

STAFF REPORT**2020-01P: Zoning Map Amendment**

Community Development Department

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

To: Paul Luke, Chairman, Skokie Plan Commission
 From: Mike Voitik, Associate Planner
 Re: **2020-01P: Zoning Map Amendment**
 7400 Skokie Boulevard

Related Case – 2020-02P: Special Use Permit

General Information	
<i>Location</i>	7400 Skokie Boulevard
<i>Purpose</i>	To amend the zoning map to change the zoning district for 7400 Skokie Boulevard from B1 Service Commercial to B2 Commercial
<i>Petitioner</i>	7400 Skokie Blvd., LLC, on behalf of MedTec Healthcare & Private Duty, LLC
<i>Size of Site</i>	33,015 square feet (0.757 acres) with frontage on Fargo Avenue, Skokie Boulevard, and Jarvis Avenue
<i>Existing Zoning & Land Use</i>	B1 Service Commercial – services to the elderly & disabled, primarily office uses; vacant commercial
Adjacent Zoning & Land Use	North B1 Service Commercial – financial institution R2 Single-Family – detached residences
	South O Office (Village of Lincolnwood) – clinic R3 Residential (Village of Lincolnwood) – detached residences
	East R4 Multifamily Housing – 3- or more unit multifamily residences O Office (Village of Lincolnwood) – car dealer (under construction)
	West R2 Single-Family – detached residences
Comprehensive Plan	The site is designated as retail/service employment.

PETITIONER'S SUBMITTAL

The petitioner is requesting to change the zoning district for 7400 Skokie Boulevard from B1 Service Commercial to B2 Commercial. The petitioner is rezoning the subject site in conjunction with a special use permit request for an adult day care service, which

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falls under the use *services to the elderly and disabled, except primarily office uses*, within the currently vacant northern unit in the building (case 2020-02P). Thresholds, the existing tenant in the building's southern unit, falls under the *services to the elderly and disabled, primarily office uses* use category, which is a permitted use in both districts. During preliminary plan review of the proposal, the Village advised the petitioner to rezone the site to B2 because the B1 district is being slowly phased out by the Village and uses at this site have historically accommodated the needs of a larger consumer population than that served by the B1 district.

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 proposed zoning map amendment to allow for the proposed special use permit. Historically, uses occupying the subject site have not met the intent of the existing B1 Service Commercial zone, which is to provide day-to-day shopping convenience for persons residing in the Village's residential areas. Although the proposed use *services to the elderly and disabled, except primarily office uses*, is permitted as a special use under the existing zone, B2 Commercial is a more appropriate zone because both the existing and proposed uses within the subject site have general characteristics that are compatible with the adjacent residential district, yet have service areas that extend outside the immediate neighborhood of the facility.

The subject site was initially zoned B Single Family (later reclassified as R2 Single Family) in 1946. In 1963, the subject site was rezoned to B1 Neighborhood Shopping (later reclassified as B1 Service Commercial) (case 63-13P).

Construction of the existing office building was completed in 1964. The building was originally designed for a single tenant, but has been subdivided into 2 separate office commercial spaces since that time. Prior to the construction of the building, the property was undeveloped.

Current surrounding uses include a financial institution, multifamily residences, a car dealer that is currently under construction, a clinic, and detached residences. The trend in development in the general area over the past 25 years has been toward commercial uses and detached residences to the west of Skokie Boulevard (Village of Skokie)/Cicero Avenue (Village of Lincolnwood), multifamily residences to the east of Skokie Boulevard, and commercial uses to the east of Cicero Avenue.

STAFF RECOMMENDATIONS

Staff recommends that the petitioner's request to amend the zoning map to change the zoning district for 7400 Skokie Boulevard from B1 Service Commercial to B2 Commercial be **GRANTED**, subject to the attached Proposed Positive Findings of Fact.

ATTACHMENTS

1. Proposed Positive Findings of Fact for 2020-01P
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 consistent with the land use designation in the Comprehensive Plan. It is also consistent with development trends in the area that have taken place since the subject site was placed under the current B1 Neighborhood Shopping/B1 Service Commercial zoning district in 1963.</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>Historically, uses occupying the subject site have not met the intent of the existing B1 Service Commercial zone, which is to provide day-to-day shopping convenience for persons residing in the Village’s residential areas.</p> <p>Although the proposed use <i>services to the elderly and disabled, except primarily office uses</i>, is permitted as a special use under the existing zone, B2 Commercial is a more appropriate zone because both the existing and proposed uses within the subject site have general characteristics that are compatible with the adjacent residential district, yet have service areas that extend outside the immediate neighborhood of the facility.</p>



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