

STAFF REPORT**2020-03P: Zoning Map Amendment**

Community Development Department

Council Chambers, 7:30 PM, March 5, 2020

To: Paul Luke, Chairman, Skokie Plan Commission
 From: Mike Voitik, Associate Planner
 Re: **2020-03P: Zoning Map Amendment**
 7770 Frontage Road

Related Cases – 2020-04P: Subdivision
 2020-05P: Parking Determination
 2020-06P: Site Plan Approval

General Information	
<i>Location</i>	7770 Frontage Road
<i>Purpose</i>	To amend the zoning map to change the zoning district for 7770 Frontage Road from M1 Office Assembly Industry to R2 Single-Family
<i>Petitioner</i>	Sirius Computer Solutions, Inc., on behalf of Arie Crown Hebrew Day School
<i>Size of Site</i>	518,080 square feet (11.89 acres) with frontage on Frontage Road and Gross Point Road
<i>Existing Zoning & Land Use</i>	M1 Office Assembly Industry – consulting service, research and development service
Adjacent Zoning & Land Use	North M1 Office Assembly Industry – consulting service, automobile rental, extermination and pest control service, art restoration service, food and beverage manufacturing, conventional warehouse, direct selling establishment, medical and diagnostic laboratory, investigation and security service, sign manufacturing, janitorial service, special trades contractor, periodical publisher, property management service
	South M1 Office Assembly Industry – office and administrative service, conventional warehouse, wholesale trade establishments M2 Light Industry – landscaping service
	East R2 Single-Family – detached residences R2 Single-Family Residence (Village of Morton Grove) – detached residences

	West	R2 Single-Family – senior high school M1 Office Assembly Industry – transportation equipment manufacturing
Comprehensive Plan	The site is designated as manufacturing/service employment.	

PETITIONER’S SUBMITTAL

The petitioner is requesting to change the zoning district for 7770 Frontage Road from M1 Office Assembly Industry to R2 Single-Family. The petitioner is rezoning the subject site in conjunction with requests for a subdivision (case 2020-04P), a parking determination (case 2020-05P) and site plan approval (case 2020-06P) in order to renovate an existing office building into the proposed site of Arie Crown Hebrew Day School.

STAFF ANALYSIS

Comments

All pertinent departments and divisions were offered an opportunity to comment on this case. Other than the Planning Division comments below, all others did not respond or approved the request without comment.

Planning Division

The Planning Division has reviewed the submitted material and supports the petitioner’s request. Two of the three uses that intend to occupy the subject site, *elementary* school and *senior high* school are only permitted in the R1 through R4 residential zoning districts. The third use, *child day care not in a residence*, is a permitted use if it is collocated in the same building as a use permitted in M1 and is a special use if it is located in the same building as a use requiring a special use in that zoning district.

The request to rezone to R2 Single-Family is not consistent with the Comprehensive Plan’s manufacturing/service employment designation for the subject site. Additionally, the M1-zoned property to the north would become isolated from the industrially-zoned properties to the south of the subject site. However, R2-zoned properties are located to the east and west of the site. The R2-zoned property to the west contains a senior high school; thus, rezoning the subject site would accommodate uses that are compatible with some parts of the immediate neighborhood.

As of 1946, only the eastern parcel of the subject site was located within the Village of Skokie and was zoned B Single Family. A large tract of land that was located between Central Avenue on the east and former Mansfield Avenue on the west (which included the remainder of the subject site) was annexed to the Village in

1956. The entire subject site was rezoned to M1 Office (later reclassified as M1 Office Assembly Industry) at that time.

Construction of the existing office building, which was originally occupied by Allstate Insurance, was completed in 1959. Prior to the construction of the building, the property consisted of farmland. Niles West High School, which is located across Gross Point Road to the west of the subject site, also opened in 1959 on R2 Single-Family-zoned land.

Current surrounding uses are listed in the general information at the beginning of this report. The trend in development in the general area over the past 25 years has been toward detached residences to the east of the Edens Expressway and industrial and office uses to the west of the Edens Expressway.

STAFF RECOMMENDATIONS

Staff recommends that the petitioner's request to amend the zoning map to change the zoning district for 7770 Frontage Road from M1 Office Assembly Industry to R2 Single-Family be **APPROVED**, subject to the attached Proposed Positive Findings of Fact.

