



Request for Council Action

Referred to Council: August 12, 2019
Subject: Red Flag Resolution for Land Uses in Crossroads Business District
Staff Contact: Andy Cross, Senior Planner
Department: Community Development

TITLE: A Resolution Regarding Zoning Uses and Districts in the Crossroads Business District

Background. The Crossroads Business District is zoned B-3 Highway Commercial District, which is located within the Crossroads Business District. At its special meeting on May 17, 2019 the City Council supported staff pursuing a planning and zoning study for the Crossroads Business District as part of the City's FY-20 work program.

The City's current 1999 Master Plan recommends the area develop as a primarily retail and hotel district. The Master Plan addresses Crossroads Corridor as a distinct subarea within the *Skokie Highway Corridor Strategic Plan's* "South Corridor". Therefore, it is timely for the City to potentially reassess its land use vision, policy, and zoning for the Crossroads Business District portion of the Crossroads Corridor subarea, as previously identified in the 1999 Master Plan.

It is important to note that this resolution explicitly includes the category "Medical and Related Uses," which has implications for Elevele, LLC. Elevele currently operates a medical cannabis dispensary at 1460 Old Skokie Road. They have prepared paperwork for the State of Illinois to relocate the business to 260 Skokie Valley Road, the current location of Highland Park Tire & Auto Service. A Special Use Permit will be required to operate a dispensary at this location, which will require a public hearing process. Please refer to the cover letter and Notice of Proper Zoning Form in the Attachment to the Committee of the Whole item regarding Recreational Cannabis on tonight's agenda.

Recommendation. In order to further promote the development and viability of the Crossroads Business District, and of the B-3 District generally, staff recommends the City Council direct the Plan and Design Commission, with support from City staff, to evaluate the following:

1. Whether the Table of Allowable Uses should be amended with respect to the permitted, conditional, and prohibited uses in that portion of the Crossroads Business District located within the B-3 District;
2. Whether the Table of Allowable Uses should be amended with respect to the categories of "Plants, Animals and Related Uses," "Transportation and Related

Uses,” “Storage, Processing, and Wholesaling Uses,” “Medical and Related Uses” and “Materials Supply and Construction Uses,” within the B-3 District; and

3. Whether the Zoning Map should be amended with respect to the Crossroads Business District.

With Council’s support, the PDC would review these matters with staff and hold a public hearing, and to make recommendations to the City Council for consideration.

CITY OF HIGHLAND PARK

RESOLUTION NO. R102-2019

**A RESOLUTION REGARDING ZONING USES AND DISTRICTS IN THE
CROSSROADS BUSINESS DISTRICT**

WHEREAS, the City is a home rule municipality established and existing in accordance with the Constitution of the State of Illinois of 1970; and

WHEREAS, the City has a long tradition of utilizing its zoning and planning authority to ensure that compatible uses are maintained in its various neighborhoods; and

WHEREAS At its special meeting on May 17, 2019 the City Council supported staff pursuing a planning and zoning study for the Crossroads Business District as part of the City's FY-20 work program; and

WHEREAS, pursuant to Section 150.401(Q) of the "City of Highland Park Zoning Ordinance of 1997," as amended ("**Zoning Code**"), the B-3 Highway Commercial District of the City ("**B-3 District**") provides for commercial uses in locations which abut or front, and have access to, major roadways, which uses may include facilities related to the traveler or highway user, as well as commercial activities, which require large land areas and do not depend upon adjoining uses for reasons of comparison shopping and pedestrian trade; and

WHEREAS, several of the real properties generally located west of U.S. Route 41, in the general area of the intersection of Lake Cook Road and Skokie Valley Road, and including the Crossroads Shopping Center and properties along either side of the Skokie Valley Corridor north past its intersection with Clavey Road to Skokie Valley Road's terminus (collectively, the "**Crossroads Business District**"), are located within the B-3 District and depicted in the attached map (Exhibit A); and

WHEREAS, in order to further promote the development and viability of the Crossroads Business District, and of the B-3 District generally, the City Council has determined that it is in the best interest of the City and its residents to direct the Plan and Design Commission of the City of Highland Park ("**PDC**") to: (i) evaluate the current scope of permitted, conditional, and prohibited uses in that portion of the Crossroads Business District located within the B-3 District, as set forth in the Table of Allowable Uses in Article IV of the Zoning Code ("**Table of Allowable Uses**"); (ii) evaluate generally the current scope of permitted, conditional, and prohibited uses within the categories of "Plants, Animals and Related Uses," "Transportation and Related Uses," "Storage, Processing, and Wholesaling Uses," "Medical and Related Uses," and "Materials Supply and Construction Uses," within the B-3 District, as set forth in the Table of Allowable Uses; (iii) evaluate the current zoning of the Crossroads Business District, as set forth in the Zoning Ordinance District Map of the City ("**Zoning Map**"); and (iv) recommend to the City Council whether any amendments should be made to the Table of Allowable Uses or the Zoning Map with respect to the B-3 District or the Crossroads Business District;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Resolution as findings of the City Council.

SECTION TWO: DIRECTION TO PDC; NOTICE TO PUBLIC. The PDC is hereby directed to hold a public hearing, and to make recommendations to the City Council, on the following questions:

a. Whether the Table of Allowable Uses should be amended with respect to the permitted, conditional, and prohibited uses in that portion of the Crossroads Business District located within the B-3 District;

b. Whether the Table of Allowable Uses should be amended with respect to the categories of “Plants, Animals and Related Uses,” “Transportation and Related Uses,” “Storage, Processing, and Wholesaling Uses,” “Medical and Related Uses,” and “Materials Supply and Construction Uses,” within the B-3 District; and

c. Whether the Zoning Map should be amended with respect to the Crossroads Business District.

The notice of the PDC hearing shall be given as required by law. The public shall be deemed to have notice that the City is considering a Zoning Code and Zoning Map amendments regarding the three questions set forth in this Section Two.

SECTION THREE: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval by a majority of the members of the City Council.

ADOPTED

[UNANIMOUS]

AYES:

Rotering, Stolberg, Stone, Kaufman, Blumberg, Holleman

ABSENT:

Alyssa Knobel

ADOPTED:

August 12, 2019

RESOLUTION NO. R102-2019

ATTEST:

Nancy R. Rotering, Mayor

Ghida S. Neukirch, City Clerk