

**STAFF REPORT****2023-07P: Zoning Map Amendment**

Community Development Department

Council Chambers, 7:30 PM, April 20, 2023

To: Paul Luke, Chairman, Skokie Plan Commission

From: Mike Voitik, Planning Technician

Re: **2023-07P: Zoning Map Amendment**  
8000 East Prairie RoadRelated Cases – 2023-08P: Subdivision  
2023-09P: Site Plan Approval

<b>General Information</b>	
<i>Location</i>	8000 East Prairie Road
<i>Purpose</i>	To amend the zoning map to change the northern section of 8000 East Prairie Road from R2 Single-Family to B2 Commercial
<i>Petitioner</i>	GreenAssociates Architects, on behalf of Skokie School District 73.5
<i>Size of Site</i>	215,447 square feet (4.93 acres) with frontage on Harding Avenue, East Prairie Road, Oakton Street, and Crawford Avenue.
<i>Existing Zoning &amp; Land Use</i>	R2 Single-Family – <i>junior and middle high school</i> , office and administrative services B2 Commercial – <i>junior and middle high school</i>
<i>Adjacent Zoning &amp; Land Use</i>	North   R2 Single-Family – detached residences
	South   B2 Commercial – home hospice and health care agency, fine and performing arts education, sports and recreation education, bakery, office and administrative services, limited service restaurant with outdoor dining, vacant commercial
	East   R2 Single-Family – detached residences
	West   R2 Single-Family – detached residences B2 Commercial – grocery store, vacant land
<i>Comprehensive Plan</i>	The site is designated as retail/service employment.

**PETITIONER'S SUBMITTAL**

The petitioner is requesting to change the northern section of 8000 East Prairie Road from R2 Single-Family to B2 Commercial. The petitioner desires to rezone the subject

site, which presently contains a *junior and middle high school*, and the school district's administrative offices, in order to place the entire property within the B2 Commercial zone which presently comprises the southern 132 feet of the site. The petitioner intends to demolish the school district's two existing maintenance garages and replace them with a single new buildings and grounds office under site plan approval (case 2023-09P).

## **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 materials and supports the proposed zoning map amendment. Although the use *junior and middle high school* is permitted in the R2 single-family district, the B2 district allows for taller building height, no front yard setback, and reduced side and rear yard setbacks, providing the school district with greater flexibility for any future development at the site. Were the entire site to be zoned R2, the buildings and grounds office would be prohibited from being constructed in its proposed location due to the more restrictive setback requirements. The proposed zoning map amendment is consistent with the land use designation in the Comprehensive Plan because limited service uses, such as schools, are compatible with areas that are residential in nature and contain structures that are predominately detached single family homes.

The existing R2-zoned portion of the subject site has been zoned for single family residential uses since at least 1946. The west 105 feet of the south 132 feet of the subject site was initially zoned E Commercial as of 1946 Sometime between 1952 and 1956 the E Commercial portion was rezoned to B2 Commercial to match the zoning of the remainder of the south 132 feet of the subject site. in advance of the construction of the existing school building. Within that same time period, the zoning classification for the remainder of the subject site had been rezoned from B to R2. Until the 1950's the E Commercial-zoned portion of the site appears to have been occupied by a commercial use into the 1950's while the remainder of the site was undeveloped. Oakview Junior High School (now Oliver McCracken Middle School) was constructed in 1959.

The surrounding uses include detached residences, a home health care agency, a fine and performing arts education facility, a sports and recreation education facility, a bakery, office and administrative services, a limited service restaurant with outdoor dining, and vacant commercial spaces. The trend in development in the general area over the past 25 years has been stable.

## **STAFF RECOMMENDATIONS**

Staff recommends that the petitioner's request to amend the zoning map to change the northern section of 8000 East Prairie Road from R2 Single-Family to B2 Commercial be **GRANTED**, subject to the attached Proposed Positive Findings of Fact.