ATTACHMENTS

1. Proposed Positive Findings of Fact for 2020-03P
2. Land Use and Zoning Map

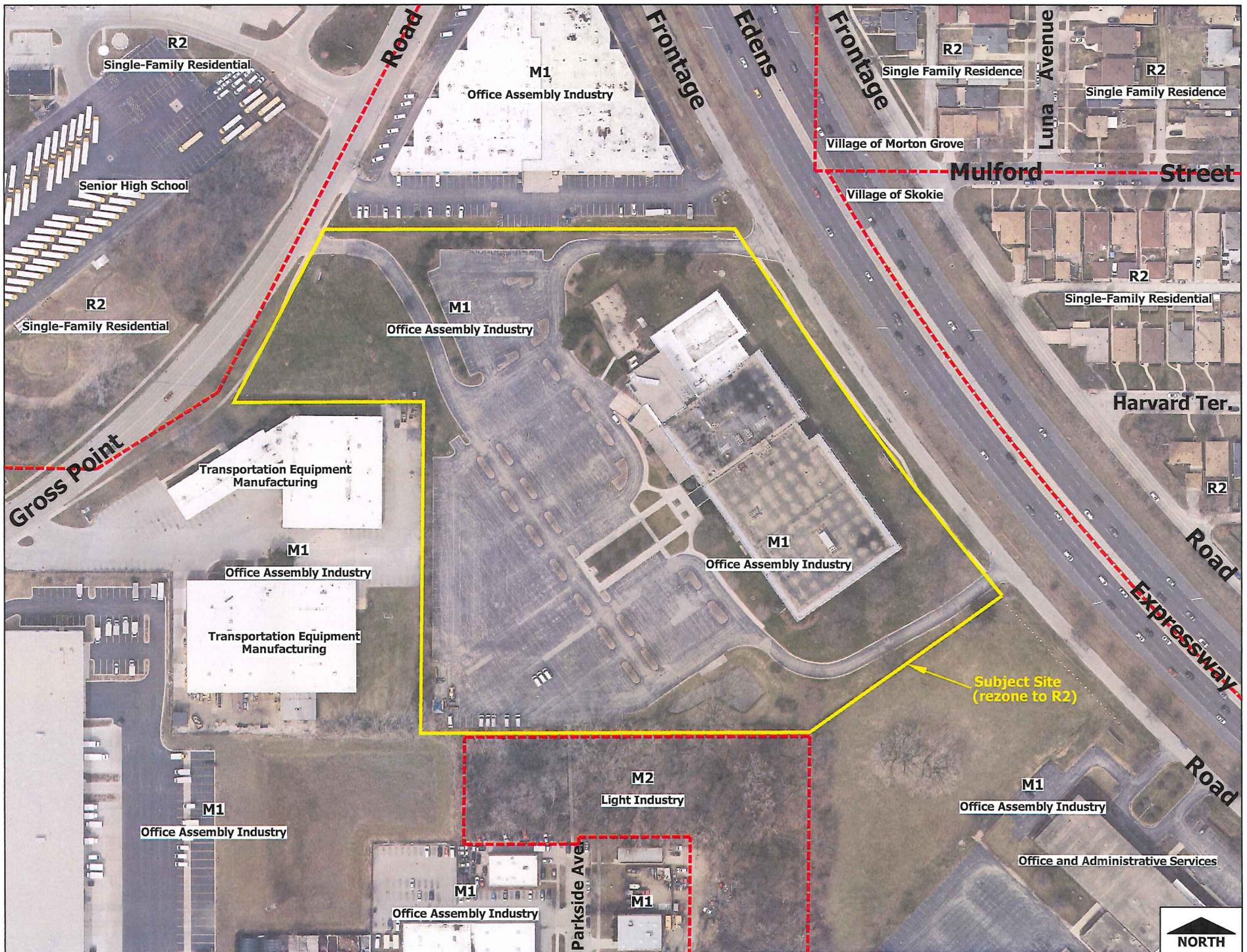
Proposed Positive Findings of Fact

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<i>Consideration</i>	<i>Finding</i>
<p>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.</p>	<p>The proposed zoning map amendment is not consistent with the Comprehensive Plan’s manufacturing/service employment designation for the subject site. Additionally, the M1-zoned property to the north would become isolated from the industrially zoned and used properties to the south of the subject site.</p> <p>However, Niles West High School, which is located across Gross Point Road to the west of the subject site, opened on R2 Single-Family-zoned land at the same time as the subject site was developed.</p>
<p>After identifying the existing uses and zoning districts in the area, the property in question is more suitable for the uses allowed under proposed zoning district than the existing zoning district.</p>	<p>The property is suitable for uses under both the existing M1 zoning and the proposed R2 zoning. R2-zoned properties are located to the east and west of the subject site and the proposal would connect the zones to each other.</p> <p>The R2-zoned property to the west contains a senior high school; thus, rezoning the subject site would accommodate uses that are compatible with some parts of the immediate neighborhood.</p>



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