

STAFF REPORT**2019-24P: Zoning Map Amendment**

Community Development Department

Council Chambers, 7:30 PM, August 15, 2019

To: Paul Luke, Chairman, Skokie Plan Commission

From: William Wilson, Community Development Intern
Mike Voitik, Associate Planner

Re: **2019-24P: Zoning Map Amendment**
8833 Gross Point Road and 8820 LeClaire Avenue

Related Case – 2019-25P: Subdivision

General Information	
<i>Location</i>	8833 Gross Point Road and 8820 LeClaire Avenue
<i>Purpose</i>	To amend the zoning map to change the zoning district for 8833 Gross Point Road and 8820 LeClaire Avenue from M1 Office Assembly Industry to B3 Business.
<i>Petitioner</i>	Areesha Properties, LLC
<i>Size of Site</i>	55,900.61 square feet (1.283 acres) with frontage on Gross Point Road, Enfield Avenue, and LeClaire Avenue.
<i>Existing Zoning & Land Use</i>	M1 Office Assembly Industry (B3 Business proposed) – multitenant office building containing bank, insurance agency, financial institutions, property management companies, convention and visitor's bureau, publisher, administrative office; non-public utility or non-government antenna
Adjacent Zoning & Land Use	North R5 Elderly and Disabled Housing – elderly and disabled housing
	South B3 Business – liquor store, vacant storefront, carryout restaurant, automotive fuel station
	East B3 Business B3 Business/M1 Office Assembly Industry – car dealer, automotive repair facility
	West B2 Commercial – multitenant shopping center containing: limited service restaurant with outdoor dining, full service restaurant, business support service, vacant storefront, weight loss center, dry-cleaning and laundry establishment R3 Combined Housing – detached residences, 2-unit multifamily residences
Comprehensive Plan	The site is designated as pedestrian oriented mix.

PETITIONER'S SUBMITTAL

The petitioner is requesting to change the zoning district for 8833 Gross Point Road and 8820 LeClaire Avenue from M1 Office Assembly Industry to B3 Business. The petitioner desires to rezone the subject site, which presently contains a multi-tenant office building and a monopole antenna, in order to make the zoning uniform with the surrounding business-oriented areas and enable the office building to attract a wider range of uses than what would be allowed under the M1 zoning.

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. Although the proposed zoning map amendment is not consistent with the pedestrian oriented mix land use designation in the Comprehensive Plan due to the ground floor only being used for the building lobby and parking, the building is relatively pedestrian-oriented, being close to the front yard, within walking distance of the Skokie Transportation Center, and having the parking to the side, under, and to the rear of the building. The zoning change would allow an increase in the number of office uses allowed on the site.

Cell tower antennas are not a permitted use in the B3 Business zone. The antenna structure already on site will become a legal non-conforming use after the rezoning. The M1 zoning is not compatible with the land uses desired under the pedestrian oriented mix designation. It is anticipated that the M1-zoned property to the east of the subject site will eventually be rezoned for mixed-use development.

The subject site was initially split-zoned, with the Gross Point Road frontage zoned business, and the LeClaire Avenue frontage zoned industry, prior to 1946. In 1946, the full area, including both frontages, was zoned C (2-family residential), and this zoning was updated to R-3 (2-family residential) in 1956. In 1964, the zoning was updated to M-1.

The site was occupied by American Colloid Company from 1964 to the late-1970's. Prior to that use, the occupancy of that land appeared to be residential. The existing office building was constructed in 1981 (cases 79-35P and 81-19P).

Current surrounding uses include: elderly and disabled housing, car dealer, automotive repair facility, liquor store, vacant storefront, carryout restaurant, automotive fuel station, multitenant shopping center, detached residences, and 2-

unit multifamily residences. The trend in development in the general area over the past 25 years has been toward commercial uses along the north side of Dempster Street, the south side of Dempster Street east of Gross Point Road. Along Gross Point Road, commercial activity has been focused primarily between Enfield Avenue and Dempster Street. Residential uses are predominately located to the north and northwest of the subject site.

STAFF RECOMMENDATIONS

Staff recommends that the petitioner's request to change the zoning district for 8833 Gross Point Road and 8820 LeClaire Avenue from M1 Office Assembly Industry to B3 Business be **GRANTED**, subject to the attached Proposed Positive Findings of Fact.

