

STAFF REPORT**2019-26P: 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: **2019-26P: Zoning Map Amendment**
5050 Church Street

Related Cases – 2019-27P: Site Plan Approval
2019-28P: Parking Determination
2019-29P: Special Use Permit

General Information	
<i>Location</i>	5050 Church Street
<i>Purpose</i>	To amend the zoning map to change the zoning district for 5050 Church Street from R2 Single-Family and R4 Multifamily Housing to B2 Commercial.
<i>Petitioner</i>	Holy Apostolic Catholic Assyrian Church of the East Diocese of North America
<i>Size of Site</i>	184,140.85 square feet (4.227 acres) with frontage on Church Street and Lawler Avenue.
<i>Existing Zoning & Land Use</i>	R2 Single-Family and R4 Multifamily Housing – vacant community center
Adjacent Zoning & Land Use	North R2 Single-Family – park
	South M2 Light Industry – consumer goods rental, special trades contractor, landscaping services, rental housing management, upper-story residence over nonresidential use, vacant office space
	East R2 Single-Family – detached residences R4 Multifamily Housing – 3-or more unit multifamily residences
	West M2 Light Industry – public utility distribution facility
Comprehensive Plan	The site is designated as other residential within the R4-zoned portion of the subject site and single family detached residential within the R2-zoned portion of the subject site.

PETITIONER'S SUBMITTAL

The petitioner is requesting to change the zoning district for 5050 Church Street from R2 Single-Family and R4 Multifamily Housing to B2 Commercial. The petitioner desires to rezone the subject site, which presently contains a vacant community center, in order to allow for more flexibility in renting out portions of the building in the future to other tenants. The vacant building presently contains a gymnasium, an auditorium, a swimming pool, offices, classrooms, fitness center space, and child day care space. For the time being, the petitioner will only be utilizing parts of the building for religious assembly, bible study, classrooms, and social gatherings.

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 Single-Family and Other Residential land use designation in the Comprehensive Plan, it is consistent with the long-term land use of the site.

Jewish Community Centers of Chicago was granted a special use permit in 1968 to operate a community center under the existing R2 and R4 zoning. "Community center" is not a use listed within the current Appendix A in the Village's Zoning Ordinance. Certain uses within the community center, including the health and fitness center, the recreation facility, and the theater are currently not permitted uses in any of the residential zoning districts. These land uses are all allowed as permitted or special uses in the B2 Business zoning district. Furthermore, the building could not reopen as a community center under the existing zoning because the previous nonconforming use of the site ceased operation over 6 months ago.

The B2 zone is well-suited for the site, as it is located on an arterial street and serves as a buffer between the single- and multifamily residential neighborhood to the east of the subject site and the industrially-zone public utility distribution facility to the west.

The subject site was initially split-zoned, with the south 125' of the subject site (the Church Street frontage) zoned business, and the remainder zoned B residential (Single-Family), prior to 1946. In 1946, the Church Street frontage was updated to D Residential (Multifamily). Those zoning designations remained until 1956, when the Church Street frontage was zoned R-4 Multifamily Housing, and the remainder was zoned R-2 Single Family. These designations of R2 and R4 remain in place today.

The site was occupied by the Mayer Kaplan Jewish Community Center from 1971 to 2017 and appears to be undeveloped prior to that time.

Current surrounding uses include: a park, consumer goods rental, special trades contractor, landscaping services, rental housing management, upper-story residence over nonresidential use, vacant office space, detached residences, 3-or more unit multifamily residences, and a public utility distribution facility.

STAFF RECOMMENDATIONS

Staff recommends that the petitioner's request to change the zoning district for 5050 Church Street from R2 Single-Family and R4 Multifamily Housing to B2 Commercial be **GRANTED**, subject to the attached Proposed Positive Findings of Fact.

