

# STAFF REPORT

# 2021-24P: Zoning Chapter Amendment

Community Development Department

Council Chambers, 7:30 PM, October 21, 2021

To: Paul Luke, Chairman, Skokie Plan Commission

From: Matt Brandmeyer, AICP, Community Development Director

Case: **2021-24P: Zoning Chapter Amendment**

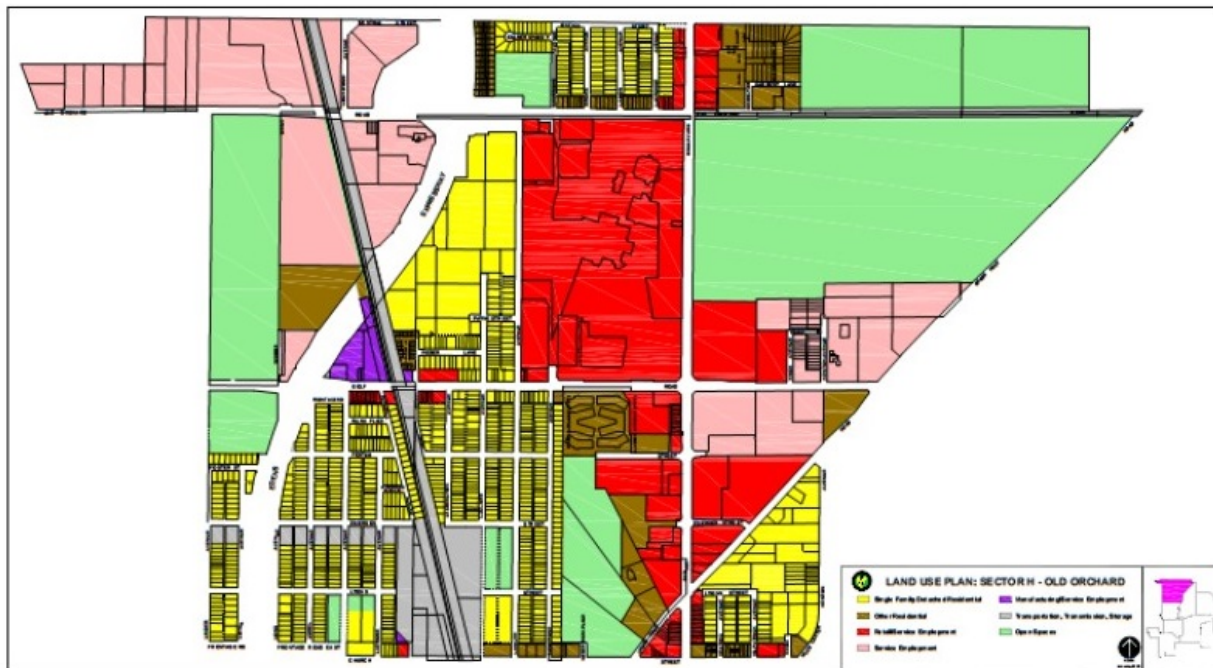
Allow Auto Dealer and Marine Craft Dealer within the OR Office Research District

General Information	
<i>Petitioner</i>	Carvana, Co.
<i>Purpose</i>	Carvana Co. is requesting an amendment to Section 118, Appendix A of the Skokie Village Code to allow Auto Dealer and Marine Craft Dealer as a restricted use.

## STAFF REVIEW

Staff reviewed the Comprehensive Plan, the OR Office Research District, and Appendix A “Use Table” in its analysis of the proposed text amendment.

The OR district is entirely located near the Old Orchard and Woods Drive intersections and adjacent to I-94. This area is denoted as “Service Employment” in the Comprehensive Plan – shown as pink in the map below. The brown area shown on the map is Optima Old Orchard Woods, which is zoned OR but is shown as “Other Residential” on the map.



The “Service Employment” area land use designation is not limited to the OR district. It can be found throughout the city and includes B4, B6, H1, M2, and OR zoning districts and consists of a wide variety of permitted office, retail, and service uses.

The OR district is considered part of the Industrial class of zoning districts. Like most municipalities, the different classes of districts include Residential, Business, Mixed-Use, and Industrial zoning. The classes represent a hierarchy of least flexible to most flexible regulations where industrial zoning provides the most flexibility.

This is apparent in the OR district’s height requirements, which allows buildings to reach 180 ft. The Science & Tech Park (B6) allows 180 feet, Old Orchard Mall (B4) allows 175 feet, Downtown Skokie (CX) allows 156 feet, and the remaining industrial districts allow 120 feet in building height. The maximum height requirement in other nonresidential districts is 75 feet or less.

Lastly, from a land use perspective, car dealerships are permitted in B2, B3, and each of the industrial districts (M1, M2, and M3) except OR. It’s worth noting that storage of vehicles, auto repair, fuel stations, and car washes that are commonly associated with car dealerships are not allowable. These uses are not permitted in the OR district, and they are not being added through this request.

**STAFF RECOMMENDATION**

Staff recommends that Chapter 118 Zoning of the Skokie Village Code be amended with the text in **BOLD** as follows:

Appendix A

Use	Residential					Mixed-Use				Business						Industrial			
	R1	R2	R3	R4	R5	NX	TX	CX	Retail	B1	B2	B3	B4	B6	H1	M1	M2	M3	OR
Car Dealer and marine craft dealer											P	P				P	P	P	<b>R</b>

Sec. 118-75

(11) *Restricted uses.* Uses listed as restricted uses in the district shall be permitted uses and be located within buildings containing other unrestricted uses or residences.

(a) Residences shall only be located south of Old Orchard Road.

**(b) Auto Dealer and Marine Craft Dealer shall be restricted as follows:**

**(1) All inventory shall be located within the building or within a parking space that meets dimensional standards for parking spaces.**

**(2) Auto repair is prohibited.**

**(3) Outdoor intercom or speaker systems are prohibited.**