

**STAFF REPORT****2021-15P: Zoning Map Amendment**

Community Development Department

Council Chambers, 7:30 PM, May 6, 2021

To: Paul Luke, Chairman, Skokie Plan Commission

From: Steve Marciani, AICP, Planning Supervisor

Related cases – 2021-16P: Alley Vacation

2021-17P: Special Use Permit

<b>General Information</b>	
<i>Location</i>	5050 Mulford Street
<i>Purpose</i>	To amend the zoning map from R2 Single Family to NX Neighborhood Mixed-Use
<i>Petitioner</i>	Wintrust Bank N.A.
<i>Size of Site</i>	Approximately 5,472 ft <sup>2</sup> (0.13 acres) with frontage on Mulford Street and LeClaire Avenue
<i>Existing Zoning &amp; Land Use</i>	R2 Single Family – vacant land, formerly detached residence
Adjacent Zoning & Land Use	North R2 Single Family – detached residences NX Neighborhood Mixed-Use – office building
	South R2 Single Family – detached residences R4 General Residential – multifamily residence
	East NX Neighborhood Mixed-Use – bank
	West R2 Single Family – detached residences
Comprehensive Plan	The site is designated as single-family housing in Sector A – Downtown.

**PETITIONER'S SUBMITTAL**

The petitioner is requesting to change the zoning district for 5050 Mulford from R2 Single Family to NX Neighborhood Mixed-Use. The petitioner is rezoning the subject site to construct additional parking for the adjacent bank in the NX zoning district. If this map amendment is approved along with the alley vacation in case 2021-16P, the entire property, which will be occupied by North Shore Community Bank, will be in the NX zoning district.

## **STAFF ANALYSIS**

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 petitioner's request. The residential use of this stand-alone triangular lot is better suited with the adjacent commercial use. Although, the request to rezone from R2 is not consistent with the Comprehensive Plan sector plan adopted in 2007, the eventual incorporation of the site was contemplated with the original special use that was reviewed in 2001.

As of 1946, the subject site was zoned A Single Family. By 1956 it was zoned R2 Single Family and has been ever since. The adjacent bank parcel was changed from B1 Service Commercial to NX Neighborhood Mixed-Use in 2009 with the implementation of the recommended zoning map amendments in the Sector A: Downtown Comprehensive Plan amendment.

## **STAFF RECOMMENDATIONS**

Staff recommends that the petitioner's request to amend the zoning map to change the zoning district for 5050 Mulford Street from R2 Single Family to NX Neighborhood Mixed-Use be **APPROVED**, subject to the attached Proposed Positive Findings of Fact.

## **ATTACHMENTS**

1. Proposed Positive Findings of Fact for 2021-15P
2. Aerial Map

**Proposed Positive Findings of Fact**

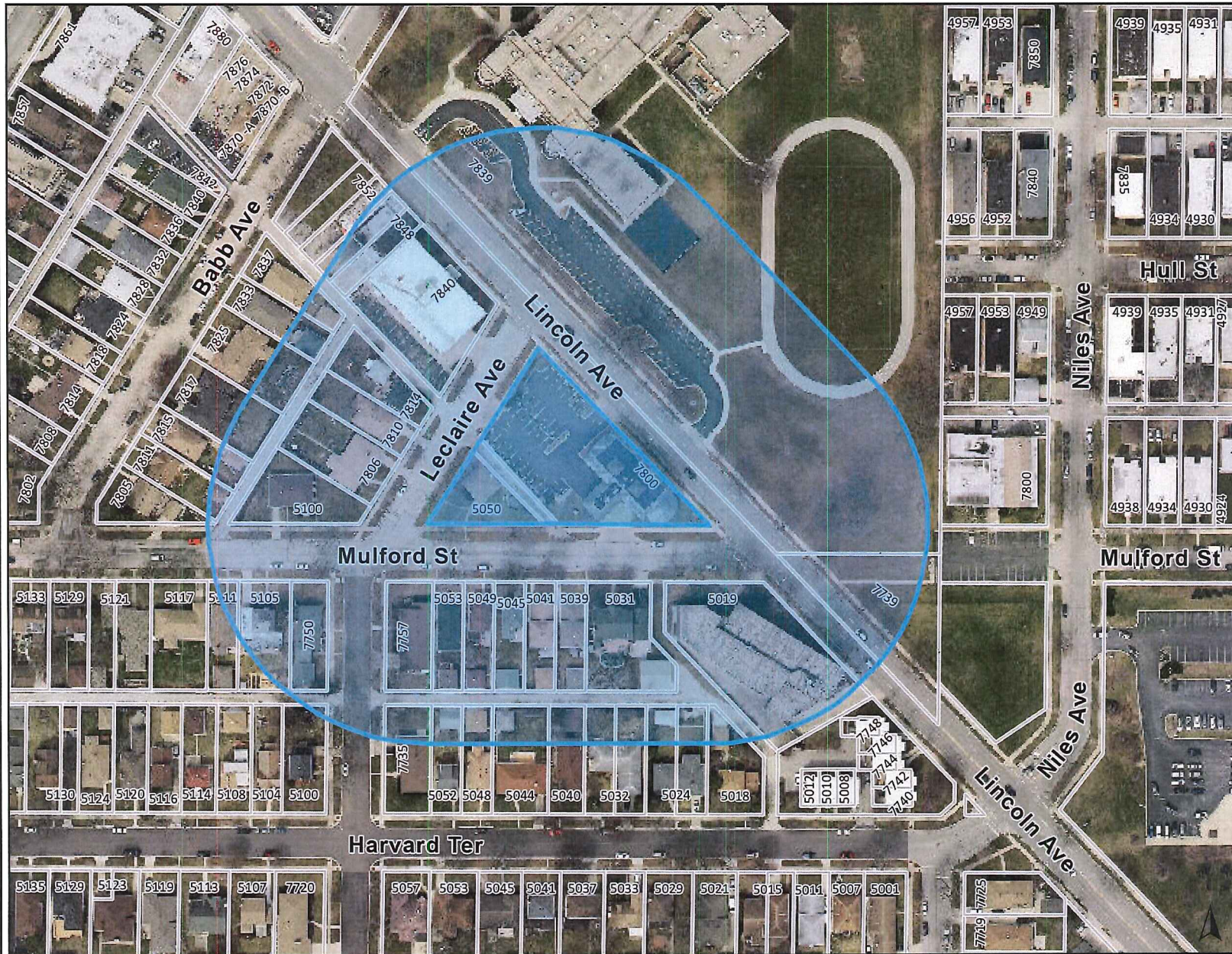
**2021-15P: Zoning Map Amendment**

Community Development Department

Council Chambers, 7:30 PM, May 6, 2021

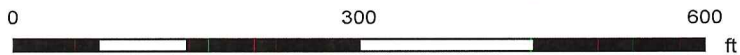
<i>Consideration</i>	<i>Finding</i>
The map amendment is consistent with the Comprehensive Plan or development trends in the area that have taken place since the affected property was placed in the present zoning district.	The proposed zoning map amendment is not consistent with the Comprehensive Plan’s single-family designation for the subject site.  However, with the development of the adjacent bank in 2002, the site is more suited as part of that development.
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.	The use of this residentially zoned stand-alone triangular lot is better suited with the adjacent commercial use.





**Legend**

**Notes**  
Notify all property owners partially or entirely within the blue buffer area.



Print Date: 4/8/2021

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.