

# STAFF REPORT

# 2021-20P: Zoning Chapter Amendment

Community Development Department

Council Chambers, 7:30 PM, August 19, 2021

To: Paul Luke, Chairman, Skokie Plan Commission  
From: Steve Marciani, Planning Supervisor  
Case: **2021-20P: Zoning Chapter Amendment**  
FAR Adjustments in the NX Zoning District and Other Related Amendments

General Information	
<i>Petitioner</i>	Village of Skokie
<i>Purpose</i>	The Village of Skokie is requesting an amendment to Section 118-184(b) of the Skokie Village Code to modify the base floor to area ratio and to add an FAR adjustment for proximity to a transit station, both in the NX Neighborhood Mixed-Use zoning district.

## STAFF ANALYSIS

From time to time, Staff reviews portions of the Zoning chapter of the Village Code to accommodate new uses, account for new circumstances, and make technical amendments. Construction on 3 Pulse Dempster Line stations on Dempster Street are scheduled to start construction later this year. The Pulse system is a set of Pace arterial rapid transit (ART) bus lines with limited stops and formal stations. An ART bus moves within regular traffic but can preempt traffic signals if they fall behind schedule to make the signals green in the direction the bus is traveling. When the 3 mixed-use districts were originally conceived, floor-to-area (FAR) bonuses were built into the FAR table to allow more building by the Yellow Line stations in the TX and CX zoning districts. The NX districts were further from the stations and were intended to eventually be allowed along our commercial corridors that traverse our R1 and R2 single family districts. Given the improved service for the Pulse Line, Staff is recommending that an additional FAR bonus be added to sites within 2000' of these new ART stations. The 2000-foot distance is consistent with the rationale used with formulating the *transit oriented development* use that predated the mixed-use districts near the Yellow Line Dempster Station and the mixed-use districts themselves. Market conditions also dictate that a small FAR bonus adjustment also be made to the base FAR for the NX district.

During the review of this case, we also noticed that the height in the purpose paragraph of the NX incorrectly indicated the maximum building height that was modified in Plan Commission case 2018-03P from 39'. Staff is proposing to correct this technical error. Finally, there has been some confusion by some developers with the

wording for the qualifications for the plaza bonus; a second technical amendment is proposed to clarify the intent that the plaza be contiguous, and not the sum of a patchwork of smaller areas.

**STAFF RECOMMENDATION**

Staff recommends that the following sections of Chapter 118 Zoning of the Skokie Village Code be amended, with text to be added highlighted and text to be removed highlighted and stricken through in the attached draft ordinance.

**ARTICLE IX. MIXED-USE ZONING DISTRICTS**

**Sec. 118-181. Purpose.**

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(b) The NX Neighborhood Mixed-Use district is intended for commercial areas adjacent to single-family districts that are not adjacent to CX Core Mixed-Use districts. Buildings shall be designed to promote walking and pedestrian orientation. Ground floor uses must be commercially used but not necessarily reserved for retail and other service uses open to customers. Upper story uses can be other commercial uses or residences. Buildings should ~~can~~ be ~~up to 39 feet in height,~~ compatible ~~to~~ with uses in the R1 and R2 Single-Family residential districts.

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**Sec. 118-184. - Bulk requirements.**

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(b) *Floor area ratio.* Floor area ratio requirements shall be determined in accordance with the schedule and additional provisions below:

ZONE	Zone		
	NX	TX	CX
Base floor area ratio (FAR)	<del>1.40</del> 1.65	2.00	2.50
Maximum FAR under site plan approval	2.75	5.00	9.00
FAR adjustments:			
1st floor commercial use, 0-24.9% of floor area	0.00	0.00	0.00

<i>ZONE</i>	<i>Zone</i>		
	<i>NX</i>	<i>TX</i>	<i>CX</i>
1st floor commercial use, 25-29.9% of floor area	0.15	0.25	0.00
1st floor commercial use, 30-34.9% of floor area	0.30	0.50	0.00
1st floor commercial use, 35-39.9% of floor area	0.45	0.75	0.50
1st floor commercial use, 40-49.9% of floor area	0.50	1.25	1.00
1st floor commercial use, 50-59.9% of floor area	0.65	1.50	2.00
1st floor commercial use, 60-74.9% of floor area	0.75	1.75	3.00
1st floor commercial use, 75-100% of floor area	0.90	2.00	4.50
Public art	0.15	0.15	0.15
Lot facing two or more streets	0.20	0.35	0.65
Plaza or outdoor amenity for public use, 300-1000 ft <sup>2</sup> in area	0.15	0.25	0.35
Plaza or outdoor amenity for public use, over 1000 ft <sup>2</sup> in area	0.45	0.75	0.90
Each commercial parking space in excess of parking requirements available for non-restricted public use		0.05	0.05
Silver LEED rating	0.10	0.19	0.34
Gold LEED rating	0.12	0.22	0.40
Platinum LEED rating	0.37	0.68	1.22
Removal of each whole 12 feet of retail street driveway curb cut	0.05	0.09	0.16
Proximity to an arterial rapid transit or commuter rail station	0.20		
Upper story non-residential space	See <a href="#">118-184(b)(9)</a>		

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- (5) The bonus for a plaza or an outdoor amenity for public use shall be awarded for a contiguous space that is open to the public and directly accessible from public sidewalks. A plaza shall have seating and may include spaces that display public art, fountains, landscaping, or outdoor dining areas. The calculation of the plaza shall not include required yards or setbacks.

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- (11) The Proximity to an arterial rapid transit or commuter rail station shall be awarded if most of the area of the site is within 2000 feet of an entrance to the station.

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