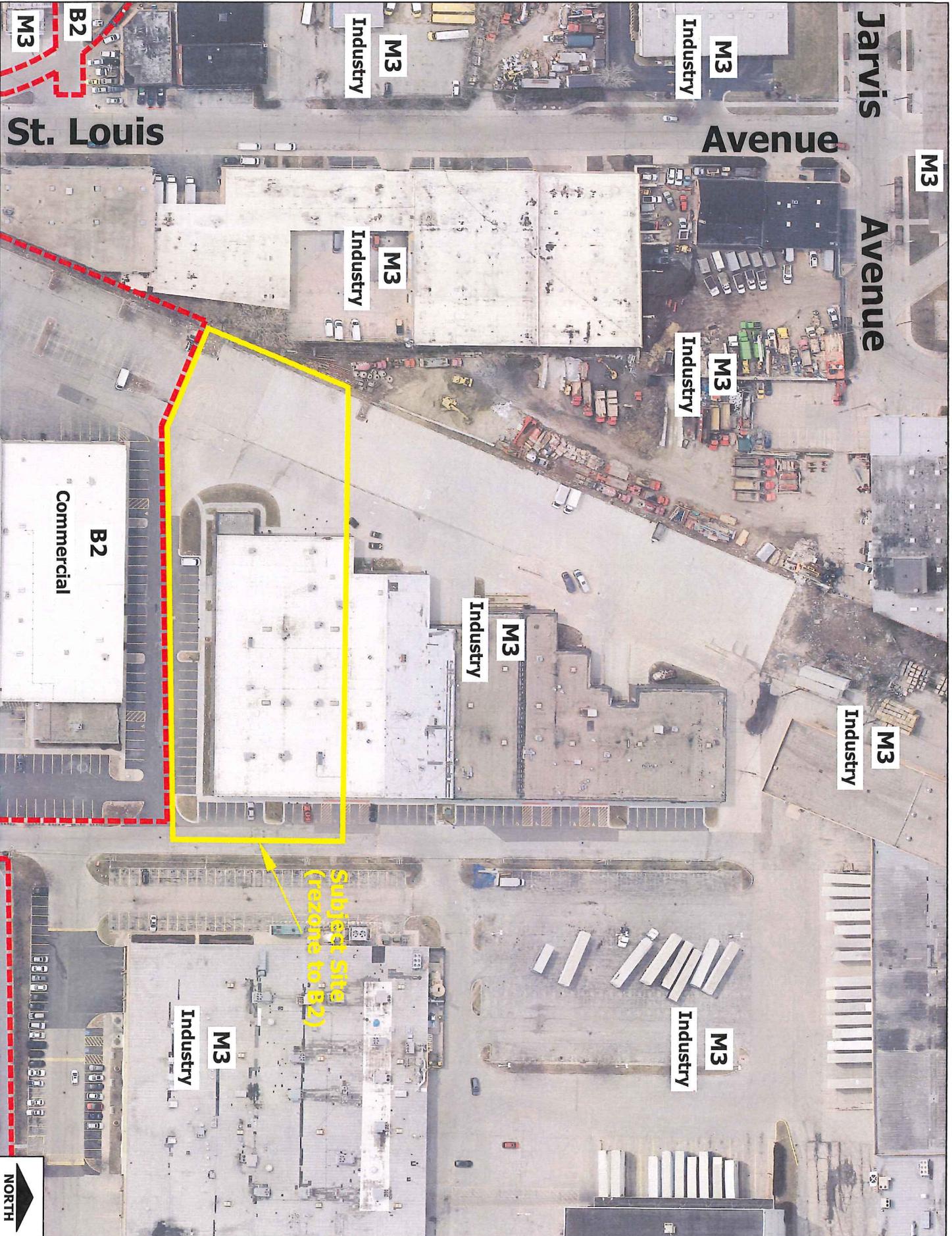
Proposed Positive Findings of Fact

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<i>Consideration</i>	<i>Finding</i>
The map amendment is consistent with the Comprehensive Plan or development trends in the area that have taken place since the affected property was placed in the present zoning district.	While the proposed zoning map amendment is not consistent with the manufacturing/service employment land use designation in the Comprehensive Plan, staff has been supportive of rezoning properties from industrial to commercial uses since the drafting of the Comprehensive Plan in 2005 and follows development trends in the area.
After identifying the existing uses and zoning districts in the area, the property in question is suitable for the uses allowed under proposed zoning district than the existing zoning district.	Given the proximity of retail and service uses, the subject property is suitable for a civic, social, and fraternal organization.



Jarvis Avenue

Avenue

St. Louis

M3

Industry

M3

Industry

M3

Industry

B2

M3

M3

Industry

M3

Industry

B2

Commercial

M3

Industry

M3

Industry

Subject Site
(rezone to B2)

M3

Industry

M3

Industry

NORTH

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