ATTACHMENTS

1. Proposed Positive Findings of Fact for 2019-26P
2. Land Use and Zoning Map

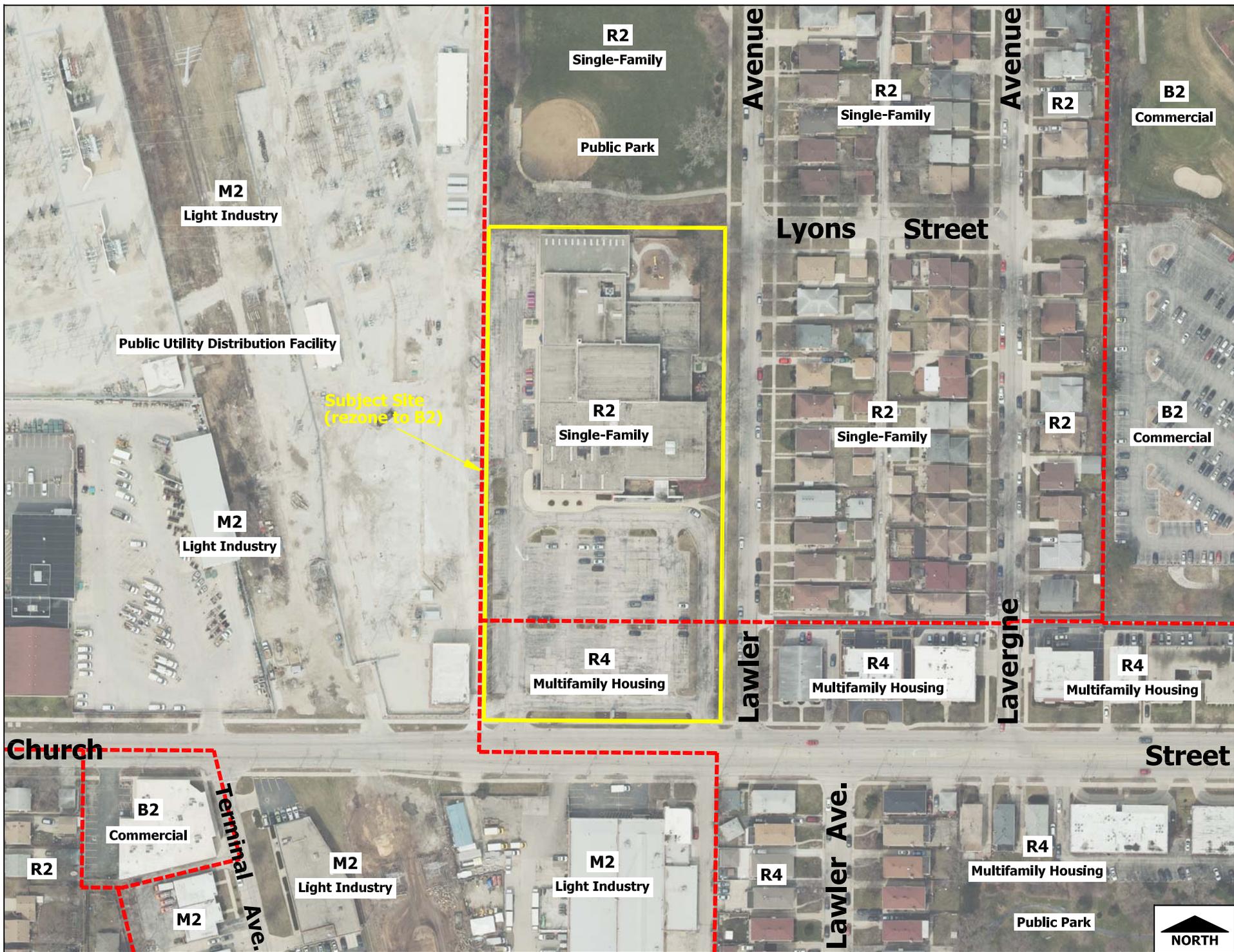
Proposed Positive Findings of Fact

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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.	Although the proposed zoning map amendment is inconsistent with the land use designations in the Comprehensive Plan for the subject site, it is consistent with the long-term land use of the site.
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>Certain uses within the community center, including the health and fitness center, the recreation facility, and the theater are currently not permitted uses in any of the residential zoning districts. These land uses are all allowed as permitted or special uses in the B2 Business zoning district.</p> <p>Furthermore, the building could not reopen as a community center under the existing zoning because the previous nonconforming use of the site ceased operation over 6 months ago.</p>



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