To: Paul Luke, Chairman, Skokie Plan Commission  
From: Mike Voitik, Associate Planner  
Re: **2019-02P: Zoning Map Amendment**  
3720 Touhy Avenue and 7227 Hamlin Avenue

Related Cases –  
- 2019-03P: Subdivision  
- 2019-04P: Site Plan Approval  
- 2019-05P: Special Use Permit  
- 2019-06P: Special Use Permit

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<thead>
<tr>
<th><strong>General Information</strong></th>
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<tr>
<td><strong>Location</strong></td>
<td>3720 Touhy Avenue and 7227 Hamlin Avenue</td>
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<td><strong>Purpose</strong></td>
<td>To amend the zoning map to change the zoning district for 3720 Touhy Avenue and 7227 Hamlin Avenue from M3 Industry to B2 Commercial.</td>
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<td><strong>Petitioner</strong></td>
<td>Skokie Development, LLC, on behalf of 3720 Property Owner, LLC, and 7227 Property Owner, LLC</td>
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<td><strong>Size of Site</strong></td>
<td>122,320 square feet (2.807 acres) with frontage on Touhy Avenue and Hamlin Avenue.</td>
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<td><strong>Existing Zoning &amp; Land Use</strong></td>
<td>M3 Industry – vacant lot, vacant industrial building</td>
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<td><strong>Adjacent Zoning &amp; Land Use</strong></td>
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| North | M3 Industry – emergency response, office and administrative service, sports and recreation education, vacant commercial space  
| South | M3 Industry – automotive fuel station, car wash  
MB Manufacturing and Business (Village of Lincolnwood) - electronics and appliances repair or service, clinic, vacant industrial building  
| East | B2 Commercial – department store, limited service restaurant with drive-through  
| West | R3 Residential (Village of Lincolnwood) – detached residences |
| **Comprehensive Plan**  | The site is designated as manufacturing/service employment. |
PETITIONER'S SUBMITTAL

The petitioners are requesting to change the zoning district for 3720 Touhy Avenue and 7227 Hamlin Avenue from M3 Industry to B2 Commercial. The petitioners desire to rezone the subject site, which presently contains a vacant lot at 3720 Touhy and a vacant industrial building at 7227 Hamlin Avenue to B2 Commercial in order to redevelop both properties into a shopping center containing a limited service restaurant with 2 drive-through lanes and outdoor dining (cases 2019-05P and 2019-06P) and a commercial building. The property at 3721 Chase Avenue, which has already been rezoned from M3 to B2 to allow for the existing CrossFit Factorial business to occupy the building (case 2016-32P) will also be included under the planned development (case 2019-04P). The building on that site will be remodeled into a medical clinic.

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 site plan approval for the planned development. Although the proposed zoning map amendment is not consistent with the land use designation in the Comprehensive Plan, it is consistent with the trend of zoning changes and commercial development along the north and south sides of Touhy Avenue from Hamlin Avenue to Kedzie Avenue over the past 30 years. The subject site is one of only a few properties that have not been rezoned for commercial uses along the Skokie side of Touhy during that time period.

The subject site was initially zoned C Single Family in 1946. At some point between 1952 and 1955, the subject site was rezoned to M3 Industry.

The 3720 Touhy Avenue property was undeveloped until 1968, when an industrial building was constructed at the site. The building was expanded in 1974 and torn down in 2018. A single-family residence was constructed at the west end of the 7227 Hamlin Avenue property sometime between 1938 and 1951. The initial portion of the existing industrial building at that site was constructed to the east of the house in 1955. In 1981-1982, the house was demolished and the building was expanded to its current configuration. The building has been vacant since 2016, awaiting redevelopment.

Current surrounding uses include an ambulance company, an office and administrative service, a sports and recreation education business, vacant commercial space, an automotive fuel station, a car wash, a cell phone store, a
clinic, a vacant industrial building, a department store, a limited service restaurant with drive-through, and detached residences. The trend in development in the general area over the past 25 years has been toward commercial uses along the north and south sides of Touhy Avenue from Hamlin Avenue to Kedzie Avenue, industrial uses to the north of the subject site, and residential uses to the west of the subject site.

**STAFF RECOMMENDATIONS**

Staff recommends that the petitioners’ request to amend the zoning map to change the zoning district for 3720 Touhy Avenue and 7227 Hamlin Avenue from M3 Industry to B2 Commercial be **GRANTED**, subject to the attached Proposed Positive Findings of Fact.

**ATTACHMENTS**

1. Proposed Positive Findings of Fact for 2019-02P
2. Land Use and Zoning Map
## Proposed Positive Findings of Fact

### 2019-02P: Zoning Map Amendment

Community Development Department

Council Chambers, 7:30 PM, March 21, 2019

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<tr>
<th>Consideration</th>
<th>Finding</th>
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<td>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.</td>
<td>The proposed zoning map amendment is not consistent with the land use designation in the Comprehensive Plan; however, it is consistent with the trend of zoning changes and commercial development along the north and south sides of Touhy Avenue from Hamlin Avenue to Kedzie Avenue over the past 30 years. The subject site is one of only a few properties that have not been rezoned for commercial uses along the Skokie side of Touhy during that time period.</td>
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<td>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.</td>
<td>Under the current M3 Industry zoning, limited service restaurants (with or without drive-throughs) are not a permitted use. B2 Commercial is an appropriate zone for the subject site. The subject site is one of only a few properties that have not been rezoned for commercial uses along the Skokie side of this section of Touhy Avenue over the past 10 years. Most of the properties that have been redeveloped within this area have been rezoned to B2. The B2 zoning provides for those establishments whose general characteristics are compatible with adjacent residential districts, but whose service area may extend outside the immediate neighborhood of the facility.</td>
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