## **ATTACHMENTS**

1. Proposed Positive Findings of Fact for 2023-07P
2. Land Use and Zoning Map

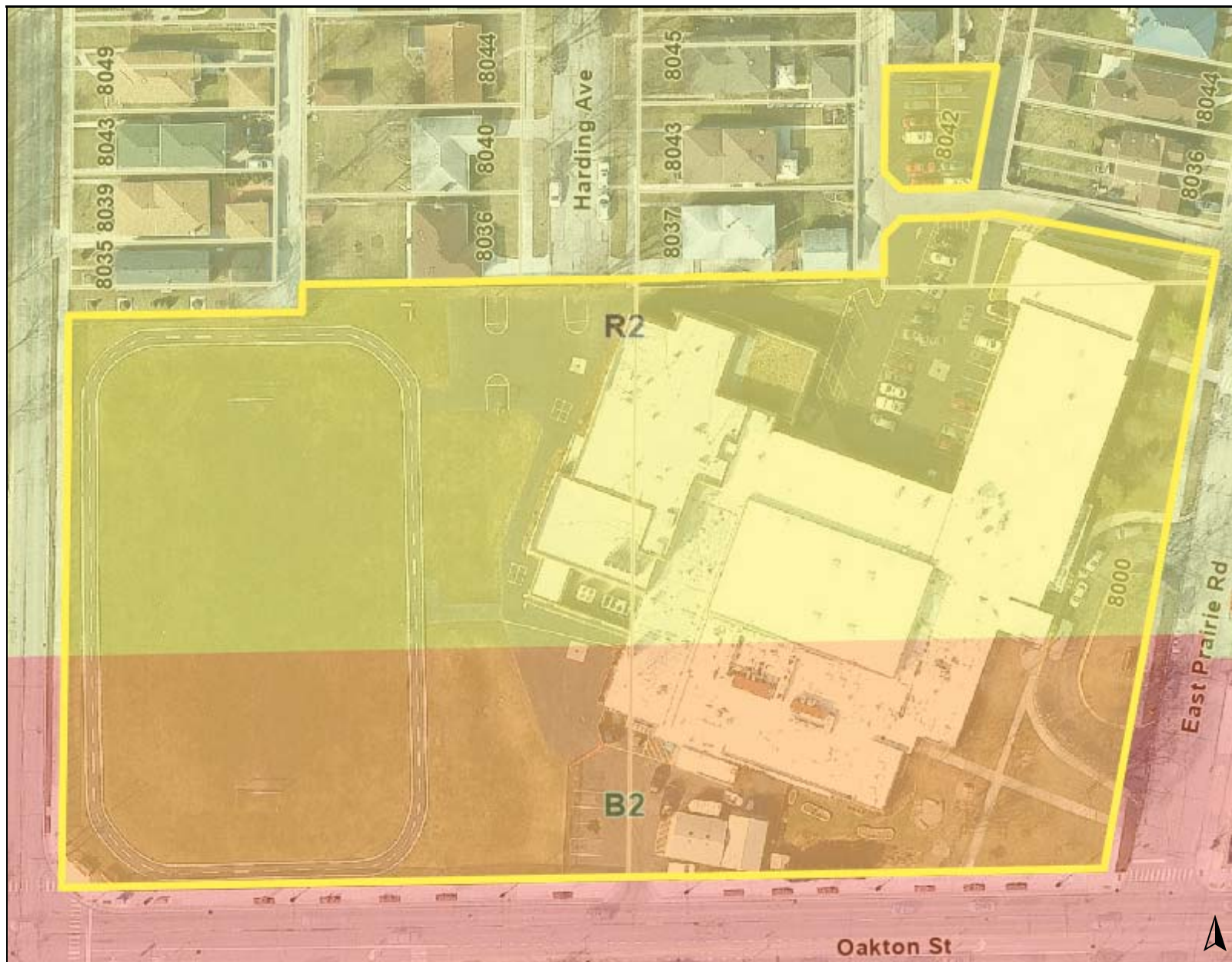
**Proposed Positive Findings of Fact**

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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 because limited service uses, such as schools, are compatible with areas that are residential in nature and contain structures that are predominately detached single family homes.</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>Although the use <i>junior and middle high school</i> is permitted in the R2 single-family district, the B2 district allows for taller building height, no front yard setback, and reduced side and rear yard setbacks, providing the school district with greater flexibility for any future development at the site.</p> <p>Were the entire site to be zoned R2, the buildings and grounds office would be prohibited from being constructed in its proposed location due to the more restrictive setback requirements.</p>



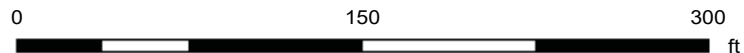
**Legend**

Zoning and Development

Zoning

■ B2: Commercial

■ R2: Single Family Residential



Print Date: 4/6/2023

**Notes**

2023-07P - Zoning Map Amendment, 2023-08P -  
Subdivision, 2023-09P - Site Plan Approval