

**STAFF REPORT****2021-26P: Zoning Map Amendment**

Community Development Department

Council Chambers, 7:30 PM, October 21, 2021

To: Paul Luke, Chairman, Skokie Plan Commission  
 From: Matt Brandmeyer, AICP, Community Development Director  
 Re: 2021-26P: Zoning Map Amendment  
 4000 Church Street

Related Case – 2021-27P: Site Plan Approval

<b>General Information</b>	
<i>Location</i>	4000 Church Street
<i>Purpose</i>	To amend the zoning map from TX Transit to NX Neighborhood Mixed-Use District
<i>Petitioner</i>	Raffi Arzoumanian, a+c architects
<i>Size of Site</i>	Approximately 18,359 sf with frontage on Church and Crawford.
<i>Existing Zoning &amp; Land Use</i>	TX Transit Mixed-Use – vacant site.
<i>Adjacent Zoning &amp; Land Use</i>	North   R1 Single Family Residential – Kehilat Chovevei Tzion synagogue.
	South   B1 Service Commercial – Church Crawford Medical Building
	East   B1 Service Commercial – Multi-tenant retail building
	West   B1 Service Commercial – Multi-tenant mixed-use building
<i>Comprehensive Plan</i>	The site is designated as retail/service employment.

**PETITIONER'S SUBMITTAL**

At staff's request, the petitioner is requesting to amend the zoning map to change the zoning district for 4000 Church Street, from TX Transit Mixed-Use to NX Neighborhood Mixed-use. The petitioner is requesting the rezoning in order to construct a single-story dental office building (case 2021-27P).

## **STAFF ANALYSIS**

All pertinent departments and divisions were offered an opportunity to comment on this case. The only comments came from the Planning Division, which reviewed the submitted materials and supports the proposed zoning map amendment.

Staff requested the zoning change since the NX district doesn't have a minimum height requirement which would require a second story. Since the building is single-story and is not mixed-use, it would not meet the TX district requirements. Staff recommended the NX district since it serves as a transition from a commercial street to the nearby neighborhoods.

## **STAFF RECOMMENDATIONS**

Staff recommends that the petitioners' request to amend the zoning map to change the zoning district for 4000 Church Street from TX Transit Mixed-Use to NX Neighborhood Mixed-Use be **GRANTED**, subject to the attached Proposed Positive Findings of Fact.

## **ATTACHMENTS**

1. Proposed Positive Findings of Fact for 2021-26P
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 partially consistent with the retail/service employment land use designation in the Comprehensive Plan.</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>NX Neighborhood Mixed-Use is an appropriate zone for the site since it is near a residential neighborhood and provides a service.</p>

