

**STAFF REPORT****2022-08P: Zoning Map Amendment**

Community Development Department

Council Chambers, 7:30 PM, March 17, 2022

To: Paul Luke, Chairman, Skokie Plan Commission  
 From: Matt Brandmeyer, AICP, Community Development Director  
 Re: 2022-08P: Zoning Map Amendment  
 5149, 5153, & 5157 Jarlath Avenue

Related Cases – 2022-09P: Alley Vacation  
 2022-10P: Site Plan Approval  
 2022-09P: Special Use Permit – Drive-Through  
 2022-12P: Special Use Permit – Outdoor Dining

<b>General Information</b>		
<i>Location</i>	5149, 5153, & 5157 Jarlath Avenue	
<i>Purpose</i>	To amend the zoning map from R2 Single Family to B2 Commercial.	
<i>Petitioner</i>	Skokie Property, LLC – Dunkin’/Baskin	
<i>Size of Site</i>	Approximately 15,491 sf with frontage on Jarlath	
<i>Existing Zoning &amp; Land Use</i>	R2 Single Family, single family homes	
<i>Adjacent Zoning &amp; Land Use</i>	North	R2 Single Family – single family homes
	South	B2 Commercial – existing Dunkin’/Baskin store
	East	R2 Single Family – Congregation Kol Emeth
	West	B2 Commercial – multi-tenant center – Skecher’s, Pep Boys
<i>Comprehensive Plan</i>	The site is designated as single family residential.	

**PETITIONER’S SUBMITTAL**

The petitioner is requesting to amend the zoning map to change the zoning district for 3 properties on Jarlath Avenue, 5149, 5153, and 5157, from R2 Single Family to B2 Commercial. The petitioner is requesting the rezoning in order to construct a new Dunkin’/Baskin store.

## **STAFF REVIEW**

Staff reviewed the request and found that the current depth of the commercial properties along this segment of Touhy Avenue are 106 feet while other commercial developments are much deeper. This is the only segment of Touhy in the Village with this condition. For comparison, the adjacent commercial site, which includes the multi-tenant center and the Holiday Inn, is over 440 feet deep. Due to this restriction, the petitioner has found it difficult to update the site by adding a drive-through. As a result, the petitioner purchased the 3 subject residential properties and is now requesting a rezoning and an alley vacation in order to assemble the properties and build a new store.

Staff supports the request provided the rear of the property is adequately screened, no commercial operations are present on Jarlath Avenue, and there is no further commercial encroachment north into the residential neighborhood. Please note that if approved, there is a likelihood the adjacent commercial properties east to the expressway would purchase residential lots and request rezoning in the future.

## **STAFF RECOMMENDATIONS**

Staff recommends that the petitioners' request to amend the zoning map be **GRANTED**, subject to the attached Proposed Positive Findings of Fact.

## **ATTACHMENTS**

1. Proposed Positive Findings of Fact
2. Land Use and Zoning Map

**Proposed Positive Findings of Fact**

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

Community Development Department

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

<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.	The proposed zoning map amendment is not consistent with the single family land use designation in the Comprehensive Plan; however, it is consistent with changes to commercial developments along Touhy Avenue.
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.	B2 Commercial is an appropriate zone for the properties.