ATTACHMENTS

1. Proposed Positive Findings of Fact for 2019-24P
2. Land Use and Zoning Map

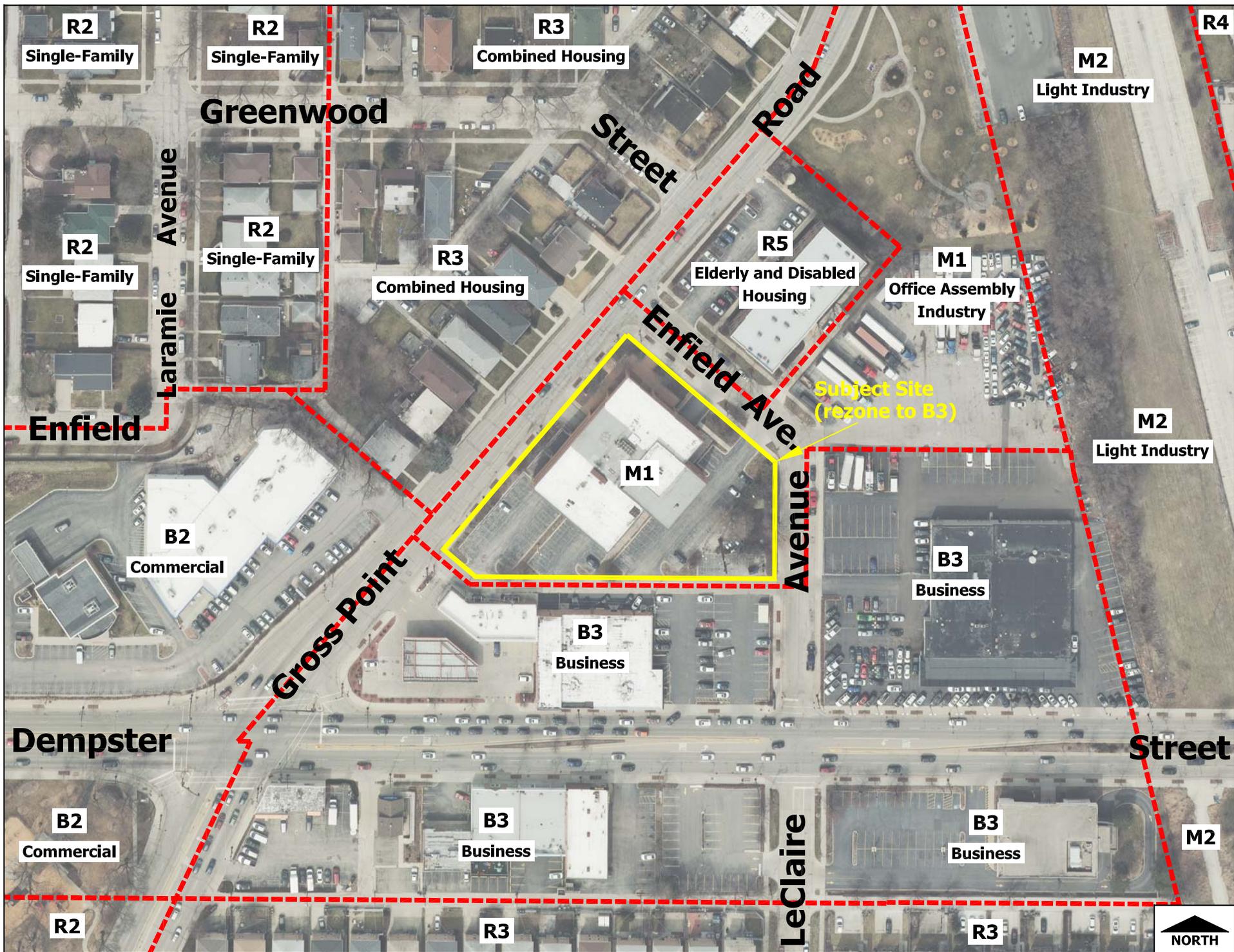
Proposed Positive Findings of Fact

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<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 partially consistent with the pedestrian oriented mixed land use designation in the Comprehensive Plan, and is consistent with the long-term office land uses within the building, as well as a pedestrian-oriented business use.
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.	Under the current M1 Office Assembly Industry zoning, cell tower antennas are a permitted use. B3 Business is an appropriate zone for the subject site, and the antenna structure will be a legal non-conforming use. Rezoning the site to B3 makes the zoning more fitting to the surrounding uses, and enables the building to be used for a wider range of business and office uses.



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